BOARD OF COUNTY COMMISSIONERS

FINAL AGENDA
2/25/25 9:00 AM

BOCC MEETING AGENDA
COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS
Sarah Heard, Chair
Edward V. Ciampi, Vice Chairman
Eileen Vargas, District 1
Stacey Hetherington, District 2
J. Blake Capps, District 3

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

PRESETS

9:05 AM - Public Comment
10:30 AM - District 19 Medical Examiner Office Project Update (R&P-1)
5:05 PM - Public Comment

CALL TO ORDER

Invocation ~ Moment of Silence
Pledge of Allegiance ~ **Scott Bruhn** (US Marine Veteran), **John Colando** (US Army Veteran), **Jim Walton** (US Army Veteran), **Jamila Gulley** (US Navy USS Stump), **Chris Counsellor** (US Navy Veteran & Retired Coast Guard)

APPROVAL OF AGENDA

Additional Items
Approval of Agenda

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 **PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chair will present a proclamation declaring 2-1-1 Awareness Month in Martin County, Florida.

Agenda Item: 25-0583

COMMENTS

Public (9:05 AM) - Please limit comments to three minutes.
Commissioners
County Administrator

CONSENT AGENDA

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

ADMINISTRATION

CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

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

Agenda Item: 25-0347

(no items)

CNST-2 BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS

Pursuant to Chapter 136.06, Florida Statutes, checks, and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between January 27, 2025 and February 9, 2025. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 25-0358

Attachments: Warrant List

CNST-3 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

The Board is asked to approve minutes from the January 14 and 28, 2025 regular meetings.

Agenda Item: 25-0619

Attachments: Jan14.2025 BCC Minutes.pdf
Jan28.2025 BCC Minutes.pdf

CNST-4 NOTED ITEMS

Noted items are documents for the Board's information that must be a part of the record but do not require any action.

Agenda Item: 25-0368

CNST-5 **EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENTS**

The Board is asked to confirm appointments to the Emergency Medical Services Advisory Council.

Agenda Item: 25-0451

Attachments: Emergency Medical Services Advisory Council
Establishing Document EMSAC
Information Release EMSAC
Resolution EMSAC
Fire.Rescue_Kammel_Chris.pdf
Med.Director_Wood_Donald.pdf
ER Phy_Clarke_Brett.pdf
IRSC_Bray_John.pdf
City.Stuart_Sumner.George.pdf
City.Stuart.ALT_Huneycutt.Jonathan.pdf
Sewalls.Pt_Ciechanowski_Tina.pdf
Sewalls.Pt_Wade_Christopher ALT.pdf

CNST-6 **ADOPT A PROCLAMATION RECOGNIZING 70 YEARS SERVING MARTIN COUNTY'S LIBRARIES IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation recognizing 70 Years Serving Martin County's Libraries in Martin County Florida.

Agenda Item: 25-0552

Attachments: Library 70th Anniversay

CNST-7 **ADOPT A PROCLAMATION DECLARING SURVEYORS AND MAPPERS WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Surveyors and Mappers Week in Martin County, Florida that will be presented at the March 11, 2025 meeting.

Agenda Item: 25-0614

Attachments: Surveyors & Mappers Week

CNST-8 **ADOPT A PROCLAMATION DECLARING MARCH 2025 AS IRISH AMERICAN HERITAGE MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring March 2025 as Irish American Heritage Month in Martin County, Florida.

Agenda Item: 25-0631

Attachments: Irish American Heritage Month

CNST-9 **ADOPT A PROCLAMATION DESIGNATING MARCH 3-9 AS FLOOD AWARENESS WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation designating March 3-9 as Flood Awareness Week in Martin County, Florida that will be presented at the March 11, 2025 meeting.

Agenda Item: 25-0726

Attachments: Flood Awareness Week

PUBLIC HEARINGS

PH-1 **FUND BALANCE ADJUSTMENTS THAT ARE NECESSARY FOR FISCAL YEAR 2025**

Each year staff reviews fund balance, monies which are not expended at the end of each fiscal year and amends the budget accordingly. These adjustments are for projects that were planned and approved in Fiscal Year (FY) 2024 but not completed prior to September 30, 2024. Funds that are remaining that are not for a specific project in Fiscal Year 2024 will be placed in reserves.

Agenda Item: 25-0612

Attachments: SUPP MEMO
Budget_Resolutions_
FundBalanceFY25_unsigned_2.14.25.pdf

Supplemental Memorandum

PH-2 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-01, a text amendment to Chapter 1, Preamble, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0510

Attachments: Staff Report_Ch 1_Preamble.docx
FL Statute Matrix_Ch 1.pdf
2024_0801_LPA Approved Minutes.pdf
2024_1003_LPA Approved Minutes.pdf
Objections Recommendations and Comments.pdf
Draft_Ordinance_CPA24-01.docx
2024_0923Chapter_1_.docx
Public Comment Ch. 1.pdf
SUPP MEMO
2025_0207_Publication Tearsheet.pdf
Public Comment Rcvd After 10_31_24.pdf

Supplemental Memorandum

PH-3 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-05, TRANSPORTATION ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-05, a text amendment to Chapter 5, Transportation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR. The proposed revisions reflect the updated Transportation Map Series. Other changes are listed in the staff report. No goals, objectives or policies are being proposed for removal.

Agenda Item: 25-0511

Attachments: Staff Report_Transportation.docx
Objections Recommendations and Comments.pdf
2023 FDOT_Multimodal QLOS_Handbook.pdf
Proposed Amendments Overview
2024_0801_LPA Approved Minutes.pdf
Draft_Ordinance_CPA24-05.docx
Chapter 5.docx
Figures_existing.pdf
Figures_proposed.pdf
2024_0924 BCC Dais Public Comment re CPAs.pdf
SUPP MEMO
2025_0207_Publication Tearsheet.pdf
Public Comment Rcvd After 10_31_24.pdf

Supplemental Memorandum

PH-4 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-03, INTERGOVERNMENTAL COORDINATION ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-03, a text amendment to Chapter 3, Intergovernmental Coordination Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0513

Attachments: StaffReport.docx
2024_0620_LPA Approved Minutes.pdf
Objections Recommendations and Comments.pdf
Draft_Ordinance_CPA24-03.docx
Chapter3.docx
Public Comment Ch 3.pdf
SUPP MEMO
2025_0207_Publication Tearsheet.pdf
Public Comment Rcvd After 10_31_24.pdf

Supplemental Memorandum

PH-5 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-06, a text amendment to Chapter 6, Housing Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0514

Attachments: Staff Report_Housing.docx
Data-and-analysis.pdf
2024-0627 Matrix
2024_07_18 LPA Minutes.pdf
Objections Recommendations and Comments.pdf
Draft_Ordinance_CPA24-06.docx
2025_01_30_Chapter 6 HOUSING - strikeout and underline.docx
Public Comment Ch 6.pdf
SUPP MEMO
2025_0207_Publication Tearsheet.pdf
Public Comment Rcvd After 10_31_24.pdf

Supplemental Memorandum

PH-6 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-07, RECREATION ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-07, a text amendment to Chapter 7, Recreation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0515

Attachments: Staff Report_Ch 7_Recreation.docx
2024_0620_LPA Approved Minutes.pdf
Objections Recommendations and Comments.pdf
Draft_Ordinance_CPA24-07.docx
Chapter 7 RECREATION ELEMENT_EAR_BCC.docx
Public Comment Ch 7.pdf
SUPP MEMO
2025_0207_Publication Tearsheet.pdf
Public Comment Rcvd After 10_31_24.pdf

Supplemental Memorandum

PH-7 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-16, a text amendment to Chapter 16, Arts, Culture and Historic Preservation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0522

Attachments: Staff Report_Arts-Culture-Historic.docx
Data-and-analysis.pdf
2025_07_18 LPA Minutes.pdf
Objections Recommendations and Comments.pdf
Draft_Ordinance_CPA24-16.docx
Chapter 16 Arts Culture and Historic Preservation_Text.docx
Public Comment Ch 16.pdf
SUPP MEMO
2025_0207_Publication Tearsheet.pdf
Public Comment Rcvd After 10_31_24.pdf

Supplemental Memorandum

PH-8 **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-17, PUBLIC SCHOOLS FACILITIES ELEMENT, A TEXT AMENDMENT**

This is a request to consider the adoption of Comprehensive Plan Amendment 24-17, a text amendment to Chapter 17, Public Schools Facilities Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

Agenda Item: 25-0523

Attachments: Staff Report_Public Schools.docx
Matrix Public Schools Facilities
2025_07_18 LPA Minutes.pdf
Objections Recommendations and Comments.pdf
Draft_Ordinance_CPA24-17.docx
DraftChapter 17 PUBLIC SCHOOLS FACILITIES ELEMENT-MCSD REVIEWED.docx
Public Comment Ch 17.pdf
SUPP MEMO
2025_0207_Publication Tearsheet.pdf
Public Comment Rcvd After 10_31_24.pdf

Supplemental Memorandum

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 **REQUEST FOR REZONING APPROVAL TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT FOR THE CHANCEY BAY RANCH PROJECT INCLUDING A MASTER/ FINAL SITE PLAN (C167-005)**

This is a request by WGI, Inc., on behalf of CBR Investors, LLC for approval of a Planned Unit Development (PUD) Zoning Agreement for the Chancey Bay Ranch project including a Master/Final Site Plan for a 9-lot single-family subdivision and associated infrastructure, with a resulting density of 0.49 units per acre. The approximately 18.20-acre site is

generally located on the west side of SW Conners Highway south of 10150 SW Conners Highway, approximately 6 miles north of SW Kanner Highway, in Okeechobee. Included with this application is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0561

Attachments: 2025_0129_C167-005_DRT_STAFF_FINAL.docx
Chancey Bay Ranch PUD Agreement.docx
2025_0129_C167-005 EXHIBIT D MFSP.pdf
2025_0115_C167-005 DRAFT RESO TO APPROVE.docx
2024_1227_C167-005 EXHIBIT A LEGAL DESCRIPTION.docx
2024_1210_C167-005 APPLICATION.pdf
Ownership Disclosure - CBR Investors.pdf
2025_0205_C167-005_LAD_TS.pdf
2025_0129_C167-005 SAMPLE LETTER.pdf
2024_1210_C167-005 SURROUNDING PROPERTY OWNERS CERTIFICATION.pdf
2024_1210_C167-005 SIGN POSTING AFFIDAVIT.pdf
2024_1227_C167-005 RESP DENY.docx
Staff Presentation

REQUESTS AND PRESENTATIONS

R&P-1 **DISTRICT 19 MEDICAL EXAMINER OFFICE PROJECT UPDATE**

Staff will update the Board as to the progress of the design and construction of a new Medical Examiners Facility for District 19.

Agenda Item: 25-0567

Attachments: Interlocal Agreement C22-11-1015.pdf
District 19 ME_Presentation

DEPARTMENTAL

ADMINISTRATION

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

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

Agenda Item: 25-0377

(no items)

DEPT-2 **CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL $1 MILLION OR GREATER**

This item is a placeholder on all Board meeting agendas to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any,

will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 25-0388

(no items)

COUNTY ATTORNEY

DEPT-3 **CONSIDER A RESOLUTION APPROVING A CONVEYANCE OF PROPERTY AND ACCEPTANCE OF PROPERTY PURSUANT TO SECTION 125.38, FLA. STAT. IN ACCORDANCE WITH PAL MAR SETTLEMENT AGREEMENT**

This is a request for the adoption of a resolution authorizing a property exchange pursuant to a Settlement, Land Exchange, and Purchase Agreement with Be a Man Buy Land, LLC in the case of Be a Man Buy Land, LLC vs. S. FL Water Man. Dist.; FL Fish and Wildlife Cons. Comm.; The Board of Trustees of the Internal Improv. Trust Fund of the State of FL; and Martin County. The property exchange provides for a 2:1 swap of approximately 559 acres of land in exchange for 1,099 acres from Be A Man Buy Land, LLC.

Agenda Item: 25-0627

Attachments: Exchange Resolution w. Exhibits.pdf
SUPP MEMO
CORRECTED Exchange Resolution w. Exhibits.pdf

Supplemental Memorandum

UTILITIES AND SOLID WASTE

DEPT-4 **INITIAL ASSESSMENT RESOLUTION FOR THE BEAU RIVAGE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT**

Board action is requested to adopt the initial assessment resolution for the Beau Rivage Water Main Municipal Service Benefit Unit to allow installation of water lines.

Agenda Item: 25-0598

Attachments: Beau Rivage - Initial Assessment Resolution.pdf
SUPP MEMO
Staff Presentation

Supplemental Memorandum (PowerPoint presentation)

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURN

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

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0583 | PROC-1 | **Meeting Date:** 2/25/2025

PLACEMENT: Proclamations and Special Presentations

TITLE:

PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

EXECUTIVE SUMMARY:

The Chair will present a proclamation declaring 2-1-1 Awareness Month in Martin County, Florida.

DEPARTMENT: Administration

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

REQUESTED BY: Dana Stonebraker, Communications Specialist

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Board is asked to present a proclamation **declaring 2-1-1 Awareness Month** in Martin County, Florida.
Recipient: **Chad Adcock**, Community Outreach Representative

ISSUES:

None.

LEGAL SUFFICIENCY REVIEW:

n/a

RECOMMENDED ACTION:

RECOMMENDATION

The Chair will present the proclamation.

ALTERNATIVE RECOMMENDATIONS

Direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0347 | CNST-1 | **Meeting Date:** 2/25/2025

No Items

PLACEMENT: Consent

TITLE:

CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

EXECUTIVE SUMMARY:

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

DEPARTMENT: Administration

PREPARED BY: **Name:** Krysti Brotherton
Title: Chief Procurement Officer

REQUESTED BY: Various

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

This item serves as a placeholder for those items that meet the threshold for Board approval for contracts over $500,000 and contract change orders or amendments that meet the $500,000 threshold and cumulatively increase the original contract value by 10% or more.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Items requiring approval provided via Supplemental Memorandum.

RECOMMENDED ACTION:

RECOMMENDATION

Provided via Supplemental Memorandum.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda.

FISCAL IMPACT:

RECOMMENDATION

Provided by Supplemental Memorandum. No items will be brought forward unless there is funding available within the CIP, department budget, or reserves.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☐ Other:

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

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0358 | CNST-2 | **Meeting Date:** 2/25/2025

PLACEMENT: Consent

TITLE:

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

EXECUTIVE SUMMARY:

Pursuant to Chapter 136.06, Florida Statutes, checks, and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between January 27, 2025 and February 9, 2025. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

DEPARTMENT: Administration

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

REQUESTED BY: Clerk of the Circuit Court & Comptroller, Carolyn Timmann

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

In reviewing financial practices, the Clerk felt it was appropriate to initiate a warrant list to be approved and entered into the Board minutes each meeting to reflect disbursements that have been made by the Clerk on behalf of the Board. Each warrant list will be for a specific period and will categorize the disbursements. Individual disbursement detail is available for viewing on the Clerk's website.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

n/a

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board approve the Warrant List for the period January 27, 2025 and February 9, 2025 and authorize the Chair to sign.

ALTERNATIVE RECOMMENDATIONS

n/a

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☒ Other: Warrant List

CAROLYN TIMMANN

CLERK OF THE CIRCUIT COURT & COMPTROLLER
MARTIN COUNTY, FLORIDA

CONSTITUTIONAL COURTHOUSE COMPLEX
100 SE OCEAN BOULEVARD
STUART, FL 34994
MARTINCLERK.COM

February 11, 2025

To: The Honorable Sarah Heard, Chair of the Board of County Commissioners

From: The Honorable Carolyn Timmann, Martin County Clerk of the Circuit Court and Comptroller

Subject: Checks and Electronic Payments – Warrant List for January 27, 2025 – February 9, 2025

Pursuant to Chapter 136.06, Florida Statutes, checks, and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, I request the Warrant List below be added to the Consent Agenda for approval by the Board of County Commissioners.

This Warrant List is for disbursements made between January 27, 2025, and February 9, 2025. Details related to individual disbursements may be requested through the office of the Martin County Clerk of Court and Comptroller or viewed at https://www.martin.fl.us/check-registry, using search criteria such as Payee/Vendor Name, Check Number, Vendor Invoice Number, and/or Minimum Amount. Additional information about accessing public records in the custody of the Clerk of the Circuit Court and Comptroller can be found at https://www.martinclerk.com/256/Public-Records or by emailing RecordRequest@martinclerk.com or calling 772-288-5576.

Martin County
Board Disbursements

January 27, 2025 through February 9, 2025

Disbursement Type	Check Range		Total
ACH / WIRES	!0017055-!0017095; !0017097-!0017142; G1101428-G1101439	$	4,938,223.56
Check Disbursements	B1150240-B1150625	$	4,120,404.91
Utility Refund Checks	B1150626-B1150676	$	4,892.62
E-Payable	E1103169-E1103190	$	866,868.31
P-Card	F1101149; F1101156	$	67,941.96
Wires	*see below	$	995,459.26
Payroll Checks	6003890-6003900	$	13,094.11
Payroll Direct Deposits	900620601-900621726	$	2,570,972.95
	Total Disbursements		$13,577,857.68
** Wire Detail:*	*Blue Cross Blue Shield*		*$995,459.26*
	Debt Service		

Sue Konney
Prepared By: Sue Konney
Manager - Finance Division

2/11/2025
Date

Carolyn Timmann
Digitally signed by Carolyn Timmann
Date: 2025.02.12 09:36:37 -05'00'

Carolyn Timmann
Clerk of the Circuit Court & Comptroller

2/11/2025
Date

Chair of the Board of County Commissioners

Date

HOBE SOUND BRANCH OFFICE
11730 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
772.546.1308

MAILING ADDRESS
PO BOX 9016
STUART, FL 34995
772.288.5576

INDIANTOWN BRANCH OFFICE
16550 SW WARFIELD BOULEVARD
INDIANTOWN, FL 34956
772.223.7921

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0619 | CNST-3 | **Meeting Date:** 2/25/2025

PLACEMENT: Consent

TITLE:
BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED

EXECUTIVE SUMMARY:
The Board is asked to approve minutes from the January 14 and 28, 2025 regular meetings.

DEPARTMENT: Administration

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

REQUESTED BY: Lar'Nesheia Ponders, Official Records Clerk I - Commission Records

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The documents are attached.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

None

RECOMMENDED ACTION:

RECOMMENDATION
Move that the Board approve the minutes as presented.

ALTERNATIVE RECOMMENDATIONS
Pull this item from the Consent Agenda and direct the Clerk of Court and/or staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☒ Other: Approved BCC Minutes (2)

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>.

BOARD OF COUNTY COMMISSIONERS

DRAFT
1/14/2025 9:00 AM

MINUTES
COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS
Sarah Heard, Chair
Edward V. Ciampi, Vice Chairman
Eileen Vargas, District 1
Stacey Hetherington, District 2
J. Blake Capps, District 3

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

CALL TO ORDER

Present: 5 - Commissioner Stacey Hetherington
Commissioner Eileen Vargas
Commissioner J. Blake Capps
Chair Sarah Heard
Vice Chair Edward V. Ciampi

Invocation - Senior Pastor Steve Bray, The Grace Place Church
Pledge of Allegiance - Kevin Kirwin & Mike Saunders, U.S. Marines

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, to approve the agenda. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present proclamations declaring National Certified Registered Nurse Anesthetists Week, Celebrate Literacy Week, recognizing Human Trafficking Awareness Month, and recognizing the 100th Anniversary of the Founding of Martin County, Florida.

Agenda Item: 25-0398

Communications Manager Laura Beaupre presented the proclamations to the Board.

Martin Reads Coordinator Kiana Kelly accepted the Celebrate Literacy Week proclamation.

Florida Faith Alliance COO Lynne Barletta accepted the proclamation recognizing Human Trafficking Awareness Month.

Historic Preservation Board Chair Evan Anderson accepted the proclamation recognizing the 100th Anniversary of the Founding of Martin County.

COMMENTS

Jeff McLane addressed an issue with a neighboring HOA attempting to regulate the usage of his warehouse.

Gail Goldy addressed the Board regarding the proposed Brightline grant application.

Business Development Board Director William Corbin spoke regarding Mr. McLane's comments. He urged the Board to consider zoning rules and regulations regarding man caves to prevent future issues. Mr. Corbin also spoke in support of Daher Aerospace Inc. [DEPT-6].

Robert Arensen requested an update from the Board regarding wetlands on his property in Sugar Hill. Commissioner Vargas stated she will meet with Mr. Arensen in the near future.

Dottie Lanci shared her concerns on dredging in a perpetual conservation easement in the Riverwatch community (St Lucie) adjacent to the mosquito impalement.

Linda Smith (Sierra Club) spoke about dredging. She added there are new legislative priorities the Sierra Club is willing to partner on. Ms. Smith requested that the Board support Senate Bill 80.

Tami Mazzota highlighted the Save Our Salerno's Christmas Jamboree. She requested clarification on the proposed tiny homes. Ms. Mazzota asked for an update regarding grants for the New Monrovia septic to sewer program and later BOCC meeting times. She spoke about the lack of transparency regarding funding of Georgia's Way.

Kathy Whitehouse expressed concerns for the need to have a traffic light on Newfield Parkway

[Canopy Creek entrance]. She requested a written endorsement and support for assistance from the Board to FDOT for a traffic light.

Frank McCrystal spoke regarding to former Commissioner Doug Smith's contributions to the County [i.e Green River Parkway]. He also spoke about the current state of politics.

John Tellem expressed his frustration regarding permits that were issued and rescinded for his dock.

Commissioners

AM

Commissioner Vargas highlighted various conferences and events that she attended [FAC Conference, New Commissioner Bootcamp, Western Lands Workshop, and Martin County Business Awards December Luncheon]. She thanked The Guardians for their partnership with the Western Lands Workshop. Commissioner Vargas highlighted local award-winning businesses/entrepreneurs from the luncheon. Commissioner Vargas also shared she threw a first pitch for Senior Softball at Langford Park. She provided an update on the New Year's Eve fire at Sand Dune Cafe.

Commissioner Capps shared that he attended a dedication for the Habitat for Humanity houses in Pettway Village. He announced he administered the oath to the new Hobe Sound Chamber of Commerce and joined Commissioner Vargas at Langford Park for the first pitch. Commissioner Capps also announced he attended the swearing in ceremony of Martin County Sheriff John Budensiek, Jupiter Island Association Townhall in District 3; and toured Martin County Fire Rescue with District Chief Scott.

Vice Chair Ciampi wished all a happy and healthy New Year. He asked for the Board's approval to craft a proclamation for Katherine Steele's Eagle Scout achievement. Vice Chair Ciampi invited residents to attend Dish with the Commish with honorary guest Sandy Thurlow on January 16th at 8 a.m. at Charlie Leighton Community Center. He also invited residents to attend The Patio Playlist (monthly) at the Patio at Palm City Place on January 17th from 6-9 p.m.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to craft a proclamation for Katherine Steele's Eagle Scout achievement. The motion carried unanimously.

Commissioner Hetherington announced that Governor DeSantis approved a conservation easement for over 5800 acres of land at Bull Hammock Ranch through the Rural Family Lands Program. She requested that the Board send a thank you letter to the Governor and the Cabinet.

Chair Heard also commented on Bull Hammock Ranch. She suggested that each new Martin CARES class receive a brief presentation from each Commissioner. Chair Heard asked the Board to consider taking over responsibility for the Community Redevelopment Area to increase transparency.

Vice Chair Ciampi shared his opinion on Chair Heard's request for consideration of the Community Redevelopment Agency. He stated there should be an increase in information provided to Commissioners versus eliminating local knowledge (CRA). Commissioner Hetherington agreed with Vice Chair Ciampi, highlighting Golden Gate's CRA.

PM

Commissioner Vargas requested that the Board consider an item to address the 500 feet buffer at petroleum stations. She addressed holding alternate BOCC meetings to accommodate working residents. Commissioner Vargas spoke about residents concerns to remove signage on major thorough fares in the County; she suggested conducting periodic sweeps.

The Board discussed sign regulations and holding BOCC meetings at night. County Attorney Sarah Woods and County Administrator Don Donaldson assisted with Board questions. County Administrator Don Donaldson advised staff will return with an agenda item to discuss zoning changes, the feasibility and fiscal impacts of nightly meetings.

County Administrator

AM

County Administrator Don Donaldson confirmed that staff will return with options on Martin CARES presentations. County Administrator Don Donaldson announced a series of public hearings for a Brownfield Designation. He read the "Notice of Public Hearings and Community Meeting for Designation of a Brownfield" into the record. Deputy County Attorney Elysse Elder assisted with questions.

PM

County Administrator Don Donaldson recognized Tourism Director Nerissa Okiye for receiving the Gold Standard on the County's Leave No Trace Program [first in Florida to receive this designation]. He also recognized Carolyn Brada for winning the Excellence Award for Risk Managers, Safety, and Human Resources Recognizing Outstanding Leadership in the Claims Process for Injured Workers.

County Attorney Sarah Woods addressed failed attempts to obtain a letter of support from the City of Stuart to fulfill Brightline grant opportunities. She informed the Board of her intent to bring forward a dispute resolution authorization agenda item at the January 28th meeting.

CONSENT AGENDA

ADMINISTRATION

CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

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

Agenda Item: 25-0007

This item was approved.

CNST-2 **BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS**

Pursuant to Chapter 136.06, Florida Statutes, checks, and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between November 25 and December 29, 2024. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 25-0014

This item was approved.

CNST-3 **BOARD OF ZONING ADJUSTMENT AND LOCAL PLANNING AGENCY COMMISSION DISTRICT 1 APPOINTMENTS**

The Board is asked to confirm the appointments of Ashley Froehling and Jared Engskow to be Commissioner Vargas's representatives on the Board of Zoning Adjustment and Local Planning Agency respectively.

Agenda Item: 25-0475

RESOLUTION NOs. 25-1.1 and 25-1.2

This item was approved.

CNST-4 **COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY COMMITTEE APPOINTMENTS**

The Board is asked to confirm their appointments to the Comprehensive Economic Development Strategy Committee.

Agenda Item: 25-0248

This item was approved.

CNST-5 **TREASURE COAST REGIONAL PLANNING COUNCIL MUNICIPAL APPOINTMENT**

The Board is asked to confirm the appointment of Council Member Vernestine Williams-Palmer as the Village of Indiantown's alternate municipal appointment to the Treasure Coast Regional Planning Council (TCRPC).

Agenda Item: 25-0320

This item was approved.

CNST-6 **TOURIST DEVELOPMENT COUNCIL MUNICIPAL APPOINTMENTS**

The Board is asked to confirm Mayor Campbell Rich as the City of Stuart's representative and Vice Mayor Frank Fender as the Town of Sewall's Point representative on the Tourist Development Council.

Agenda Item: 25-0321

RESOLUTION NO. 25-1.3
This item was approved.

CNST-7 DRUG AND ALCOHOL ABUSE AWARENESS COMMITTEE APPOINTMENTS

The Board is asked to confirm the necessary appointments to the Drug and Alcohol Abuse Awareness Committee.

Agenda Item: 25-0418

RESOLUTION NO. 25-1.4
This item was approved.

CNST-8 ADOPT A PROCLAMATION DECLARING MARTIN LUTHER KING, JR. DAY IN MARTIN COUNTY, FLORIDA

The Board is asked to adopt a proclamation declaring Martin Luther King, Jr. Day in Martin County, Florida

Agenda Item: 25-0477

This item was approved.

COUNTY ATTORNEY

CNST-9 REQUEST FOR APPROVAL OF A RESOLUTION AMENDING THE PURCHASING MANUAL BY ADDING SECTION 17.6 PUBLIC-PRIVATE PARTNERSHIPS (PPP)(P3)

County staff is requesting approval of an amendment to the Purchasing Manual to provide for a Public-Private Partnership process in accordance with Section 255.065, Fla. Stat. This amendment merely establishes the process allowed by Florida law and does not involve a specific project.

Agenda Item: 25-0502

RESOLUTION NO. 25-1.5
This item was approved.

PUBLIC WORKS

CNST-10 ADOPTION OF A RESOLUTION APPROVING THE BOARD OF COUNTY COMMISSIONERS DULY ADVERTISED PUBLIC HEARING FOR THE DISPOSITION OF TWO COUNTY OWNED PROPERTIES APPROVED FOR SURPLUS ON NOVEMBER 12, 2024

This is a request for the adoption of a resolution approving the surplus disposition of two County owned properties as determined by the Martin County Board of County Commissioners on November 12, 2024.

Agenda Item: 25-0331

RESOLUTION NO. 25-1.6
This item was approved.

CNST-11 **SOUTH FLORIDA WATER MANAGEMENT DISTRICT HAS REQUESTED APPROVAL OF A CONSERVATION EASEMENT ON COUNTY PROPERTY AS A CONDITION OF AN ENVIRONMENTAL RESOURCE PERMIT FOR THE JENSEN BEACH WEST KAYAK LAUNCH PROJECT IN JENSEN BEACH**

The South Florida Water Management District (SFWMD) has requested a Conservation Easement (CE) on County owned property along NE Ocean Boulevard, in Jensen Beach, as a condition of the Environmental Resource Permit (ERP) No. 43-111081-P, for the construction of a boardwalk and kayak launch as part of the Jensen Beach West Kayak Launch project. This project will provide additional recreational facilities to Martin County residents.

Agenda Item: 25-0399

This item was approved.

CNST-12 **ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM HORSESHOE POINT ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALONG SE HORSESHOE POINT ROAD IN STUART**

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from Horseshoe Point Road, LLC, a Florida Limited Liability Company, along the east side of the northern 1/2 of Lot 38, to allow for the connection of water and sewer services on the south side of SE Horseshoe Point Road in Stuart.

Agenda Item: 25-0454

RESOLUTION NO. 25-1.7

This item was approved.

CNST-13 **ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A UTILITY EASEMENT FROM SURGCENTER OF MARTIN COUNTY REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALONG SE FEDERAL HIGHWAY AND SOUTH OF SE EMERALD LAKES WAY**

This is a request for the adoption of a Resolution approving and accepting a Utility Easement from SurgCenter of Martin County Real Estate Holdings, LLC (SurgCenter), a Florida limited liability company, to allow for utility related services and equipment on SE Federal Highway in Stuart.

Agenda Item: 25-0484

RESOLUTION NO. 25-1.8

This item was approved.

CNST-14 **ADOPT A RESOLUTION AUTHORIZING THE INSTALLATION OF A TRAFFIC SIGNAL ON SR-5 (US-1/SE FEDERAL HIGHWAY) AT SE CONSTITUTION BOULEVARD**

The Board of County Commissioners is asked to adopt a Resolution authorizing the

installation of a traffic signal on SR-5 (US-1/SE Federal Highway) at SE Constitution Boulevard.

Agenda Item: 25-0494

RESOLUTION NO. 25-1.9

At the request of Commissioner Capps, County Engineer Michael Grezelka presented the item to the Board.

CNST-15 FIRST AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN MARTIN COUNTY AND THE CITY OF STUART REGARDING TRAFFIC SIGNAL MAINTENANCE

The Board is asked to amend the existing Interlocal Agreement with the City of Stuart regarding Traffic Signal Maintenance to include terms for the City's Traffic Signal Artwork Wrap Project.

Agenda Item: 25-0496

This item was approved.

CNST-16 ADOPT RESOLUTIONS SUPPORTING PREFERRED TYPICAL SECTIONS AND REDUCING THE MAXIMUM SPEED LIMIT ON SE COVE ROAD BETWEEN SW KANNER HIGHWAY AND SE AULT AVENUE AND DESIGNATING ADDITIONAL RIGHT-OF-WAY

The Board of County Commissioners is asked to consider adoption of a resolution that supports the preferred Proposed Typical Sections on SE Cove Road between SR-76 (SW Kanner Highway) and SR-5 (US-1/SE Federal Highway) and reduces the posted speed limit on SE Cove Road between SW Kanner Highway and SE Ault Avenue. The Board is also asked to consider adoption of a Resolution that designates a portion of County-owned property as right-of-way for the future widening of SE Cove Road.

Agenda Item: 25-0495

RESOLUTION NO. 25-1.10 and 25-1.11

At the request of Chair Heard, County Engineer Michael Grezelka presented the item to the Board.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to accept staff's recommendation on this item; and approve the consent agenda. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

BOARD AND COMMITTEE APPOINTMENTS

B&C-1 INDUSTRIAL DEVELOPMENT AUTHORITY APPOINTMENT

After solicitation of applicants due to a member resigning, the Board is asked to make the necessary appointment to the Industrial Development Authority.

Agenda Item: 25-0412

RESOLUTION NO. 25-1.12

Administrative Services Program Coordinator Donna Gordon announced the appointment of George Gottuso to the Industrial Development Authority.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to appoint George Gottuso to the Industrial Development Authority. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

B&C-2 **COMMUNITY REDEVELOPMENT AGENCY BOARD MEMBER APPOINTMENTS AND CHAIR AND VICE CHAIR DESIGNATIONS**

This is a request for the Board of County Commissioners to make the necessary appointments to the Community Redevelopment Agency (CRA) for the at-large, Rio, Old Palm City, Jensen Beach, and Golden Gate positions and to designate a Chair and Vice Chair of the CRA.

Agenda Item: 25-0476

RESOLUTION NO. 25-1.13

Administrative Services Program Coordinator Donna Gordon announced the appointments of Michael Readling (Rio CRA), Rex Sentell (Old Palm City CRA), Chuck Smith (at-large), Cynthia Hall (Jensen Beach CRA), and Saadia Tsaftarides (Golden Gate CRA) to the Community Redevelopment Agency.

Office of Community Development Manager Susan Kores assisted with Board questions. She recommended Robert Krebs as CRA Chair and Michael Readling as Vice Chair.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to appoint Michael Readling to Rio CRA; Rex Sentell to Old Palm City CRA; Chuck Smith as the at-large representative; Cynthia Hall to the Jensen Beach CRA; and Saadia Tsaftarides to the Golden Gate CRA. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

Agenda Item: 25-0476

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to appoint Robert Krebs as the Community Redevelopment Agency Chair and Michael Readling as the Vice Chair. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PUBLIC HEARING

PH-1 **PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING CHAPTER 111, BY CREATING ARTICLE 8 REGARDING REGISTRATION FEES FOR SEXUAL OFFENDERS, SEXUAL PREDATORS, CONVICTED FELONS, AND CAREER OFFENDERS AND A RESOLUTION ESTABLISHING THE REGISTRATION FEES**

Amending Chapter 111, Miscellaneous Provisions, by creating Article 8, Registration of Sexual Offenders, Sexual Predators, Convicted Felons, and Career Felons, Section 111.160 - Definitions and Section 111.161 - Registration Fees for Sexual Offenders, Sexual Predators, Convicted Felons, and Career Offenders of the General Ordinances, of the Martin County Code, to offset the costs imposed upon the Sheriff's Office in complying with statutory registration obligations. Further, to adopt a Resolution establishing the registration fees.

Agenda Item: 25-0506

ORDINANCE NO. 1236 and RESOLUTION NO. 25-1.14

Senior Assistant County Attorney Melissa Pietrzyk presented the item to the Board. Martin County Sheriff's Office Detective Pelieze, Sergeant Spencer, and Captain Warner assisted with Board questions.

Chair Heard solicited public comment; none were heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 **REQUEST PLAT APPROVAL FOR NEWFIELD CROSSROADS PHASE 1A-1 PROJECT (P172-019)**

This is a request for plat approval for Newfield Crossroads Phase 1A-1. The plat is to be consistent with the Newfield Crossroads Phase 1A-1 Final Site Plan which includes 36 residential lots, 2 civic areas, and associated infrastructure on an approximately 7.17-acre site. The subject site is a portion of the approximately 139-acre Crossroads Neighborhood Phase 1 Master Plan and is located northeast of SW Newfield Parkway (fka SW Citrus Boulevard), approximately 0.7 miles south of the C23 Canal, in Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0403

Ex parte communication disclosures were filed by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Senior Planner John Sinnott provided the staff's presentation to the Board. Growth Management Director Paul Schilling, Deputy Director Peter Walden, and Deputy County Attorney Elysse Elder assisted with Board

questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) John Sinnott's resume.

APPLICANT: Karl Albertson with Mattamy Palm Beach, LLC addressed the Board on behalf of the applicant; no presentation was given.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

Aye: 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

Nay: 1 - Chair Heard

DPQJ-2 **REQUEST PLAT APPROVAL FOR THE NEWFIELD CROSSROADS PHASE 1A-2 PROJECT (P172-020)**

This is a request for plat approval for Newfield Crossroads Phase 1A-2 (Newfield Farm). The plat is to be consistent with the Newfield Crossroads Phase 1A-2 Final Site Plan which includes agricultural and farm uses, including a farm operations building and related civic space on an approximately 4.85-acre site. The subject site is a portion of the approximately 139-acre Crossroads Neighborhood Phase 1 Master Plan and is located northeast of SW Newfield Parkway (fka SW Citrus Boulevard), approximately 0.7 miles south of the C23 Canal, in Palm City. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0406

Ex parte communication disclosures were filed by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Principal Planner Luis Aguilar provided staff's presentation to the Board. Growth Management Director Paul Schilling, Deputy Director Peter Walden, County Engineer Mike Grezelka, and Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) Luis Aguilar's resume.

APPLICANT: Karl Anderson with Mattamy Palm Beach, LLC addressed the Board on behalf of the applicant; no presentation was given.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPARTMENTAL

ADMINISTRATION

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

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

Agenda Item: 25-0024

RESOLUTION NOs. 25-1.15 and 25-1.16

OMB Director Stephanie Merle presented the items to the Board. Parks and Recreation Director Kevin Abbate and Deputy Director Kevin Kerwin assisted with Board questions.

The following items were approved: (1) Bureau of Justice Assistance FY 2024 Edward Byrne Justice Assistance Grant for Local Solicitation, (2) FY 2024-2025 Spencer Educational Foundation Summer Internship Grant for Risk Management, (3) Budget Resolution to Allocate Contributions from the Coastal Conservation Association for the Boy Scout Island shoreline project, and (4) Request to Amend Charlie Leighton Park CIP Sheet.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation for items 1-3. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

Agenda Item: 25-0024

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve item 4. The motion carried by the following vote:

Aye: 3 - Commissioner Hetherington, Commissioner Capps, and Vice Chair Ciampi

Nay: 2 - Commissioner Vargas, and Chair Heard

DEPT-2 **CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL $1 MILLION OR GREATER**

This item is a placeholder on all Board meeting agendas to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental

Memorandum will not be attached.

Agenda Item: 25-0030

Chief Procurement Officer Krysti Brotherton presented the items to the Board.

The following items were approved: (1) Generator Maintenance & Repair and (2) Food, Food Services Items & Cleaning Supplies.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPT-3 **2025 STATE AND FEDERAL LEGISLATIVE PROGRAMS**

Every year the Board of County Commissioners adopts a state and federal legislative program that outlines the county's legislative priorities. This presentation discusses the proposed 2025 Legislative Priorities as well as discuss the successes and direction of the legislative program for the upcoming year.

Agenda Item: 25-0529

Legislative Coordinator Sarah Powers presented the 2025 State and Federal Legislative Programs to the Board. Environmental Resource Administrator John Maehl and County Administrator Don Donaldson assisted with Board questions.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Capps, to approve staff's recommendation with the amended language added by Sarah Powers. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPT-4 **PERMISSION TO USE CONSTRUCTION MANAGER AT RISK (CMAR) DELIVERY METHOD FOR THE SE DIXIE HIGHWAY STORMWATER AND STREETSCAPE PROJECT**

The Martin County Community Redevelopment Agency (CRA) is requesting permission to use the Construction Manager at Risk (CMAR) delivery method for a large stormwater and streetscape project in the Hobe Sound community redevelopment area.

Agenda Item: 25-0455

Office of Community Development Manager Susan Kores presented the item to the Board.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

AIRPORT

DEPT-5 **A PRESENTATION ON THE WITHAM FIELD STRATEGIC BUSINESS PLAN UPDATE**

Project initiation presentation for the Witham Field Strategic Business Plan Update. The 2025 Strategic Business Plan updates the obsolete 2010 Business Plan. The plan will establish clear, measurable goals and priorities to distinguish and identify Witham Field's strategic business role. Funding for the business plan update comes from a $250,000 Public Transportation Grant Agreement (PTGA) with a 20% ($50,000) local match from the Airport Enterprise Fund.

Agenda Item: 25-0503

Airport Manager Andrew McBean presented the item to the Board.

DEPT-6 **APPROVAL OF COMMERCIAL LEASE WITH DAHER AEROSPACE, INC.**

The Board is asked to approve the commercial lease with Daher Aerospace, Inc. after approving a four-month extension set to expire April 30, 2025.

Agenda Item: 25-0221

Airport Manager Andrew McBean presented the item to the Board. Senior Assistant County Attorney Sebastian Poprawski assisted with Board questions.

Fox McCluskey Attorney Tyson Waters addressed the Board on behalf of Daher Aerospace Inc.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to accept the lease changes. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

There were none.

ADJOURN

The Board of County Commissioners January 14, 2025 meeting adjourned at 2:34 p.m.

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller
/lp

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:

_____

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.

BOARD OF COUNTY COMMISSIONERS

DRAFT
1/28/2025 9:00 AM

MINUTES
COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS
Sarah Heard, Chair
Edward V. Ciampi, Vice Chairman
Eileen Vargas, District 1
Stacey Hetherington, District 2
J. Blake Capps, District 3

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

CALL TO ORDER

Present: 5 - Commissioner Stacey Hetherington
Commissioner Eileen Vargas
Commissioner J. Blake Capps
Chair Sarah Heard
Vice Chair Edward V. Ciampi

Invocation ~ Pastor Blaine Albright, Christ Fellowship Church
Pledge of Allegiance ~ Molly Moriarty, Navy Reservist

APPROVAL OF AGENDA

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Vargas, to approve the agenda with additional item DEPT-6 and request to withdraw DPQJ-1. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chair will present a proclamation declaring Martin Luther King, Jr. Day in Martin County, Florida.

Agenda Item: 25-0482

Communications Manager Laura Beaupre introduced the proclamation to the Board.

Director of Abundance Love Ministry Geraldine Harriel accepted the Martin Luther King, Jr. Day proclamation.

COMMENTS

Public (9:05 AM) - Please limit comments to three minutes.

Tom Pine addressed the Board regarding CRA business grants.

Doug Farley spoke about quiet zones at railroad crossings. He encouraged the Board to preserve the quality of life by implementing quiet zones and barriers to reduce noise pollution.

Commissioner Hetherington inquired about a future agenda item. County Administrator Don Donaldson confirmed a presentation will be brought forward to discuss quiet zones and the application process.

Donna Ward spoke regarding crowded pickleball courts. Ms. Ward suggested creating dual purpose tennis courts to accommodate all players.

Commissioner Vargas shared she has been to the pickleball courts and is hopeful a solution will follow.

Jolynne Jensen with the Rio Civic Club invited the Board to attend their 75th Anniversary. Ms. Jensen expressed the club's gratitude to Commissioner Vargas for being an honored guest. Ms. Jensen also spoke in support of the CRA Architectural Design Standards in Rio [PH-1].

Gail Goldy read a blog from WeCareMartin.org regarding the Brightline Agreement with the City of Stuart.

Sheryl Lee spoke in support of PH-1.

Commissioners

AM

Commissioner Capps highlighted various events he attended [administered the oath to Indiantown Chamber of Commerce, Martin Luther King, Jr. Parade, Hobe Sound Chambers After Hour, and Hobe Sound Festival of the Arts]. He also announced that the Hobe Sound Historic Train Station was relocated to its final destination. Commissioner Capps thanked all parties involved with the relocation.

Commissioner Vargas announced that she administered the oath for the Jensen Beach Chamber of Commerce's 75th Anniversary. She also shared she attended the Young Professionals of Martin County Insulation of Officers honoring 40 under 40 and Martin Reads Literacy Event.

Commissioner Hetherington shared that the Martin County Council of the Arts will host Arts Fest in Downtown Stuart on February 8, 2025.

PM

Commissioner Vargas spoke about maintaining the spirit of Martin County.

County Administrator

AM

There were none at this time.

PM

County Administrator Don Donaldson announced applications are being accepted for the new Martin CARES class that begins on March 27, 2025.

CONSENT AGENDA

MOTION: A motion was made by Commissioner Vargas, seconded by Vice Chair Ciampi, to approve the consent agenda. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

ADMINISTRATION

CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL

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

Agenda Item: 25-0345

This item was approved.

CNST-2 BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS

Pursuant to Chapter 136.06, Florida Statutes, checks, and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the

Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between December 30, 2024 and January 12, 2025. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 25-0356

This item was approved.

CNST-3 NOTED ITEMS

Noted items are documents for the Board's information that must be a part of the record but do not require any action.

Agenda Item: 25-0367

This item was approved.

CNST-4 ADOPT A PROCLAMATION COMMENDING LUKE RITTER UPON THE ACHIEVEMENT OF EAGLE SCOUT

The Board extends greetings and congratulations to scouts achieving the rank of Eagle Scout.

Agenda Item: 25-0568

This item was approved.

CNST-5 REQUEST FOR ADOPTION OF A RESOLUTION ESTABLISHING AN APPLICATION FEE FOR UNSOLICITED PROPOSALS FOR PUBLIC-PRIVATE PARTNERSHIPS PURSUANT TO FLORIDA STATUTES SECTION 255.065

This resolution establishes an application fee structure for unsolicited Public-Private Partnership (P3) proposals, in accordance with Florida Statutes Section 255.065. The resolution specifies that the application fee shall be 1% of the proposed project value, capped at $250,000. It also provides for cost recovery in instances where the actual review cost exceeds the initial fee. This ensures the County can adequately cover the costs associated with evaluating unsolicited P3 proposals while maintaining fairness and transparency.

Agenda Item: 25-0565

RESOLUTION NO. 25-1.17

This item was approved.

BUILDING

CNST-6 REQUEST FOR APPROVAL OF FINE REDUCTION STIPULATION AND AGREED RECOMMENDED ORDER REGARDING THE CODE ENFORCEMENT CASE OF PHYLLIS M KALBACH CASE NUMBER 09-0030046

Pursuant to the provisions of Section 1.98B, General Ordinances, Martin County Code, the Board of County Commissioners is asked to consider approval of a Fine Reduction Stipulation and Agreed Recommended Order regarding the Code Enforcement case of Phyllis M. Kalbach.

Agenda Item: 25-0505

This item was approved.

PUBLIC WORKS

CNST-7 MARTIN COUNTY PUBLIC TRANSIT (MARTY) ADMINISTRATIVE COST CERTIFICATION

Effective July 1, 2024, Ch. 2024-57, Laws of Florida, amended section 341.071, F.S., Transit productivity and performance measures; reports, by adding subsection (4). This new provision requires public transit providers to disclose certain information and documentation relating to its budgeted and general administrative costs.

Agenda Item: 25-0551

This item was approved.

CNST-8 ADOPT A RESOLUTION SUPPORTING THE FLORIDA DEPARTMENT OF TRANSPORTATION FUNDING FOR A PROJECT ANTICIPATED TO BE PRIORITIZED BY THE METROPOLITAN PLANNING ORGANIZATION IN COUNTY OWNED RIGHT-OF-WAY

As required by the Florida Department of Transportation (FDOT) Program Management Bulletin, the Board of County Commissioners is asked to adopt a resolution supporting the FDOT funding of a project in the County's rights-of-way, which is anticipated to be prioritized by the Policy Board of the Martin Metropolitan Planning Organization.

Agenda Item: 25-0570

RESOLUTION NO. 25-1.18

This item was approved.

PUBLIC HEARINGS

PH-1 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 12, DIVISIONS 1-7, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE REGARDING ARCHITECTURAL DESIGN STANDARDS

Dana Little, Urban Design Director and Jessica Seymour, Principal Program Coordinator of the Treasure Coast Regional Planning Council (TCRPC) will present the updated Community Redevelopment Agency (CRA) Architectural Design Standards proposed for all six Martin County CRA areas. This effort will increase flexibility and choice for property owners, architects, developers, and builders and continue to implement the vision of well-designed communities that celebrate their distinctive identities and contribute to the overall sustainability of Martin County.

Agenda Item: 25-0489

ORDINANCE NO. 1237

Office of Community Development Manager Susan Kores introduced the item to the

Board. Jessica Seymour with the Treasure Coast Regional Planning Council provided a presentation on the Architectural Design Standards. Senior Assistant County Attorney Frank Moehrle, Dana Little and Rick Gonzalez with the Treasure Coast Regional Planning Council assisted with Board questions.

The following members of the public addressed the Board: Julie Preast, Bert Krebs, and Daniel Brayden.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

Aye: 3 - Commissioner Hetherington, Commissioner Vargas, and Vice Chair Ciampi

Nay: 2 - Commissioner Capps, and Chair Heard

PH-2 **LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 24-21, NINE GEMS**

On March 5, 2024, the Board of County Commissioners adopted a resolution to initiate a request for an amendment to the Future Land Use Map (FLUM) on 1,533 acres, known as Nine Gems. The request proposes to change the future land use designation from Agricultural to Institutional-Public Conservation. The site is located south of SW Bridge Road between SW Pratt-Whitney Road and Interstate 95.

Agenda Item: 24-1312

Growth Management Comprehensive Planning Administrator Clyde Dulin introduced the item to the Board. Growth Management Principal Planner Amy Offenbach presented the item. Deputy County Attorney Elysse Elder, County Administrator Don Donaldson, and Public Works Senior Project Manager Michael Yustin assisted with Board questions.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PH-3 **PUBLIC HEARING TO CONSIDER CHANGES TO DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REGARDING MAXIMUM HEIGHT FOR INSTITUTIONAL USE GYMNASIUMS IN THE GENERAL SUBDISTRICT**

This is a request by Architects Design Collaborative, LLC, on behalf of Boys & Girls Club of Martin County, for approval of an amendment to Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code, to change the maximum allowable height for certain structures within the General

Subdistrict. The applicant proposes a maximum allowable height of 35 feet/2 stories specifically for gymnasiums developed as part of an institutional use. The current maximum allowable height within the General Subdistrict is 30 feet/2 stories.

Agenda Item: 25-0527

ORDINANCE NO. 1238

Growth Management Senior Planner John Sinnott provided the presentation to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

Raul Ocampo with ADC Architects addressed the Board on behalf of the applicant. Land Use Attorney Audra Creech addressed the Board.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

Aye: 4 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, and Vice Chair Ciampi

Nay: 1 - Chair Heard

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 PUBLIC HEARING TO REQUEST APPROVAL OF THE TWENTY-SECOND AMENDMENT TO THE JUPITER HILLS VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ZONING AGREEMENT (J002-022), INCLUDING A REVISED MASTER SITE PLAN AND PHASE IX FINAL SITE PLAN

This is a request by Lucido & Associates on behalf of Jupiter Hills Club, Inc., for approval of the Twenty-Second Amendment to the Jupiter Hills Village PUD Zoning Agreement including a Revised Master Site Plan and Phase IX Final Site Plan. The proposed development of Phase IX consists of a one-story, 32-bed building and associated infrastructure on an approximately 4.59-acre site to provide dormitory-style employee housing. Phase IX is located approximately 430 feet northwest of the intersection of SE County Line Road and SE Federal Highway in Tequesta. Included is a request for a Certificate of Public Facilities Reservation.

Agenda Item: 25-0525

RESOLUTION NO. 25-1.19

Ex parte communication disclosures were filed by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Senior Planner John Sinnott provided staff's presentation to the Board. Deputy County Attorney Elysse Elder and Growth Management Deputy Director Peter Walden assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and

(2) John Sinnott's resume.

APPLICANT: Brian Nolan with Lucido & Associates provided the applicant's presentation to the Board. Notices were provided at the LPA.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's presentation. The motion carried by the following vote:

Aye: 3 - Commissioner Hetherington, Commissioner Vargas, and Vice Chair Ciampi

Nay: 2 - Commissioner Capps, and Chair Heard

PHQJ-2 **PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING DIVISION 5, HOBE SOUND, ARTICLE 12, COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, S260-004, FLORIDAYS MOBILE PARK, LLC**

This is a request by Engineering Design & Construction, Inc., on behalf of Floridays Mobile Park, LLC, for approval of an amendment to Division 5, Hobe Sound, Article 12, Community Redevelopment Code, Land Development Regulations, Martin County Code, for a Subdistrict change from the current General Subdistrict to the Corridor Subdistrict. The subject property is an existing recreational vehicle park located at 10705 SE Federal Highway, south of SE Porter Boulevard and west of SE Dixie Highway, within the Hobe Sound CRA.

Agenda Item: 25-0524

ORDINANCE NO. 1239

Ex parte communication disclosures were filed by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Senior Planner John Sinnott provided staff's presentation to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) John Sinnott's resume.

APPLICANT: Brad Curry with Haley Ward Inc addressed the Board on behalf of the applicant; no presentation was given. Notices were provided at the LPA.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PHQJ-3 **PUBLIC HEARING TO CONSIDER A REQUEST TO DESIGNATE A BROWNFIELD BY 9670 SW MARINE WAY, LLC**

This is the first public hearing on a request by 9670 SW Marine Way, LLC to designate the property located at 9670 SW Marine Way ("Property") as a Green Reuse Area, also known as a brownfield. Florida Statutes Section 376.80 outlines the brownfield program administration process and affirms that the jurisdictional local government shall adopt a resolution designating property as a brownfield if the requesting party establishes the necessary criteria in Florida Statutes Section 376.80. The second public hearing will be held on February 11, 2025.

Agenda Item: 25-0497

Commissioner Hetherington announced she will abstain from voting on this item; she filed Form 8B Memorandum of Voting Conflict for the record.

Ex parte communication disclosures were filed by the Commissioners. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Growth Management Senior Planner Jenna Knobbe provided staff's presentation to the Board. Deputy County Attorney Elysse Elder assisted with Board questions.

The following County exhibits were filed for the record: (1) agenda item/staff report and (2) Jenna Knobbe's resume.

APPLICANT: Brett Ramen with Goldstein Environmental Firm provided the applicant's presentation to the Board.

Chair Heard solicited public comment; none was heard.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to approve staff's recommendation, to hold the next hearing on February 11, 2025 at 9 a.m. or a time soon after prior to 5 p.m. The motion carried by the following vote:

Aye: 4 - Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

Abstain: 1 - Commissioner Hetherington

DEPARTMENTAL QUASI-JUDICIAL

GROWTH MANAGEMENT

DPQJ-1 **REQUEST PLAT APPROVAL FOR 3600 SE SEA POINT COURT (S276-003)**

This is a request by Cotleur & Hearing on behalf of Terrence J. Wiler for approval of the plat of 3600 SE Sea Point Court. The plat is necessary because of the recently

approved revised minor final site plan that established a new mean high-water line and the associated 75-foot shoreline protection zone and preservation area consistent with current regulatory requirements. The subject site is located at 3600 SE Sea Point Court in Stuart. The existing primary access to the site is along SE Sea Point Court. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 25-0542

This item was withdrawn at the beginning of the meeting.

DEPARTMENTAL

ADMINISTRATION

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

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

Agenda Item: 25-0375

RESOLUTION NOs. 25-1.20 through 25-1.25

OMB Director Stephanie Merle presented the items to the Board.

The following items were approved: (1) FY 2022 Federal Transit Administration Section 5339 Bus and Bus Facilities Formula Grant Program, (2) 2024 Call for Proposals for the Hazard Mitigation Grant Program for the Watershed Planning Program, (3) FY 2025 SCOPE Grant for SE Palm Beach Road Resurfacing Project, (4) FY 2025 SCOPE for SW Sand Trail and SW Sand Avenue Resurfacing Project, (5) DCF Court Diversion Program Grant, (6) FDEP Grant for the Martin County Bessey Creek Retrofit Grant, (7) FAA Bipartisan Infrastructure Law Grant for Taxiway A Hold Bay (Design), (8) Request to Allocate Contribution for SE Salerno RD/ SE Cable Drive Turn Lane, and (9) Amend Hoke Library Outdoor Space CIP.

MOTION: A motion was made by Commissioner Hetherington, seconded by Vice Chair Ciampi, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPT-2 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL $1 MILLION OR GREATER

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

Agenda Item: 25-0386

Chief Procurement Officer Krysti Brotherton presented the item to the Board. Public

Works Director Jim Gorton and Deputy Director George Dzama assisted with Board questions.

The following item was approved: (1) SW Waterside Way & State Road 76 Construction Project.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPT-3 **REQUEST TO DISCUSS A TEXT AMENDMENT TO THE COMPREHENSIVE GROWTH MANAGEMENT PLAN REVISING INDUSTRIAL FUTURE LAND USE DESIGNATION**

Staff seeks direction regarding revisions to the text of the Industrial future land use designation to cease permitting freestanding urban service districts.

Agenda Item: 25-0500

RESOLUTION NO. 25-1.26

Growth Management Comprehensive Planning Administrator Clyde Dulin presented the item to the Board. Deputy County Attorney Elysse Elder and County Administrator Don Donaldson assisted with Board questions.

The Board discussed planning for current and existing urban services districts.

Ted Astolfi addressed the Board regarding this item.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to adopt the resolution and text amendment 4.13A.10 of the Comprehensive Growth Management Plan, with the criteria that the four [urban services districts] will be the only four; and the existing four urban services districts can have no more than a 10% increase. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PUBLIC WORKS

DEPT-4 **APPROVAL OF A PRELIMINARY REQUEST FOR PROPOSAL (RFP), AS DIRECTED BY THE BOARD ON MARCH 5, 2024, TO SURPLUS COUNTY PROPERTY, LOCATED ON MARTIN HIGHWAY IN PALM CITY, FOR SALE AND REDEVELOPMENT**

The Board is asked to review and authorize staff to proceed with advertising the RFP, on DemandStar, for proposals to purchase and redevelop the parcel dedicated as surplus and owned by the County, in Old Palm City, located on SW Martin Highway between SW Palm City School Road and Danforth Creek.

Agenda Item: 25-0574

Real Property Manager Carla Segura presented the item to the Board. Office of Community Development Manager Susan Kores, Public Works Director Jim Gorton, County Administrator Don Donaldson, and Deputy County Attorney Elysse Elder assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, seconded by Vice Chair Ciampi, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

DEPT-5 REQUEST FOR APPROVAL OF A CONTRACT WITH HUDSON PROTECTIVE ENTERPRISES TO PATROL COUNTY CONSERVATION LANDS

The County is seeking to contract with Hudson Protective Enterprises to enhance law enforcement presence and security measures on County conservation areas. Hudson Protective Enterprises is a private company comprised of off-duty Florida Fish and Wildlife Conservation Commission (FFWCC) Officers which primarily provides law enforcement protection for agencies, organizations, and the public. The purpose of this item is request that the Board approve the contract with Hudson Protective Enterprises without the requirement that the company provide Workman's Compensation insurance coverage and reducing the Commercial Auto liability insurance from $1,000,000 to $200,000/$300,000 in accordance with the County's Sovereign Immunity cap.

Agenda Item: 25-0474

Public Works Senior Project Manager Michael Yustin presented the item to the Board. Senior County Attorney Frank Morle assisted with Board questions.

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Capps, to approve staff's recommendation. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

COUNTY ATTORNEY

DEPT-6 REQUEST FOR APPROVAL OF RESOLUTION INITIATING CHAPTER 164, FLORIDA STATUTES CONFLICT RESOLUTION PROCEEDINGS BETWEEN MARTIN COUNTY AND THE CITY OF STUART REGARDING THE CITY'S NONCOMPLIANCE WITH THE 2023 INTERLOCAL AGREEMENT AND ITS COMPREHENSIVE PLAN

Request for approval of a Resolution to initiate Conflict Resolution proceedings pursuant to Chapter 164, Fla. Stat. with the City of Stuart regarding the City's refusal to abide by the Interlocal Agreement between the County and the City dated December 12, 2023, including its failure to provide a letter supporting the County's grant application to the Federal Railroad Administration, and its refusal to comply with Element 2 of the City's Comprehensive Plan.

Agenda Item: 25-0603

RESOLUTION NO. 25-1.27

County Attorney Sarah Woods presented the item to the Board. County Administrator Don Donaldson assisted with Board questions.

MOTION: A motion was made by Commissioner Capps, seconded by Commissioner Hetherington, to approve the resolution initiating Chapter 164, Fla. Stat. Conflict Resolution Proceedings. The motion carried by the following vote:

Aye: 4 - Commissioner Hetherington, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

Nay: 1 - Commissioner Vargas

Agenda Item: 25-0603

MOTION: A motion was made by Vice Chair Ciampi, seconded by Commissioner Hetherington, to authorize Chair Heard to represent the Board and staff in discussions. The motion carried by the following vote:

Aye: 5 - Commissioner Hetherington, Commissioner Vargas, Commissioner Capps, Chair Heard, and Vice Chair Ciampi

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

There were none at this time.

ADJOURN

The Board of County Commissioners January 28, 2025 meeting adjourned at 4:41 p.m.

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller
/lp

Sarah Heard, Chair
Board of County Commissioners

Minutes approved:

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.

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0368 | CNST-4 | **Meeting Date:** 2/25/2025

PLACEMENT: Consent

TITLE:

NOTED ITEMS

EXECUTIVE SUMMARY:

Noted items are documents for the Board's information that must be a part of the record but do not require any action.

DEPARTMENT: Administration

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

REQUESTED BY: Commission Records Division

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

1. Airport Noise Advisory Committee approved minutes from the October 24, 2024 meeting.
2. Community Redevelopment Agency approved minutes from the September 23, 2024 meeting.
3. Community Redevelopment Agency approved minutes from the October 28, 2024 meeting.
4. Construction Industry Licensing Board approved minutes from the November 20, 2024 meeting.
5. Golden Gate Neighborhood Advisory Committee approved minutes from the April 1, 2024 meeting.
6. Golden Gate Neighborhood Advisory Committee approved minutes from the August 5, 2024 meeting.
7. Golden Gate Neighborhood Advisory Committee approved minutes from the October 7, 2024 meeting.
8. Hobe Sound Neighborhood Advisory Committee approved minutes from the September 11, 2024 meeting.
9. Jensen Beach Neighborhood Advisory Committee approved minutes from the September 4, 2024 meeting.
10. Jensen Beach Neighborhood Advisory Committee approved minutes from the November 6, 2024 meeting.
11. Local Planning Agency approved minutes and packet from the November 7, 2024 meeting.
12. Local Planning Agency approved minutes and packet from the December 5, 2024 meeting.
13. Port Salerno Neighborhood Advisory Committee approved minutes from the August 8, 2024 meeting.
14. Port Salerno Neighborhood Advisory Committee approved minutes from the October 16, 2024 meeting.
15. Public Art Advisory Committee approved minutes from the September 23, 2024 meeting.
16. Rio Neighborhood Advisory Committee approved minutes from the September 26, 2024 meeting.
17. Tourist Development Council approved minutes from the December 11, 2024 meeting.
18. Investment Report for December 2024.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

n/a

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board *note* these items on the Agenda that were obtained from Commission Records on February 10, 2025.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0451 | CNST-5 | **Meeting Date:** 2/25/2025

PLACEMENT: Consent

TITLE:

EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENTS

EXECUTIVE SUMMARY:

The Board is asked to confirm appointments to the Emergency Medical Services Advisory Council.

DEPARTMENT: Administration

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

REQUESTED BY: Danielle Hinote, Records Mgmt. Coord, Fire Rescue Division

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

Section 87.114 “Emergency Medical Services Advisory Council” General Ordinances, Martin County Code, provides, “There is hereby created the Martin County Emergency Medical Services Advisory Council. The Council may make recommendations regarding delivery of Emergency Medical Services in Martin County to the Board of County Commissioners. The meetings, powers and duties and membership of such council shall be provided for by resolution of the Board of County Commissioners.”

The membership shall consist of the following: a representative from the Fire Rescue Department, the Martin County Medical Director, a representative from Emergency Room Physicians on staff at a Martin County hospital, a representative from the Martin County Sheriff's Office, a representative of the following municipalities: City of Stuart, Town of Jupiter Island, Town of Sewall's Point, and the Village of Indiantown, a representative from the education community, and a lay-person representative to be appointed by the Board of County Commissioners.

Representatives of the following entities may serve as Ex-Officio members without a vote on the Council: Florida Highway Patrol, Martin County Health Department, any emergency service providers holding a Martin County certificate of public convenience and necessity, a representative from the Martin County Chapter of the American Red Cross, a representative from a Skilled Nursing Facility located in Martin County.

Attached is Resolution No. 20-12.2 which changes the Bylaws of the Emergency Medical Services Advisory Council.

All of the Emergency Medical Services Advisory Council members' terms will expire on February 25, 2025 except for the Village of Indiantown representative which has been expired. The Fire Rescue Division Staff advised all the members that their terms will expire on February 25, 2025. The agencies were asked to appoint members to the Emergency Medical Services Advisory Council.

Administration Staff advised L. James Levine (the Lay-Person - Non-Emergency Transportation representative) that his term will expire on February 25, 2025, and he was provided an Application for Appointment to complete and return if so desired.

The Lay-Person representative is the only position the Administration Staff solicites. An Information Release soliciting applicants was emailed via Constant Contact to the Outreach Martin and Local Media which includes local Chambers of Commerce, local businesses, and citizens. The Information Release was also posted to the County's web page under News.

The Administration staff will advise all the members of the Commission's decision which will include Sunshine Law information. A Chair letter and Certificate of Appreciation will be mailed to L. James Levine (out-going Lay-Person). The Chair will sign the letter and certificate.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

To the extent this item contains legal issues; it has been reviewed for legal sufficiency, though it is primarily a matter of Board policy.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board confirm the following members' terms on the Emergency Medical Services Advisory Council for terms to begin February 26, 2025 and end February 25, 2027.

   Christopher Kammel - Martin County Fire Rescue Department
   Donald Wood - Martin County Medical Director
   Brett Clarke - Emergency Room Physicians Representative
   John Bray - Education Community Representative
   George Sumner - City of Stuart
   Jonathan Huneycutt - City of Stuart *alternate*
   Tina Ciechanowski - Town of Sewall's Point
   Christopher Wade - Town of Sewall's Point *alternate*

2. Move that the Board authorize the Chair to sign the Resolution of Appointment and letter and certificate for Mr. Levine.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

Emergency Medical Services Advisory Council

Created Pursuant to Code s. 87-114 & Resolution Nos. 07-2.3 & 20-12.2

Powers & Duties:

The purpose and objectives are:

A. To act as a County EMS advisory body, keeping members informed about State and National issues of concerns to EMS providers.
B. To advise the Martin County Board of County Commissioners on matters concerning Emergency Medical Services.
C. To promote regional coordination and cooperation of EMS services.
D. To act as a liaison body for Martin County EMS providers.
E. To provide a forum to discuss the common problems and concerns shared by EMS agencies serving Martin County.
F. To encourage training and education of both the professional provider and members of the general public in the provision of emergency medical care.
G. To encourage optimal performance standards.
H. To engage in the planning, development and implementation of such activities and programs as deemed desirable in order to accomplish its general objectives or purposes, either by itself or in cooperation with other persons, groups, agencies, firms, corporations or organizations with programs relating to this Council's goals.

How Appointed:

The membership shall consist of the following:

A. a representative from the Fire Rescue Department
B. the Martin County Medical Director
C. a representative from Emergency Room Physicians on staff at a Martin County hospital
D. a representative from the Martin County Sheriff's Office
E. a representative of the following municipalities: City of Stuart, Town of Jupiter Island, Town of Sewall's Point, and the Village of Indiantown
F. a representative from the education community
G. a lay-person representative to be appointed by the Board of County Commissioners.

Each entity identified A through E above may designate an alternate which shall be approved by the Board of County Commissioners.

Representatives of the following entities may serve as Ex-Officio members without a vote on the Council: Florida Highway Patrol, Martin County Health Department, any emergency service providers holding a Martin County certificate of public convenience and necessity, a representative from the Martin County Chapter of the American Red Cross, a representative from a Skilled Nursing Facility located in Martin County.

Terms:

All members shall serve a two-year term. Members may be reappointed for additional two-year terms.

Meetings:

The Council will meet quarterly on the first Thursday of the month. A majority of all voting members shall constitute a quorum (one-half of the total members plus one member).

Staff Liaison: Danielle Hinote, Records Management Coordinator, Fire Rescue Division

Name	Position	Appointed	Term Ends
Christopher Kammel	Martin County Fire Rescue Department	02/26/2023	02/25/2025
Joseph Lobosco	Martin County Fire Rescue Department *ALTERNATE*	02/26/2023	02/25/2025
Donald Wood	Martin County Medical Director	10/05/2021	02/25/2025
Brett Clarke	Emergency Room Physicians Representative	10/09/2018	02/25/2025
John Bray	Education Community Representative	02/26/2021	02/25/2025
Matthew Immordino	Martin County Sheriff's Office	02/20/2024	02/25/2025
Thomas C. McDonald	Martin County Sheriff's Office *ALTERNATE*	02/26/2023	02/25/2025
George Sumner	City of Stuart	08/27/2024	02/25/2025
Jon Huneycutt	City of Stuart ALTERNATE	02/26/2023	02/25/2025
Michael Ewing	Town of Jupiter Island	02/20/2024	02/25/2025
Frank Lasaga	Town of Jupiter Island *ALTERNATE*	02/20/2024	02/25/2025
Tina Ciechanowski	Town of Sewall's Point	02/06/2007	02/25/2025
Christopher Wade	Town of Sewall's Point *ALTERNATE*	02/26/2021	02/25/2025
Carmine Dipaolo	Village of Indiantown	11/15/2022	05/15/2024
Susan Gibbs Thomas	Village of Indiantown *ALTERNATE*	02/02/2021	02/25/2025
L. James Levine	Lay-Person - Non-Emergency Transportation	02/26/2021	02/25/2025

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 20-12.2

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA TO CHANGE THE BYLAWS OF THE EMERGENCY MEDICAL SERVICES (EMS) ADVISORY COUNCIL

WHEREAS, the Board of County Commissioners is authorized by Section 87.115 General Ordinances, Martin County Code to provide for the meetings, powers and duties and membership of the Martin County Emergency Medical Services Advisory Council by resolution; and

WHEREAS, the EMS Advisory Council voted unanimously to change the bylaws adopted on October 30, 2020; with minor administrative changes and to add a member from the Village of Indiantown.

NOW THEREFORE BE IT RESOLVED THAT, THE BOARD OF COUNTY COMMISSIONERS THAT; the Martin County Emergency Medical Services Advisory Council Bylaws; attached hereto, are hereby revised as presented. This resolution shall take effect immediately upon its adoption.

Duly adopted this 8th day of December, 2020.

ATTEST:

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

STACEY HETHERINGTON, CHAIR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

Martin County EMS Advisory Council

BYLAWS

ARTICLE I. – Name

Section 1.
The name of this organization shall be the Martin County Emergency Medical Services Advisory Council. This organization shall represent Emergency Service providers in Martin County, and shall hereinafter be referred to as the Martin County EMS Advisory Council.

ARTICLE II. – Purpose

Section 1.
The purposes and objectives of this organization are:

A. To act as a County EMS advisory body, keeping members informed about State and National issues of concerns to EMS providers.
B. To advise the Martin County Board of County Commissioners on matters concerning Emergency Medical Services.
C. To promote regional coordination and cooperation of EMS services.
D. To act as a liaison body for Martin County EMS providers.
E. To provide a forum to discuss the common problems and concerns shared by EMS agencies serving Martin County.
F. To encourage training and education of both the professional provider and members of the general public in the provision of emergency medical care.
G. To encourage optimal performance standards.
H. To engage in the planning, development and implementation of such activities and programs as deemed desirable in order to accomplish its general objectives or purposes, either by itself or in cooperation with other persons, groups, agencies, firms, corporations or organizations with programs relating to this Council's goals.

ARTICLE III. – Membership

Section 1. The membership of the Martin County EMS Advisory Council shall be appointed by Resolution by the Martin County Board of County Commissioners and consist of the following:

A. A representative from the Martin County Fire Rescue Department.
B. The Martin County Medical Director.
C. A representative from Emergency Room Physicians on staff at a Martin County hospital.
D. A representative from the Martin County Sheriff's Office.

E. A representative of the following municipalities: the City of Stuart, the Town of Jupiter Island, the Town of Sewall's Point and the Village of Indiantown.
F. A representative from the education community
G. A lay-person representative to be appointed by the Board of County Commissioners.

Section 2. All members of this Council shall serve a two (2) year term. Members may be re-appointed for additional terms.

Section 3. Each entity identified in Section 1(A) through (E) above may designate an alternate which shall be approved by the Board of County Commissioners.

Section 4. Representatives of the following entities may serve as ex officio members, without a vote, on the Council:

A. Florida Highway Patrol.
B. Martin County Health Department.
C. Any emergency service providers holding a Martin County certificate of public convenience and necessity.
D. A representative from the Martin County Chapter of the American Red Cross.
E. A representative from a Skilled Nursing Facility located in Martin County.

ARTICLE IV. – Meetings

Section 1. The regular meeting of the membership of the Council shall be held quarterly on the first Thursday of the month at such time and place as shall be designated by the Chairman. The Chairman may call special meetings of the Council. When such meetings are deemed necessary, notice of special meetings shall be given to each member of the Council as provided in Section 2.

Section 2. Notice of the time, place, and purpose of all regular meetings and special meetings of the Council shall be emailed to each member of the Council not less than five (5) days before such meetings.

Section 3. A majority of all voting members shall constitute a quorum for the transaction of any business at any regular or special meeting of the Council.

Section 4. Only the designated member or his or her alternate is entitled to vote at any meeting of the Council.

Section 5. All official records of the Council, including minutes and resolutions duly adopted, shall be maintained by the Martin County B.O.C.C.

Section 6. Each membership category shall attend at least 75% of the Council's meetings annually. Non-compliance of this section shall cause the Chairperson to review circumstances for non-attendance and such member may be replaced. Excuses for absences, in writing, shall be accepted at the discretion of the Chairperson.

Section 7. Council members shall notify the Chairperson to let him/her know when an alternate is replacing a member.

ARTICLE V. – Officers

Section 1. The Martin County Fire Rescue Department Representative shall serve as Chairperson of the Council.

Section 2. The Chairperson shall appoint a Vice-Chairperson for a term of two years from date of appointment.

ARTICLE VI. – Duties of the Officers.

Section 1. The Chairperson shall be the chief executive officer of this advisory board. It shall be his/her duty:

A. To perform all duties as are incident to his/her office and such other duties as may be required by law, or by these By-laws or which may be prescribed from time to time by the membership.
B. To preside at meetings of the membership.
C. To decide questions or order.
D. To appoint membership committees and committee chairpersons as needed, subject to the approval of the membership.
E. To have such other powers and perform such duties as may be assigned to him/her from time to time by the membership.

Section 2. Vice-Chairman.
In the absence of the Chairperson, or in the event of his/her inability or refusal to act, or if the office be vacant, the Vice-Chairperson shall perform all the duties of the Chairperson, and when so acting shall have all the powers and be subject to all the restrictions of the Chairperson. The Vice-Chairperson shall have such other powers and perform such other duties as may be prescribed by law, or by these By-laws, or as may be assigned to him/her from time to time by the membership.

ARTICLE VII. – Committees

Section 1. The Chairperson is empowered to appoint such permanent or standing committees as are deemed necessary for the successful execution of the Council program. All Committee activities must be reported at a regular Council meeting for adoption.

ARTICLE VIII. – Fiscal year

Section 1. The fiscal year of the Council shall be from the first day of October to the last day of September, inclusive.

ARTICLE IX. – Amendments

These By-laws may be amended by resolution of the Martin County Board of County Commissioners.

ARTICLE X. – Rights and Privileges

Section 1. No individual member or member's organization shall possess any right, interest or privilege which may be transferable by that member or which shall continue in any manner if the membership of such individual member or member's organization ceases.
When a voting issue arises, members shall declare if a conflict of interest exists and shall abstain from vote.

Section 2. The Council shall comply with the requirements of Section 286.011, Florida Statutes (Florida's Sunshine Laws) and Chapter 119, Florida Statutes (Public Records).

MARTIN COUNTY
Info Release

www.martin.fl.us 2401 SE Monterey Road, Stuart, Florida 34996

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.

For immediate release: December 9, 2024
Contact: Donna Gordon, Administration, 772.288.5756 or dgordon@martin.fl.us

Emergency Medical Services Advisory Council Vacancy

The Martin County Board of County Commissioners is seeking applications from individuals interested in being considered for appointment to a vacancy on the **Emergency Medical Services (EMS) Advisory Council**. All individuals serve without compensation and are requested to submit an Application for Appointment to Martin County Administration **by Friday, January 10**, 2025. For an Application, please call Martin County Administration at 288.5756 or send email to dgordon@martin.fl.us.

Vacant Position: a lay-person (non-emergency transportation) representative. This term will expire in February 2027.

The purpose and objectives of the Council are:

A. To act as a County EMS advisory body, keeping members informed about State and National issues of concerns to EMS providers.
B. To advise the Martin County Board of County Commissioners on matters concerning Emergency Medical Services.
C. To promote regional coordination and cooperation of EMS services.
D. To act as a liaison body for Martin County EMS providers.
E. To provide a forum to discuss the common problems and concerns shared by EMS agencies serving Martin County.
F. To encourage training and education of both the professional provider and members of the general public in the provision of emergency medical care.
G. To encourage optimal performance standards.
H. To engage in the planning, development and implementation of such activities and programs as deemed desirable to accomplish its general objectives or purposes, either by itself or in cooperation with other persons, groups, agencies, firms, corporations, or organizations with programs relating to this Council's goals.

Florida law prohibits an advisory board member from doing business with its agency (the County). Section 112.313(3) and (7), Fla. Stat.

Meetings are held quarterly at 8:30 am at the Public Safety Complex (800 SE Monterey Road, Stuart).

~end~

DG/ADM

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 25-2.x

A RESOLUTION PERTAINING TO THE APPOINTMENT OF MEMBERS TO THE EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL

WHEREAS, the Emergency Medical Services Advisory Council was established pursuant to Sec. 87.144, General Ordinances, Martin County Code and Resolution Number 20-12.2; and

WHEREAS, the Resolution Number 20-12.2 establishes the number of members and the required qualifications of such members; and

WHEREAS, the following individuals meet the described qualifications and are aware of the purpose, duties, and responsibilities of service on the Emergency Medical Services Advisory Council.

NOW THEREFORE BE IT RESOLVED THAT, the Board of County Commissioners hereby appoints the following individuals to serve on the Emergency Medical Services Advisory Council for terms to begin February 26, 2025 and end February 25, 2027.

Christopher Kammel – Martin County Fire Rescue Department
NAME – Martin County Fire Rescue Department *alternate*
Donald Wood – Martin County Medical Director
Brett Clarke – Emergency Room Physicians Representative
John Bray – Education Community Representative
NAME – Martin County Sheriff's Office
NAME – Martin County Sheriff's Office *alternate*
George Sumner – City of Stuart
Jonathan Huneycutt – City of Stuart *alternate*
NAME – Town of Jupiter Island
Tina Ciechanowski – Town of Sewall's Point
Christopher Wade – Town of Sewall's Point *alternate*
NAME – Village of Indiantown *alternate*
NAME – Lay Person – Non-Emergency Transportation

Duly adopted this 25th day of February 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

_____
CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
SARAH W. WOODS, COUNTY ATTORNEY

APPLICATION FOR APPOINTMENT – Martin County Emergency Medical Services Advisory Council – Please Print

Type of Member:

- ☑ Fire Rescue Department
- ☐ Martin County Medical Director
- ☐ Representative from Emergency Room Physicians on staff at a Martin County hospital
- ☐ Representative from the Indian River State College EMT/Paramedic program
- ☐ Representative from the Martin County Sheriff's Office
- ☐ Representative from the City of Stuart
- ☐ Representative from the Town of Jupiter Island
- ☐ Representative from the Town of Sewall's Point
- ☐ Representative from the Village of Indiantown
- ☐ A lay-person
- ☐ ALTERNATE for any of the above

RECEIVED
By Donna Gordon at 2:10 pm, Nov 06, 2024

Check One: ☐ Mrs. ☑ Mr. ☐ Ms. ☐ Miss ☐ Dr.

Incumbent

Name: Chris Kummel

Residence Address: 1001 SW 30th Street Palm City FL 34990
Street/City/Zip Code

Mailing Address: _____
(if different) Street/City/Zip Code

Commission District in which you reside: _____ Staff will complete.

Are you available year round to attend meetings? ☑ yes ☐ no If **no**, what months **are** you available?

_____

Telephone numbers: daytime: 772-215-4445 alternate: _____ alternate: _____
Area Codes are considered 772 unless noted otherwise.

EMAIL: ckummel@martin.fl.us

Have you ever pled guilty or "no contest" to a crime, been convicted of a crime, had adjudication withheld, prosecution deferred, been placed on probation, received a suspended sentence or forfeited bail in connection with any offense (except minor traffic violations)? Please show all convictions, including driving while intoxicated (DUI) convictions. ☐ yes ☑ no If yes, please provide the following information:

TYPE OF OFFENCES: _____

DATES: _____

PLACES (city/state): _____

SENTENCES OR FINES: _____

A conviction record does not necessarily disqualify you for consideration. Factors such as age at time of offense, nature of violation, and rehabilitation will be considered. The Martin County Board of County Commissioners retains the right to remove, at will, any appointee to a Board or Committee with or without cause.

→ CONTINUED →

EDUCATION/EXPERIENCE: A resume is recommended to be attached containing this and any other information that would be helpful to the Board in evaluating your application. Resume or letter of qualifications attached? ☑ yes ☐ no

Education: _____

Employment Experience: _____

_____

Other experience you feel would be helpful to the Board in making this appointment: _____

_____

_____

Community Experience and Affiliations: _____

_____

Other County Boards/Committees/Task Forces on which you have served: _____

_____

Do you or any member of your immediate family work for Martin County or hold a position that might conflict with your duties for this Board/Committee/Task Force? If yes, please explain: _____

_____

REFERENCES: Please list two references:

Randy Spiegelhalter 772-260-6142

Stefanie Falkner 772-932-1624

- Applicants may be required by State Law and County Ordinance to file a Financial Disclosure Statement as part of the appointment process. *This is not currently required.*
- Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true. (Pursuant to Section 92.525 Florida Statutes, falsifying this application is a Third Degree Felony punishable by up to five years imprisonment and up to a $5,000 fine.)
- Florida law prohibits an advisory board member from doing business with its agency (The County). Section 112.313(3) and (7), Fla. Stat.

→ Signature: _____ Date: _____

Applications must be filed with Martin County Administration, 2401 SE Monterey Road, Stuart, Florida 34996 **by Friday, January 27, 2023**. All information submitted becomes public record. If you have any questions, please call (772) 221-1352 or send email to dgordon@martin.fl.us.

Christopher Kammel

1001 SW 30th Street, Palm City, FL 34990
772-215-4495
ckammel@martin.fl.us

Professional Summary

Diversely experienced Anthropology graduate with an extensive history of critical care experience both on the ground and in the air. Highly skilled emergency care provider in prehospital and flight environments with expertise in Emergency Management during EOC activation, radiological emergency care, and 911 dispatch. Leadership demonstrated during the Pandemic as Chief Medical Officer, Infection Control Officer, and decision maker for the department. Responsible for countless improvements in EMS for Martin County Fire Rescue.

Core Qualifications

- Customer service driven
- Protocol writing and revision
- Emergency Management experience during more than 10 Hurricane activation
- Radiological Safety Officer for MCFR
- Policy development (fall prevention, community paramedicine, MAT, and protocol writing, whole blood, CORI)

Experience

Martin County Fire Rescue

- 6 years as a volunteer, including 2 years of service as Training Officer
- 10 years as a Firefighter Paramedic
- 9 years as FTI and preceptor for IRSC, received numerous Preceptor of the Year awards
- 5 years as a Lifestar Flight Medic/Critical Care Paramedic
- 8.33 years as EMS Captain
- 12 years of RAD training and drill participation and creation
- 5 years as Bureau Chief of Rescue
- 10 years participation in Emergency Management including 5 hurricane activations within the EOC and many more in the field

- Special projects include fall prevention and S.A.V.E. training implementation, MAT project, CORI program (Collaborative Opioid Response Initiative), First Five, Treat and Drive program, whole blood program.

Notable Achievements

- Friends of the American Revolution Commendation Fire Safety (Fall Prevention)
- Developed and implemented Community Paramedic program in 2021
- Organized and started MAT program with Cleveland Clinic and New Horizons
- Implemented "First Five Treat and Drive" program
- Implemented Whole Blood use prehospital (first in Florida in Fire Rescue)
- Implemented mobile ultrasound protocols (first in Florida)
- Infection Control Officer and head of response during COVID Pandemic
- Pandemic Chief Medical Officer/Policy maker during Pandemic
- HIPAA Compliance Officer
- Received COVID Response Commendation from Palm Beach Safety Council in May 2022
- Executive Board Member CFDMC
- Implemented prehospital Whole Blood Outreach CFDMC
- CFDMC "Leader of the year Award" 2022, Region 5

Education

- AS IRCC 2006 Emergency Medical Services Technology, Cum Laude
- Critical Care Paramedic 2011
- AA Biology 2014, Magna Cum Laude
- BA Anthropology University of Central Florida 2016
- Certificate in Native American Studies University of Central Florida 2016
- Master's degree in Fire Administration and Emergency Management (Completed March 2024) Columbia Southern University
- Pump Operations State of Florida
- Fire Instructor State of Florida

- Florida EMT-P
- PECC for Martin County Fire Rescue
- Member Florida EMSC Pediatric Readiness Recognition Program Workgroup
- Actively attend EMSC Advisory meetings
- EMS Counsel Chair
- Aeromedical Team Director
- HIPPA Compliance Officer MCFR

APPLICATION FOR APPOINTMENT – Martin County Emergency Medical Services Advisory Council – Please Print

Type of Member:

- ☐ Fire Rescue Department
- ☒ Martin County Medical Director
- ☐ Representative from Emergency Room Physicians on staff at a Martin County hospital
- ☐ Representative from the Indian River State College EMT/Paramedic program
- ☐ Representative from the Martin County Sheriff's Office
- ☐ Representative from the City of Stuart
- ☐ Representative from the Town of Jupiter Island
- ☐ Representative from the Town of Sewall's Point
- ☐ Representative from the Village of Indiantown
- ☐ A lay-person
- ☐ ALTERNATE for any of the above

RECEIVED
By Donna Gordon at 7:25 am, Nov 13, 2024

Check One: ☐ Mrs. ☐ Mr. ☐ Ms. ☐ Miss ☒ Dr.

Name: Donald Wood DO FACEP FAAEM Incumbent

Residence Address: 3211 SW Blue Daze Way ; Palm City, FL 34990
Street/City/Zip Code

Mailing Address: _____
(if different) Street/City/Zip Code

Commission District in which you reside: 5dg Staff will complete.

Are you available year round to attend meetings? ☒ yes ☐ no If **no**, what months **are** you available?

_____

Telephone numbers: daytime: 772-485-2252 alternate: _____ alternate: _____
Area Codes are considered 772 unless noted otherwise.

EMAIL: dwood@martin.fl.us

Have you ever pled guilty or "no contest" to a crime, been convicted of a crime, had adjudication withheld, prosecution deferred, been placed on probation, received a suspended sentence or forfeited bail in connection with any offense (except minor traffic violations)? Please show all convictions, including driving while intoxicated (DUI) convictions. ☐ yes ☒ no If yes, please provide the following information:

TYPE OF OFFENCES: _____

DATES: _____

PLACES (city/state): _____

SENTENCES OR FINES: _____

A conviction record does not necessarily disqualify you for consideration. Factors such as age at time of offense, nature of violation, and rehabilitation will be considered. The Martin County Board of County Commissioners retains the right to remove, at will, any appointee to a Board or Committee with or without cause.

→ CONTINUED →

EDUCATION/EXPERIENCE: A resume is recommended to be attached containing this and any other information that would be helpful to the Board in evaluating your application. Resume or letter of qualifications attached? ☒ yes ☐ no

Education: _____

Employment Experience: _____

_____

Other experience you feel would be helpful to the Board in making this appointment: _____

_____

_____

Community Experience and Affiliations: Active MCFR Medical Director - see CV

_____

Other County Boards/Committees/Task Forces on which you have served: _____

Martin County Emergency Medical Services Advisory Council

Do you or any member of your immediate family work for Martin County or hold a position that might conflict with your duties for this Board/Committee/Task Force? If yes, please explain: _____

_____

REFERENCES: Please list two references:

Chief Kammel

Chief Cianciulli

- Applicants may be required by State Law and County Ordinance to file a Financial Disclosure Statement as part of the appointment process. *This is not currently required.*
- Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true. (Pursuant to Section 92.525 Florida Statutes, falsifying this application is a Third Degree Felony punishable by up to five years imprisonment and up to a $5,000 fine.)
- Florida law prohibits an advisory board member from doing business with its agency (The County). Section 112.313(3) and (7), Fla. Stat.

→ Signature: _____ Date: 11/12/2024

Applications must be filed with Martin County Administration, 2401 SE Monterey Road, Stuart, Florida 34996 **by Friday, January 27, 2023**. All information submitted becomes public record. If you have any questions, please call (772) 221-1352 or send email to dgordon@martin.fl.us.

Donald Wood DO FACEP FAAEM

Phone: (772) 485-2252

Fax: (888) 235-8107

Professional Email: WoodD4@ccf.org

Professional Email: Donald_Wood@teamhealth.com

Personal Email: drdonwood@gmail.com

Education - Post Graduate

07/1997- 07/2001 Emergency Medicine Residency Ohio University
Columbus, OH

07/2000 - 07/2001 Chief Resident Emergency Medicine

07/1999 - 07/2000 Chief Resident Emergency Medicine

07/1997 - 07/1998 Intern of the Year

Medical - Graduate

07/1993 - 06/1997 D.O., University North Texas Health Science Center

Undergraduate

09/1989 - 06/1993 B.S., Midwestern State University Texas Tech

Licensure and Certification

Florida #OS10447	Exp 03/31/2027
Ohio #6988	Exp 10/01/2027
Montana #11443	Exp 03/31/2025
Virginia #0102202823	Exp 11/30/2026
Georgia #66340	Exp 11/30/2026
Colorado DR.0074032	Exp 4/30/2025
Texas	In Process
Oklahoma	In Process

Licensure and Certification (continued)

DEA #FW2681953	Exp 05/31/2026
DEA #FW2531122	Exp 05/31/2026
DEA #FW1657482	Exp 05/31/2025
UPIN #G91428	
NPI #1639105422	

BLS Provider	Exp 08/2025
ACLS Provider	Exp 08/2025
PALS Provider	Exp 08/2025
ATLS Instructor	Exp 10/2025

Board Certification

AOBEM # 1364 exp 11/30/24 Emergency Medicine

American College of Emergency Physicians - Diplomate

American Academy Emergency Medicine - Diplomate

Professional Employment:

Full time emergency medicine physician 2001- Present

10/2021 - Present	EMS Director Martin County Fire Rescue Martin County Emergency Medical Services Advisory Council
09/2013 - Present	Chief Emergency Medicine Cleveland Clinic Martin Health (CCMH)
06/2015 - Present	Medical Director Advance Medical Transport CCMH, Stuart FL
08/2011 - Present	Medical Director Cleveland Clinic Medical Center and South Hospital Emergency Medicine
08/2011 - Present	Emergency Medicine Staff Physician Cleveland Clinic Martin Health - Martin Medical Center, Stuart FL - Martin South Hospital, Stuart FL - St Lucie Emergency Department, Port St Lucie FL - Tradition Medical Center, Port St Lucie FL
07/2008 - 07/2010	Director of EMS Education and Marietta Fire EMS
07/2001 - 12/2009	Emergency Medicine Staff Physician Grant Medical Center, Riverside Methodist, Dublin Methodist - OhioHealth
07/2001 - 12/2009	EM Education Director OhioHealth-Grant Medical Center

07/2001 - 12/2009	Board Member – OhioHealth Riverside Methodist Hospital and Grant Medical Center, Partner Mid-Ohio Emergency Services, LLC
07/2001-12/2009.	TeamHealth Operational Assessment Team

Academic Appointments

07/2016 – Present	Clinical Professor Lincoln Memorial University
07/2010 - 07/2011	Physician Assistant Program Clinical Professor Marietta College Physician Assistant Program
07/2008-07/2010	Director Medical Education (DME) - Marietta Memorial Hospital Program Residency Program Director Emergency Medicine
07/2008-07/2010	Marietta Memorial Hospital
08/2009-08/2011	National Medical Board question writer for the National Medical Board Examination
07/2003-07/2011	Associate Professor Emergency Medicine, Ohio University College of Medicine, Athens, OH
07/2001-07/2010	Associate Professor Emergency Medicine, The Ohio State University College of Medicine Columbus OH
07/2005-07/2006	Adjunct Clinical Faculty, Wright State University-Miami Valley College of Nursing and Health Master of Science Nurse Practitioner Program
07/2007-07/2009	Adjunct Clinical Faculty, The Ohio State University-College of Nursing and Health Master of Science Nurse Practitioner Program
08/2001-08/2002	National Medical Board Examination Question Review Board
08/1999-08/2001	National Medical Board Examination Question Writer

Leadership

2011	Medical Director Leadership Academy
2011	Medical Director Leadership Academy (EmCare)
2013	Medical Director Leadership Academy (Envision)
2012	EPIC - Physician Builder Basic & Advanced Course; Madison WI
2013	LEAD I Leadership Education and Development
2015-2016	VHA Southeast Academy for Physician Advancement and Transformation
2016-17	LEAD II Medical Director Leadership Academy
2016-18	Physician Coaching Development Academy
2017 - 2021	System Medical Director / Regional Medical Director TEAMHealth
2018 - 2021	X32 OSO Cognition superuser development team
2019	PPTC (Policy Protocol Training Committee)
2018 - 2022	TeamHEALTH SEG Operations Committee
2020 - 2022	TeamHEALTH SEG Risk Management Committee
2013 – 2024.	National Medical Director Leadership TEAMHealth

Awards and Honors

1990-1993	Beta Beta Beta National Biology Honor Society
1990-1993	Gamma Sigma Epsilon National Chemistry Honor Society
1993-1997	Sigma Sigma Phi- National Medical School Honor Society
1997-1998	Intern of the Year, Columbus, OH
1999-2000	Administrative Award, Columbus, OH
1999-2000	3 Star service award, Riverside Methodist, Columbus, OH
1999-2001	ACEP Board of Directors - Chair of the Ohio ACEP EMRA
2001	3 Star Award, Riverside Methodist, Columbus, OH
2001-2003	Regional Clinical Faculty Award Regional Clinical Faculty Award, Des Moines University College of Medicine
2005-2006	Regional Clinical Faculty Award Regional Clinical Faculty Award, Des Moines University College of Medicine
2005-2006	Outstanding Service Advancement of Emergency Medicine Education, OUCOM, Columbus, OH.
2017-2018	Physician of the Year Martin Health
2019	Guardian Angel Award Cleveland Clinic Martin Health
2021	Guardian Angel Award Cleveland Clinic Martin Health
2022	Guardian Angel Award Cleveland Clinic Martin Health

Professional Societies

National Association of EMS Physicians

American Academy Emergency Medicine

American Association for Physician Leadership

American College of Emergency Physicians (ACEP) Member Florida, Chapter

American College of Emergency Physicians (ACEP)

- Wilderness Medicine Section (ACEP)
- EMS Section (ACEP)
- Tactical Medicine (ACEP)
- Critical Care (ACEP)

AOA

Hospital Appointments

TEAMHealth - 11/2012 - Current
Critical Care Task Force Committee

Legal Risk Management Committee SEG

MIPS Sub Committee

Cleveland Clinic Martin Health

President Elect 2025

Chairman Emergency Medicine

Medical Executive Committee

Credentials Committee

Co-Chair Peer Review

Safety, Quality and Patient Experience

Emergency Services Institute – IHI Site Leadership

FL Region Sepsis Mortality Reduction Task Force

FL Region Emergency Services Institute FL Regional Critical Response and Resuscitation

ED Operations Council

Clinical Operations

Executive Surge Team

Covid Disaster Modeling and Planning (discontinued)

Pharmacy and Therapeutics

STEMI PI

Sepsis PI

Stroke PI

Readmissions Taskforce

Medical Executive Committee

Physician EMR Cleveland Clinic Martin Health (discontinued)

EPIC T3 ASAP – Cleveland Clinic Martin Health (discontinued)

By-Laws Committee

ED Expansion Planning Committee (discontinued)

TTM Hypothermia

Pain Assessment Management Committee

Hospital Appointments (continued)

Core Measure and Stoke Center Team PI LRMC

Trauma PI Committee LRMC

Medical Audit Committee Peer Review Pediatric QA Peer Review – LRMC

Medical Center Central Ohio Trauma Systems (COTS) Board of Directors

Graduate Medical Education Committee MMH (Marietta Memorial Hospital)

Emergency Medicine Steering Committee MMH (Marietta Memorial Hospital)

Critical Care Steering Committee MMH (Marietta Memorial Hospital)

Board of Directors – Mid Ohio Emergency Services, LLC- OhioHealth

Director Emergency Medicine Education Grant Medical Center, OhioHealth

Graduate Medical Education Committee-Grant Medical Center (ACGME)

AGCME Internal Residency Review Committee

Emergency Medicine Peer Review Committee

Emergency Medicine Residency Education Committee (Doctors-OUCOM)

Computer Education and Advanced Technologies Committee

Congestive Heart Failure-Chest Pain-Stroke Committee (Core Measure)

Research Committee (IRB) P&T Grant/Riverside CME Committee Grant Medical Center

Physician Compensation Committee - Mid Ohio Emergency Services, LLC

"OhioHealth" Sepsis Committee and Critical Care

Military

07/1998-07/2006 (honorable discharge 07/2006)	USAFR Reserve MC
04/1994-07/1998	USAR Reserve MC

Presentations

- 1998 AAA
- 1998 Clinical Procedures in Emergency Medicine Series (multiple lectures)
- 1999 Neuro Imaging (multiple lectures)
- 1999 Chest Imaging
- 1999 Abdominal Imaging
- 1999 Clinical Procedures in Emergency Medicine Series
- 2000 Upper Extremity Injuries
- 2000 Lower Extremity Injuries
- 2000 Pelvic Trauma

Presentations (continued)

- 2001 AMI
- 2001 Clinical Procedures in Emergency Medicine Series 2001 Trauma End Points of Resuscitation
- 2001 Decision Making in Airway Management
- 2002 Oral Glycemic Agents Biguanides
- 2002 Abdominal Trauma and Ultrasound
- 2002 Immune Deficiency Syndromes
- 2003 Pediatric Cardiovascular Disorders
- 2003 Clinical Procedures in Emergency Medicine Series
- 2003 Basics of Ultrasound
- 2004 FAST
- 2004 Emergency Ultrasound
- 2004 RSI and The Difficult Airway RSI and The Difficult Airway 2014 Decontaminating The Trauma Patient
- 2005 RSI and The Difficult Airway
- 2005 Airway Workshop RSI and The Difficult Airway
- 2005 Airway Workshop RSI and The Difficult Airway
- 2006 RSI and The Difficult Airway
- 2006 RSI and The Difficult Airway Fundamentals of Critical Care Series
- 2007 ATLS Instructor course

Presentations (continued)

- 2008 Fundamentals of Critical Care Series Airway
- 2008 Negotiating Your First Job – Principles of Success
- 2008 ATLS Shock Lecture
- 2009 Evidence Based Approach to Spine Trauma
- 2010 Cardiovascular and Stroke Emergencies Cardiovascular and Stroke Emergencies
- 2004 Trauma Care Conference, Adams Mark, Columbus, OH Grant Medical Center, Columbus, OH Riverside Methodist Hospital, Columbus, OH
- 2005 Trauma Care Grant Medical Center, House staff Lecture Series, Columbus, OH Riverside Methodist Hospital, Columbus, OH
- 2006 Trauma Care Riverside Methodist Hospital, Columbus, OH
- 2006 Doctors Hospital, Columbus, OH Grant Medical Center, House Staff Lecture Series, Columbus, OH Grant Medical Center, House Staff Lecture Series, Columbus, OH Central Ohio Trauma Systems, Columbus OH
- 2007 FCCS Lecture Series - Society of Critical Care Medicine Society of Critical Care Medicine
- 2009 Recruiting lecture TeamHealth Columbus OH
- 2009 ATLS Central Ohio Trauma Systems, Columbus OH 2009 Marietta Memorial Trauma Program and EMS 2009 Evidence based approach to Lawnwood/HCA Grand Rounds - CME Spine Trauma
- 2009 The Difficult Airway
- 2011 ATLS Instructor Course
- 2011 OSCE Workshop
- 2011 OSCE Workshop RSI

Presentations (continued)

- 2010 Procedure Lecture and Procedure workshop (Society of Critical Care Medicine) Columbus, Ohio
- 2011 Procedure Lecture and Procedure workshop T (Society of Critical Care Medicine) Columbus, Ohio
- 2013 ATLS Airway - University South Florida - Tampa General Hospital
- 2013 ATLS Shock - University South Florida - Tampa General Hospital
- 2014 ATLS Airway - Central Ohio Trauma Systems
- 2014 ATLS Chest Trauma - University South Florida - Tampa General Hospital
- 2015 ATLS Instructor Course USF
- 2015 Toxicology Lecture “New Street Drugs” Port St Luci, FL
- 2016 ATLS Instructor Course USF Tampa, FL
- 2017 ATLS Instructor Course USF Tampa, FL
- 2018 ATLS Instructor Course USF Tampa, FL
- 2018 Critical Care Presentation – Case Dermatologic Emergencies (CCMH) Stuart, FL
- 2019 Critical Care Presentation – Angioedema (CCMH) Stuart, FL
- 2019 Critical Care Presentation – DKA (CCMH) Stuart, FL
- 2019 Critical Care Presentation – Difficult Airway (CCMH) Stuart, FL
- 2019 ATLS Instructor Course Procedures Lab USF Tampa, FL
- 2021 ATLS Instructor for Provider Course USF Tampa, FL
- 2022 MCFR RSI/EMS, Stuart FL
- 2022 MCFR Simulation Training
- 2022 ATLS Instructor for Provide Course USF Tampa, FL

Presentations (continued)

- 2023 MCFR Simulation Training
- 2023 ATLS Instructor for Provider Course USF Tampa, FL
-
- 2024 Rapid Response and RSI Cleveland Clinic Martin Health, Stuart FL, FL
- 2024 CCMH AMT Simulation Training
- 2024 ATLS Instructor for Provider Course USF Tampa, FL

APPLICATION FOR APPOINTMENT – Martin County Emergency Medical Services Advisory Council – Please Print

Type of Member:

- ☐ Fire Rescue Department
- ☐ Martin County Medical Director
- ☑ Representative from Emergency Room Physicians on staff at a Martin County hospital
- ☐ Representative from the Indian River State College EMT/Paramedic program
- ☐ Representative from the Martin County Sheriff's Office
- ☐ Representative from the City of Stuart
- ☐ Representative from the Town of Jupiter Island
- ☐ Representative from the Town of Sewall's Point
- ☐ Representative from the Village of Indiantown
- ☐ A lay-person
- ☐ ALTERNATE for any of the above

RECEIVED
By Donna Gordon at 10:00 am, Dec 04, 2024

Check One: ☐ Mrs. ☒ Mr. ☐ Ms. ☐ Miss ☐ Dr.

Incumbent

Name: Brett Clarke

Residence Address: 849 SE Courances Dr Port St. Lucie/FL/34984
Street/City/Zip Code

Mailing Address: _____
(if different) Street/City/Zip Code

Commission District in which you reside: _____ Staff will complete.

Are you available year round to attend meetings? ☒ yes ☐ no If **no**, what months **are** you available?

Telephone numbers: daytime: 561-339-3227 alternate: _____ alternate: _____
Area Codes are considered 772 unless noted otherwise.

EMAIL: clarkeb@cct.org

Have you ever pled guilty or "no contest" to a crime, been convicted of a crime, had adjudication withheld, prosecution deferred, been placed on probation, received a suspended sentence or forfeited bail in connection with any offense (except minor traffic violations)? Please show all convictions, including driving while intoxicated (DUI) convictions. ☐ yes ☒ no If yes, please provide the following information:

TYPE OF OFFENCES: _____

DATES: _____

PLACES (city/state): _____

SENTENCES OR FINES: _____

A conviction record does not necessarily disqualify you for consideration. Factors such as age at time of offense, nature of violation, and rehabilitation will be considered. The Martin County Board of County Commissioners retains the right to remove, at will, any appointee to a Board or Committee with or without cause.

→ CONTINUED →

EDUCATION/EXPERIENCE: A resume is recommended to be attached containing this and any other information that would be helpful to the Board in evaluating your application. Resume or letter of qualifications attached? ☐ yes ☒ no

Education: Master Health Leadership, Bachelor in Nursing

Employment Experience: 13 years Nursing Martin Health

Other experience you feel would be helpful to the Board in making this appointment: _____

Community Experience and Affiliations: _____

Other County Boards/Committees/Task Forces on which you have served: _____

Do you or any member of your immediate family work for Martin County or hold a position that might conflict with your duties for this Board/Committee/Task Force? If yes, please explain: _____

REFERENCES: Please list two references:

Laura Hruker - 772-485-5832

Lucy Guevara - 561-914-0018

- Applicants may be required by State Law and County Ordinance to file a Financial Disclosure Statement as part of the appointment process. *This is not currently required.*
- Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true. (Pursuant to Section 92.525 Florida Statutes, falsifying this application is a Third Degree Felony punishable by up to five years imprisonment and up to a $5,000 fine.)
- Florida law prohibits an advisory board member from doing business with its agency (The County). Section 112.313(3) and (7), Fla. Stat.

→ Signature: _____ Date: 12/3/24

Applications must be filed with Martin County Administration, 2401 SE Monterey Road, Stuart, Florida 34996 **by Friday, January 27, 2023**. All information submitted becomes public record. If you have any questions, please call (772) 221-1352 or send email to dgordon@martin.fl.us.

APPLICATION FOR APPOINTMENT – Martin County Emergency Medical Services Advisory Council – Please Print

Type of Member:

- ☐ Fire Rescue Department
- ☐ Martin County Medical Director
- ☐ Representative from Emergency Room Physicians on staff at a Martin County hospital
- ☑ Representative from the Indian River State College EMT/Paramedic program
- ☐ Representative from the Martin County Sheriff's Office
- ☐ Representative from the City of Stuart
- ☐ Representative from the Town of Jupiter Island
- ☐ Representative from the Town of Sewall's Point
- ☐ Representative from the Village of Indiantown
- ☐ A lay-person
- ☐ ALTERNATE for any of the above

RECEIVED
By Donna Gordon at 9:38 am, Nov 18, 2024

Check One: ☐ Mrs. ☐ Mr. ☐ Ms. ☐ Miss ☑ Dr.

Name: JOHN BRAY **Incumbent**

Residence Address: 2147 SE ADDISON ST PSL 34984
Street/City/Zip Code

Mailing Address: _____
(if different) Street/City/Zip Code

Commission District in which you reside: _____ Staff will complete.

Are you available year round to attend meetings? ☑ yes ☐ no If **no**, what months **are** you available?

_____

Telephone numbers: daytime: 845-270-5514 alternate: _____ alternate: _____
Area Codes are considered 772 unless noted otherwise.

EMAIL: JBRAY@IRSC.EDU

Have you ever pled guilty or "no contest" to a crime, been convicted of a crime, had adjudication withheld, prosecution deferred, been placed on probation, received a suspended sentence or forfeited bail in connection with any offense (except minor traffic violations)? Please show all convictions, including driving while intoxicated (DUI) convictions. ☐ yes ☑ no If yes, please provide the following information:

TYPE OF OFFENCES: _____

DATES: _____

PLACES (city/state): _____

SENTENCES OR FINES: _____

A conviction record does not necessarily disqualify you for consideration. Factors such as age at time of offense, nature of violation, and rehabilitation will be considered. The Martin County Board of County Commissioners retains the right to remove, at will, any appointee to a Board or Committee with or without cause.

→ CONTINUED →

EDUCATION/EXPERIENCE: A resume is recommended to be attached containing this and any other information that would be helpful to the Board in evaluating your application. Resume or letter of qualifications attached? ☒ yes ☐ no

Education: PH.D. IN EMERGENCY MANAGEMENT

Employment Experience: PROFESSOR, INDIAN RIVER STATE COLLEGE

Other experience you feel would be helpful to the Board in making this appointment: _____

Community Experience and Affiliations: _____

Other County Boards/Committees/Task Forces on which you have served: _____

Do you or any member of your immediate family work for Martin County or hold a position that might conflict with your duties for this Board/Committee/Task Force? If yes, please explain: NO

REFERENCES: Please list two references:

PETER KOSLOSKI (772) 215-5891 PKOSLOSKI@MARTIN.FL.US

ANNA HUBBARD (772) 462-7547 AHUBBARD@IRSC.EDU

- Applicants may be required by State Law and County Ordinance to file a Financial Disclosure Statement as part of the appointment process. *This is not currently required.*
- Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true. (Pursuant to Section 92.525 Florida Statutes, falsifying this application is a Third Degree Felony punishable by up to five years imprisonment and up to a $5,000 fine.)
- Florida law prohibits an advisory board member from doing business with its agency (The County). Section 112.313(3) and (7), Fla. Stat.

→ Signature: _____ Date: 11/17/24

Applications must be filed with Martin County Administration, 2401 SE Monterey Road, Stuart, Florida 34996 **by Friday, January 27, 2023**. All information submitted becomes public record. If you have any questions, please call (772) 221-1352 or send email to dgordon@martin.fl.us.

JOHN BRAY

Address:

2147 SE Addison Street
Port Saint Lucie, FL 34984

(845) 270-5514

jbray@irsc.edu

Professional Experience:

3/2015 – Present
Indian River State College
3209 Virginia Ave
Fort Pierce, Florida 34981
Emergency Medical Services Department Chair
Program Director of the AS Degree Paramedic program

5/2012- Present
Saint John's University
175-05 Horace Harding Expressway
Fresh Meadows, New York 11365
Adjunct Faculty – Emergency Medical Services Institute
Instructor for the department's EMT & Paramedic Programs

12/2009 – 6/2013
New York Downtown Hospital
170 William Street, New York, NY 10038
Director of EMS & Emergency Preparedness
Managed daily operations of the Ambulance Department, including payroll, scheduling and credentialing of 90 employees.
Served as FDNY Liaison for operational and administrative matters
Member: NYC REMAC Credentialing and Certification Sub-Committee
Co-Chair: Environment of Care Committee
During Hurricane Sandy (2012), served as Incident Commander and coordinated the safe evacuation of 125 patients.

11/2004-6/2010

Saint Vincent's Hospital – Manhattan

170 West 12th Street, New York, NY 10011

Director, Institute of Emergency Care

Paramedic Education Director

Served as Paramedic Program Director, overseeing the entire curriculum and daily operations of the paramedic original program

Paramedic Department's Quality Assurance Coordinator

AHA Training Center Coordinator

EMT and Paramedic Refresher Programs Coordinator

Member: NYC REMAC Credentialing and Certification Sub-Committee

Member – Hospital Environment of Care and Disaster Preparedness Committees

5/1995-12/2009

Rockland Paramedic Services
149A South Main Street
Nanuet, NY 10954

Paramedic Supervisor

Field medic and station supervisor; responsible for daily operations of an Advanced Life Support Fly-car station.

Served as Coordinator of EMT Training from 2001-2004, which included scheduling, curriculum development, instructor staff recruitment and payroll management.

Developer of the company's two websites

2000-2004

Rockland Community College

Adjunct Faculty – Allied Health Department

EMT & Paramedic Program Instructor and Lecturer

CCEMTP Program Coordinator

1995-2004

New York Presbyterian Hospital

525 East 68th Street

New York, NY 10065

Specialty Transport Paramedic

Member – High-Risk Neonatal Transport Team

1989-1996
Fire Department of New York, Bureau of EMS
(Formerly NYC*EMS)
9 MetroTech Center
Brooklyn, NY 11201
EMT/Paramedic
Paramedic Field Training Unit (1993-1996)

Education:

Capella University, Ph.D. in Emergency Management with Concentration in Education, 2022

Pace University, MA in Homeland Security and Public Safety, 2013

Roger Williams University, BS in Public Administration, 2004

Indian River State College, AS in Emergency Medical Services, 2015

Certifications:

New York State & Nationally Registered Paramedic

CCEMTP Certification from University of Maryland, Baltimore County

New York State EMS Certified Instructor Coordinator

American Heart Association CPR, ACLS & PALS Instructor

National Safety Council OSHA Instructor

Firefighter Level I Certification

NAEMT PHTLS Instructor

FEMA AWR-160 Weapons of Mass Destruction Instructor

Hazardous Materials Technician

FEMA Incident Command Structure (ICS) 100, 200, 700 & 800 certified

FEMA Hospital Emergency Response Team certification

Honors and Awards:

Rockland County EMS Call of the Year Award, 2004

Good Samaritan Hospital EMS Call of the Year Award, 2002

Rockland Paramedic Services Medal of Excellence, 1999

NYC*EMS Medal of Honor (World Trade Center Bombing), 1993

15 NYC*EMS Unit Citations

32 Pre-Hospital Save Commendations

Organizations:

Alpha Eta Society – Rockland Community College Chapter

Spring Hill Volunteer Ambulance Corps (1997-2010)

NY State Volunteer Ambulance & Rescue Association

National Association of EMTs

National Association of EMS Instructors

Martin County EMS Advisory Council

Publications:

Bray, John et al: The Ebola Virus, What EMS Responders Need To Know, *EMS World,* [Publication] October 2014

Bray, John et al: "A Ticking Time Bomb" – Aortic Aneurysms, *Fire Engineering* [Publication] November 2008

Bray, John et al: "Chapter 21 - Obstetrical & Gynecological Emergencies" *Principles of Critical Care Transport, 1st Edition* - Jones & Bartlett Publishers, March 2010

Presentations:

"Integrating Skills into your QA Program"; National Association of EMS Educators (NAEMSE) Conference, St. Louis MO September 2008

"Shock Management in the Critical Care Setting"; University of Maryland Baltimore County July 2006, 2007, 2008, 2009

"Sepsis and Multiple Organ Dysfunction Syndrome"; University of Maryland Baltimore County July 2010, 2011, 2012, 2013

"Obstetrical Considerations for Critical Care Transports"; Loyola University Hospital, Chicago, Ill April 2012

"Pharmacology for Critical Care Transports"; Loyola University Hospital, Chicago, Ill November 2007, 2009

"Advanced Airway Management for Critical Care Transports"; Loyola University Hospital, Chicago, Ill March 2008

"When Go Brains Go Bad – A Study in Altered Mental Status"; University of Maryland Baltimore County February 2009

"Critical Care Paramedics & Community Medicine" – Hawaii State EMS Conference, April 2011

Grants:

2012 - Moody's Benevolent Fund Award for "The Virtual Cardiologist" proposal- $330,000. Awarded for purchase of (2) Braun ambulances, tablet PCs and upgrades to ECG monitors to allow for wireless transmission of 12 Lead EKGs and electronic ePCR generation.

2010 - Fiscal Year 2010 Urban Areas Security Initiative (UASI) Nonprofit Security Grant Program (NSGP) Grant ID: DHS-10-GPD-008-000-01 - $75,000

2005 - Saint Vincent's Hospital Auxiliary Department Benevolent Fund - $45,000 Awarded for purchase of Simulation Manikin from Laerdal.

References:

Kevin Brown, MD, Assistant Professor of Medicine at Columbia University

- Phone: 914-760-8632
- Email: kbrownmd@verizon.net
- Webpage: www.linkedin.com/pub/kevin-r-brown-md/2b/913/20a

Frank Riboni, Director, Emergency Medical Services Institute, St. John's University College of Pharmacy and Health Sciences

- Phone: 718-990-8416
- Email: ribonif@stjohns.edu
- Webpage: www.linkedin.com/pub/frank-riboni-bs-nremt-p-cic-rf/8/116/222

APPLICATION FOR APPOINTMENT – Martin County Emergency Medical Services Advisory Council – Please Print

RECEIVED
By Donna Gordon at 2:24 pm, Nov 18, 2024

Type of Member:

- ☐ Fire Rescue Department
- ☐ Martin County Medical Director
- ☐ Representative from Emergency Room Physicians on staff at a Martin County hospital
- ☐ Representative from the Indian River State College EMT/Paramedic program
- ☐ Representative from the Martin County Sheriff's Office
- ☑ Representative from the City of Stuart
- ☐ Representative from the Town of Jupiter Island
- ☐ Representative from the Town of Sewall's Point
- ☐ Representative from the Village of Indiantown
- ☐ A lay-person
- ☐ ALTERNATE for any of the above

Check One: ☐ Mrs. ☒ Mr. ☐ Ms. ☐ Miss ☐ Dr.

Incumbent

Name: George Sumner

Residence Address: 3634 SW Pitch Way, Palm City 34990
Street/City/Zip Code

Mailing Address: _____
(if different) Street/City/Zip Code

Commission District in which you reside: 5dg Staff will complete.

Are you available year round to attend meetings? ☒ yes ☐ no If **no**, what months **are** you available?

_____

Telephone numbers: daytime: 215-3122 alternate: _____ alternate: _____
Area Codes are considered 772 unless noted otherwise.

EMAIL: gsumner@ci.stuart.fl.us

Have you ever pled guilty or "no contest" to a crime, been convicted of a crime, had adjudication withheld, prosecution deferred, been placed on probation, received a suspended sentence or forfeited bail in connection with any offense (except minor traffic violations)? Please show all convictions, including driving while intoxicated (DUI) convictions. ☐ yes ☒ no If yes, please provide the following information:

TYPE OF OFFENCES: _____

DATES: _____

PLACES (city/state): _____

SENTENCES OR FINES: _____

A conviction record does not necessarily disqualify you for consideration. Factors such as age at time of offense, nature of violation, and rehabilitation will be considered. The Martin County Board of County Commissioners retains the right to remove, at will, any appointee to a Board or Committee with or without cause.

→ CONTINUED →

EDUCATION/EXPERIENCE: A resume is recommended to be attached containing this and any other information that would be helpful to the Board in evaluating your application. Resume or letter of qualifications attached? ☒ yes ☐ no

Education: _____

Employment Experience: _____

_____

Other experience you feel would be helpful to the Board in making this appointment: _____

_____

_____

Community Experience and Affiliations: _____

_____

Other County Boards/Committees/Task Forces on which you have served: _____

_____

Do you or any member of your immediate family work for Martin County or hold a position that might conflict with your duties for this Board/Committee/Task Force? If yes, please explain: NO

_____

REFERENCES: Please list two references:

Vince Felicione, Fire Chief, Stuart Fire Rescue

Jon Huneycutt, Operations Chief, Stuart Fire Rescue

- Applicants may be required by State Law and County Ordinance to file a Financial Disclosure Statement as part of the appointment process. *This is not currently required.*
- Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true. (Pursuant to Section 92.525 Florida Statutes, falsifying this application is a Third Degree Felony punishable by up to five years imprisonment and up to a $5,000 fine.)
- Florida law prohibits an advisory board member from doing business with its agency (The County). Section 112.313(3) and (7), Fla. Stat.

→ Signature: _____ Date: 8-13-24

Applications must be filed with Martin County Administration, 2401 SE Monterey Road, Stuart, Florida 34996 **by Friday, January 27, 2023**. All information submitted becomes public record. If you have any questions, please call (772) 221-1352 or send email to dgordon@martin.fl.us.

George Sumner

gsumner@ci.stuart.fl.us • (772) 215-3122 • ww.cityofstuart.com

EDUCATION

Indian River State College **May 2006**

Associates of Science, EMS

Fire Officer II
Incident Safety Officer
Fire Inspector I
Graduate of Florida Fire Chiefs Association ESLI Program

PROFESSIONAL EXPERIENCE

Stuart Fire Rescue **December 1995-Present**

District Chief

- Progressive increase in responsibility and supervisory roles since 1995 including Fire Medic, Driver Engineer, Lieutenant, Battalion Chief, District Chief
- Lead hazardous scene with positive outcomes

APPLICATION FOR APPOINTMENT – Martin County Emergency Medical Services Advisory Council – Please Print

Type of Member:

- ☑ Fire Rescue Department
- ☐ Martin County Medical Director
- ☐ Representative from Emergency Room Physicians on staff at a Martin County hospital
- ☐ Representative from the Indian River State College EMT/Paramedic program
- ☐ Representative from the Martin County Sheriff's Office
- ☑ Representative from the City of Stuart
- ☐ Representative from the Town of Jupiter Island
- ☐ Representative from the Town of Sewall's Point
- ☐ Representative from the Village of Indiantown
- ☐ A lay-person
- ☑ ALTERNATE for any of the above

RECEIVED
By Donna Gordon at 12:46 pm, Nov 26, 2024

Check One: ☐ Mrs. ☑ Mr. ☐ Ms. ☐ Miss ☐ Dr.

Name: Jonathan Huneycutt **Incumbent**

Residence Address: 1950 SE Mantua ST Port St Lucie, FL 34952
Street/City/Zip Code

Mailing Address: 800 SE MLK Jr Blvd, Stuart, FL 34994
(if different) Street/City/Zip Code

Commission District in which you reside: _____ Staff will complete.

Are you available year round to attend meetings? ☑ yes ☐ no If **no**, what months **are** you available?

Telephone numbers: daytime: 288-5363 alternate: 528-2988 alternate: _____
Area Codes are considered 772 unless noted otherwise.

EMAIL: jhuneycutt@ci.stuart.fl.us

Have you ever pled guilty or "no contest" to a crime, been convicted of a crime, had adjudication withheld, prosecution deferred, been placed on probation, received a suspended sentence or forfeited bail in connection with any offense (except minor traffic violations)? Please show all convictions, including driving while intoxicated (DUI) convictions. ☐ yes ☑ no If yes, please provide the following information:

TYPE OF OFFENCES: _____

DATES: _____

PLACES (city/state): _____

SENTENCES OR FINES: _____

A conviction record does not necessarily disqualify you for consideration. Factors such as age at time of offense, nature of violation, and rehabilitation will be considered. The Martin County Board of County Commissioners retains the right to remove, at will, any appointee to a Board or Committee with or without cause.

→ CONTINUED →

EDUCATION/EXPERIENCE: A resume is recommended to be attached containing this and any other information that would be helpful to the Board in evaluating your application. Resume or letter of qualifications attached? ☑ yes ☐ no

Education: AS - EMS

Employment Experience: Stuart Fire Rescue 2006 - present

Other experience you feel would be helpful to the Board in making this appointment:

Community Experience and Affiliations:

Other County Boards/Committees/Task Forces on which you have served:

Do you or any member of your immediate family work for Martin County or hold a position that might conflict with your duties for this Board/Committee/Task Force? If yes, please explain: No

REFERENCES: Please list two references:

Vince Felicione - 772-288-5360

Shawn Barnes - 772-812-4841

- Applicants may be required by State Law and County Ordinance to file a Financial Disclosure Statement as part of the appointment process. *This is not currently required.*
- Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true. (Pursuant to Section 92.525 Florida Statutes, falsifying this application is a Third Degree Felony punishable by up to five years imprisonment and up to a $5,000 fine.)
- Florida law prohibits an advisory board member from doing business with its agency (The County). Section 112.313(3) and (7), Fla. Stat.

→ Signature: Date: 11/26/24

Applications must be filed with Martin County Administration, 2401 SE Monterey Road, Stuart, Florida 34996 **by Friday, January 27, 2023**. All information submitted becomes public record. If you have any questions, please call (772) 221-1352 or send email to dgordon@martin.fl.us.

Jonathan Huneycutt
(772) 288-5363
jhuneycutt@ci.stuart.fl.us

Curriculum Vitae

EDUCATION

Oct 2024-Present, Grand Canyon University, Arizona

- Bachelors of Science, Homeland Security and Disaster Preparedness
- Currently Enrolled

Dec 2005-Dec 2008, Indian River State College, Florida

- Associate of Science, Emergency Medical Services
- Achieved EMT, Paramedic and Firefighter I & II Certifications

Aug 1993-May 1997, Port St. Lucie High School, Florida

- High School Diploma
- Graduated with high honors

EMPLOYMENT HISTORY

Jan 2023-Present. Stuart Fire Rescue, Florida
Operations Chief

- Report directly to the Fire Chief
- Coordinate operations department wide
- Assume command of large scale and long duration incidents
- Manage department operations through a District Chief and 3 Battalion Chiefs

Nov 2018-Jan 2023, Stuart Fire Rescue, Florida
Fire Rescue Battalion Chief

- Incident commander at all large-scale incidents
- Responsible for supervising all fire rescue companies in the City
- Coordinated training for the shift and evaluated subordinates on an annual basis
- Delivered BLS and ALS care to the sick and injured, performed fire suppression, public education and fire prevention activities

Sep 2012-Nov 2018, Stuart Fire Rescue, Florida
Fire Rescue Lieutenant

- Responsible for supervising fire rescue crews on the scene of emergency incidents
- Coordinated training within the company and evaluated subordinates on an annual basis
- Delivered BLS and ALS care to the sick and injured, performed fire suppression, public education and fire prevention activities

Oct 2006-Sep 2012, Stuart Fire Rescue, Florida

FireMedic

- Delivered BLS and ALS care to the sick and injured
- Performed fire suppression, public education and fire prevention activities
- Consistently performed above average on annual evaluations in this position while working with a crew in a rapidly growing fire rescue department

Jul 2003-Oct 2006, Florida Medical Supplies/Zoom Sales, Florida

Operations Manager

- Managed operations of two family business that included medical supply sales and services, as well as residential and commercial general contracting
- Delivered equipment and performed medical equipment repair
- Managed several teams of contractors
- Provided customer estimates and sales

Jul 1997-Jul 2003, Aegis Communications Group, Florida

Project Manager

- Managed a team of over 250 employees including sales reps, supervisors and managers handling outbound and inbound sales calls and customer service
- Assisted the Executive Vice President with marketing and business expansion
- Served as a liaison between the organization and several clients who were Fortune 500 businesses

PROFESSIONAL QUALIFICATIONS

• Open water SCUBA	Jun 2002
• Emergency Medical Technician	Dec 2005
• Firefighter I & II	Apr 2006
• Paramedic	Jun 2008

- Fire Officer I — Jun 2008
- Intermediate Incident Management System (ICS 300) — Jun 2011
- ALS & BLS Instructor including CPR, ACLS & PALS — Jan 2012
- Incident Commander – Hazardous Materials Incidents — Oct 2013
- NIMS ICS Safety Officer — Sep 2017
- Fire Service Instructor I — Jul 2018

COMPUTER SKILLS

- Highly proficient in MS Office Suite (Word, Excel, Powerpoint, Publisher, Access)
- Proficient in diesel and gas ECM code interpretation and repair
- Proficient in electrical wiring and repair of computer, automotive and marine electrical systems

APPLICATION FOR APPOINTMENT – Martin County Emergency Medical Services Advisory Council – Please Print

RECEIVED
By Donna Gordon at 11:56 am, Nov 05, 2024

Type of Member:

- ☐ Fire Rescue Department
- ☐ Martin County Medical Director
- ☐ Representative from Emergency Room Physicians on staff at a Martin County hospital
- ☐ Representative from the Indian River State College EMT/Paramedic program
- ☐ Representative from the Martin County Sheriff's Office
- ☐ Representative from the City of Stuart
- ☐ Representative from the Town of Jupiter Island
- ☑ Representative from the Town of Sewall's Point
- ☐ Representative from the Village of Indiantown
- ☐ A lay-person
- ☐ ALTERNATE for any of the above

Incumbent

Check One: ☐ Mrs. ☐ Mr. ☑ Ms. ☐ Miss ☐ Dr.

Name: Tina Ciechanowski

Residence Address: Work: 1 S. Sewall's Point Road, Sewall's Point, FL 34996
Street/City/Zip Code

Mailing Address: _____
(if different) Street/City/Zip Code

Commission District in which you reside: N/A Staff will complete.

Are you available year round to attend meetings? ☑ yes ☐ no If **no**, what months **are** you available?

_____

Telephone numbers: daytime: 772-781-3378 alternate: _____ alternate: _____
Area Codes are considered 772 unless noted otherwise.

EMAIL: tciechanowski@sewallspoint.org

Have you ever pled guilty or "no contest" to a crime, been convicted of a crime, had adjudication withheld, prosecution deferred, been placed on probation, received a suspended sentence or forfeited bail in connection with any offense (except minor traffic violations)? Please show all convictions, including driving while intoxicated (DUI) convictions. ☐ yes ☑ no If yes, please provide the following information:

TYPE OF OFFENCES: _____

DATES: _____

PLACES (city/state): _____

SENTENCES OR FINES: _____

A conviction record does not necessarily disqualify you for consideration. Factors such as age at time of offense, nature of violation, and rehabilitation will be considered. The Martin County Board of County Commissioners retains the right to remove, at will, any appointee to a Board or Committee with or without cause.

→ CONTINUED →

EDUCATION/EXPERIENCE: A resume is recommended to be attached containing this and any other information that would be helpful to the Board in evaluating your application. Resume or letter of qualifications attached? ■ yes ☐ no

Education: See Attached

Employment Experience: Sewall's Point Police Dept. 35+ years (see attached)

Other experience you feel would be helpful to the Board in making this appointment:

See Attached

Community Experience and Affiliations:

See attached.

Other County Boards/Committees/Task Forces on which you have served:

2020 Census

Do you or any member of your immediate family work for Martin County or hold a position that might conflict with your duties for this Board/Committee/Task Force? If yes, please explain:

No

REFERENCES: Please list two references:

Robert Daniels, Town Manager 772-287-2455

Kathryn Barbera, Administrative Assistant 772-781-3378

- Applicants may be required by State Law and County Ordinance to file a Financial Disclosure Statement as part of the appointment process. *This is not currently required.*
- Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true. (Pursuant to Section 92.525 Florida Statutes, falsifying this application is a Third Degree Felony punishable by up to five years imprisonment and up to a $5,000 fine.)
- Florida law prohibits an advisory board member from doing business with its agency (The County). Section 112.313(3) and (7), Fla. Stat.

→ Signature: _____ Date: 11/05/2024

Applications must be filed with Martin County Administration, 2401 SE Monterey Road, Stuart, Florida 34996 **by** December 1st, 2024. All information submitted becomes public record. If you have any questions, please call (772) 221-1352 or send email to dgordon@martin.fl.us.

Tina M Ciechanowski
1 S. Sewall's Point Road, Sewall's Point, FL 34996
772-781-3378 (Office)
TCiechanowski@Sewallspoint.org

Summary

- Law enforcement executive in a small municipality in Florida.
- Extensive experience in both the operational and administrative functions of the organization.
- Law enforcement officer with over 35 years' experience; 32 years with the Sewall's Point Police Department.
- Chief of Police since March 2014.
- Successful grant writer with over $100,000 is alternative funding brought into the Department.
- Agency general instructor and firearms instructor.
- Community volunteer with extensive disaster experience.
- Extended, diverse exposure both conducting and supervising investigations in all areas of municipal law enforcement.
- Led the Department through over seven hurricanes. Our Town was "ground zero" for at least four listed storms.
- **Professional Experience**
  - Sewall's Point Police Department, 1989 – present.
  - American Red Cross Volunteer 1990 - Present

Work Experience

Chief of Police 2014-Present

- Manage all operational facets of the department.
- Review all reports, and prepare monthly and annual reports to Town government.
- Formulate departmental policies, regulations and program priorities to be followed by members of the Police Department.
- Represent the Town and Police Department and confer with citizen groups and department officials to provide technical assistance, directly or through subordinate staff as well as prepare and administer the department's strategic plan, and annual budget.
- Provide Information Technology support to the Town and Police Department.
- Serve as acting Town Manager in his/her absence.
- Direct the activities of the Town Public Works employee.

Lieutenant/Assistant Chief of Police 2001-2014

- Acted as Chief of Police in his/her absence or during vacancies in the position.
- Managed all operational facets of the department.
- Reviewed all reports, and prepare monthly and annual reports to Town government.
- Wrote grants bringing in $100,000 in needed equipment at no charge to the organization.
- Re-wrote the Policies and Procedures Manual.
- Implemented new recognition programs for officers.
- Investigated and prepare background investigations for all new hires.
- Conducted all complex criminal investigations and traffic homicide investigations.
- Performed all of the functions of a road patrol officer including traffic control, investigations, and arrests, as needed.
- Agency general, firearms, CPR, and First Aid instructor.
- Implemented a complaints and internal investigations procedure and conducted internal investigations.
- Acted as the Department's purchasing agent.
- Served as acting Town Manager in his/her absence.
- Organized all town social and community events.

Sergeant 2000-2001

- There was no lieutenant in the organization at this time. I performed all of the essential functions of the lieutenant.

Police Officer 1989-2000

- Patrolled the Town for the general purposes of crime prevention and law enforcement, giving particular attention to and frequently rechecking locations where the crime hazard is great, responded to citizen complaints, and issued traffic citations.
- Effected arrests, forcibly if necessary, using handcuffs and other restraints, subdued resisting suspects using maneuvers and weapons and resorted to the use of hands and feet, and other approved weapons in self-defense.
- Secured crime scenes, arbitrated disputes, conducted preliminary and follow-up investigations.
- Prepared detailed investigative and other reports, including sketches, using appropriate grammar, symbols and mathematical computations.

- Exercised independent judgment in determining when there is reasonable suspicion to detain, when probable cause exists to search and arrest, and when force may be used and to what degree
- Conducted investigations involving areas such as child abuse, burglaries, robberies, attempted murders, batteries, and other violent crimes and white collar crimes.

Education

FBI National Academy – Graduate of the 247th Session — 2011
University of Virginia – 17 hours Criminal Justice Education Certificate of Achievement — Quantico, VA

Master of Public Administration – *Graduated with Honors* — 2008
Nova Southeastern University — Ft. Lauderdale, FL

Bachelor of Professional Administration – *Graduated with Honors*
Barry University — 2005
Miami Shores, FL

Volunteer Experience

Fallen UDT/SEAL Memorial Volunteer	National UDT/SEAL Museum Ft. Pierce, FL	2012-Present
Security Supervisor – Disaster Relief Operation: Hurricane Katrina	American Red Cross (served in Atlanta, GA)	2005
Board of Directors	Martin County Chapter American Red Cross	2003 - 2009
HR Committee Chair	Martin County Chapter American Red Cross	2006 - 2009
Chapter Service Delivery Chair	Martin County Chapter American Red Cross	2003 - 2006
Disaster Services Committee	Martin County Chapter American Red Cross	2003 - 2006
Security Supervisor – Disaster Relief- World Trade Center at Ground Zero	American Red Cross	2001
CPR for the Professional Rescuer Instructor, Lay CPR/First Aid Instructor, and Blood Borne Pathogens Instructor	Martin County Chapter American Red Cross	Varying periods 1990-2014
HIV/AIDS Curriculum Committee	Martin County School Board	1993

	Health & Safety Services & Disaster Volunteer (Life Safety and Asset Protection Supervisor)	Martin County Chapter American Red Cross	1990-Present
Commendations and Awards	Above and Beyond Award	Town of Sewall's Point	2013
	Leadership by Example Award – FBI Leadership Award Region III	Federal Bureau of Investigation – Local Region III	2006
	Officer of the Year	Sewall's Point Police Department	2001
	Officer of the Year	Sewall's Point Police Department	2001
	Distinguished Law Enforcement Officer of the Year, Star 30 Award	Palm Beach Post	2000
	Americanism Award	Stuart – Jensen Beach Elks Lodge	2000
	Martin County Sheriff's Office Commendation – Superior Performance as an Instructor	Martin County Sheriff's Office	1997
	Officer of the Year	Sewall's Point Police Department	1995
	Officer of the Year	Sewall's Point Police Department	1993
	Officer of the Year	Sons of the American Revolution	1993
	Officer of the Year	Sewall's Point Police Department	1992
	National Certificate of Merit for Lifesaving (the highest award given by the American Red Cross)	American Red Cross	1992
	Community Service Award	Sewall's Point Police Department	1992
Academic Memberships	Phi Alpha Alpha Honor Society	Nova Southeastern University	2008
	Alpha Chi Honor Society	Barry University	2005

APPLICATION FOR APPOINTMENT – Martin County Emergency Medical Services Advisory Council – Please Print

RECEIVED
By Donna Gordon at 12:31 pm, Nov 06, 2024

Type of Member:

- ☐ Fire Rescue Department
- ☐ Martin County Medical Director
- ☐ Representative from Emergency Room Physicians on staff at a Martin County hospital
- ☐ Representative from the Indian River State College EMT/Paramedic program
- ☐ Representative from the Martin County Sheriff's Office
- ☐ Representative from the City of Stuart
- ☐ Representative from the Town of Jupiter Island
- ☑ Representative from the Town of Sewall's Point
- ☐ Representative from the Village of Indiantown
- ☐ A lay-person
- ☑ ALTERNATE for any of the above

Check One: ☐ Mrs. ☑ Mr. ☐ Ms. ☐ Miss ☐ Dr.

Incumbent

Name: Christopher Wade

Residence Address: Confidential
Street/City/Zip Code

Mailing Address: 1 S. Sewall's Point Rd, Sewall's Point, FL 34996
(if different) Street/City/Zip Code

Commission District in which you reside: _____ Staff will complete.

Are you available year round to attend meetings? ☑ yes ☐ no If **no**, what months **are** you available?

Telephone numbers: daytime: 781-3378 alternate: 260-4177 alternate: _____
Area Codes are considered 772 unless noted otherwise.

EMAIL: cwade@sewallspoint.org

Have you ever pled guilty or "no contest" to a crime, been convicted of a crime, had adjudication withheld, prosecution deferred, been placed on probation, received a suspended sentence or forfeited bail in connection with any offense (except minor traffic violations)? Please show all convictions, including driving while intoxicated (DUI) convictions. ☐ yes ☑ no If yes, please provide the following information:

TYPE OF OFFENCES: _____

DATES: _____

PLACES (city/state): _____

SENTENCES OR FINES: _____

A conviction record does not necessarily disqualify you for consideration. Factors such as age at time of offense, nature of violation, and rehabilitation will be considered. The Martin County Board of County Commissioners retains the right to remove, at will, any appointee to a Board or Committee with or without cause.

→ CONTINUED →

EDUCATION/EXPERIENCE: A resume is recommended to be attached containing this and any other information that would be helpful to the Board in evaluating your application. Resume or letter of qualifications attached? ☐ yes ☑ no

Education: B.S. Public Administration in Emergency Planning & Management

Employment Experience: Employed by the Sewall's Point Police Department since 2007.

Master Police Officer 2015-2016; Sergeant 2016-2019; Lieutenant 2019-current.

Other experience you feel would be helpful to the Board in making this appointment: First responder working alongside medical professionals. Multiple commendations and awards in relation to duties as a Law Enforcement Officer. Supervising and mentoring other LEOs. Lifesaving Awards.

Community Experience and Affiliations: Limetime resident of the Treasure Coast. Volunteered time teaching students about active shooter response. Son of the American Revolution (St. Lucie Chapter).

Other County Boards/Committees/Task Forces on which you have served: Alcohol Abuse Awareness Committee of Martin County. Bicycle & Pedestrian Advisory Committee.

Do you or any member of your immediate family work for Martin County or hold a position that might conflict with your duties for this Board/Committee/Task Force? If yes, please explain: _____

REFERENCES: Please list two references:

Tina Ciechanowski, Chief of Police for Sewall's Point Police Department, 772-781-3378.

Erick Day, Deputy with Martin County Sheriff's Office, 772-220-7100

- Applicants may be required by State Law and County Ordinance to file a Financial Disclosure Statement as part of the appointment process. *This is not currently required.*
- Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true. (Pursuant to Section 92.525 Florida Statutes, falsifying this application is a Third Degree Felony punishable by up to five years imprisonment and up to a $5,000 fine.)
- Florida law prohibits an advisory board member from doing business with its agency (The County). Section 112.313(3) and (7), Fla. Stat.

→ Signature: _____ Date: 11/06/2024

Applications must be filed with Martin County Administration, 2401 SE Monterey Road, Stuart, Florida 34996 **by Friday, January 27, 2023**. All information submitted becomes public record. If you have any questions, please call (772) 221-1352 or send email to dgordon@martin.fl.us.

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0552 | CNST-6 | **Meeting Date:** 2/25/2025

PLACEMENT: Consent

TITLE:

ADOPT A PROCLAMATION RECOGNIZING 70 YEARS SERVING MARTIN COUNTY'S LIBRARIES IN MARTIN COUNTY, FLORIDA

EXECUTIVE SUMMARY:

The Board is asked to adopt a proclamation recognizing 70 Years Serving Martin County's Libraries in Martin County Florida.

DEPARTMENT: Administration

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

REQUESTED BY: Dana Stonebraker, Communications Specialist

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Board is asked to adopt a proclamation that will be presented on March 11, 2025.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

None

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt the proclamation that will be presented at the March 11, 2025 meeting.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☒ Other: Proclamation (1)

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>.

Before the Board of County Commissioners
Martin County, Florida

A Proclamation

Recognizing 70 Years Serving Martin County's Libraries in Martin County, Florida

Whereas, the Friends of the Martin County Library System raise money that enables our library system to move from good to great; providing resources for additional programming, needed equipment, support for the children's Winter Reading Challenge and special events throughout the year; and

Whereas, the ongoing work of the Friends of the Martin County Library System highlights the fact that our library system is the cornerstone of our county, providing opportunities for all to engage in the joy of lifelong learning and connect with the thoughts and ideas of others from ages past to the present; and

Whereas, the Friends of the Martin County Library System understand the critical importance of well-funded libraries and advocate to ensure that our libraries get the resources needed to provide a wide variety of services to all ages including access to print and electronic materials and children's services; and

Whereas, the Friends of the Martin County Library System gift their time and commitment to the library system by setting an example for all in how volunteerism leads to positive civic engagement and the betterment of our community.

Now, therefore, be it resolved by the Martin County Board of County Commissioners that April 2025 is Friends of the Martin County Library System Month in Martin County, Florida. Further, the Board urges everyone to join the Friends and thank them for all they do to make our libraries and community an exceptional place to live, learn, work and retire.

Presented this Eleventh Day of March 2025

ATTEST:

_____
CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS

_____
SARAH HEARD, CHAIR

_____
EDWARD V. CIAMPI, VICE CHAIRMAN

_____
EILEEN VARGAS, COMMISSIONER

_____
STACEY HETHERINGTON, COMMISSIONER

_____
J. BLAKE CAPPS, COMMISSIONER

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0614 | CNST-7 | **Meeting Date:** 2/25/2025

PLACEMENT: Consent

TITLE:

ADOPT A PROCLAMATION DECLARING SURVEYORS AND MAPPERS WEEK IN MARTIN COUNTY, FLORIDA

EXECUTIVE SUMMARY:

The Board is asked to adopt a proclamation declaring Surveyors and Mappers Week in Martin County, Florida that will be presented at the March 11, 2025 meeting.

DEPARTMENT: Administration

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

REQUESTED BY: Dana Stonebraker, Communications Specialist

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Board is asked to adopt the proclamation declaring Surveyors and Mappers Week in Martin County, Florida that will be presented on March 11, 2025.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

None

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt the proclamation that will be presented at the March 11, 2025 meeting.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☒ Other: Proclamation (1)

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>.

Before the Board of County Commissioners
Martin County, Florida

A Proclamation

Declaring Surveyors and Mappers Week in Martin County, Florida

Whereas, surveyors and mappers have played a pivotal role in shaping our nation, serving as founding leaders who were instrumental in establishing the layout of property boundaries in the United States - boundaries that allow citizens to enjoy the benefits of property ownership; and

Whereas, the citizens of Florida recognize the valuable contributions of the surveying and mapping profession to the history, development, and quality of life in Florida and the United States of America and provide the knowledge and expertise needed to make informed decisions that impact communities and the nation; and

Whereas, this profession demands a specialized education, rigorous training, a deep understanding of mathematics, physical and applied sciences, and a comprehensive grasp of legal principles related to evidence; and

Whereas, surveyors and mappers hold unique qualifications and licenses that enable them to accurately define and describe land and water boundaries, ensuring the responsible management of natural resources and the protection of public and private property rights; and

Whereas, as science and technology continue to advance, surveyors and mappers are required not only to preserve the knowledge and practices of the past but also to embrace and apply cutting-edge technology to tackle the challenges of the future.

Now, therefore, be it proclaimed by the Martin County Board of County Commissioners that the week of March 16-22, 2025 shall be known as Surveyors and Mappers Week in Martin County, acknowledging the men and women of this profession for their diligence in meeting the continuing needs of our communities.

Presented this Eleventh Day of March 2025

ATTEST:

_____
CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS

_____
SARAH HEARD, CHAIR

_____
EDWARD V. CIAMPI, VICE CHAIRMAN

_____
EILEEN VARGAS, COMMISSIONER

_____
STACEY HETHERINGTON, COMMISSIONER

_____
J. BLAKE CAPPS, COMMISSIONER

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0631 | CNST-8 | **Meeting Date:** 2/25/2025

PLACEMENT: Consent

TITLE:

ADOPT A PROCLAMATION DECLARING MARCH 2025 AS IRISH AMERICAN HERITAGE MONTH IN MARTIN COUNTY, FLORIDA

EXECUTIVE SUMMARY:

The Board is asked to adopt a proclamation declaring March 2025 as Irish American Heritage Month in Martin County, Florida.

DEPARTMENT: Administration

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

REQUESTED BY: Dana Stonebraker, Communications Specialist

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Board is asked to adopt a proclamation declaring March 2025 as Irish American Heritage Month in Martin County, Florida that will be presented at the March 11, 2025 meeting.

ISSUES:

None.

LEGAL SUFFICIENCY REVIEW:

None.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt the proclamation.

ALTERNATIVE RECOMMENDATIONS

Direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution
☒ Other: Proclamation (1)

Before the Board of County Commissioners
Martin County, Florida

A Proclamation

Designating March 2025 as Irish American Heritage Month in Martin County, Florida

Whereas, Irish born Commodore John Barry was recognized by the United States Congress in September of 2002 as the "First Flag Officer of the United States Navy" and also fought the last sea battle of the American Revolution off the coast of Florida; and

Whereas, the Irish first came to Spanish "La Florida" in the 1500s – first as missionaries and mercenary soliders and then as planters, traders, businessmen, doctors and administrators, and three of the Spanish Governors of "La Florida" were actually Irish military officers; and

Whereas, Fr. Richard Arthur, an Irish-born priest from Limerick who was appointed parish priest for St. Augustine in 1597 and ecclesiastical judge of "La Florida," established the first public school in America and opened it to both boys and girls of all races; and

Whereas, by 1776 nearly 300,000 Irish nationals had emigrated to the American colonies and played a crucial role in America's War for Independence; and

Whereas, Andrew Jackson, whose family came from County Antrim, served as Florida's military governor following its acquisition by the United States; and

Whereas, Irish Americans, since America's inception, have provided and continue to provide leadership and service to Florida and our Nation; it is fitting and proper to celebrate their cultural heritage and many valuable contributions.

Now, therefore, be it proclaimed by the Martin County Board of County Commissioners that March 2025 is designated as Irish American Heritage Month in Martin County, Florida.

Presented this Eleventh Day of March 2025

ATTEST:

_____
CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS

_____
SARAH HEARD, CHAIR

_____
EDWARD V. CIAMPI, VICE CHAIRMAN

_____
EILEEN VARGAS, COMMISSIONER

_____
STACEY HETHERINGTON, COMMISSIONER

_____
J. BLAKE CAPPS, COMMISSIONER

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0726 | CNST-9 | **Meeting Date:** 2/25/2025

PLACEMENT: Consent

TITLE:

ADOPT A PROCLAMATION DESIGNATING MARCH 3-9 AS FLOOD AWARENESS WEEK IN MARTIN COUNTY, FLORIDA

EXECUTIVE SUMMARY:

The Board is asked to adopt a proclamation designating March 3-9 as Flood Awareness Week in Martin County, Florida that will be presented at the March 11, 2025 meeting.

DEPARTMENT: Administration

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

REQUESTED BY: Laura Beaupre, Communications Director

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Board is asked to adopt the proclamation designating March 3-9 as Flood Awareness Week in Martin County, Florida that will be presented on March 11, 2025.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

None

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt the proclamation that will be presented at the March 11, 2025 meeting.

ALTERNATIVE RECOMMENDATIONS

Pull this item from the Consent Agenda and direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☒ Other: Proclamation (1)

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>.

Before the Board of County Commissioners
Martin County, Florida

A Proclamation

Designating March 3-9, 2025 as Flood Awareness Week in Martin County

Whereas, Martin County has endured the impacts of severe weather including extreme rainfall and tropical events resulting in flooding along the coast and areas near bodies of water. This has caused damage and losses to homes and buildings whether they are high-risk special flood hazard areas or low to moderate risk flood zones; and

Whereas, Martin County is a voluntary participant in the National Flood Insurance Program that assists residents with protection against flood loss through the purchase of flood insurance at reduced insurance premium rates, as well as setting higher regulatory standards to reduce the flood risk and potential damage to their property; and

Whereas, the reduction of loss of life and property damage can be achieved when appropriate flood preparedness, control and mitigation measures are taken before a flood; and

Whereas, public education and awareness of potential weather hazards and methods of protection are critical to the health, safety and welfare of residents. Therefore, the Florida Floodplain Managers Association has declared the week of March 3-9, 2025 as Flood Awareness Week to increase public knowledge of flood risk, the availability of flood insurance, flood protection methods and how to prepare for emergencies.

Now, therefore, be it proclaimed by the Martin County Board of County Commissioners, in coordination with the Florida Floodplain Managers Association, that March 3 through 9, 2025 has been designated as Flood Awareness Week in Martin County, Florida. Further, the Board encourages the residents of Martin County to increase their knowledge of how to protect themselves and their property from flooding.

Presented this Eleventh Day of March 2025

ATTEST:

_____
CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS

_____
SARAH HEARD, CHAIR

_____
EDWARD V. CIAMPI, VICE CHAIRMAN

_____
EILEEN VARGAS, COMMISSIONER

_____
STACEY HETHERINGTON, COMMISSIONER

_____
J. BLAKE CAPPS, COMMISSIONER

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0612 PH-1 **Meeting Date:** 2/25/2025

PLACEMENT: Public Hearings

TITLE:

FUND BALANCE ADJUSTMENTS THAT ARE NECESSARY FOR FISCAL YEAR 2025

EXECUTIVE SUMMARY:

Each year staff reviews fund balance, monies which are not expended at the end of each fiscal year and amends the budget accordingly. These adjustments are for projects that were planned and approved in Fiscal Year (FY) 2024 but not completed prior to September 30, 2024. Funds that are remaining that are not for a specific project in Fiscal Year 2024 will be placed in reserves.

DEPARTMENT: Administration

PREPARED BY: **Name:** Stephanie Merle
Title: Director of the Office of Management and Budget

REQUESTED BY: Stephanie Merle, Director of OMB

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

Fund balances are those funds that remain at the end of a fiscal year. These monies are estimated and budgeted each year to reflect the remaining funds from the previous fiscal year. These remaining funds are due to one, or a combination of the following: planned expenditures were not made, expenditures were less than planned, revenues anticipated were not collected, and more revenues were collected than planned.

During the budget process fund balance estimates are made prior to the month of June. These estimates are only adjusted further when there has been a significant change in a fund that would warrant such an adjustment. Once the fiscal year has begun, and the previous year fully closed, fund balances for the previous fiscal year are then calculated. Based on whether more or less funds are available than estimated, fund balances in each fund are adjusted accordingly. Adjusting the fund balances allows projects which were planned but not completed to have funding available to continue and is sound fiscal practice as the budget will reflect an actual number rather than an estimate.

The fund balance allocations are made for various reasons: to reallocate monies for those projects which were planned in FY24 but not completed, for housekeeping, and to correctly reflect budget amounts or increase reserves.

Projects planned in FY24 but not completed:
These projects vary between allocations made within other projects that were previously approved by the Board. Reallocation of the monies to the same projects will allow the continuation and/or completion.

Housekeeping items:
Housekeeping items are done to clarify a particular situation or to correct an error. Correction to these funds is critical to maintaining budgets.

Increasing or reducing reserves:
If there is fund balance available and no project monies need to be carried into the next year or no other appropriate allocation is necessary within the fund, then any remaining fund balance is placed into reserves. If there was an overestimate in fund balance, then there will be a reduction made within the reserve account.

The FY25 final budget was adopted by resolution during a public hearing. Section 129.06(2) Fla. Stat. (2010) allows for budget adjustments and has specific instances to allow the adjustment and the method by which the adjustments can be approved. A public hearing is necessary for adjustment to any funds, other than proprietary funds (enterprise funds) and grants Section 129.06(2), (f), (a)-(e) Fla. Stat. (2010). Advertisement requirements for the public hearing are the same as for the budget, which is at least two days, but not more than five days, before the date of the hearing. All notice requirements have been made in accordance with the law.

Noteworthy comments for FY25:
Upon Fiscal Year 2024 year-end fiscal review, County Administration and staff evaluated and identified favorable non-ad valorem revenue opportunities that resulted in unanticipated over-collection to the benefit of county operations. These sources included state revenue sharing and local government sales taxes, interest earnings, and fee-based services that the county provides. Of special note, the Parks and Recreation Department's special facilities, such as the Seaside and Sand Dune Cafes, Phipps Park, Sailfish Sands Golf Course, and the Manatee Pocket Mooring Field, each accumulated net positive revenues that exceeded their respective expenditures and allowed the department to reinvest in those facilities by establishing Fixed Asset Replacement Budgets (FARB) for future maintenance needs.

Other initiatives contained in this year's fund balance include additional investment into the County's Disaster Recovery fund and replenishment of the expenditures made during post-Hurricane Milton recovery efforts, which included the clean-up of large volumes of debris caused by the outbreak of tornadoes during the early hours of the storm. Additionally, the County anticipates Federal Emergency Management Agency (FEMA) funding to offset these expenses in the near future, ultimately restoring the Disaster Recovery Fund and adequately preparing the County for unanticipated emergency events. The balance of the budget request made for the Transportation Disadvantaged program has also been allocated through this process as previously directed during the FY25 Budget Workshop.

The Budget Resolutions will be provided via Supplemental Memorandum.

ISSUES:

Adjusting the fund balances is a sound fiscal practice. If fund balance adjustments are not done, some projects cannot be completed, and the County stands the risk of receiving management comments from our independent auditors for not having an accurate adjusted budget.

LEGAL SUFFICIENCY REVIEW:

To the extent this item contains legal issues; it has been reviewed for legal sufficiency, although this is primarily a matter of Board policy.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt various Budget Resolutions to amend the various taxing authorities and non-taxing authority funds to allocate available monies from the adopted fund balance and other revenue sources in the FY25 Budget.

ALTERNATIVE RECOMMENDATIONS

Move that the Board provide alternative direction.

FISCAL IMPACT:

RECOMMENDATION

Allocating the funding as planned will allow projects which were planned in FY24 to be completed in FY25. Monies that were not allocated for a specific project will be placed into reserves within the specific fund.

Funding Source	County Funds	Non-County Funds
As determined on each Budget Resolution		
Subtotal		
Project Total		

ALTERNATIVE RECOMMENDATIONS

Projects which were planned in FY24 will not be completed in FY25. The monies will remain within the specific fund with the fund balance budget not accurately reflecting the amount available.

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☒ Other: 26 Budget Resolutions

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>.

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: PH- 1

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners

DATE: February 18, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Stephanie Merle
Director of the Office of Management & Budget

REF: 25-0612
SUBJECT: FUND BALANCE ADJUSTMENTS THAT ARE NECESSARY FOR FISCAL YEAR 2025

Attached, please find twenty-six (26) Budget Resolutions for Fund Balance adjustments that are necessary for Fiscal Year 2025.

Reviewed by County Attorney's Office

DGD/SM
Attachments

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY GENERAL COUNTYWIDE FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

GENERAL COUNTYWIDE FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
General Fund						
Revenue						
0001	0000	39900	000	9410A	92,028	Fund Balance - Historic Preservation
0001	0000	39900	000		2,079,475	Fund Balance -Various Ongoing Technology Improvement Projects
0001	0000	39900	000	9473C	664,859	Fund Balance - Transit Services
0001	0000	39900	000	0999	2,200,000	Fund Balance ~ Self Insurance Fund
0001	2204	39900	000	9473A	8,549	Lamar Howard Bus Shelter Maintenance
0001	0000	39900	000	9206A	125,648	Reserves ~ Property Appraiser
0001	0000	39900	000	9203	540,672	Fund Balance ~Supervisor of Elections
0001	0000	39900	000	9207	3,412,255	Fund Balance ~Sheriff
0001	0000	39900	000		89,000	Fund Balance ~ Clerk of the Circuit Court
0001	0000	39900	000	0991	1,794,000	Fund Balance ~ Future Salary Reserve
0001	0000	39900	000	9209	225,000	Fund Balance ~ Escrow for Department of Juvenile Justice(DJJ)
0001	0000	39900	000	9579	162,372	Fund Balance ~ Juvenile Substance Abuse
0001	0000	39900	000		14,162,292	Fund Balance Forward
0001	0000	33120	000	9990IM	225,678	Hurricane IRMA - FEMA Federal Reimbursement
0001	0000	33420	000	9990IM	104,249	Hurricane IRMA - State Reimbursement
0001	0000	33120	000	9990MA	34,087	Hurricane Matthew - FEMA Federal Reimbursement
0001	0000	33420	000	9990MA	24,616	Hurricane Matthew - State Reimbursement
Total					**25,944,780**	
Appropriations						
0001	2401	04900	519	9410A	92,028	Historic Preservation
0001	0201	03410	512		60,000	Other Contracted Services - Public Records
0001	0201	06410	512		59,000	Fleet Vehicle Replacement
0001	4006	01300	529		37,480	Ocean Rescue shift differential
0001	4004	01300	525		33,000	Fire Communications shift differential
0001	1506	06401	513	T02005	14,000	Wifi Equipment Upgrades
0001	1511	03101	571	T02007	10,000	Library AI Chat Customer Service
0001	1523	03101	519	T14001	308	Accela Support
0001	1552	09902	519	T04004	14,249	Computer Desktop/Laptop Replacement - PAO
0001	1552	05195	519	T0400A	945	Mobile Technology Replacement Program - PAO
0001	1553	06401	513	T02005	27,500	Wifi Equipment Upgrades
0001	1571	09902	519	T0400A	42,689	Mobile Technology Replacement Program
0001	1540	03101	525	T04006	100,461	CAD System Upgrade - Fire Rescue Dispatch
0001	1540	09902	525	T04004	52,299	Desktop Replacement Program - EOC
0001	1571	04100	519	T02010	44,000	Countywide Phone Upgrade
0001	1571	03101	519	T14001	1,846	Accela Support
0001	1575	03405	513	T04002	8,500	UKG Timekeeping Services
0001	1575	09902	513	T02010	539,276	Countywide Telephone System

Continued

0001	1575	06401	519	T02017	178,438	Uninterruptable Power Supply Grant Match - Public Safety
0001	1502	05211	513	T02011	8,758	Boards/Committees Microsoft Licenses
0001	1575	03101	513	T02011	61,564	Cloud Storage Maintenance
0001	1575	05211	513	T25004	2,438	Zoom Licenses
0001	1575	05211	513	T04007	50,492	Document Management
0001	1575	06401	513	T02005	484,962	Network Segmentation - Firewalls
0001	1575	06401	513	T02009	91,975	800 mz Truck System
0001	1575	06401	519	T02009	162,292	800 mz Truck System - FRD
0001	1575	03410	519	T02007	49,900	Website Support
0001	1554	06401	519	T02009	17,024	800 mz Truck System - Sheriff
0001	1575	03101	513	T02002	114,659	Department Specific Applications - Banner Report Conversion
0001	1575	03101	513	T01006	900	Asset Management Support
0001	2203	08200	515		161,000	Aid to Private Organization - Grant Match Senior Resource Assoc.
0001	2204	03400	544	9473A	8,549	Lamar Howard Bus Shelter Maintenance
0001	1312	09902	572	2142L	543,867	Phipps Park Net Proceeds - Future FARB
0001	5201	09100	581		61,600	Property Appraiser - FY25 Budget Amendment/postage
0001	5201	09100	581		384,388	Property Appraiser - IT Transition Needs
0001	5420	09100	581		30,320	Sheriff Funding for Tyler CAD System Annual Payment year 3
0001	5420	09100	581		2,311,935	Sheriff Funding for Purchase Orders due to Delays & Supply issues
0001	7001	04901	519		3,500	Indirect Costs - Wellness Clinic
0001	7001	05199	519		35,000	Chamber Audio Replacement
0001	7001	08100	519	9046	921,525	FPL TPP Grant
0001	7001	06810	519	9206A	125,648	Property Appraiser Computer Assist Mass Appraisal System
0001	7001	08100	519	9018	89,319	City of Stuart CRA Payment based on final values
0001	7040	915103	581		400,000	Transfer to fund 5103 Other Post Empl. Benefits (OPEB)
0001	7040	915300	581		250,000	Transfer to Fund 5300
0001	5110	09100	581		89,000	Clerk of the Circuit Court Technology Fund Balance
0001	7040	910006	581	0993	1,600,000	Transfer to Fund 0006 - Disaster Recovery
0001	7080	09901	590	9473C	664,859	Reserves - Transit Services
0001	7080	09901	590		1,070,000	Sheriff Funding Reserves for Future Helicopter Maint.
0001	7080	09901	590		1,522,613	Reserves for Contingency
0001	7080	09901	590	9219	4,000,000	Reserves - Medical Examiner Facility
0001	7080	09901	590	0990	2,800,000	Restricted Reserves
0001	7080	09901	590	0999	2,200,000	Reserves ~ Self Insurance
0001	7080	09901	590	0991	1,794,000	Reserves for Future Salary Needs
0001	7080	09901	590	9209	225,000	Reserves ~ Escrow for Department of Juvenile Justice (DJJ)
0001	7080	09902	590	T0400R	1,200,000	Reserves - Technology Replacement
0001	7080	09901	590	9203	540,672	Equipment Replacement Reserves - Supervisor of Elections
0001	7080	09901	590	9579	162,372	Reserves - Juvenile Substance Abuse Treatment Assistance
0001	7080	09906	590	9990IM	329,927	Hurricane IRMA - FEMA & State Reimbursement
0001	7080	09906	590	9990MA	58,703	Hurricane Matthew - FEMA State Reimbursement
Total					**25,944,780**	

<u>County Capital Projects</u>

Revenue

3102	0000	39900	000	2900	590,607	Fund Balance - Vessel Fees - FBIP
3102	0000	39900	000		4,908,269	Fund Balance Forward
Total					**5,498,876**	

Appropriations

3102	7001	03400	537	2900	590,607	FBIP Vessel Fees
3102	7001	03400	537	9912	112,000	Marine Infrastructure
3102	7040	919400	581		60,000	Coastal grant match - contribution
3102	1571	09902	541	T04004	864	Reserves Computer Desktop replacement
3102	1354	06300	523	9033L	500,000	MCSO Fuel Tank project
3102	1306	06300	519	2142	175,000	Public Facilities FARB/Maintenance
3102	7080	09901	590		4,060,405	Reserves for Capital Projects
Total					**5,498,876**	

Continued

Construction Project Bond

Revenue						
3107	0000	39900	000		451,083	Fund Balance Forward 2019 Construction Project Bond
Total					**451,083**	
Appropriations						
3107	1306	06200	519	6009	451,083	2019 Construction Project Bond - Field Operations Bldg Project
Total					**451,083**	

Beaches

Revenue						
3201	0000	39900	000		1,386,903	Fund Balance Forward
3201	0000	33120	000	9990IM	490,710	Pending Hurricane IRMA - FEMA & State Reimbursement
3201	0000	33120	000	9990DO	1,969,606	Hurricane Dorian - FEMA Reimbursement
Total					**3,847,219**	
Appropriations						
3201	1571	05195	537	T0400A	4,998	Mobile Technology Replacement Program
3201	1571	05211	537	T04004	408	Desktop Replacement Program
3201	1523	03101	537	T14001	154	Accela Software Services
3201	1307	06300	537	9933A	590,000	Manatee Pocket Mooring Facility
3201	1307	09902	537		491,343	Reserves for Capital Outlay
3201	7080	09901	590		300,000	Reserves for Contingencies
3201	7080	09906	590	9990IM	490,710	Pending Hurricane IRMA - FEMA & State Reimbursement
3201	7080	09906	590	9990DO	1,969,606	Pending Hurricane Dorian - FEMA & State Reimbursement
Total					**3,847,219**	

Health Care/Medical Services

Revenue						
1525	0000	39900	000		6,569,710	Fund Balance - Health Care/Medical Svc
Total					**6,569,710**	
Appropriations						
1525	0602	04611	519	9592	75,000	Martin County Health Department Building Maintenance
1525	0212	03400	523		100,000	Inmate Medical Contract CPI adjustment
1525	7080	09901	590		6,394,710	Reserves for Contingency
Total					**6,569,710**	

General Fund - Disaster Recovery

Revenue						
0006	0000	811120	000	0993	200,000	Transfer from Fund 1120
0006	0000	811130	000	0993	100,000	Transfer from Fund 1130
0006	0000	811140	000	0993	200,000	Transfer from Fund 1140
0006	0000	810001	000	0993	1,600,000	Transfer from Fund 0001
0006	0000	39900	000		10,512,063	Fund Balance - Disaster Recovery
Total					**12,612,063**	
Appropriations						
0006	7001	03400	519		12,612,063	Other Contracted Services - Disaster Recovery/General
Total					**12,612,063**	

General Fund - Septic to Sewer

Revenue						
0007	0000	39900	000		230,072	Fund Balance - Septic to Sewer
Total					**230,072**	
Appropriations						
0007	1333	06300	536	0888	230,072	Reserves for future Septic to Sewer Projects
Total					**230,072**	

Continued

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY DISTRICT ONE MSTU FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

DISTRICT ONE MSTU FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1101	0000	39900	000		701,130	Fund Balance Forward ~ District 1 MSTU
Total					**701,130**	
Appropriations						
1101	5010	06300	519		701,130	Improvement Other than Buildings
Total					**701,130**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025

Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY DISTRICT TWO MSTU FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

DISTRICT TWO MSTU FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1102	0000	39900	000		1,117,803	Fund Balance Forward ~ District 2 MSTU
Total					**1,117,803**	
Appropriations						
1102	5020	06300	519		1,117,803	Improvements Other than Buildings
Total					**1,117,803**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY DISTRICT THREE MSTU FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

DISTRICT THREE MSTU FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1103	0000	39900	000		178,394	Fund Balance Forward ~ District 3 MSTU
Total					**178,394**	
Appropriations						
1103	5030	06300	519		178,394	Improvements Other than Buildings
Total					**178,394**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY DISTRICT FOUR MSTU FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

DISTRICT FOUR MSTU FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1104	0000	39900	000		823,230	Fund Balance Forward ~ District 4 MSTU
Total					**823,230**	
Appropriations						
1104	5040	06300	519		823,230	Improvements Other than Buildings
Total					**823,230**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY DISTRICT FIVE MSTU FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

DISTRICT FIVE MSTU FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1106	0000	39900	000		435,288	Fund Balance Forward ~ District 5 MSTU
Total					**435,288**	
Appropriations						
1106	5060	06300	519		435,288	Improvements Other Than Buildings
Total					**435,288**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY FIRE RESCUE MSTU FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

FIRE RESCUE MSTU FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1120	0000	39900	000		11,013,216	Fund Balance Forward - Fire MSTU
Total					**11,013,216**	
Appropriations						
1120	1540	05211	529	T04006	69,265	Fire Rescue Software Services
1120	1540	06401	529	T02009	17,543	Fire Rescue Telecommunications
1120	1540	09902	526	T04004	216,725	Computer Desktop replacement
1120	1540	09902	529	T04004	29,252	Reserves Computer Desktop replacement
1120	1540	03101	529	T14001	615	Accela Professional Services
1120	1540	06401	525	T02005	24,000	Wifi Equipment Upgrade -EM
1120	1575	06401	513	T02005	30,000	Wifi Equipment Upgrade
1120	7001	04901	529		151,296	Indirect Cost
1120	7001	08100	519	9046	307,427	FPL TPP Grant
1120	1340	06402	529	7530	400,000	Fire Engine Equipment Encumbrance Roll
1120	4011	01300	529		127,000	FRD Medical Director service
1120	1306	06200	590	7042	3,400,000	Fire Rescue Training Facility Reserves
1120	1323	06400	541	105311	300,000	County Line Rd. Temporary Station
1120	7040	910006	581	993	200,000	Transfer to Fund 0006 - Disaster Recovery
1120	7080	09901	590	2142I	2,000,000	Fire Rescue Station FARB
1120	7080	09901	590	7530	500,000	Equipment Replacement FARB
1120	7080	09901	590	0991	1,200,000	Reserves for Future Salary Needs
1120	7080	09901	590	0990	2,040,093	Restricted Reserves
Total					**11,013,216**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY SPECIAL DISTRICT A-61 (HUTCHINSON ISLAND) MSTU FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

SPECIAL DISTRICT A (HUTCHINSON ISLAND) MSTU FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1121	0000	39900	000	2028	173,341	Fund Balance Forward - Special District A
Total					**173,341**	
Appropriations						
1121	1307	09902	537	2028	173,341	Reserves for Capital - Beach Renourishment
Total					**173,341**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY COUNTYWIDE MSTU UNINCORPORATED FUNDS (PARKS & RECREATION, STORMWATER, AND ROAD MAINTENANCE) IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

COUNTYWIDE MSTU UNINCORPORATED FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Parks & Recreation MSTU						
Revenue						
1130	0000	39900	000		1,042,012	Fund Balance Forward - Parks and Recreation
Total					**1,042,012**	
Appropriations						
1130	1512	09902	572	T04004	6,554	Reserves Computer Desktop Replacement
1130	1512	09902	572	T0400A	5,598	Mobile Technology Repl. Program
1130	1575	06401	513	T02005	26,000	Wifi Equipment Upgrade
1130	7001	04901	572		26,680	Indirect Costs
1130	1207	03400	572		6,150	Recreation Sponsorship Contributions
1130	7040	910006	581		100,000	Transfer to fund 0006 - Disaster Recovery
1130	7080	09901	590		871,030	Reserves for Contingency
Total					**1,042,012**	
Stormwater MSTU						
Revenue						
1140	0000	39900	000		2,085,470	Fund Balance Forward - Stormwater MSTU
Total					**2,085,470**	
Appropriations						
1140	7040	910006	581	0993	200,000	Transfer to fund 0006 - Disaster Recovery
1140	1523	09902	538	T04004	3,999	Desktop Replacement
1140	7001	04901	519		16,506	Indirect Costs for Wellness
1140	7080	09901	590		1,864,965	Reserves for Capital Projects
Total					**2,085,470**	

Continued

Road Maintenance MSTU

Revenue						
1150	0000	39900	000		2,108,054	Fund Balance Forward - Road MSTU
Total					**2,108,054**	
Appropriations						
1150	2211	06402	541		96,000	Vehicle/Rolling Stock
1150	1571	09902	541	T04004	820	Desktop Replacement
1150	7001	04901	519		43,590	Indirect Costs - Wellness Clinic
1150	7080	09901	590		1,967,644	Reserves for Capital Projects
Total					**2,108,054**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025

Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY GENERAL UNINCORPORATED MSTU FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

GENERAL UNINCORPORATED MSTU FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1110	0000	39900	000		4,590,404	Fund Balance Forward - Unincorporated MSTU
Total					**4,590,404**	
Appropriations						
1110	1521	04614	515	T02011	12,850	UKG Services
1110	1523	03101	515	T14001	2,308	Accela Professional Services
1110	1521	03101	515	T14001	4,462	Qualtrics Interface
1110	1523	09902	515	T04004	21,987	Desktop Replacement Reserves
1110	1523	03101	515	T04002	6,750	UKG Implementation
1110	1571	09902	522	T0400A	22,800	Mobile Technology Replacement Program
1110	2209	03100	515		120,000	Development Review Backlog - Professional Services
1110	7001	03100	515		90,000	Western Lands Study encumbrance
1110	7001	03400	515		7,180	Contracted Services - Interactive Growth Model
1110	7001	04900	515		22,000	Public Hearing Newspaper Advertisements
1110	7001	04901	519		45,866	Indirect Costs for Wellness
1110	2006	04910	524		3,176	Code Enforcement Vehicle Replacement
1110	2006	03400	524		37,000	Derelict Vessel Removal - operating
1110	7001	03400	524	9937	202,494	Derelict Vessel Removal - reserve
1110	7080	09901	590		3,991,531	Reserves for Contingency
Total					**4,590,404**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY BUILDING & PERMITTING FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

BUILDING & PERMITTING FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1111	0000	39900	000		3,743,033	Fund Balance Forward
Total					**3,743,033**	
Appropriations						
1111	2004	03400	524		245,324	Building Dept. software/equipment/training
1111	2004	04910	524		44,503	Building Inspector Vehicle Replacement
1111	2004	06402	524		40,855	Additional Vehicle for Inspections
1111	2004	03413	524		307,925	Credit Card Processing Fees
1111	2004	01200	524		141,820	Labor Distribution Reallocation
1111	1520	09902	524	T0400A	24,104	Mobile Device Replacement Program
1111	1520	05211	524	T04002	34,175	Timekeeping System Technology Project
1111	1520	03101	524	T14001	8,462	Accela Permitting Services
1111	2004	03101	524		35,000	Contractual Inspections Software Support
1111	7080	09901	590		2,860,865	Reserves for Contingency
Total					**3,743,033**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY SAND DUNE CAFE FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

SAND DUNE CAFÉ

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1132	0000	39900	000		139,030	Fund Balance Forward - Sand Dune Café
Total					**139,030**	
Appropriations						
1132	1312	09902	572	2142	139,030	Future Capital Reserves - Sand Dune Café (FARB)
Total					**139,030**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY SEASIDE CAFE FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

SEASIDE CAFÉ FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1133	0000	39900	000		310,220	Fund Balance Forward - Seaside Café
Total					**310,220**	
Appropriations						
1133	1575	03410	572	T02007	3,000	Website Support Services
1133	1207	01200	572		144,055	Café Salary Reallocation
1133	1312	09902	572	2142	163,165	Future Capital Reserves - Seaside Café (FARB)
Total					**310,220**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY JENSEN BEACH AND MANATEE POCKET MOORING FIELDS FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

JENSEN BEACH & MANATEE POCKET MOORING FIELDS FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1135	0000	39900	000		55,107	Fund Balance Forward - Manatee Pocket Mooring Field
Total					**55,107**	
Appropriations						
1135	1207	03400	572		55,107	Manatee Pocket Mooring Field Operating
Total					**55,107**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY COMMUNITY BROADBAND NETWORK FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

COMMUNITY BROADBAND NETWORK FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1137	0000	39900	000	T12001	929,213	Fund Balance Forward - Community Broadband Network
Total					**929,213**	
Appropriations						
1137	1575	04612	513	T12001	27,700	Fiber Tracking Database Upgrade
1137	1575	03101	513	T12001	9,800	CBN Upgrades/Troubleshooting
1137	1575	09901	519	T12001	891,713	Reserves Community Broadband
Total					**929,213**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY IMPACT FEE FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

IMPACT FEE FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenues						
1401	0000	39900	000		741,769	Fund Balance Forward - Administration Impact Fee
1411	0000	39900	000		72,581	Fund Balance Forward - Building Impact Fee
1425	0000	39900	000		309,177	Fund Balance Forward - Fire Protection/EMS
1436	0000	39900	000		415,167	Fund Balance Forward - Law Enforcement
1457	0000	39900	000		(13,395)	Fund Balance Forward - Rural Impact Fee
1458	0000	39900	000		4,179,150	Fund Balance Forward - Urban Impact fee
1459	0000	39900	000		263,339	Fund Balance Forward - Pedestrian/Bicycle Pathways
1461	0000	39900	000		52,627	Fund Balance Forward - Beach Impact Fee
1471	0000	39900	000		182,792	Fund Balance Forward - Library Impact Fee
1475	0000	39900	000		2,721	Fund Balance Forward - Library Building
1491	0000	39900	000		(60,188)	Fund Balance Forward - Open Space/Conservation
1492	0000	39900	000		818,648	Fund Balance Forward - Active Park Land
Total					**6,964,388**	
Appropriations						
1401	7001	03400	519		741,769	Contracted Svc - Administrative Impact Fees
1411	1306	06200	519	7035A	72,581	Ocean Rescue Facility
1425	1306	06200	519	7042	298,402	Buildings - Public Safety Training Facility
1425	1306	03100	526	7047	10,775	Future Fire Needs Analysis Continuation
1436	7080	09902	590		415,167	Reserves for Capital - Law Enforcement
1457	7080	09901	590		(13,395)	Reserves for Debt Service
1458	7080	09901	590	1454	1,579,273	Reserves for City of Stuart
1458	1323	06300	541	1016AI	191,800	Indian/Willoughby Intersection Improv. - City of Stuart
1458	7040	09901	590		2,408,077	Reserves for Debt Service
1459	1323	06300	541	1011	101,972	Pedestrian/Bicycle Pathways
1459	7080	09901	590	1454	161,367	Reserves for City of Stuart
1461	1312	09902	572	2012D	52,627	Beach Parking Reserves
1471	1306	06300	571	8015	182,792	Library Outdoor Spaces - Hoke
1475	1311	06300	571	8015	2,721	Library Buildings
1491	7080	09901	590		(60,188)	Reserves for Open Space/Conservation Land
1492	1312	06300	572	2151B	818,648	Charlie Leighton Park CIP Amendment (BOCC approved)
Total					**6,964,388**	

Continued

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025

Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY SPECIAL REVENUE FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

SPECIAL REVENUE FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenues						
1521	0000	39900	000		736,696	Fund Balance Forward - E-911
1523	0000	39900	000		119,802	Fund Balance Forward - Substance Abuse
1527	0000	39900	000		164,897	Equitable Sharing -Federal Funds for the Sheriff
1529	0000	39900	000		314,077	Fund Balance Forward - Opioid Settlement
1551	0000	39900	000		411,446	Fund Balance Economic Development Business Dev. Board
1552	0211	39900	000	5002	6,190,063	Fund Balance Forward - Promotional Activities
1552	0211	39900	000	5013	1,708,085	Fund Balance Forward - Sports Promotion
1553	0000	39900	000		453,518	Fund Balance -Economic Development Fund
1553A	0000	39900	000		654,300	Fund Balance -Economic Business Opportunity Fund
1572	0000	39900	000		60,611	Fund Balance - Hobe Sound Library Trust Fund Contribution
1576	0000	39900	000		17,885	Fund Balance Forward ~ Arts in Public Places
1581	0000	39900	000		60,732	Fund Balance $2Fee State Attorney
1582	0000	39900	000		(5,145)	Fund Balance $2Fee Public Defender
1583	0000	39900	000		97,670	Fund Balance $2Fee Court Admin
1584	0000	39900	000		82,460	Fund Balance $2Fee GA Litem
1585	0000	39900	000		195,704	Fund Balance $65 Fee Court Innovation
1589	0000	39900	000		559,012	Fund Balance - $30 LCL Ord. Court Facilities
Total					**11,821,813**	
					.	
Appropriations						
1521	7080	09901	590		686,356	Reserves for Contingency - E-911
1521	5701	03400	525	E911A	50,340	Other Contracted Svc
1523	0210	05213	734		119,802	Medical Supplies ~ Substance Abuse
1527	7080	09901	590		164,897	Equitable Sharing Reserves -Federal Funds for the Sheriff
1529	0210	08300	734	24MHC	314,077	Florida Opioid Settlement - Mental Health Court
1551	7080	09901	590		411,446	Reserves- Economic Development BDB
1552	0211	04800	559	5002	5,272,332	Promotional Activities - Tourism
1552	0211	03400	559	5013	1,708,085	Contracted Svc -Sports Promotion
1552	7080	09901	590	5002	917,731	Reserves - 10% Tourism Category A/TDC Reserves
1553	7001	08200	519		453,518	Economic Development Fund - Economic Toolkit
1553A	7001	08200	519		654,300	Economic Business Opportunity Fund
1572	1311	06200	571	8019	60,611	Hobe Sound Library Contribution - Building Improvements
1576	1371	03400	519		17,885	Contracted Svc - Art in Public Places
1581	7080	09901	590		60,732	Reserves $2Fee State Attorney

Continued

1582	7080	09901	590		(5,145)	Reserves $2Fee Public Defender
1583	7080	09901	590		97,670	Reserves $2Fee Court Admin
1584	7080	09901	590		82,460	Reserves $2Fee Guardian Ad LITEM
1585	7080	09901	590		195,704	$65 LCL ORD - Court Innovation FS939.185
1589	0611	04304	519		15,000	Courthouse Garbage/Solid Waste Servies
1589	0611	04301	519		15,000	Electricity
1589	0611	04611	519		15,000	Building Repair and Maintenance
1589	1559	06401	519	T02005	32,000	Wifi Equipment Upgrade
1589	7080	09901	590		482,012	$30 LCL Ord. CT Facilities FS318.18
Total					**11,821,813**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025

Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY UTILITIES AND SOLID WASTE FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

UTILITIES AND SOLID WASTE FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Organization**	**Account**	**Program**	**Activity**		
Revenue						
4102	0000	39900	000		5,757,047	Fund Balance Forward - Consolidated Utilities Fund
4103	0000	39900	000		886,865	Fund Balance Forward - Water CFC Fund
4104	0000	39900	000		1,914,165	Fund Balance Forward - Sewer CFC Fund
4105	0000	39900	000		541,244	Fund Balance Forward - Renewal & Replacement Fund
4107	0000	39900	000		158,998	Fund Balance Forward - Bond Fund 2016A
4118	0000	39900	000		436,440	Fund Balance Forward - SRF Loan Golden Gate
4119	0000	39900	000		363,508	Fund Balance Forward - SRF Loan Clean Water 43025
4120	0000	39900	000		90,728	Fund Balance Forward - SRF Loan Drinking Water 43024
4200	0000	39900	000		6,164,220	Fund Balance Forward - Solid Waste Fund
Total					**16,313,215**	
Appropriations						
4102	3401	03100	536		100,000	Professional Services - water study
4102	3405	03100	536		100,000	Professional Services - modeling updates
4102	3408	04600	536		200,000	Repairs and Maintenance
4102	3408	04604	536		250,000	Manhole Repairs
4102	3416	03100	536	0888	479,341	Professional Services - special assessments planning, SRF, other misc
4102	1534	05211	536	T02001	141,060	Utility Billing Technology Upgrade
4102	1534	03101	536	T01011	7,400	Utilities Aerial Photogrammetry
4102	1534	05211	536	T04002	17,000	Utilities Billing Software Services
4102	1575	06401	536	T02005	2,500	Wifi Equipment Upgrades
4102	1534	09902	536	T04004	19,286	Desktop Replacement Program
4102	1534	05195	536	T0400A	34,139	Mobile Device Replacement Program
4102	7080	09902	536		4,406,321	Reserves for Contingency Capital Outlay
4103	7080	09902	536		886,865	Reserves for Contingency Consolidated Water CFC
4104	7080	09902	536		1,914,165	Reserves for Contingency Consolidated Sewer CFC
4105	1333	06300	536	0842	(9,874)	Improvements O/T Building - Seagate Lift Station
4105	1333	06402	536	4957	(300,000)	Capital Equipment - Generators Deferred
4105	1333	06300	3032	4957	(77,420)	Improvements O/T Building - Water Main Replacement
4105	3415	03400	536	3161	250,000	Other Contractual Services - Billing System
4105	3415	06300	536	0842	167,000	Improvements O/T Building - Seagate Lift Station
4105	3415	06300	536	3019	100,000	Improvements O/T Building - Misc. Water
4105	3415	06300	536	3023	45,670	Improvements O/T Building - Wells and Pumps
4105	3415	06300	536	3093	62,776	Improvements O/T Buildings - Valve Replacements

Continued

4105	3415	06300	536	3520	303,092	Improvements O/T Building - Misc. Sewer
4107	7030	07300	536		158,998	Other Debt Service Costs 2017A Bond
4118	7030	07300	536		436,440	Other Costs - SRF Golden Gate
4119	7030	07300	536		363,508	Other Costs - SRF Golden Gate
4120	7030	07300	536		90,728	Other Costs - SRF Golden Gate
4200	3401	04901	534		60,000	Indirect Cost - additional funds needed
4200	7080	09901	534	0991	112,000	Salaries - market adjustments
4200	7080	09901	534		5,992,220	Reserves for Contingency
Total					**16,313,215**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025

Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY AIRPORT FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

AIRPORT FUND

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
4300	0000	39900	000		2,135,072	Fund Balance Forward - Airport
Total					**2,135,072**	
Appropriations						
4300	1532	09902	542	T0400A	2,142	Mobile Technology Replacement
4300	1532	09902	542	T04004	11,954	Computer Desktop Replacement
4300	3201	04901	542		16,030	Indirect Costs - Wellness Clinic
4300	7080	09901	590		2,104,946	Reserves for Contingency
Total					**2,135,072**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY GOLF COURSE FUND IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

MARTIN COUNTY GOLF COURSE

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
4501	0000	39900	000		297,784	Fund Balance Forward - Martin County Golf Course
Total					**297,784**	
Appropriations						
4501	1512	05211	572	T18001	45,600	Top Tracker Golf Software
4501	1214	04611	572		252,184	Golf Course Future Maintenance Needs
Total					**297,784**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY DEBT SERVICE FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

DEBT SERVICE FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenues						
2207	0000	39900	000		740,590	Fund Balance Forward ~ Half Cent Sales Tax Revenue Bond 2019
2411	0000	39900	000		167,582	Fund Balance ~ Gas Tax Refunding Note 2014
2412A	0000	39900	000	9010	29,536	Willoughby Revenue Note 2017A Tax Exempt
2412B	0000	39900	000	9010	70,998	Willoughby Revenue Note 2017B Taxable
2413C	0000	39900	000		19,763	Willoughby Revenue Note 2017C Tax Exempt
2413E	0000	39900	000		16,709	Capital Improvement Note Series 2017E Tax Exempt
2414	0000	39900	000		87,168	North River Shores MSBU Special Assessment
2415	0000	39900	000		126,198	Capital Improvement Note Series 2022 Taxable
Total					**1,258,544**	
Appropriations						
2207	7080	09901	590		740,590	Reserves ~ Half Cent Sales Tax Revenue Bond 2019
2411	7080	09901	590		167,582	Reserves Gas Tax Refunding Note 2014 Series
2412A	7080	09901	590	9010	29,536	Reserves Willoughby Revenue Note 2017A Tax Exempt
2412B	7080	09901	590	9010	70,998	Reserves Willoughby Revenue Note 2017B Taxable
2413C	7080	09901	590		19,763	Reserves Willoughby Revenue Note 2017C Tax Exempt
2413E	7080	09901	590		16,709	Reserves Capital Improvement Note Series 2017E Tax Exempt
2414	7030	07300	517		87,168	Other Charges - Debt Service Other Fees
2415	7030	09901	590		126,198	Reserves Capital Improvement Note Series 2022 Taxable
Total					**1,258,544**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY OTHER CAPITAL PROJECT FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

OTHER CAPITAL PROJECT FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenues						
3206	0000	39900	000		17,208	Fund Balance Forward ~ Conservation Lands Sales Tax
3301	0000	39900	000		4,533,690	Fund Balance Forward ~ Gas Tax
3302	0000	39900	000		2,694,578	Fund Balance Forward ~ Gas Tax CIP
Total					**7,245,476**	
Appropriations						
3206	1322	06100	537	2052	17,208	Conservation Land Acquisition
3301	1523	03101	541	T14001	308	Accela Services
3301	1523	09902	541	T04004	14,768	Desktop Replacement Program
3301	1523	03101	541	T04002	8,700	UKG Implementation
3301	1575	03410	541	T02007	1,000	Website Support Services
3301	1571	09902	541	T0400A	26,439	Mobile Technology Replacement Program
3301	7001	01202	541		25,000	Gas Tax Personnel PTO Payouts
3301	1306	06200	519	6009	1,000,000	Reserves for Capital Projects - Field Ops Bldg
3301	7080	09901	590	6009A	635,505	Reserves Remaining Field Operations Rent
3301	7080	09901	590		2,821,970	Reserves for Contingency
3302	7080	09902	590		2,562,509	Reserves for Capital Projects - Transportation
3302	7080	09901	590	9306	132,069	Reserves - Refund of Bond Abritrage
Total					**7,245,476**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY TRUST FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

TRUST FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenues						
6201	0000	39900	000		203,060	Fund Balance Forward ~ Law Enforcement Trust Fund
6203	0000	39900	000		125,071	Fund Balance Forward ~ Annie Meyers Trust Fund
6204	0000	39900	000		44,580	Fund Balance Forward ~ Dori Slosberg Drivers Education Trust Fund
6302	0000	39900	000		12,765	Fund Balance Forward ~ Pt Salerno Memorial Trust
Total					**385,476**	
Appropriations						
6201	7040	09100	581		203,060	Interfund Transfer ~Law Enforcement Trust Fund
6203	7001	03400	571		125,071	Annie Meyer Trust Fund - Library
6204	7005	08100	569		44,580	Aid To Governmental Agency~ Dori Slosberg Drivers Education Trust Fund
6302	7001	03409	519	62023	12,765	Repair & Maintenance - Port Salerno Memorial Trust
Total					**385,476**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY INTERNAL SERVICE FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

INTERNAL SERVICE FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenues						
5101	0000	39900	000		3,035,759	Fund Balance Forward ~ Property Insurance
5102	0000	39900	000		1,126,301	Fund Balance Forward ~ Health Insurance
5103	0000	39900	000		3,939,740	Fund Balance - OPEB
5103	0000	810001	000		400,000	Transfer from fund 0001 - OPEB
5300	0000	39900	000		320,186	Fund Balance Forward ~ Vehicle Maintenance
5300	0000	810001	000		250,000	Transfer from fund 0001
5301	0000	39900	000		3,272,741	Fund Balance Forward ~ Fleet Replacement
Total					**12,344,727**	
Appropriations						
5101	7080	09901	590		3,035,759	Property Insurance Reserves for Contingency
5102	7002	04500	513		505,616	Health Insurance
5102	7002	04500	513	91004	400,000	Employee Wellness Clinic Contract
5102	7002	04900	513	91005	220,685	Wellness Initiative Program
5103	7080	09901	590	9974	4,339,740	Reserves Other Post Employment Benefits (OPEB)
5300	1506	05211	519	T04002	8,500	UKG Implementation
5300	1506	09902	519	T04004	6,145	Desktop Replacement
5300	7080	09901	590		320,186	Vehicle Maintenance
5300	7080	09902	519		235,355	Reserves for Capital Outlay - Vehicle Maint
5301	7080	09901	590		3,272,741	Vehicle Acquisition Escrow
Total					**12,344,727**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY CRA FUNDS IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

CRA FUNDS

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenues						
6202	0000	39900	000		66,230	Fund Balance Jensen CRA
6202	0000	33800	000		(3,152)	Local Shared Revenue Jensen CRA
62021	0000	39900	000		159,994	Fund Balance RIO CRA
62021	0000	33800	000		13,676	Local Shared Revenue Rio CRA
62022	0000	39900	000		185,930	Fund Balance Hobe Sound CRA
62022	0000	33800	000		12,158	Local Shared Revenue Hobe Sound CRA
62023	0000	39900	000		172,098	Fund Balance Port Salerno CRA
62023	0000	33800	000		10,858	Local Shared Revenue Port Salerno CRA
62024	0000	39900	000		106,385	Fund Balance Golden Gate CRA
62024	0000	33800	000		13,898	Local Shared Revenue Golden Gate CRA
62026	0000	39900	000		47,413	Fund Balance Old Palm City CRA
62026	0000	33800	000		(8,919)	Local Shared Revenue Old Palm City CRA
62034	0000	816202	000		1,041	Transfer from Fund 6202
62034	0000	819021	000		1,041	Transfer from Fund 62021
62034	0000	819022	000		1,041	Transfer from Fund 62022
62034	0000	819023	000		1,041	Transfer from Fund 62023
62034	0000	819024	000		1,041	Transfer from Fund 62024
62034	0000	36100	000		1,041	Interest Earnings
Total					**782,815**	
Appropriations						
6202	1324	06300	559		62,037	Jensen Beach CRA Improvements
6202	7040	912034	581		1,041	Transfer to CRA Operating - Indirect Cost
62021	1324	06300	559		172,629	Rio CRA Improvements
62021	7040	912034	581		1,041	Transfer to CRA Operating - Indirect Cost
62022	1324	06300	559		197,047	Hobe Sound CRA Improvements
62022	7040	912034	581		1,041	Transfer to CRA Operating - Indirect Cost
62023	1324	06300	559		181,915	Port Salerno CRA Improvements
62023	7040	912034	581		1,041	Transfer to CRA Operating - Indirect Cost
62024	1324	06300	559		119,242	Golden Gate CRA Improvements
62024	7040	912034	581		1,041	Transfer to CRA Operating - Indirect Cost
62026	1324	06300	559		38,494	Old Palm City CRA Improvements
62034	7001	04901	559		6,246	CRA Indirect Costs
Total					**782,815**	

Continued

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025

Agenda Date Item Number

Batch Number Input Date

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER

RESOLUTION TO AMEND THE BUDGET FOR MARTIN COUNTY FRANCHISE FEES IN FISCAL YEAR 2025 BY THE BOARD OF COUNTY COMMISSIONERS

WHEREAS, in compliance with Section 129.06(2)(f) Fla. Stat. amendment to the budget may be authorized by the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Martin County, Florida has approved the appropriation of said funds based upon fund balance monies or other sources of revenues not specifically identified in Section 129.06(2)(a-e) Fla. Stat.; and

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT THESE RECEIPTS AND APPROPRIATIONS BE ADDED TO THE BUDGET AS FOLLOWS:

FRANCHISE FEES

ACCOUNT NUMBER					AMOUNT	LINE ITEM DESCRIPTION
Fund	**Org**	**Account**	**Prog**	**Activity**		
Revenue						
1601	0000	39900	000		8,315,852	Fund Balance Forward - Franchise Fees
Total					**8,315,852**	
Appropriations						
1601	7080	09901	590	ARPRES	3,675,200	ARPA Capital Reserves
1601	1322	06300	538	1246	268,000	TMDL/BMAP Compliance Projects
1601	7080	09901	591		1,372,652	Reserves for Capital Outlay - Roads/Stormwater Infrastructure
1601	1323	06300	541	1017	3,000,000	Improvement Other - Resurfacing
Total					**8,315,852**	

DULY PASSED AND ADOPTED THIS 25TH DAY OF FEBRUARY, 2025

ATTEST:

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Sarah Heard, Chair

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

February 25, 2025
Agenda Date Item Number

Batch Number Input Date

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0510 | PH-2 | **Meeting Date:** 2/25/2025

PLACEMENT: Public Hearings

TITLE:

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE, A TEXT AMENDMENT

EXECUTIVE SUMMARY:

This is a request to consider the adoption of Comprehensive Plan Amendment 24-01, a text amendment to Chapter 1, Preamble, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Jenna Knobbe
Title: Senior Planner

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Plan Amendment

BACKGROUND/RELATED STRATEGIC GOAL:

In accordance with Section 163.3184(4), Florida Statutes, evaluation and appraisal plan amendments must follow the state coordinated review process.

All plan amendments require three public hearings. The first public hearing is before the Local Planning Agency. At the second hearing, the Board of County Commissioners (Board) determines whether to transmit or not to transmit plan amendments as part of a set of amendments. After the hearing, the County has 10 working days to send the amendments to the State Land Planning Agency (State).

The State will issue an objections, recommendations, and comments (ORC) report regarding the proposed plan amendment(s) within 60 days after receipt of the amendment package. Any other unit of local government or government agency may provide comments within 30 days after receipt by the State Land Planning Agency of the complete proposed plan or plan amendment.

Martin County must hold the adoption public hearing within 180 days after receipt of the ORC report. If the County fails to hold an adoption hearing within 180 days after receipt of the ORC report, the

amendments shall be deemed withdrawn unless extended by agreement with notice to the State Land Planning Agency and any affected person that provided comments on the amendment. After the adoption hearing, adopted plan amendments must be transmitted within 10 working days to the State and any other agency or local government that provided timely comments.

The State has 45 days to determine if the plan amendments are in compliance with Florida Statutes and will issue a notice of intent to find that the plan amendments are in compliance or not in compliance. A plan amendment adopted under the state coordinated review process shall go into effect pursuant to the State Land Planning Agency's notice of intent. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Decisions approving or rejecting proposed amendments constitute legislative actions because they involve the policy making function of the Board. They are different from rezoning and site plan decisions which are quasi-judicial actions involving the application of general rules of policy to specific situations. If approval of a comprehensive plan amendment is challenged by an affected person, the approval will be sustained if it complies with Florida Statutes regarding (1) procedural requirements (e.g. proper notice, public hearing), and (2) substantive requirements (e.g. adequate data and analysis, internal consistency). The fairly debatable standard is applicable to the review and requires judicial approval of a Board approval if reasonable persons could differ as to the propriety of the decision. For example, if a petitioner were to claim that an amendment adopted a provision that was not consistent with an existing provision of the CGMP, the court would strike down the amendment only if the court found no reasonable person would think that the two provisions are consistent.

The Local Planning Agency reviewed the amendment on August 1, 2024 and voted 3-1 to recommend approval. The Board of County Commissioners reviewed the amendment on September 10, 2024 and voted 5-0 to continue the public hearing to October 22, 2024. The amendment was returned to the Local Planning Agency on October 3, 2024 to address proposed changes consistent with Chapter 4, Future Land Use Element. The LPA voted 3-1 to recommend approval. On October 22, 2024 the BCC voted to transmit this amendment to the State Land Planning Agency. The State provided the ORC report on December 30, 2024.

ISSUES:

Staff has scheduled the public hearings for adoption of the EAR based plan amendments on the following dates:

- February 25, 2025
- March 11, 2025
- March 25, 2025

At each of the dates listed above, the Board will be asked to consider amendments to one or more chapters of the CGMP. Each public hearing will be opened on its scheduled day. The public hearings on February 25, 2025 and March 11, 2025, will be continued to March 25, 2025. During the March 25, 2025 Board meeting, the continued public hearings will be reopened for the Board to vote on adoption of the amendment. After adoption, each amendment must be transmitted to the State Land Planning Agency within 10 days.

Please see the attached staff report for analysis of the proposed amendment.

LEGAL SUFFICIENCY REVIEW:

This is a legislative matter. Legislative decisions are those in which the local government formulates policy rather than applying specific rules to a particular situation. A local government's approval or denial of an issue in its legislative capacity is typically subject to a fairly debatable standard of review. Fairly debatable means that the government's action must be upheld if reasonable minds could differ as to the propriety of the decision reached. Decisions subject to the fairly debatable standard of review need only be rationally related to a legitimate public purpose, such as the health, safety, and welfare of the public, to be valid. Given this broad discretion, only decisions that are arbitrary and capricious or illegal are subject to serious legal challenge.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board continue this public hearing to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

ALTERNATIVE RECOMMENDATIONS

Move that staff provide more information and continue the item to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

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 EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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.

REQUEST NUMBER:	CPA 24-01: Chapter 1, Preamble
Report Issuance Date:	January 30, 2025
APPLICANT:	Martin County Board of County Commissioners
REPRESENTED BY:	Paul Schilling Growth Management Director Martin County Board of County Commissioners
PLANNER-IN-CHARGE:	Jenna Knobbe, Senior Planner Growth Management Department

PUBLIC HEARINGS:	Date	Action
Local Planning Agency (LPA):	August 1, 2024	Recommend approval 3-1
Local Planning Agency (LPA):	October 3, 2024	Recommend approval 3-1
Board of County Commission Transmittal:	October 22, 2024	Approval to transmit 5-0
Board of County Commission Adoption:	March 25, 2025	

APPLICANT REQUEST: A text amendment to Chapter 1, of the Comprehensive Growth Management Plan (CGMP), to implement the recommended changes of the adopted Evaluation and Appraisal Report (EAR).

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments to Chapter 1, Preamble.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY: Changes proposed for Chapter 1 are listed below based upon those identified in the EAR.

- Remove a reference to the Indiantown Urban Service District and clarify about exclusion of incorporated municipalities in analyses of housing demand and residential capacity.
- Revise Sections 1.7.B and 1.7.C to be consistent with changes proposed in Chapter 4, Future Land Use Element.
- Revise Section 1.7.C *Residential capacity calculations* to change language to a 20-year planning period.
- Renumber subsections in Section 1.11.C for accuracy.
- Revise section references to Section 1.11.C for accuracy.

BACKGROUND: The Evaluation and Appraisal Report, is a required part of the State growth

management process and could be generally described as a mechanism for determining whether the need exists to amend the County's Comprehensive Growth Management Plan. Due to changes made by the Florida Legislature in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports to the State reviewing agencies. Instead, local governments, at least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, must determine if a need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must prepare and transmit within 1 year such plan amendment or amendments for review pursuant to the State Coordinated review process in s. 163.3184. Additionally, local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Staff began this work effort last year. The County Commission has been briefed via memos and Board items. The following chart summarizes the work done.

Aug. 29, 2023	Treasure Coast Regional Planning Council (TCRPC) presented a community public outreach workshop
Nov. 21, 2023	BCC authorized notifying the State Land Planning Agency by letter that amendments are necessary.
Jan. 18, 2024	Treasure Coast Regional Planning Council (TCRPC) presented a second community public outreach workshop
Feb. 15, 2024	LPA reviewed the full EAR.
Feb. 20, 2024	State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and established November 27, 2024 as the deadline for transmittal of EAR based amendments to State Agencies.
Mar. 5, 2024	BCC received a report from TCRPC summarizing public input and adopted Resolution 24-3.2 initiating EAR based amendments.

The Local Planning Agency must conduct a public hearing on each amendment and provide a recommendation. The Board of County Commissioners must hold a transmittal public hearing on each amendment, prior to November 27, 2024 and then the amendments will be reviewed by the various state and regional agencies that participate in the State Coordinated Review Process. After that review the Board of County Commissioners must hold its adoption public hearing.

CONTENT AND FORMAT:

The attached amendment consists of an updated Chapter 1. The attached Chapter contains, in strike and underline, the proposed changes to the Element to implement the recommendations of the EAR and any local issues identified.

DATA AND ANALYSIS:

Please see the attached excerpt from the Evaluation and Appraisal Report that specifies change in planning periods required by Florida Statutes.

Since Chapter 1, Preamble, contains summaries of topics discussed elsewhere in the CGMP, changes to other chapters may need to be reflected in Chapter 1, Preamble. Therefore, additional updates to

Chapter 1, Preamble may be necessary based on changes made to other chapters of the CGMP for the sake of internal consistency prior to final adoption.

PROPOSED CHANGES:

1. Section 1.7.B *Housing unit demand projection* is revised to reflect proposed changes for housing unit demand projection in Chapter 4, Future Land Use Element, for internal consistency.

2. Section 1.7.B *Housing unit demand projection* is revised to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in the housing unit demand projection for unincorporated Martin County.

3. Section 1.7.C *Residential capacity calculations* is revised to reflect proposed changes for residential capacity calculations in Chapter 4, Future Land Use Element, for internal consistency.

4. Section 1.7.C *Residential capacity calculations* is revised to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in residential capacity calculations for unincorporated Martin County.

5. Section 1.7.C *Residential capacity calculations* is revised to change the existing 15-year planning period language to now specify a 20-year planning period. This change is consistent with Section 163.3177 of Florida Statute.

6. Section 1.11.C *Procedure upon application* is revised to correct the numbering errors in subsections (1), (3), and (4). Those subsections are now numbered (1), (2), and (3).

7. Section 1.11.C.(2) and Section 1.11.D.(5) are revised to correct references to other subsections of the Comprehensive Growth Management Plan.

FIGURES/ATTACHMENTS

- Relevant section of Florida legislation matrix that specifies change in planning periods.
- LPA approved minutes.
- Objections, Recommendations, and Comments (ORC) letter from reviewing state agencies.
- Draft ordinance with draft Chapter 1, Preamble shown in ~~strikeout~~ and <u>underline</u> as "Exhibit A".
- Public comment relating to Chapter 1, Preamble.

Review of Statutory Changes between 2016 and 2023.

The evaluation and appraisal process is designed to address any changes in state requirements since the last update of the comprehensive plan and update the plan based on changes to local conditions. Martin County updated its Comprehensive Growth Management Plan (CGMP) on February 2018 based upon an Evaluation and Appraisal Report produced in 2016/2017.

Due to the legislative changes made in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports (EAR) to the Florida Department of Commerce (the State Land Planning Agency) for a sufficiency determination. Instead, local governments must follow these provisions:

At least every seven years, pursuant to Rule Ch. 73C-49, Florida Administrative Code (F.A.C.), Martin County must determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. According to the Evaluation and Appraisal Notification Schedule found on the DEO website, Martin County must make a determination by December 1, 2023.

In addition to the statutory review, Section 1.8 and Objective 2.1B CGMP contain requirements for any EAR report. Below is provided a list of statutory changes that staff must address for each chapter of the Comprehensive Growth Management Plan.

	2023 Changes to Ch 163, F.S.	**Ch. 163, Florida Statutes Citations**	**Addressed (where/how)**	**Amendment Needed by Element**
2	**Land Use and Development Regulations (SB 1604) (**Chapter 2023-31) • Comprehensive planning periods extended from 5 to 10 and from 10 to 20 years. • Revised evaluation and appraisal process. • Emphasis of change is ensuring population projections are appropriately high. • Electric substations	Signed. Effective July 1, 2023.		Review Chapters: 1 Preamble 2 Overall Goals and Definitions 4 Future Land Use 6 Housing 10 Sanitary Sewer 11 Potable Water 14 Capital Improvements, CGMP.

Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Chair, District 1, 11/2024
Thomas Campenni, District 2, 11/2026
Bob Thornton, District 3, 11/2024
James Moir, District 4, 11/2026
Rick Hartman, Vice Chairman, District 5, 11/2024
Juan Lameda, School Board Liaison, 12/2024

Thursday, August 1, 2024	**7:00 PM**	**Commission Chambers**

CALL TO ORDER

Mr. Hartman, Vice-Chair, called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

Present: Rick Hartman, Vice Chair
Bob Thornton
James Moir
Thomas Campenni
Juan Lameda – School Board Liaison

Absent: Niki Norton, Chair

Staff Present:
Deputy County Attorney ..... Elysse Elder
Growth Management Director.....Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Planner..... Jenna Knobbe
Chief Project Engineer.....Lisa Wichser
Traffic Engineering Administrator.....Lukas Lambert
Agency Recorder/Notary.....Maria Harrison

MINU APPROVAL OF MINUTES

None.

NEW NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE

A proposed text amendment to Chapter 1, Preamble of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal

Report (EAR).

Requested by: Paul Schilling, Growth Management Director
Presented by: Jenna Knobbe, Planner, Growth Management Department
Agenda Item: 24-1178

STAFF: Mr. Dulin introduced the item. Ms. Knobbe presented.

LPA: Mr. Moir asked why bringing up the language of the Secondary Urban Service Boundary within Indiantown is germane?

STAFF: Mr. Dulin explained that, after incorporating, the Village of Indiantown de-annexed a portion of the Secondary Urban Services District, the Little Ranch Estates subdivision and another small sliver of property. It is appropriate to recognize that this needs to be included in our residential capacity analysis calculations.

LPA: Mr. Moir asked about changing from 15 to 20 year horizon for capacity? It seems as though it's harder to predict further out and it make controlling growth considerably more difficult. Mr. Moir feels that projecting out 20 years for our capacity provides a certain amount of residential capacity in the near term that may not actually be real and he thinks it will be utilized to expand the Urban Services Boundary prematurely. Mr. Campenni asked how we address Mr. Moir's concern and whether we will be doing a 10 year plan.

STAFF: Ms. Knobbe and Mr. Dulin discussed that the Statute states that we will use planning periods of 10 and 20 years.

STAFF: Mr. Dulin responded that the 10 year planning period will still be a requirement and we'll be continuing to do that. Ms. Elder explained that we are required by Statute to include that 20 year plan. We have to, at least, do the first 10 year and the 20 year plan. We could do a 5 year plan and a 15 year plan to add onto it, but we have to do the 20 year plan, per Statute. We can do more, but we're required to do the 10 and 20. Ms. Knobbe and Mr. Dulin discussed that the Statute states that we will use planning periods of 10 and 20 years.

LPA: Mr. Moir stated that if the language that says we will have a 15 year horizon for our residential capacity doesn't change to conform with that, then we're changing the numbers midstream and it concerns him that it will be used as another way to move the Urban Service Boundary further out to Agricultural lands. Mr. Moir stated that a 5, 10, 15 and 20 year plan is the best we can do, but we need to change the language in there that our residential capacity is being reassessed every 5 years. Mr. Campenni asked when this EAR is due. He also asked how many years it takes to put a Residential Capacity Analysis together and what is the expense.

STAFF: Mr. Schilling and Mr. Dulin explained that the transmittals of all chapters need to be transmitted to the State Land Planning Agency before November 27th. The agency will then have 60

days to review and provide comments or objections, then we will bring it back to the Board of County Commissioners for adoption.

STAFF: Mr. Schilling answered that it is a complicated endeavor. Mr. Dulin explained that we put one together in 2023 and that it took the better part of 2023 to do so.

LPA: Mr. Campenni said that from what he's heard it takes to do, it would be one more report that nobody would read and it wouldn't be an accurate analysis. Mr. Moir respectfully disagreed, stating that he felt it was probably the reason that Newfield passed and that it would certainly be utilized by a lot of development interests to move our Urban Service Boundary in the very near term. Mr. Hartman stated that Newfield passed because it was time, it was a good location, and it was a good project. Mr. Moir stated that we should know what our residential capacity is on a regular basis.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Moir to put a 5 year window for our Residential Capacity. The motion failed due to no Second. A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 3-1 with Mr. Moir opposed.

NPH-2 COMPREHENSIVE PLAN AMENDMENT 24-05, TRANSPORTATION ELEMENT

A proposed text amendment to Chapter 5, Transportation Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Samantha Lovelady, AICP, Principal Planner
Agenda Item: 24-1059

STAFF: Clyde Dulin, AICP, Comprehensive Planning Administrator, introduced the item on behalf of Ms. Lovelady and Lukas Lambert, Traffic Engineering Administrator, presented.

LPA: Mr. Moir commented that the proportional share was not terribly successful on Cove Road and Kanner Highway. Regarding level of service being qualitative, he feels we need to have a trigger that is clearly defined as a level of service that is unacceptable. Mr. Moir also asked whether we have a definition of what constitutes a motorized vehicle. Mr. Hartman stated that the Sheriff's Department has a definition of what is a vehicle and what can come on the road.

STAFF: Mr. Lambert discussed vehicles, touching on a single-occupancy vehicle, electric bicycles, etc. Ms. Wichser stated that any vehicle that's on a thoroughfare has to be registered. She pointed out that there are tables showing the set capacities of the roads and, if the measured traffic carried on the road exceeds that target, then it would go into an "E". What we put in here is that if it continues for several years, then we will call it a failing roadway.

LPA: Mr. Moir stated that the trouble is that we have seasonal use and without having the calculation in front of us we allow it to slide.

STAFF: Ms. Wichser stated that this is done every year and traffic is counted 24/7/365 and data is collected multiple times a year; Mr. Lambert noted that there is a peak season factor used.

LPA: Mr. Moir asked if that was referenced in the manual that that shall be done.

STAFF: Mr. Lambert stated no, Martin County collects our traffic volumes here and the Department of Transportation (FDOT) collects a lot of traffic vehicle data that is not really specified so that is why peak season factors are created. The FDOT's 24/7/365 count station is towards the base of Roosevelt Bridge. Both the FDOT and Martin County have multiples that are the constant survey for everyday of the year. We know when our high months are and when our low months are and when we need to apply the seasonal adjustment factors.

LPA: Mr. Moir said his concern is that there is a lot of detail in the Comp Plan, especially in this Element. Why aren't we saying that to the Public that may read the Comp Plan?

STAFF: Mr. Lambert explained that the Comp Plan is an overarching guide that tells us to do things and the Public Works Department produces reports that dive deeper into issues, including the roadway needs assessment and that when reviewing traffic analysis reports from developers the staff uses knowledge they have of the time of the year and events happening throughout the county.

LPA: Mr. Moir stated that it seems as though the language is just being changed to mean the same thing.

STAFF: Mr. Lambert stated that "level of traffic stress" is a fairly new concept. It was just published in the 2023 FDOT-QLOS Manual; therefore it is new in this concept. Ms. Wichser further stated that the revisions to the chapter set it up for the future and sets a goal.

LPA: Mr. Moir made a comment from a water quality perspective: the MPO's recommendations for dredging everywhere is not going to be good for water quality and will not be good for habitat health. He has a hard time supporting dredging everywhere in the St Lucie estuary to make recreation easier. It does not make it a healthier estuary and is very concerned that that is included. The idea of passenger ferries from Ft. Pierce to Stuart is pretty pie-in-the-sky and would directly compete with our recreational industry here if we had high-speed ferries moving from Ft. Pierce to Stuart.

LPA: Mr. Hartman said he would not like to see a blanket statement put on this; he believes there are some areas that do need dredging, such as the Manatee Pocket, to make the water quality better.
Mr. Moir and Mr. Hartman then debated environmental dredging vs pipe operations.

STAFF: Ms. Wichser stated the reason that the language is in there now is because she did not see anything in the chapter regarding marine transportation, she then went back to the Waterway Plan which was done with Martin and St Lucie Counties and that is where this came from, the ferries are mentioned in the text there but are not a goal. The goal is to keep the inlet open and develop a group that would

identify other areas that could need to be dredged, etc. If different language is proposed by the Board that can be noted.

LPA: Mr. Moir and Mr. Hartman debated the language used.

STAFF: Mr. Lambert explained that the language came from an adopted MPO plan and that the document is available for review. Ms. Wichser stated that this discussion is more for the Coastal Element rather than the Transportation Element. Mr. Lambert clarified that the Transportation Element supports the Counties goals and explained that the MPO allows us to receive Federal and State funds, he also clarified that in large urban areas seaports are prioritized, however, that was not put in for our County as Martin County is not a deep-water port like St. Lucie County.

LPA: Mr. Campenni stated that he thinks our Public Transportation is ridiculous and thinks it is a shame to spend money on the Marty system to have no one ride it and that he feels a Comprehensive Plan is really a useless thing. He asked for clarification about a letter received from Mr. Morris Crady.

STAFF: Mr. Dulin explained that Mr. Crady was suggesting that the Comp Plan recognize the fact that there are sometimes two future land use designations on a property, residential and non, and that the infrastructure should be allowed to occur on both designations. Mr. Dulin further said this was really geared as much to Chapter 4 as Chapter 5 and he anticipates some language being brought forth on Chapter 4 later this year.

LPA: Mr. Moir noted that he did not see any reference to a train station in Martin County.

STAFF: Mr. Dulin stated that they try to identify fully backed projects and do not put language in for something that is not yet in place. Elysse Elder stated they could add language if the Board requests it.

LPA: Mr. Moir stated that he does not think the proportional contributions is a good idea.

STAFF: Ms. Wichser stated that the Proportion Share is added due to State Statute, if you have transportation concurrency language, which we do, it must be in there.

LPA: Mr. Moir made a Motion that this is moved forward for serious consideration of some of the Marine Elements that have been sticky…(he did not complete his motion).

LPA: Mr. Campenni made a Replacement-Motion for approval of staff recommendation with a mention of how the train station is tied into the plan and also when it comes to dredging that, if possible, it be done in the most environmentally sensitive way possible.

LPA: Mr. Moir Seconded the Motion.

STAFF: Ms. Elder clarified that they are voting on Mr. Campenni's Motion.

LPA: Mr. Hartman said he feels some language regarding dredging is redundant.

PUBLIC: The following people spoke regarding this item: Carol Ann Leonard spoke about Marty and suggested bike racks should be added near the bus stops and agrees with Mr. Moir regarding the dredging.

LPA: Mr. Campenni told Ms. Leonard about a service by United Way called Ride United and stated that what the County provides right now is not economically feasible.

STAFF: Mr. Schilling asked Mr. Moir for clarification regarding his earlier concern about the Train Station and if it was regarding arrivals and departures having transportation from the station in other words a bus, etc.?

LPA: Mr. Moir said that in order to be effective as Public Transportation it has be integrated. Mr. Campenni noted that the City of Stuart has stated they would provide trams to the hotel or downtown area.

LPA: Mr. Hartman called for a vote on the motion made by Mr. Campenni.

MOTION: The Motion CARRIED 4-0.

COMMENTS:

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling reminded the Board members of the planned upcoming meeting schedules and the need for quorums to be present.
3. **LPA** – Mr. Campenni will not be at the Sept. 12th meeting but will be at the 19th, Mr. Moir believes he is available for both Sept. meetings. Mr. Hartman will not be available for the Sept. 19th meeting. Both Mr. Thornton and Mt. Moir noted they would be in attendance for the August 15th meeting.

ADJOURN:

The Local Planning Agency meeting of August 1, 2024, adjourned at 7:59 pm.

Respectfully Submitted:

Maria Harrison / Rebecca Dima
Growth Management Department
Agency Recorder/Notary

9/19/2024
Date Signed

Approved by:

Rick Hartman, Vice Chair
Tom Campenni for

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

Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Chair, District 1, 11/2024
Thomas Campenni, District 2, 11/2026
Bob Thornton, District 3, 11/2024
James Moir, District 4, 11/2026
Rick Hartman, Vice Chairman, District 5, 11/2024
Juan Lameda, School Board Liaison, 12/2024

Thursday, October 3, 2024	**7:00 PM**	**Commission Chambers**

CALL TO ORDER

Ms. Norton, Chair, called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

Present: Niki Norton, Chair
Rick Hartman, Vice Chair
James Moir
Thomas Campenni
Juan Lameda – School Board Liaison

Absent: Bob Thornton

Staff Present:
Deputy County Attorney ..... Elysse Elder
Growth Management Director ..... Paul Schilling
Comprehensive Planning Administrator ..... Clyde Dulin
Senior Planner, Growth Management ..... Jenna Knobbe
Principal Planner, Growth Management ..... Samantha Lovelady
Senior Planner, Growth Management ..... John Sinnott
Principal Planner, Growth Management ..... Luis Aguilar
Principal Planner, Growth Management ..... Brian Elam
Agency Recorder/Notary ..... Rebecca Dima

MINU APPROVAL OF MINUTES – NONE

QJP QUASI-JUDICIAL PROCEDURES

QUASI-JUDICIAL PROCEDURES
Quasi-Judicial procedures apply when a request involves the application of a policy to a

specific application and site. It is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process to cross-examine witnesses, present evidence, demand that the 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.

Agenda Item: 25-0050

NEW NEW BUSINESS

NPH-1 ALL SAINTS CEMETERY REZONING (A088-001) (QUASI-JUDICIAL)

This is a request by Creech Land Use & Zoning, P.A, on behalf of All Saints' Cemetery, Inc., for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 9-acre cemetery from A-2, Agricultural District, to PS-2, Public Service District. The subject site is adjacent to the All Saints Episcopal Church at 2303 NE Seaview Drive, Jensen Beach. Included with this application is a request for a Certificate of Public Facilities Exemption.

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

Presented by: John Sinnott, Senior Planner, Growth Management Department

Agenda Item: 25-0118

***For the Record:**

LPA: Ex-parte communication disclosures: None. Intervener(s) present: None. All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Sinnott presented

LPA: Mr. Moir asked what is changing on the property?

STAFF: Mr. Sinnott stated that just the zoning at this point, there are no plans in process at this time; but the Applicant wanted the ability to possibly build mausoleums if ever needed.

LPA: Mr. Campenni asked if any graves were being dug up.

STAFF: Mr. Sinnott said no.

LPA: Mr. Moir asked for clarification as to what parcels are included in the rezoning.

STAFF: Mr. Sinnott showed the 9 acres that are the subject of the application.

APPLICANT: Ms. Creech presented. Notices to neighboring properties were turned in.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 4 - 0 with Mr. Thornton absent.

NPH-2

THE GRACE PLACE REZONING (G060-005) (QUASI-JUDICIAL)

This is a request by McCarthy Summers et.al on behalf of The Grace Place, Inc. for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 10.97-acre site from A-1A (Agricultural District) to RE-2A (Rural Estate District). The site is located at 1550 SE Salerno Road in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Requested by: Christen Spake, Esq., McCarty Summers et.al.

Presented by: Luis Aguilar, Principal Planner, Growth Management Department

Agenda Item: 25-0119

***For the Record:**

LPA: Ex-parte communication disclosures: None. Intervener(s) present: None.
All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Aguilar presented.

LPA: Mr. Moir asked what is changing?

STAFF: Mr. Aguilar stated that there is one application in for a carport.

LPA: Mr. Moir stated that he believed a carport would be allowed currently.

STAFF: Mr. Schilling clarified that current zoning is not consistent with the land use, so that is why the application is in at this time. There could be a future site plan application.

LPA: Mr. Hartman asked if this was a mandatory rezoning.

STAFF: Mr. Schilling stated that it was.

APPLICANT: Ms. Spake presented and turned in the notices to neighboring properties.

PUBLIC: The following people spoke regarding this item: Gloria Gronoucz.

LPA: Mr. Campenni asked the Applicant if a site plan has been put in yet.

STAFF: Ms. Elder stated that this is a rezoning, and a Site Plan is not an appropriate evaluation as to whether or not this is rezoned. What kind of uses may be asked but not Site Plan specific.

LPA: Mr. Moir said he did not think they were trying to site zone, just trying to clarify why the applicant has to rezone for a carport?

STAFF: Mr. Schilling clarified that a plan has been submitted and was referenced as a "carport" but is a porte-cochere that is attached to the building along with formalized paved parking; no residential is proposed. They are only here tonight to rezone the property because it has a 1967 zoning of A1A, which is Agricultural.

APPLICANT: Ms. Spake clarified that this was due to the very old zoning and the Comp Plan says they have to do this; the church has been here for 40 years and are staying here.

LPA: Mr. Moir stated his concerns regarding flooding on Salerno Rd.

APPLICANT: Ms. Spake noted that their engineer is here and will make note of that.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 4 - 0 with Mr. Thornton absent.

NPH-3 MANUFACTURED COMMUNITY MANAGEMENT REZONING (W098-005) (QUASI-JUDICIAL)

This is a request by Gunster, Yoakley & Stewart, P.A. on behalf of KSA Equities Holdings, Inc. for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 3.83-acre undeveloped site from B-1 (Business District) to GC (General Commercial District). The site is located east of SE Federal Highway and north of SE Hydrangea Street, approximately 0.17 miles south of SE Salerno Road in Stuart. Included is a request for a Certificate of Public Facilities Exemption.

Requested by: Robert S. Raynes, Jr., Esq., Gunster, Yoakley & Stewart, P.A.
Presented by: Brian Elam, PMP, Principal Planner, Growth Management Department
Agenda Item: 25-0120

***For the Record:**

LPA: Ex-parte communication disclosures: Ms. Norton, Mr. Moir & Mr. Hartman have had none. Mr. Campenni has spoken to the Applicant.
Intervener(s) present: None.

All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Elam presented.

LPA: Mr. Moir asked if this was within the Salerno CRA and where that boundary was.

STAFF: Mr. Elam stated it is not, and showed where the boundary area is.

APPLICANT: Mr. Tom Sawyer with Gunster Law presented and turned in their notices to neighboring properties. Mr. Brian Nolan with Lucido & Associates was asked and answered questions from Mr. Sawyer.

LPA: Mr. Moir asked the Applicant if it was necessary to have General Commercial Zoning for this property or could Community Commercial do what they want to do as he is concerned with another gas station.

APPLICANT: Mr. Sawyer stated that the General Commercial Zoning was consistent with their needs.

LPA: Mr. Hartman made a statement regarding Mandatory Rezoning situations, and asked Ms. Elder and Mr. Schilling what can be done to stop this having to happen as it costs time and money.

STAFF: Ms. Elder explained that Public Hearings are necessary for any rezoning as it cannot be done without the property owners' consent, however, she is not sure that this case is a mandatory rezoning.

STAFF: Mr. Schilling clarified that this application is not mandatory and further clarified some requirements for the process of rezoning in the county.

PUBLIC: The following people spoke regarding this item: Sherise Gregory.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 4 - 0 with Mr. Thornton absent.

NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-04, FUTURE LAND USE ELEMENT

A proposed text amendment to Chapter 4, Future Land Use Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator, Growth Management
Agenda Item: 24-1209

STAFF: Mr. Dulin presented.

LPA: Mr. Moir asked if there were other the parcel control numbers being included for addition to Policy 4.7A.14, Allowable development outside the Primary Urban Service District.

STAFF: Mr. Dulin showed on the map what areas are being proposed for changes, which are consistent with Chapters 10 and 11 which have already been presented.

LPA: Mr. Campenni asked if Commissioner Heard has had any issues with this proposal?

STAFF: Mr. Dulin stated he does not recall it being specific to this chapter; there was a vote to move Chapters 10 and 11 to the October 22, 2024, hearing. Mr. Dulin then continued his presentation.

LPA: Regarding shared infrastructure, Item number 8 in the staff report, Mr. Moir asked if this could be done with a PUD?

STAFF: Mr. Dulin stated that no, a PUD does not get around the Future Land Use designations. A discussion ensued between Mr. Dulin, Mr. Moir, and Mr. Campenni regarding the clarification of this. Mr. Dulin then showed graphic from the presentation to better clarify the proposed policy.

STAFF: Ms. Elder further clarified what can and cannot be done if residential and commercial share a unified property.

LPA: Mr. Moir asked to have the language shown and further clarified.

STAFF: Mr. Dulin showed specific areas from the presentation. Proposed policy 4.9A.3 and 4.10C.

LPA: Mr. Campenni asked a hypothetical question about future desires to divide a unified property.

STAFF: Mr. Dulin and Ms. Elder clarified that projects have to have Unity of Titles and any changes have to go before the Board for review and approval. Mr. Dulin then continued his presentation.

LPA: Regarding item number 9 in the staff report and residential capacity in 10 and 15 year planning periods, Mr. Moir made a statement regarding his thoughts on these changes being a bad idea to him.

LPA: Mr. Hartman asked Mr. Dulin to clarify that residential capacity calculations still have to be done.

STAFF: Mr. Dulin further clarified language in the proposal and that everything still has to comply with all other plan policies. Mr. Dulin then continued his presentation.

Regarding item number 10 in the staff report and the Census data used in the Residential Capacity Analysis, Mr. Moir and Mr. Dulin discussed the usage of certain data and whether or not continuing to use the same data is the best way to plan for the County.

LPA: Mr. Campenni asked Mr. Dulin what would be used instead?

STAFF: Mr. Dulin stated they would use total housing units available through the property appraiser's office and economic development data provided by Bureau of Economic and Business Research Florida and data provided by Tallahassee. Mr. Dulin showed where in the plan policy the data will be used, and which data will be used.

Mr. Moir and Mr. Campenni discussed their thoughts on the data being proposed for use.

STAFF: Ms. Elder stated that data is not being substituted, just removing vacant property data.

STAFF: Mr. Dulin showed policy 4.1D2 to clarify.

LPA: Ms. Norton asked Mr. Dulin to confirm that the policy defines what excess housing is.

STAFF: Mr. Dulin said yes and further stated that it is only available through census. Mr. Dulin then

continued his presentation.

LPA: Mr. Hartman asked a question regarding the maximum allowed density used on a property.

STAFF: Mr. Dulin said that the methodology attempting to use less than the maximum allowed density is problematic, so they left that alone.

LPA: Mr. Moir asked how "Live Local" alters the calculation.

STAFF: Mr. Dulin said it is not counted.

A discussion ensued between the LPA members regarding clarification for what data is being used and how they would like to be able to see it.

STAFF: Mr. Dulin stated that the Bureau of Economic and Business Research adjusts their data every 10 years to sync with the census.

LPA: Mr. Hartman asked Mr. Dulin if when the census comes out what is used is just synced up.

STAFF: Mr. Dulin stated that yes, in terms of projected population.

LPA: Mr. Hartman said he agrees with Mr. Campenni that he would like to be able to see where exactly the information was coming stated more clearly.

STAFF: Mr. Dulin quoted from the State Requirements regarding the need for the recommendations.

LPA: Mr. Moir and Mr. Campenni said they cannot support this. Mr. Hartman asked if there was a reference where the information comes from that can be seen in the text.

STAFF: Mr. Dulin showed where it can be seen in the text Policy 4.1D.2.

LPA: Mr. Campenni said he can then support it.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 3 - 1 with Mr. Moir opposed and Mr. Thornton absent.

NPH-5 COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE

A proposed text amendment to Chapter 1, Preamble of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Director

Presented by: Jenna Knobbe, Senior Planner, Growth Management
Agenda Item: 25-0126

STAFF: Ms. Knobbe presented.

LPA: No questions. Mr. Moir stated he is opposed to it because he is opposed Chapter 4 and does not want to update the others to be in concurrence.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 3 - 1 with Mr. Moir opposed and Mr. Thornton absent.

NPH-6 COMPREHENSIVE PLAN AMENDMENT 24-02, OVERALL GOALS AND DEFINITIONS

A proposed text amendment to Chapter 2, Overall Goals and Definitions of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Director
Presented by: Jenna Knobbe, Senior Planner, Growth Management
Agenda Item: 25-0127

STAFF: Ms. Knobbe presented.

LPA: No questions. Mr. Moir stated he is opposed for the same reasons as previously stated.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 3 - 1 with Mr. Moir opposed and Mr. Thornton absent.

NPH-7 COMPREHENSIVE PLAN AMENDMENT 24-14, CAPITAL IMPROVEMENTS ELEMENT

A proposed text amendment to Chapter 14, Capital Improvements Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator, Growth Management
Agenda Item: 25-0122

STAFF: Ms. Knobbe & Mr. Dulin presented. It was noted that there is a change in response to Federal HUD requirements being made that is not in the Staff Report but was noted by the Public Works staff that takes effect Jan. 1, 2025. Policy 14.1A.2.(2)(b) 4) must require the lowest floor to be at least 2 feet above the 100-year flood elevation.

LPA: Mr. Moir asked if it would make sense to have the 100 year flood calculation comply with the other 100 year storm event calculations by using the same language.

STAFF: Mr. Dulin stated that the language used is what was provided by HUD.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 4 – 0 with Mr. Thornton absent.

COMMENTS:

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling polled the Board Members for their attendance at the next meeting.
3. **LPA** – Mr. Campenni stated he will not be able to attend the next meeting.

ADJOURN:

The Local Planning Agency meeting of October 3, 2024, adjourned at 8:28 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

11/7/2024
Date Signed

Approved by:

Niki Norton, Chair

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

December 30, 2024

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

Dear Mayor Ciampi,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Martin County (Amendment No. 24-04ER), which was received on October 31, 2024. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing two comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

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

FloridaCommerce staff is available to assist the County to address the comments. If you have any questions related to this review, please contact Christina Nazaire, Choose or enter job title, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

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

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Paul Schilling, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

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

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Martin County 24-04ER

FloridaCommerce has identified two comments regarding Martin County's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the County could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with County staff and is available to assist the County to address the comments.

Comment 1: ***Five Year Capital Improvements Schedule***

The proposed amendment includes multiple references to the Five-Year Capital Improvements Plan (CIP) but does not include the CIP in the County's Comprehensive Plan. Excluding the CIP is inconsistent with the requirements of section 163.3177(3)(a)4., F.S.

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The County must include the Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Comment 2: ***Intergovernmental Coordination***

FloridaCommerce recommends that Martin County coordinate with the Florida Department of Environmental Protection (FDEP) to address their comments regarding the proposed amendment.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***https://floridajobs.secure.force.com/cp/) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

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

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

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

_____ Ordinance number and adoption date.

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

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

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

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

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

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

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

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

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

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

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

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 22, 2024

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

Martin County 24-04ER Proposed Comprehensive Plan Amendment State Coordinated Review

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The Department's review of the proposed policies focused on important state resources and facilities that would be adversely impacted if the amendment is adopted, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails and conservation easements; solid waste; and water and wastewater treatment; and the Everglades ecosystem restoration.

PROPOSED AMENDMENTS

The proposed amendment updates the text and maps of the Martin County (County) Comprehensive Plan based on the most recent Evaluation and Appraisal Report (EAR). The update includes changes to the County's Infrastructure Element (Element) to address the sanitary sewer feasibility requirements of s. 163.3177(6)(c)3, F.S. The proposed update to the Element includes new Goal 10.4 and Objectives 10.4.A and 10.4.B, which direct the County to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any applicable developments, and updates Table 10-2 to identify the current capacity and the 20-year projected wastewater flow at wastewater treatment facilities under full or partial governance of the County.

DEPARTMENT COMMENTS

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a Basin Management Action Plan (BMAP) within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address

the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

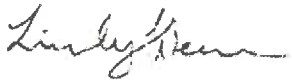
Section 163.3177(6)(c)3, F.S., requires local governments to include a feasibility analysis that identifies the wastewater facilities (name and location) that could receive sanitary sewer flows after connection, the current capacity of the identified wastewater facilities and any transmission facilities, the projected wastewater flows for the next 20 years, including expected future new construction and connections of OSTDSs to sanitary sewer, and a timeline for the construction of any sanitary sewer determined to be feasible.

While the County's proposed amendment addresses several of the above informational requirements, the Element lacks any construction timeline(s) for the connection of applicable developments to the sanitary sewer system. To be consistent with s. 163.3177(6)(c)3, F.S., the Element should be updated to include the construction timeline(s) for any sanitary sewer determined to be feasible. As the statutory deadline (July 1, 2024) has passed, the County should include this information in the Element as soon as possible to address the existing noncompliance with the statute.

CONCLUSION

The Department is providing technical assistance comments consistent with s. 163.3168(3), F.S. The comments will not form the basis of a challenge. If you should require assistance or additional information, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Sincerely,



Lindsay Weaver, Environmental Specialist II
Office of Intergovernmental Programs

cc: Donna Harris, Florida Department of Commerce

From:	Paul Schilling
To:	Clyde Dulin; Joan Seaman
Subject:	FW: FWC"s Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)
Date:	Wednesday, November 20, 2024 5:28:12 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Wednesday, November 20, 2024 5:17 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>; Gruver, Pamela <Pamela.Gruver@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>; DCPexter@Commerce.fl.gov
Subject: FWC's Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)

Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(4), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147

Martin County 24-04ER_60351

Florida Department of Transportation
RON DESANTIS
GOVERNOR
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
JARED W. PURDUE, P.E.
SECRETARY

January 22, 2025

Mr. James D. Stansbury, Chief
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

RE: Martin County 24-04ER Proposed Comprehensive Plan Amendment
FDOT Technical Assistance Comments

Dear Mr. Stansbury:

The Florida Department of Transportation (FDOT), District Four, has reviewed the Martin County 24-04ER, proposed Evaluation and Appraisal Reort (EAR) amendments to the Comprehensive Growth Management Plan (CPA). The CPA was transmitted under the State Coordinated Review (SCR) Process. The proposed Comprehensive Plan includes Evaluation and Appraisal Report (EAR)-based amendments to 16 elements of the Comprehensive Plan. This EAR-based Comprehensive Plan Amendment was transmitted by the Board of County Commissioners in accordance with the requirements of Florida Statutes (F.S.) Chapter 163.

The County's proposed EAR-based amendments update the existing Comprehensive Plan, consistent with changes to Florida Statutes. Based on a review of the amended Plan, FDOT is providing technical assistance comments consistent with Section 163.3168(3) F.S. The technical assistance comments will not form the basis of a challenge. These comments can strengthen the local government's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

This review generally focuses on the goals, objectives, and policies that could impact the State Highway System (SHS) and Strategic Intermodal System (SIS) facilities that pass through the County, as listed below:

- S.R. 91/Florida's Turnpike (SIS)
- S.R. 9/I-95 (SIS)
- S.R. 710 (SIS)
- S.R. 15/U.S. 98 (SIS)
- S.R. 5/U.S. 1
- S.R. 714/Martin Highway
- S.R. 76/Kanner Highway

- S.R. 732/Jensen Beach Blvd.
- S.R. 732/NE Causeway Blvd.
- One CSX, one South Central Florida Express (SCXF) and two FEC Railroads (SIS)
- Atlantic Intracoastal Waterway (SIS)

General Comments

Technical Assistance Comment #1 – Resiliency and Sustainability

The Comprehensive Plan includes comprehensive discussions of climate change, resiliency and sustainability strategies throughout and in line with the 2045 Florida Transportation Plan (FTP) Policy Element (the 2055 FTP is currently under development and is expected to be completed in 2025). The 2045 FTP provides guidance to transportation agencies as they develop and implement policies, plans, and projects related to agile, resilient and quality infrastructure to counter the effects of changes in the climate and changing technology. FDOT supports these strategies and offers additional guidance that may be useful to the County.

Recommendation for Technical Assistance Comment #1

FDOT encourages the County to utilize the growing body of studies and tools available to address vulnerable/at risk transportation infrastructure in Martin County, including but not limited to the Resiliency chapter in the Florida Planning Emphasis Areas online publication[1] and the FTP Resilience initiative[2] . Additionally, the Martin MPO completed a Transportation Network Resiliency Study[3], which serves as a mechanism/ methodology on how to consider resiliency/climate change in the transportation planning process.

Technical Assistance Comment #2 – Stakeholder Interviews

The Comprehensive Plan EAR, Public Input Summary, notes that 30 one-on-one interviews with elected officials, staff, residents, and business owners were conducted. Although FDOT maintains four SIS and five State roadways in Martin County, FDOT (as well as other regional agencies) was not identified/contacted to illicit input, concerns and priorities that may impact the County's vision and goals.

Recommendation for Technical Assistance Comment #2

In future updates to the Comprehensive Plan, FDOT encourages the County to consider coordination and outreach with FDOT and other related regional agencies (i.e. South Florida Water Management District, Florida Department of Environmental Protection, etc.) prior to developing new/updated goals, objectives, and policies. FDOT offers a wealth of resources that could benefit the County and its residents in developing a safe and accessible transportation network.

---

[1] https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/policy/metrosupport/resources/fdot-pea-resource-guide-for-mpos.pdf?sfvrsn=b31a71ef_2
[2] http://floridatransportationplan.com/resilience.htm
[3] https://martinmpo.com/emphasis-areas/resiliency/

Intergovernmental Coordination Element (ICE)

Technical Assistance Comment #3 – Future Land Use Change Conflicts

ICE Section 3.3.B states that there is potential for conflict regarding land use changes in areas bordering the Primary Urban Service District, municipalities, the Indiantown area, and changes to areas traditionally viewed as rural; as well as concern related to improving traffic circulation and providing street interconnectivity. Objective 3.1D references coordination of the impacts of all planning and development activities proposed in the Comprehensive Plan with development activities in the municipalities, adjacent counties, the region and the State. The subsequent Policies do not include FDOT as a coordinating partner.

Recommendation for Technical Assistance Comment #3

Any development that could potentially impact the operations on a State/SIS facility should be coordinated with FDOT prior to approval. Please consider adding a policy that requires coordination with FDOT on any planning/development activity that is adjacent to, in close proximity to, or could potentially have an impact on a State/SIS facility.

Additionally, the County should coordinate with the FDOT District Four Community Planning Coordinator, Larry Hymowitz (larry.hymowitz@dot.state.fl.us), to ensure the close integration of transportation and land use. This improved level of coordination could offer new and enhanced opportunities to assist the County with the latest and appropriate guidance and strategies to enhance and preserve the State/SIS.

Future Land Use Element (FLUE)

Technical Assistance Comment #4 – General

Table 4-2 is described in the Comprehensive Plan text as “the future land use designations by acreage for Martin County”; however, the table title is listed as, “Existing Land Uses at Time of Evaluation and Appraisal Report 2017 and 2024”. Additionally, the acreages in this table do not match the text descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element).

Recommendation for Technical Assistance Comment #4

Please clarify the data in this table and revise the text and/or the Table 4-2 title. Additionally, clarify the differences between the acreages for the future land uses depicted in Table 4-2 and in the future land use descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element.

Technical Assistance Comment #5 – General

The Comprehensive Plan includes a Mixed-Use Village (MUV) future land use category under FLU Policy 4.13A.15; however, the MUV category is not included in Table 4-2.

Recommendation for Technical Assistance Comment #5
Please clarify that the data in Table 4-2 is consistent with the future land use categories in the Future Land Use Element.

Technical Assistance Comment #6
The Comprehensive Plan includes details on the County's housing needs and types, however, there are no direct links to the FLUE nor TE related to residential development and designing it to be compatible in scale, type, and density to adjacent roadway context classifications.

Recommendation for Technical Assistance Comment #6
FDOT recommends that the County consider adding a Policy that aligns housing and development with the FDOT Context Classification System, linking land use and transportation. FDOT offers various resources to help the County achieve compatible residential development next to an adjacent roadway, such as the FDOT Context Classification Tool[4]. Example of new policy language is as follows:

> *"The County shall implement FDOT's context classification system for the development of context-sensitive housing within Martin County."*

Transportation Element (TE)

Technical Assistance Comment #7 – Functional Classification
TE Figures 5-1A and 5-5A include references to FDOT's Functional Classification System, including Major Arterial Roads. It should be noted that according to the most recent FDOT Roadway Characteristics Inventory (RCI) Handbook (2024)[5] and the FHWA Highway Functional Classification Concepts[6] report, Major Arterial is not listed as a functional classification.

Recommendation for Technical Assistance Comment #7
Please update the TE to remove references to the Major Arterial functional classification category, including Policy 2.1.1.1 and Figures 5-1A and 5-5A, and update the maps for consistency with the 2024 RCI Handbook and federal guidelines. By utilizing FDOT's functional classification categories, consistency is ensured among agencies, including metropolitan and rural planning agencies, local officials and FHWA Division Offices; related to a roadway's expectations about design, including its speed, capacity and relationship to existing and future land use development.

[4] https://experience.arcgis.com/experience/77c7386c09924809bf8c08476eab9da8/page/Explorer-Tool/
[5] https://www.fdot.gov/statistics/rci/default.shtm
[6] www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/fcauab.pdf

	Interstate	1
	Other Freeways and Expressways	2
	Other Principal Arterial	3
	Minor Arterial	4
	Major Collector	5
	Minor Collector	6
	Local	7

Technical Assistance Comment #8 – Transportation Level of Service (LOS)

FDOT notes that the TE (and Capital Improvements Element) include references to FDOT's latest 'LOS Policy' in Policy 5.3A.1, but does not list the LOS targets identified in the Policy for State/SIS roads.

Recommendation for Technical Assistance Comment #8

FDOT recommends that Policy 5.3A.1 be revised to specifically reference the LOS "Targets" per FDOT Topic No. 000-525-006-c (Level of Service Targets for the State Highway System, effective April 19, 2017) for the SHS during peak travel hours as "D" in urbanized areas and "C" outside urbanized areas. These LOS targets are used by the Department to plan, design, and operate the State Highway System at an acceptable level of service for the traveling public.

Technical Assistance Comment #9 – Transportation Level of Service (LOS)

TE Policy 5.5C.1 notes that the County will establish LOS targets for the public transit system; however, no timeline is provided.

Recommendation for Technical Assistance Comment #9

Although Martin County's public transportation system is exempt from concurrency, if the County maintains Policy 5.5C.1, it is recommended that the County include a timeline for implementation of a transit LOS along with target milestones. As the County pursues LOS targets for transit, it may be helpful to understand how other Counties/Municipalities have implemented a LOS target. For reference, the Tallassee-Leon County Comprehensive Plan includes a multimodal level of service (LOS) which includes a Transit LOS of "C" and performance targets under Policy 1.5.5 of the Mobility Element.

Technical Assistance Comment #10 – Freight

Policy 5.5A.10 states that the County shall collaborate with the Florida East Coast (FEC) Railway, CSX Transportation, and the potential service providers to develop a plan to coordinate expanded freight and passenger rail access outside the urban corridor of the County. There is no mention of coordination with FDOT on the potentially expanded freight network.

Recommendation for Technical Assistance Comment #10

FDOT encourages the County to reach out to the District 4 Freight Coordinator related to any infrastructure project, development or redevelopment that could impact the rail network or expansion of the rail network. FDOT Freight and Rail Office (FRO) is responsible for assisting in the development of Florida's rail system, both passenger and freight, and championing Florida's multimodal freight programs. The FDOT District 4 Freight Coordinator, Justin Stroh (Justin.Stroh@dot.state.fl.us), works with the FRO to implement the Florida Rail System Plan, rail safety, rail project development and management, rail research, and Strategic Intermodal System (SIS) implementation. Portions of the FEC and CSX rail lines in Martin County are part of the SIS network and play a vital role in maintaining the mobility and economic growth within the area. The County freight network consists of State/SIS roadways and railroad lines.

Technical Assistance Comment #11 – Vision Zero

Policy 5.2.B.2 states that the County utilizes a crash record database and that high crash areas are incorporated into the Capital Improvements Program annually; however, there are no references to the Martin County MPO's Vision Zero Plan.

Recommendation for Technical Assistance Comment #11

Consider adding a new policy in the Comprehensive Plan that acknowledges the MPO's Vision Zero Plan, the State's Target Zero Action Plan, and coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator. Example of new policy language is as follows:

> *"The County shall review the need for implementation of a Vision Zero Plan to reduce/eliminate fatalities and serious injuries in the County, including coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator, and to ensure consistency with the MPO's Vision Zero and the State's Target Zero Action Plans."*

FDOT offers numerous tools, data and additional resources that can aid the County in achieving safety objectives[7].

Technical Assistance Comment #12 – Pedestrian and Bicyclist Outreach

The TE includes multiple references to improvements geared towards pedestrian and bicyclist mobility, however, there is no mention of education or outreach.

Recommendation for Technical Assistance Comment #12

FDOT recommends that the County add a new policy related to pedestrian and bicycle outreach and education. For implementation purposes, coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address

[7] https://www.fdot.gov/agencyresources/target-zero

pedestrian and bicycle safety, education and enforcement. Example of new policy language is as follows:

> *"The County shall expand on its safety initiative through educational and outreach activities geared towards the nonmotorists that walk and bike in the County, as well as the motorists that travel on the roads within the County. Additionally, the County shall coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address pedestrian and bicycle safety, education and enforcement"*

The District 4 Community Traffic Safety Coordinator works with the State Safety Office and local/regional partners to implement safety related community events, high visibility enforcement funding, free bicycle helmets, pedestrian and bicycle trainings, etc.

Technical Assistance Comment #13 – Access Management

Access management is the coordinated planning, regulation, and design of access between roadways and land development. No specific policies related to access management were found in the Comprehensive Plan.

Recommendation for Technical Assistance Comment #13

FDOT recommends that the County include an access management policy that specifically addresses access management along the County's roadways. Example of new policy language is as follows:

> *"The County shall consult with FDOT in the coordinating of planning, regulation, and design of access between roadways and land development to preserve the safety and efficiency of the transportation system."*

Additionally, FDOT approval is required for any access or access modifications to SHS/SIS facilities. As a result, FDOT recommends that the County coordinate directly with the FDOT District Access Management Manager for District Four (D4AccessManagement@dot.state.fl.us) regarding any access modifications along SHS/SIS facilities. For reference, Florida Administrative Code 14-96 and 14-97 provide standards for the State Highway System Access Control Classification System and Access Management. Additional information is available on the State's Access Management Guidelines[8] website, which includes the FDOT 2023 Multimodal Access Management Guidebook and the 2024 Multimodal Access Management Applications Guide.

[8] https://www.fdot.gov/planning/systems/systems-management/access-management

Coastal Management Element (CME)

Technical Assistance Comment #14

Section 8.2.B of the CME includes strategies to reduce flooding on evacuation routes; however, these strategies are limited to elevating certain roads.

Recommendation for Technical Assistance Comment #14

Consider adding additional strategies to reduce flooding on evacuation routes along with elevating roadways – such as nature-based and traditional hardscape stormwater infrastructure.

Conservation and Open Space Element (C&OSE)

Technical Assistance Comment #15

The C&OE references assets such as scenic roadway corridors and the impacts of emissions-producing road traffic; however, there is no mention of coordination with FDOT on environmental impacts to State highway facilities.

Recommendation for Technical Assistance Comment #15

Consider incorporating FDOT and/or, specifically, the FDOT Office of Environmental Management[9] as a potential reviewer/partner agency into this element, as certain conservation areas in Martin County are adjacent to state and state-maintained roads and infrastructure. FDOT offers numerous resources such as trainings, webinars, guidance documents, and programmatic practices, such as:

- *Wildlife Crossing Guidelines*
- *FDOT Programmatic Approach for Minor Transportation Activities*
- *FDOT Conservation Plan for the Florida Panther*
- *FDOT Guidance on Bat Exclusion Practices*
- *Stakeholder Guidance for Native Florida Plants*

Capital Improvement Element (CIE)

Technical Assistance Comment #16

Policy 14.1A.8, Objective 14.1C, as well as other policies in the CIE, reference the Schedule of Capital Improvements; however, the Schedule of Capital Improvements is not included in the amendment package.

Recommendation for Technical Assistance Comment #16

Please include the Schedule of Capital Improvements in the amendment package for reference. As noted in Florida Statutes 163.3177(3)(a)4, a schedule of capital improvements should include, "…any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted

[9] https://www.fdot.gov/environment/protected-species-and-habitat

level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding."

Public School Facilities Element (PSFE)

Technical Assistance Comment #17

Public School Facilities Element Policy 17.1F.3 states that the County, City, Village and the MPO will coordinate with the school board on planning and construction of sidewalks and bike paths to and from school and recreational facilities. Additionally, Policy 17.1C.3 includes language related to transportation infrastructure and safe access necessary to support a new school. The PSFE however does not reference the FDOT Safe Routes to School (SRTS) Program nor coordination with FDOT.

Recommendation for Technical Assistance Comment #17

FDOT recommends the addition of specific language pertaining to pedestrian and bicycle safety within the policy, targeting the reduction of fatalities and serious injuries of vulnerable road users on roadways in the County's transportation network. This aligns with the overarching goal of the FDOT Safe Routes to School (SRTS) Program to increase the number of children who walk or bicycle to school by funding projects that remove the barriers currently preventing them from doing so. Those barriers can include a lack of infrastructure, unsafe infrastructure, and a lack of programs that promote walking and bicycling through education/encouragement programs aimed at children, parents, and the community.

Thank you for coordinating on the review of this proposed Comprehensive Plan EAR-based amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at larry.hymowitz@dot.state.fl.us or at (954) 777-4663.

Sincerely,

Larry Hymowitz

Larry Hymowitz
Community Planning Specialist
Policy & Mobility Planning Section
Planning & Environmental Management Office
FDOT District Four

CC: Paul Schilling, Growth Management Director (pschilli@martin.fl.us), Martin County, FL
DCP External Agency Comments (dcpexter@commerce.fl.gov) – Florida Commerce
D4 Planning Reviews (d4-planningreviews@dot.state.fl.us) – FDOT District Four

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B8

From: Staff

Date: November 25, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 24-04ER

Introduction

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

The amendment package from the Martin County was received on October 31, 2024 and contains amendments to the Preamble; Overall Goals and Definitions; Intergovernmental Coordination; Future Land Use; Transportation; Housing; Recreation; Coastal Management; Conservation and Open Space; Sanitary Sewer Services; Potable Water Services/10 Year Water Supply Facilities Work Plan; Solid and Hazardous Waste; Drainage and Natural Groundwater Aquifer Recharge; Capital Improvements; Art, Culture, and Historic Preservation; and Public School Facilities elements of the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendments are based on the County's Evaluation and Appraisal Review (EAR). The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern. On November 21, 2023, the County sent a letter to the Florida Department of Commerce (now FloridaCommerce) notifying the state land planning agency (SLPA) that amendments are necessary. Once a letter of intent is sent to the SLPA, a local government must complete the EAR process, prepare their plan amendments, and transmit them within one year. Due to the amount of amendment materials, the proposed amendments, shown in ~~strikeout~~ and underline format, are included on Council's website as a supplement. The following summarizes the proposed amendments.

Preamble

Proposed amendments include:

1. Revising Section 1.7.B *Housing unit demand projection* to reflect proposed changes in the housing unit demand projection in Chapter 4, Future Land Use Element.
2. Revising Section 1.7.B *Housing unit demand projection* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in the housing unit demand projection for unincorporated Martin County.
3. Revising Section 1.7.C *Residential capacity calculations* to reflect proposed changes for residential capacity calculations in Chapter 4, Future Land Use Element.
4. Revising Section 1.7.C *Residential capacity calculations* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in residential capacity calculations for unincorporated Martin County.
5. Revising Section 1.7.C *Residential capacity calculations* to change the existing 15-year planning period language to now specify a 20-year planning period.
6. Revising Section 1.11.C *Procedure upon application* to correct numbering errors in subsections (1), (3), and (4).
7. Revising Section 1.11.C.(2) and Section 1.11.D.(5) to correct references to other subsections of the Comprehensive Growth Management Plan.

Overall Goals and Definitions

Proposed amendments include:

1. Adding "residential" to Policy 2.1A.1(1) to clarify that no land uses or development shall exceed 15 residential units per acre. This policy also adds the acronym "MUV" for Mixed-Use Village.
2. Revising Policy 2.2A.2 to reference Policy 9.1G.2(7) in Chapter 9, Conservation and Open Space Element, regarding the exceptions for altering wetlands.
3. Adding Policy 2.2A.7 to reference Policy 9.1G.4 in Chapter 9, Conservation and Open Space Element, regarding the exceptions to wetland buffer zone provisions.
4. Revising Policy 2.2C.9(1) to reference Policy 8.1C.1 in Chapter 8, Coastal Management Element, to ensure internal consistency.
5. Revising Policy 2.2C.9(2)(e) to include a sentence about stormwater design and the consideration of tidal inundation and sea level rise impacts.
6. Adding Objective 2.2F to reference resiliency planning as outlined in Chapter 8, Coastal Management Element.
7. Revising Policy 2.4C.1 to change the planning period timeframe from 15 years to 20 years.
8. Revising the definition for "affordable housing" to remove reference to a specific section of Florida Statutes.
9. Revising the definition for "Preliminary Development Order" to remove the term "Development of Regional Impact (DRI)."
10. Adding a definition for "enhanced nutrient-reducing onsite sewage treatment and disposal system" to Section 2.4. The definition for "onsite sewage treatment and disposal system" has been revised to match the latest definition outlined in Florida Statutes.

11. Deleting the definition for "housing units in actual use" to be consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
12. Adding the Village of Indiantown to various definitions to provide for the inclusion of the Village in various agreements, committees, and organizations as appropriate for the newly incorporated municipality.
13. Revising the definition for "living shorelines" to broaden the definition to include all native vegetation for the purpose of providing habitat and not just limiting this function to grasses.
14. Revising the definition for "public facility" to remove classifications for "mandatory" and "nonmandatory" public facilities.
15. Adding a definition for the term "resilience" in response to updates in Chapter 8, Coastal Management Element, regarding resilience planning.
16. Revising the definition for "seasonal population (housing)" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
17. Deleting the definition for "vacant seasonal housing units" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.

Intergovernmental Coordination Element

Proposed amendments include:

1. Updating Table 3.1, *Coordinating Entities – Martin County* to include the Village of Indiantown and South Martin Regional Utilities; and update various agency names that have been changed since the last EAR.
2. Revising Section 3.2.B. *Coordinating Mechanisms* to reference the Treasure Coast Transportation Council, which coordinates regional planning with St. Lucie and Indian River counties, and updating the membership of the MPO Policy Board.
3. Updating references to the County's agreement with Waste Management related to solid waste disposal to reflect current contract dates.
4. Updating Policy 3.1A.4 to reflect the renaming of the "Engineering" department to "Public Works."
5. Revising Policy 3.1E.4. *Coordination of utilities services*, to reference the change in the name of the Indiantown Utilities Company and the expiration date for the interlocal agreement with the Town of Jupiter Island concerning joint planning.
6. Revising Policy 3.1J.3. *Provision of technical memorandums to School Board* to reflect current statutory requirements related to population projections.

Future Land Use Element

Proposed amendments include:

1. Updating Tables 4-1, 4-2, 4-3 and 4-4, and Figure 4-1 to reflect current data and statistics.
2. Adding a parcel control number to Policy 4.7A.14, Allowable development outside the Primary Urban Service District.
3. Revising text in Section 4.1.B. describing Figure 9-1, Composite Wetland Map. This text change is proposed for consistency with proposed changes to Chapter 9, Conservation and Open Space, Policy 9.1G.2.

4. Revising text in Section 4.2.A. (1) for internal consistency with Chapter 8, Coastal Management Element.
5. Revising Objective 4.5C. and Policy 4.5C.1. to note that USDA Natural Resources Conservation Service soil data, available on the web, will be used.
6. Revising Objective 4.5E. and Policy 4.5E.2 barrier island development regulations to provide consistency with Chapter 8, Coastal Management Element.
7. Updating numerous locations in the chapter to show a 15-year planning period stricken and replaced with a 20-year planning period.
8. Adding policies 4.9A.3 and 4.10B.5 that permit residential and commercial development (occurring on the respective future land use designations) to share infrastructure and preserve areas.
9. Revising Section 4.2.A (9) and Policy 4.1D.6 to disconnect the planning periods from the Residential Capacity Analysis and making it a guideline instead of a directive.
10. Deleting several policies to eliminate dependence on decennial Census data in the Residential Capacity Analysis methodology.

Transportation Element

Proposed amendments include:

1. Reordering the features for consistency among the existing system, the future system, and the goals (for example, airports consistently follow pathways and transit).
2. Introducing the concepts of qualitative level of service (Q/LOS) targets for roadways and level of traffic stress targets for pathways consistent with the FDOT's latest Multimodal Q/LOS Handbook.
3. Renaming the non-motorized transportation systems, expanding the background, and providing future needs for pathways.
4. Renaming public transportation and updating the background and future needs for transit.
5. Updating the background and future needs for airports.
6. Expanding the background and providing future needs for railroads.
7. Expanding the background and providing future needs for waterways.
8. Adding a provision for an applicant to enter into an agreement to pay for or construct its proportionate share of required improvements.
9. Adding a policy for vulnerability assessment/resiliency.
10. Adding a policy for future pathway level of traffic stress targets.
11. Adding a policy supporting a passenger train station.
12. Clarifying that dredging of waterways will be done with environmentally sensitive methods.
13. Adding a Policy to enhance bicyclist and pedestrian safety along bridges and major arterials.
14. Removing references to the high-speed ferry to Fort Pierce that was discussed in the Regional Waterways Plan.

Housing Element

Proposed amendments include:

1. Updating references to reports used to account for and analyze the existing housing stock in the County to plan for future growth. Revisions include updates to programs and reports, and

a reference to an interlocal agreement between the County, the School District, Stuart, and Indiantown.

2. Updating data within tables with currently available data collected from recognized sources including the Shimberg Center for Housing Studies, U.S. Census Bureau 2018-2022 American Community Survey, and the U.S. Department of Housing and Urban Development.
3. Adding several tables to better understand and plan for availability of housing units that are affordable for all levels of income, several tables have been added that reflect current data relative to housing conditions in the County.
4. Revising Section 6.3.C. to reflect Board direction, maintain consistency with Section 4.2.A.(9), and be consistent with Florida Statutes.
5. Adding Section 6.3.E. to reference enacted legislation related to local government authority for affordable housing development.
6. Adding Policy 6.1D.3.(7) related to exceptions or waivers of impact fees for development or construction of housing that is affordable.
7. Updating Policy 6.1E.10. to reference the Martin County Community Land Trust, which was created in 2023.
8. Updating Policy 6.1E.11. to reflect current legislative requirements.

Recreation Element

Proposed amendments include:

1. Removing references to the Development of Regional Impact process.
2. Updating the Parks and Recreation Master Plan regarding required updates.
3. Removing a reference to a 2003 feasibility study.
4. Revising Policy 7.1B.7 related to reviewing beach access every year instead of every five years.
5. Revising Policy 7.1B.9. related to seeking grants for water safety programs.

Coastal Management Element

Proposed amendments include:

1. Updating acronyms related to the Basin Management Action Plan, Comprehensive Everglades Restoration Plan, and Total Maximum Daily Load related to water quality.
2. Updating Section 8.1 to include the County's Atlantic shoreline in the description.
3. Adding references to comply with state statutes related to Peril of Flood legislation.
4. Updating Section 8.2.B to include language from the Sea Level Rise Report and the Statewide Regional Evacuation Study prepared by the Florida Division of Emergency Management and the Treasure Coast Regional Planning Council.
5. Updating and adding relevant figures related to storm surge evacuation zones, and clarifying the location and definition of the coastal high hazard area.
6. Updating section 8.3.A to add needs for shoreline protection, water quality, and resiliency and the need for natural resource protection.
7. Adding references and modifying sections related to resiliency planning and implementation as a result of the Sea Level Rise report.

8. Added a policy to indicate that tidal inundation and sea level rise impacts will be considered during stormwater design.

Conservation and Open Space Element

Proposed amendments include:

1. Updating rainfall data and dates from the South Florida Water Management District.
2. Revising Policy 9.1G.2(1) related to wetlands to provide consistency with other elements.
3. Adding the definition of Special Upland Habitats.
4. Revising policies to update the County's regulation of exotic pest plant species.

Sanitary Sewer Services Element

Proposed amendments include:

1. Adding a new Goal and Objectives to comply with state legislative requirements related to sewage treatment and system evaluation.
2. Deleting information that is no longer relevant.
3. Updating tables to new reflect local conditions.

Potable Water Services Element/ 10 Year Water Supply Facilities Work Plan

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Revising planning periods in accordance with Florida Statutes.
3. Adding a 9.5-acre parcel owned by Martin County to be included in the list of exceptions to receive water services.
4. Revising Figures 11-1 and 11-2 to correct a scrivener's error of the Martin County Consolidated Utility Service Area.
5. Revising Policy 11.4.B *Proposed modifications to the Consolidated Water System* to recognize changes in conditions.

Solid and Hazardous Waste

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Updating dates, terms and statistics.

Drainage and Natural Groundwater Aquifer Recharge Element

1. Adding additional elements in Section 13.1.B. to provide consistency with the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Adding sea level rise to the control of water subsection; the environmental concerns subsection; and adding a new restoration section.

3. Deleting Indiantown from Section 13.2.
4. Revising Section 13.2.B to include the most recent studies that have been conducted within Martin County.
5. Updating Section 13.2.D to reflect language in the Land Development Code and criteria that may be used in establishing finish floor elevations in areas at risk as defined by the Florida Department of Environmental Protection (FDEP) for reducing flood risk and infrastructure damage.
6. Adding additional study needs to determine the existing level of service along with proposed capital improvements to mitigate level of service deficiencies; and adding resiliency elements related to surface water study needs.
7. Updating Section 13.3., Groundwater System and Aquifer Recharge, with the most recent information.
8. Revising Table 13-2 with more up-to-date data for historical and projected average gross water demands.
9. Adding Policy 13.1A.17, Improve water quality of surface waters, to show that the county will continue its efforts on reducing pollutants.
10. Adding sea level rise to Policy 13.1C.1, Funding for stormwater management, to ensure that proposed infrastructure has considered flood risk from sea level rise or any other threat that may cause a flood risk.
11. Revising Policy 13.1G.18. to add the City of Stuart and Village of Indiantown in coordination efforts for water allocation plans.
12. Updating Section 13.5.A to give the status of the C-44 Reservoir and Stormwater Treatment Area project; adding green infrastructure to protective initiatives; and adding the County wastewater treatment and onsite sewage treatment and disposal system (OSTDS) plan.
13. Deleting references to the NPDES program for the establishment of water quality monitoring criteria.
14. Adding water quality to Policy 13.2A.10.
15. Deleting Policy 13.2A.11 as it does not align with the County's position on base flows conditions in the St. Lucie River and Estuary.
16. Adding green infrastructure to Policy 13.3A.2.
17. Revising Policy 13.4A.12 to indicate Martin County shall prioritize septic tank problem areas for connection to centralized wastewater disposal facilities pursuant to 163.3177, F.S.

Capital Improvements Element

Proposed amendment include:

1. Revising level of service standards set forth in Policy 14.1A.2. for consistency with Chapter 5, the Transportation Element, Chapter 10, the Sanitary Sewer Services Element, Chapter 11, the Potable Water Services Element, and Chapter 13, the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Revising the level of service standards set forth in Policy 14.1A.2 related to Life Support and Fire Suppression.
3. Revising the level of service standards set forth in Policy 14.1A.3 related to Category B facilities for consistency with Section 1.7.E of Chapter 1, Preamble, regarding weighted average population.

4. Revising Policy 14.1C.5(1)(b)(2) and Policy 14.1C.5(1)(c) to remove the word "mandatory" from classifying public facilities because the County no longer classifies its public facilities as "mandatory" or "non-mandatory."
5. Revising Policy 14.1E.1(7) to change section references from specific policies to specific chapters of the CGMP.

Art, Culture and Historic Preservation Element

Proposed amendment include:

1. Updating background information and existing conditions to reflect current information obtained from a 2022 study.
2. Revising policies to reflect the renaming of the Public Art Site Committee to the Public Art Advisory Committee and terminating the Public Art Master Plan and the Five-Year Plan, which was done by Ordinance No. 1103 in 2019.
3. Relocating Policy 16.5.1 to Objective 16.5H and renumbering as 16.5H.4 as this is a more appropriate location.

Public School Facilities Element

Proposed amendments include:

1. Minor changes are proposed to the Goals, Objectives, and Policies.
2. Updating Section 17.2.B *School Enrollment* to include information related to decreased enrollment statistics in public schools between 2019 and 2023 and increased enrollment in charter schools during the 2022-2023 school year.
3. Updating Section 17.2.D *Fiscal Considerations* with current information on the District's capital assets and long-term debt.
4. Revising Policy 17.1B.6 to add language related to school capacity created by development.
5. Updating Policies 17.1E.1 and 17.1E.2 to include the Village of Indiantown in annual reviews of the Public Schools Facilities Element.
6. Updating Policy 17.1F.3 to include the Village of Indiantown and the Martin Metropolitan Planning Organization in ongoing efforts for coordination of sidewalks and bike paths to facilitate travel to and from schools and recreational facilities.

<u>Regional Impacts</u>

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

<u>Extrajurisdictional Impacts</u>

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 5, 2024. No extrajurisdictional impacts have been identified.

Conclusion

Chapter 163.3184, Florida Statutes, states that a regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council. It is noted that Council reviewed and provided the proposed amendments for the Housing, Intergovernmental Coordination, Public School Facilities, and Arts, Culture, and Historic Preservation elements as part of the County's EAR process. Therefore, no review and comments are provided for those elements. The balance of the elements were analyzed by the County and Council had conducted a review and considered any appropriate comments.

The County is to be commended for the extensive amount of work done throughout the last year to ensure that this review included input from all stakeholders in the community. The resulting amendments include the input and expertise from all County departments, coordinating agencies, and the public.

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

Council Action – January 17, 2025

To avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approved this report and authorized its transmittal to Martin County and FloridaCommerce on November 26, 2024.

At the January 17, 2025 Council meeting, Commissioner Leet from St. Lucie County moved approval of the staff report. Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

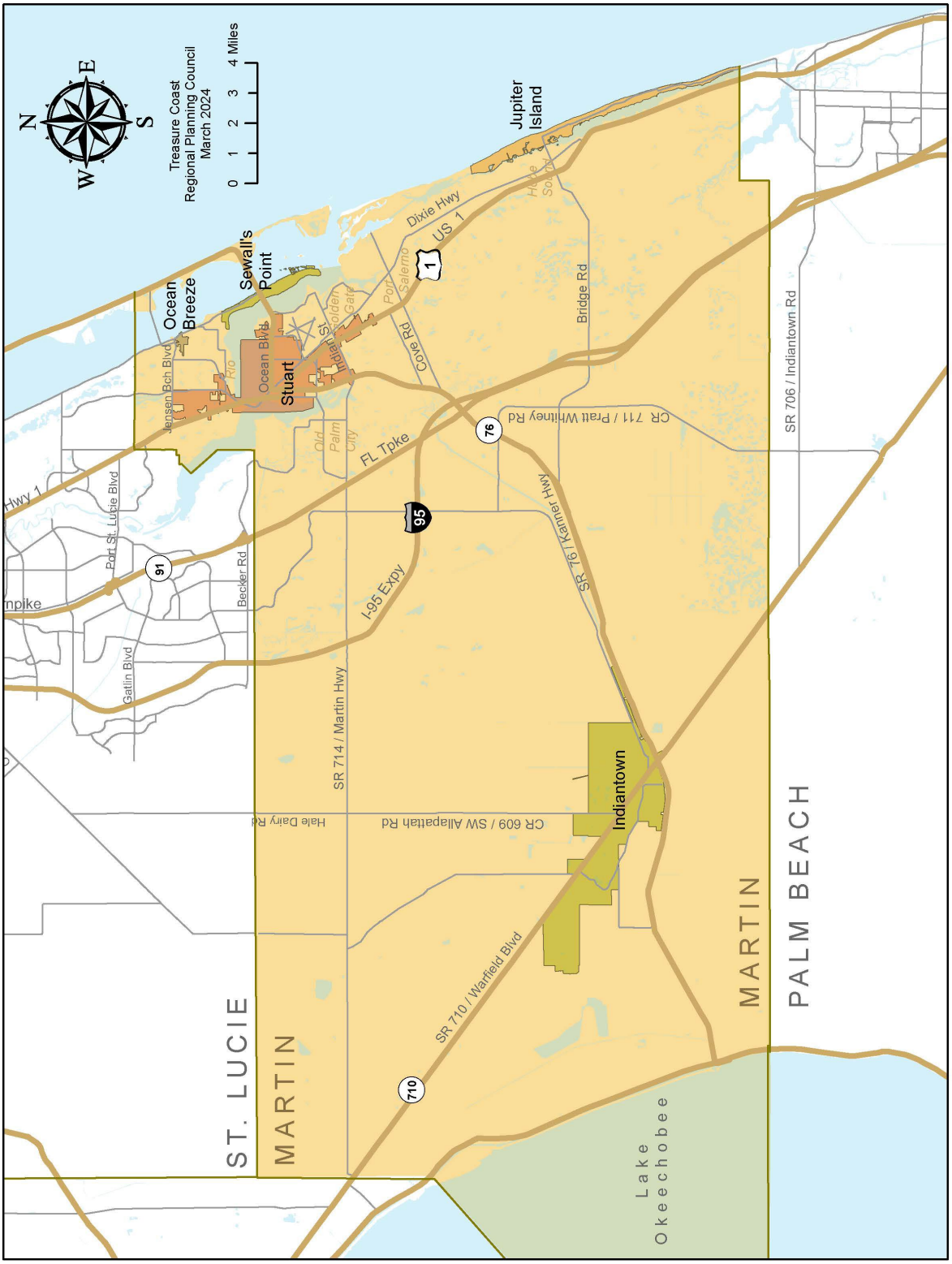
Attachment

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1
General Location Map



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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER ____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-01, AMENDING THE TEXT OF CHAPTER 1, PREAMBLE, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, the Local Community Planning Act requires a Comprehensive Plan to be reviewed through an Evaluation and Appraisal process every seven years on a schedule determined by the Florida Department of Commerce; and

WHEREAS, Martin County completed and adopted its Evaluation and Appraisal Report on March 5, 2024; and

WHEREAS, amendments to Chapter 1, Preamble were identified in the Evaluation and Appraisal Report; and

WHEREAS, on August 1, 2024 and October 3, 2024, the Local Planning Agency considered the proposed Comprehensive Plan amendment at a duly advertised public hearing; and

WHEREAS, on September 10, 2024 and October 22, 2024, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on February 25, 2025, at a duly advertised public hearing, which was continued to March 25, 2025, this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

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

PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT CPA 24-01.

Comprehensive Growth Management Plan Amendment 24-01 is hereby adopted as follows: A text amendment to Chapter 1, Preamble of the Martin County Comprehensive Growth Management Plan as set forth in Exhibit "A," attached and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART VII. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment

is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 25TH DAY OF MARCH, 2025.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY:_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM
& LEGAL SUFFICIENCY:

BY:_____
SARAH W. WOODS
COUNTY ATTORNEY

Exhibit A

Text proposed for deletion is shown ~~stricken~~ and text proposed for addition is shown underlined.
Supplement 58 provided by MuniCode is the base document for the EAR based changes shown.

Chapter 1 PREAMBLE

Adopted:	February 20, 1990	By Ordinance No. 373
Amended:	September 12, 1995	By Ordinance No. 477
Amended:	August 22, 2000	By Ordinance No. 577
Amended:	December 16, 2009	By Ordinance No. 843
Amended:	August 13, 2013	By Ordinance No. 938
Amended:	July 8, 2014	By Ordinance No. 957
Amended:	September 9, 2014	By Resolution No. 14-9.6
Amended:	May 24, 2016	By Ordinance No. 997
Amended:	August 22, 2017	By Ordinance No. 1033
Amended:	February 27, 2018	By Ordinance No. 1047
Amended:	December 11, 2018	By Ordinance No. 1087
Amended:	May 11, 2021	By Ordinance No. 1158
Amended:	November 16, 2021	By Ordinance No. 1171
Amended:		By Ordinance No.

Acronyms used in this chapter:

EDR	Office of Economic and Demographic Research
CGMP	Comprehensive Growth Management Plan
F.S.	Florida Statutes
PUD	Planned Unit Development

Section 1.1. Purpose

The Martin County Comprehensive Growth Management Plan (CGMP) has been prepared pursuant to Florida Statutes (F.S.) Chapter 163, Community Planning Act; Chapter 125, County Government; and Article VIII Florida Constitution. The purposes of the CGMP are:

(1) To implement and strengthen the comprehensive planning process, and

(2) To protect and restore natural and manmade resources and maintain the character, stability and quality of life for present and future County residents, and

(3) To allow only orderly growth and development that achieves the purposes listed in this subsection, and

(4) To achieve and maintain conservative prudent fiscal management, and

(5) To set out goals, objectives, policies, and procedures Martin County has adopted and to require that they be strictly followed when conducting the county's business.

The Comprehensive Growth Management Plan may be amended pursuant to F.S. Chapter 163, Chapter 125, Article VIII, Florida Constitution, the requirements of this Plan, and any other applicable authority.

Section 1.2. Scope

Martin County has been proclaimed a 'Sustainable County' by the state land planning agency. Sustainable means meeting the needs of the present without compromising the ability of future generations to meet their needs. All planning decisions made by the County shall be based upon a consideration of impacts on the ecology, quality of life, and fiscal sustainability of such actions including the long term cumulative impacts.

1.2.A. The CGMP is intended to permit Martin County to:

(1) Preserve and enhance present advantages;

(2) Encourage the most appropriate use of land, water and other resources consistent with the public interest;

(3) Overcome present handicaps; and

(4) Deal effectively with future problems that may result from the use and development of land in Martin County's jurisdiction.

1.2.B. It is further intended that, through the comprehensive planning process, Martin County shall:

(1) Preserve, promote, protect and improve public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare;

(2) Prevent overcrowding of land and avoid undue concentration of population;

(3) Facilitate adequate cost effective and efficient provision of services, including transportation, potable water distribution, wastewater collection and treatment, schools, libraries, parks and recreation, housing and other community services;

(4) Conserve and protect natural resources within Martin County, allowing their development only when consistent with all goals, objectives and policies of this Plan;

(5) Encourage and ensure cooperation and coordination in planning and development activities between and among Martin County, its citizens and property owners; other local governments; regional agencies; and the state and federal governments; and

(6) Protect taxpayers by requiring conservative and prudent fiscal management and a financially feasible CGMP which ensures and requires that development pay for itself, rather than being subsidized by taxpayers.

Section 1.3. Legal Status

The CGMP shall have the maximum legal status consistent with Florida law and all land development shall be consistent with this Plan. The requirements of this Plan shall not be interpreted or applied in a manner inconsistent with state law. Nothing in this Plan is intended to deny any person due process of law or to take private property without just compensation. If any person believes that the regulations of this Plan as applied to his or her property result in a taking of the property for public use without just compensation, they may appeal for relief to the Board of County Commissioners, which may grant such relief when that relief is necessary to prevent a violation of statutory or Constitutional private property rights.

Section 1.4. Comprehensive Basis

The scope of the Comprehensive Growth Management Plan includes the following elements:

- Chapter 1, Preamble;
- Chapter 2, Overall Goals and Definitions;

- Chapter 3, Intergovernmental Coordination;
- Chapter 4, Future Land Use;
- Chapter 5, Transportation;
- Chapter 6, Housing;
- Chapter 7, Recreation;
- Chapter 8, Coastal Management;
- Chapter 9, Conservation and Open Space;
- Chapter 10, Sanitary Sewer Services;
- Chapter 11, Potable Water Services;
- Chapter 12, Solid and Hazardous Waste;
- Chapter 13, Drainage and Natural Groundwater Aquifer Recharge;
- Chapter 14, Capital Improvements;
- Chapter 15, Economic;
- Chapter 16, Arts, Culture and Historic Preservation;
- Chapter 17, Public Schools Facilities;
- Chapter 18, Community Redevelopment; and
- Chapter 19, Property Rights.

Section 1.5. Economic Principles

A principal goal of Martin County is to promote balanced, orderly, sustainable economic growth by creating and promoting an economic environment that will enhance prosperity for all communities and citizens of the County. The CGMP is based on the statements of economic principles in sections 1.5.A. through 1.5.G. Our environment and quality of life are the foundations for Martin County's economy. Protecting both, while providing for orderly growth and development, is fundamental to our success in maintaining a strong and vibrant economy that is free from over development.

1.5.A. Martin County shall provide for fairness, efficiency, and predictability in its actions in order to provide a healthy business climate. All future amendments or development orders related to economic development, in addition to all other amendments and development orders, must be consistent with the goals, objectives and policies of this Plan.

1.5.B. A high quality public school system is essential to quality economic growth and should be encouraged. The County shall continue to work with the School Board to coordinate expected population growth and school capacity and to assure that growth is managed so that it does not cause or contribute to overcrowded or inadequate schools.

1.5.C. The County's employment base reflects the County's role in the area-wide economy. The major employment generating activities are retail trade and services, healthcare, construction, education, agriculture, manufacturing, and accommodation and food service.

1.5.D. Protection of the quality of life and the environment in Martin County is a critical factor in economic growth and sustainability. Martin County shall maintain a long-term commitment to improve land, and water quality, to improve water management plans and practices and to protect and restore environmental resources. All development shall recognize that potable water is a limited resource and that the most economical source is water from the surficial aquifer. Failure to protect either the shallow aquifer or the Floridian aquifer from

excess water withdrawals and pollution will affect future growth and sustainability and will negatively impact natural resources. The County will use its land use authority under Chapter 163 F.S. to protect water resources, consistent with state law.

1.5.E. The CGMP and the planning process are to be used for managing short-term and long-term growth pressures and the conservation of natural resources. Conservative fiscal policies should be a major public consideration underlying the development review process to ensure that (1) funding for adequate public facilities is available concurrently with approval of new development and (2) County policies facilitate efficient and cost-effective provision of services. The County shall formulate and carry out fiscal management policies and practices including the imposition of impact fees appropriate to ensure fiscal sustainability.

1.5.F. Martin County will continue to coordinate with the private sector in determining the appropriate location, timing, scale and intensity of development. Economic development proposals shall be reviewed in terms of the goals, objectives and policies set forth in the Economic Element in order to provide for economic opportunities in compliance with existing and proposed ordinances designed to carry out these objectives.

1.5.G. It is anticipated that the County's economy will continue to be affected by external factors that are uncontrollable at the local level. These factors produce uncertainty and lead to fluctuations in levels of unemployment and income. External factors include the:

(1) National economy, including the cost-of-living index;

(2) Gross national product and other economic performance indicators;

(3) Unexpected long-term or short-term shortages in natural resources; and

(4) Unanticipated technological changes that make some economic enterprises less competitive or obsolete.

The impact of these external factors will limit the County's ability to achieve desired economic goals.

Section 1.6. Consistency of Elements and Policies

All elements of the CGMP shall be consistent and coordinated with policies of other local governments; the Martin County School Board; Treasure Coast Regional Planning Council; South Florida Water Management District; state and federal governments; and other public agencies charged with significant responsibilities for land management and resource conservation. The County may adopt provisions that are more restrictive than those of other local governments and regional, state and federal agencies. However, Martin County shall ensure that private property rights are considered in local decision making consistent with Chapter 19, Property Rights.

Amendments shall be deemed consistent with the intent of the Plan when land uses, densities or intensities, and environmental protection measures further the goals, objectives and policies of this Plan. Where one or more policies diverge, the stricter requirement shall apply. Where a subject is addressed by two or more provisions of the Comprehensive Plan, all provisions apply, and the stricter provision shall prevail to the extent of the conflict. Plan policies addressing the same issue shall be considered consistent when it is possible to apply the requirements of both policies with the stricter requirements governing.

Section 1.7. Supporting Data

The CGMP shall be based on analysis of the best available data on past trends, existing characteristics and future projections of the County's population, housing, land use and economic and natural resources. These data shall be maintained as public information filed in the Growth Management Department. The data shall be updated as required by state statute, and local ordinance.

Various elements of the CGMP—such as Future Land Use. Housing, and Capital Improvements—are directly based on population data. The appropriate resident and seasonal population figures are critical to the local

government in assessing future needs for housing units, the adequacy of housing supply, and the need for services and facilities.

1.7.A. *Population estimates*. Assumptions used in the CGMP are based on Martin County population estimates and projections. These in turn are based on the Office of Economic and Demographic Research (EDR) estimates and projections.

The following standards shall be used in calculating population projections through a Population Technical Bulletin adopted annually by the County Commission:

(1) Methodology must be clear and available for public review. Any change in methodology must be approved by the County Commission prior to the preparation of the report.

(2) The base data for population estimates and projections comes from the U.S. Decennial Census. In between decennial Census years, the Office of Economic and Demographic Research (EDR) provides annual updates to the estimates and projections. In the years in between the decennial Census, the permanent population estimates and projections provided by EDR shall be used in the annual update to the Population Technical Bulletin to project permanent and seasonal population for the planning horizon of the Plan.

(3) Municipal permanent population shall be subtracted from total county permanent population to arrive at the estimate for total permanent population for the unincorporated area. The Population Technical Bulletin shall show what portion of the permanent population is housed in residential housing units.

(4) Peak population in residential housing units and peak population for level of service determination shall be calculated as outlined in Sections 1.7.D. and 1.7.E., CGMP. below.

(5) See Chapter 2 for definitions of population terms used in the text of the Plan.

1.7.B. *Housing unit demand projection.* Projections of housing demand are based on expected increases in permanent population and shall be based on calculations described below:

(1) The demand for future residential housing units in the unincorporated area shall be based on the percentage increase in permanent population projected by the Population Technical Bulletin.

~~(2) Occupied housing units (HO) are classified by the census as those residential housing units in use by permanent population.~~

~~Vacant seasonal housing units (HS) are classified as those residential housing units that are seasonally occupied by residents who spend less than six months of the year in Martin County. American Community Survey Data shall be used as source data between Decennial Census years.~~

(~~3~~2) Peak population in residential housing is served by ~~housing units in actual use (HU).~~ Total Housing Units. Total Housing Units are equal to all housing units in Martin County.

~~Housing units in actual use (HU) equals the occupied housing units (HO') plus vacant seasonal housing units (HS).~~

~~HU = HO + HS~~

(~~4~~3) ~~Vacant housing not in seasonal use shall not be used in calculating housing unit demand, but shall be used in calculating supply.~~ Hotel/motel units shall not be used in calculating residential housing demand.

(~~5~~4) The projected demand for housing units in the future shall be determined by dividing the projected, permanent population ~~(housing), as defined in Chapter 2~~ by the estimated permanent population ~~(housing) identified. American Community Survey Data shall be used as source data between Decennial Census years.~~

Projected permanent population ~~(housing)~~/estimated Permanent population ~~(housing)~~= percentage increase in demand.

(~~6~~5) This percentage increase in demand multiplied by the Total housing units ~~in actual use (HU)~~ equals the projected residential housing unit need in the future period. ~~American Community Survey Data shall be used as source data between Decennial Census years.~~

Percentage increase in demand × ~~HU~~ Total Housing Units = projected housing unit demand.

(~~7~~6) Parcels within incorporated municipalities are not included in the projections of housing demand. ~~The eastern Urban Service District and the Indiantown Urban Service District shall be considered separately.~~ That portion of the Secondary Urban Service District, adjacent to the Village of Indiantown, shall be included with the eastern Secondary Urban Service District.

1.7.C. *Residential capacity calculations.* Residential capacity represents the capacity for residential development within each of the urban service districts to meet the projected population needs for the ~~15~~ 20-year planning period. The calculation of residential capacity within each of the urban service districts shall include:

(1) Vacant property that allows residential use according to the Future Land Use Map. The maximum allowable density shall be used in calculating the number of available units on vacant acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation.

(2) Vacant ~~S~~subdivided single family and duplex lots. ~~The following lot types shall be included in the residential capacity calculation:~~

~~(a) Vacant single family or duplex lots of record as of 1982 developed prior to the County's tracking of development approvals.~~

~~(b) Vacant single family or duplex lots of record platted after 1982.~~

(3) Potential for residential development in the CRAs.

(4) ~~Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3% of the number of housing units in actual use. American Community Survey Data shall be used as source data between Decennial Census years.~~ Approved Master and Final Site Plans.

(5) Parcels within incorporated municipalities are not included in the residential capacity calculations. ~~The eastern Urban Service District and the Indiantown Urban Service District shall be considered separately.~~ That portion of the Secondary Urban Service District, adjacent to the Village of Indiantown, shall be included with the eastern Secondary Urban Service District.

1.7.D. *Peak population in residential housing units for the unincorporated area.* The number of residents living in residential housing units for more than six months of the year, and the number of occupants of residential housing who spend less than six months in Martin County equals peak population (housing). It is calculated by adding permanent population (housing) and the seasonal population (housing) to determine the total demand for residential housing units.

1.7.E. *Peak and weighted average population for Level of Service determination (LOS).* Peak and weighted average population for LOS for library collections, corrections, solid waste, and bicycle and pedestrian pathways as outlined in Chapter 14 shall be calculated as follows:

(1) Permanent population for the unincorporated area including prisoners and group homes, shall be derived from EDR.

(2) Seasonal population (facility) for the unincorporated area shall include seasonal population (housing) plus part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents. This includes tourists, migrant farm workers, and other short- term and long term visitors. Hotel motel population in the peak five months of the year for the unincorporated area shall be determined by using hotel occupancy data and hotel bed tax collections to estimate the average number of vacationers.

(3) Permanent population plus seasonal population (facility) in the peak five months of the year shall equal the peak population (facility) for the unincorporated area. This data is then used to determine weighted average population for LOS determination.

(4) The weighted average population assumes that five months of the year are peak population and the remaining seven are permanent. The permanent and peak populations are weighed accordingly to produce the weighted average population estimates. This is done by multiplying the appropriate permanent population by seven, and the appropriate peak population by five, and dividing the total by twelve.

(5) Estimates and projections for the peak population and the weighted average population shall be calculated for countywide population and for unincorporated area population.

1.7.F. Every five years the staff shall analyze previous projections to determine the accuracy of the methodology and improve on it for future projections.

Section 1.8. Continuing Evaluation

The Martin County Growth Management Department shall prepare periodic reports on the effectiveness and adequacy of the CGMP.

1.8.A. *Criteria for continuing evaluation of CGMP elements.* The following criteria shall be used in evaluating the effectiveness of each element of the Comprehensive Growth Management Plan:

(1) *The impact of change indicators for each plan element.* The policy implications of major changes in distribution or characteristics of population, housing, land uses, natural resources, public facilities, consumer demand/supply, and capital and infrastructure needs is evaluated continuously and shall serve as indicators of changes in public needs. County staff routinely present reports and studies to the County Commission. The County shall establish or refine appropriate public policies and strategies as needed to remain responsive to evolving problems and issues reflected by significant shifts in economic, social and physical change indicators.

(2) *Scheduling, budgeting and implementation of programmed activities.* The timely scheduling, budgeting, and implementation of activities identified in the individual elements shall be evidence of the County's effectiveness in executing a systematic program for implementing the adopted goals, objectives and policies that comprise each element of the CGMP.

(3) *Coordination with the public and private sectors.* While continually implementing and evaluating the CGMP's policies and programs, the County shall maintain a system of intergovernmental coordination with the full range of private sector interests concerned with growth management and resource conservation. The County Administrator shall be responsible for maintaining this system.

(4) *Effective resolution of growth management and resource conservation problems and issues.* The effectiveness of the CGMP elements shall be measured by the County's success in accomplishing its goals, objectives and policies.

Section 1.9. Public Participation

The Local Planning Agency and the Board of County Commissioners shall continue to provide for public participation in the comprehensive planning process. The County shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public hearings with open discussion, communications programs, information services, and consideration of and response to public comment. Unless prohibited by law, the public shall have the right to speak and to ask questions at all meetings and workshops of the County Commission and the LPA at which amendments to the CGMP or Land Development Regulations or the approval of Development Orders are being considered. The Commission may, by resolution, set reasonable time limits on presentations by each speaker.

For Future Land Use Map changes, text changes to the CGMP applicable to a single property, or zoning changes, in addition to the notice requirements of state law and other elements of this Plan, signs shall be placed in the right of way and notice shall be as provided for a zoning district change. All published notices shall provide sufficient information for the public in accordance with Florida Statutes.

Where a material change is made in the amendment, new notification and advertising shall be required prior to any public hearing on a vote on the amendment to reflect such change. A material change includes any change to the allowable uses, densities or intensities, development standards, extent of development allowances or infrastructure or preservation requirements, deadlines for payment of fees, completion of work or similar substantive matters, or other substantive aspect of development that may increase the impact of the amendment, including those related to financial obligations.

1.9.A. *Citizens Planning Bill of Rights.* This section establishes additional requirements for Future Land Use Map Amendments (FLUM) in Martin County. All Comprehensive Plan Amendments related to FLUM changes shall comply with the following requirements:

Citizen Participation—Applicants must notify, by mail and newspaper, impacted property owners, property owners associations and home owners associations within 1,000 feet of the development site boundaries as required for development applications by the Land Development Regulations. For projects outside the Urban Service Districts, the distance required for notification shall be 2,500 feet. The Growth Management Department shall verify that proper notification and advertising occurred as required by the LDRs.

Neighborhood Participation—Notice shall be given of the application to any neighborhood association representing landowners or residents within 1,000 feet of the subject property. For projects outside the boundaries of the urban service districts, the distance required for notification shall be 2,500 feet.

Seven Day "Cooling Off" Period—Plan amendments concerning changes to the FLUM cannot be changed in the seven business days prior to any advertised public hearing. This will allow the citizens, commissioners and others to fairly evaluate the document. If the Plan Amendment is revised within that period, the hearing will be postponed unless the County, the applicant and all members of the public who have submitted oral or written comments upon the amendment, agree otherwise.

(1) Any material changes to a proposed FLUM Amendment must be submitted and made available to the County, the applicant and the public at least seven business days prior to the hearing at the adoption stage.

(2) Staff recommendations shall be available to the public at least five business days prior to any advertised public hearing related to a FLUM amendment.

1.9.B. In addition to citizen participation and neighborhood participation, the comprehensive planning process shall be consistent with Chapter 19, Property Rights.

Section 1.10. Plan Implementation

After adoption of this Plan and subsequent amendments, all development and use of land shall be consistent with its goals, objectives, performance standards, policies, and programs. This Plan shall be amended only by ordinance. In addition, this Plan shall be implemented through:

(1) Execution of the Board of County Commissioners' lawful responsibilities, including those delegated to administrative and quasi-judicial boards and commissions appointed by the Board;

(2) Execution of lawful administrative responsibilities of the County Administrator and County staff consistent with ordinances and resolutions adopted by the Board of County Commissioners whose ordinances and resolutions must be consistent with the goals, objectives, and policies of the CGMP. Where conflict exists, the stricter requirements shall govern;

(3) Voluntary coordination with other local governments; the Martin County School District; Treasure Coast Regional Planning Council; South Florida Water Management District; state and federal agencies;

and other relevant agencies concerned with growth management and natural resource conservation; and

(4) Voluntary and cooperative actions with private and public interests intent on fulfilling the purpose and intent of the CGMP.

For the purposes of the CGMP, the term "development" shall mean the carrying out of any building activity or mining operation, the making of any material change in the redevelopment or modification of an existing use or appearance of any structure or land which creates additional impacts, and the dividing of land into three or more lots, tracts or parcels (including planned unit developments).

Remodeling, renovation or restoration of improved real estate to a former, better condition (as by cleaning, repairing or rebuilding) that does not increase or change the use, building height, or building square footage located or permitted upon of the property shall be exempt from the requirements of this Plan. Any other proposed manmade change to improved real estate shall meet the requirements of this Plan, but only to the extent of such manmade change.

Section 1.11. Amendment Procedures

1.11.A. *Scope of eligibility.* The amendment process may be initiated by any person or organization, including the federal government, State of Florida, Martin County, any municipality in Martin County and any of their agencies, authorities and departments.

(1) For any FLUM amendment and for a text amendment which changes an allowable use of land for a specific parcel, proof of ownership of the property subject to the request must be supplied for any application to be deemed complete. Only the owner of the subject property or the Martin County Commission can apply for a FLUM amendment.

(2) The applicant must provide the names and addresses of each and every person with any legal or equitable interest in the property, including any partners, members, trustees, and stockholders and every person or entity having more than a five percent interest in the property. However, this requirement shall not apply to:

(i) Interests held under a publicly traded company; or

(ii) Individual members of a homeowners or property owners association, when association property is the subject of the proposed amendment; or

(iii) Minors, defined as any person who has not attained the age of 18; or

(iv) Mortgagees.

Any amendment which was found complete based on false or incomplete disclosure will be subject to cessation of processing of the application.

Within one year of the effective date for the ordinance adopting this amendment, Martin County shall adopt land development regulations implementing Section 1.11.A.

1.11.B. *Application.* Any request to amend the CGMP shall be made by filing an application on a form prescribed by the Growth Management Director. Applications shall be received by the County for processing on any working day. If a Plan amendment requires changes to the Capital Improvement Element, those CIE changes must be proposed, reviewed, and adopted as part of the amendment. Any applicant requesting a change to the Future Land Use Map shall notify all property owners within 1,000 feet and erect a sign or signs, as required for development applications by the Land Development Regulations. For projects outside the urban service districts, the required distance for notification shall be 2,500 feet.

Applications that are found by the Growth Management Department to be unclear or incomplete may be supplemented within 30 days after the applicant has been notified the application is unclear or incomplete.

Fees will be returned to any applicant who withdraws an application within 60 days after the application is submitted.

The Martin County Board of County Commissioners may, by resolution, at any time, initiate a request to amend the CGMP. Any such amendment shall be for a public purpose.

1.11.C. *Procedure upon application.*

(1) For the purpose of preparing a recommendation, the Growth Management Director shall consult, as may be appropriate, with other personnel from Martin County; the federal government; the State of Florida; any municipality in Martin County or any of their agencies, authorities or departments; or any person or organization. The Growth Management Director shall consider and evaluate any information that may have been presented by the public. Other information may be used if it is determined to be the best available information. Staff recommendations shall be consistent with the goals, objectives, and the policies established in applicable sections of this Plan, as well as good planning principles, and other appropriate information.

In evaluating each Future Land Use Map amendment request staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change provided that consistency is maintained with all other elements of this Plan and at least one of the following four items is found to apply:

(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or

(b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or

(c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or

(d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.

If staff cannot make a positive finding regarding any of the items in (a) through (d), staff shall recommend denial.

(2~~3~~) The Growth Management Director shall submit recommendations to the Local Planning Agency at least five business days prior to the public hearing before the Local Planning Agency when the specific CGMP amendment requests are scheduled. The recommendations shall refer to each application specifically or as combined with other similar applications and shall consider all comments, information, and recommendations received in accordance with subsection 1.11.C.(1~~2~~) and Section 1.9 of this chapter. The recommendations of the Growth Management Department are not necessarily limited to specific applications but may deal with any aspect of the CGMP.

The Local Planning Agency shall hold one or more public hearings on the applications. Notice for the first public hearing shall be made in accordance with the requirements of Chapter 163, Florida Statutes and subsections 1.9 and 1.11.B. of this chapter. No additional public notice shall be required for subsequent public hearings of the Local Planning Agency, provided that the date and time are announced at a prior hearing and are posted on the County website on the second business day following the decision.

(3~~4~~) The Local Planning Agency shall provide its recommendations on the proposed amendments to the CGMP to the Board of County Commissioners. The LPA must act on an amendment if it is requested to

do so by the applicant. The recommendation of the LPA shall be posted on the County website on the second business day following the decision.

1.11.D. *County Commission action.*

(1) The Board of County Commissioners shall hold one or more public hearings to consider transmittal of the applications for amendments to the CGMP to the state planning agency and required reviewing agencies. After the public hearing(s) the applications approved by a majority vote of the Board shall be transmitted to the state planning agency for review.

Approval for transmittal is not simply a procedural step and approval shall not be based on an expectation of changes to the application after transmittal. No amendment shall be approved for transmittal that is not consistent with all goals, objectives, and policies of this Plan and with this chapter.

Notice for the public hearing(s) shall be made in accordance with the requirements of Chapter 163, F.S. and subsection 1.11.B. No additional public notice shall be required for subsequent public hearings of the Board of County Commissioners, provided the date and time are announced at a prior hearing and posted on the County website on the second business day following the hearing. Amendments approved for transmittal shall be posted on the County website on the second business day following the transmittal hearing.

(2) The Board of County Commissioners shall take final action on applications for amendments to the CGMP as required by Florida Statutes and this Plan. Final action on amendments shall be based on best available data available at the time of the final adoption hearing. The public hearing(s) to adopt amendments to the CGMP shall follow the notice requirements of Chapter 163., F.S. and subsection 1.11.B. This process may require continuance of public hearings and multiple hearing dates which shall be posted on the County website on the second business day after the hearing where a continuance is announced. The final action shall be posted on the County website on the second business day following adoption.

(3) Plan amendments that qualify as small-scale development amendments pursuant to Chapter 163, F.S. shall require only one public hearing before the Board of County Commissioners which shall be an adoption hearing. No additional public notice shall be required for subsequent public hearings of the Board of County Commissioners, provided the date and time are announced at a prior hearing and posted on the County website on the second business day following the hearing. Notice for the public hearing(s) shall be made in accordance with the requirements of Chapter 163, F.S. and subsection 1.11.B. No additional public notice shall be required for subsequent public hearings of the Board of County Commissioners, provided the date and time are announced at a prior hearing and posted on the County website on the second business day following the hearing.

(4) All amendments to the CGMP shall be enacted by ordinance upon a vote of the majority of the total membership of the Board of County Commissioners then in office.

(5) A decision to amend or not to amend the CGMP is a legislative matter for the broad discretion of the Board of County Commissioners. A decision not to amend, and thus to maintain the CGMP will be valid as long as it is fairly debatable, that is, a decision based on reasoning that makes sense and with which reasonable people could agree or disagree.

The guidelines for staff reviews and recommendations provided in subsection 1.11.C.(1~~2~~) of this section are intended for use only by staff in reporting to the Local Planning Agency and the Board of County Commissioners on an application to amend this Plan. The guidelines are not to be construed in any way as a limit on the legislative judgement of the Board of County Commissioners in deciding whether or not to amend the Plan. The Board as well as the Local Planning Agency may look to these guidelines in explaining the debatability of its action, but it is not bound by them, and it may, consistent with law, base its action on an amendment on any fairly debatable rationale.

1.11.E. *Amendment of the Capital Improvements Element.* The Capital Improvements Element shall be reviewed annually and modified as necessary to ensure the adequate provision of facilities and services necessary to serve development with public facilities based upon dedicated funding sources. However, certain changes may be accomplished by ordinance: corrections, updates and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications that are consistent with the CGMP; or the date of construction of any facility listed in the Capital Improvements Element. Changes accomplished by ordinance shall not be considered amendments to the CGMP. However, all such changes shall be included in the annual amendments to the CIE so that the Element will remain current and accurate.

1.11.F. *Transmittal of plan amendments.* Portions of a plan amendment cannot be transmitted to the state planning agency; only the elements proposed to be amended along with the complete amendment shall be transmitted to the state land planning agency. All Plan amendments shall include any changes to the Plan necessary to provide consistency with all Plan goals, objectives, and policies. If an amendment results from an evaluation and appraisal report, a copy of that report shall be transmitted with the amendment. Copies of the proposed CGMP amendments shall also be transmitted to any other unit of local or state government that has filed a written request.

1.11.G. *Consideration of economic reports, appraisals and other technical information.* No economic reports or studies, real estate appraisals or reports, and/or written reports of consultants or other experts in support of an amendment application shall be considered by either the Local Planning Agency or the Board of County Commissioners unless filed with the Growth Management Director at least 14 days prior to the first public hearing conducted by the Local Planning Agency. This provision may be waived by a vote of the Board of County Commissioners if any interested party demonstrates that an injustice will occur and sufficient time is provided for all parties to review and analyze the report.

1.11.H. *Schedule of fees.* All fees charged for filing, processing and evaluating applications requesting amendments to the CGMP shall be established by resolution of the Board of County Commissioners. In approving the resolution, the Board of County Commissioners shall consider the costs to the County of processing amendments to the CGMP.

Fees will be returned to any applicant who asks to withdraw an application within 60 days after the application is submitted. No other fees shall be returned to any applicant without a demonstration of hardship and express approval by the Board of County Commissioners.

1.11.I. *Exemption from fees.* The Martin County Commission, Martin County School Board, the State of Florida, the United States of America and all municipalities situated wholly within the boundaries of Martin County shall be exempt from any fee for filing, processing and evaluating an application requesting an amendment to the CGMP.

Section 1.12. Vested Rights

1.12.A. *Intent.* Nothing in this Plan is intended to deny any person the due process of law or to take private property without just compensation. Nor does the CGMP intend to limit or modify the rights of any person to complete any development that has been authorized as a development of regional impact approved pursuant to F.S. Chapter 380 and is consistent with the conditions of approval. Nothing in this Plan is intended to modify any development that has been issued a final local development order and development has commenced and is continuing in good faith, consistent with its timetable and/or schedule of construction or activity established in the development order.

1.12.B. *Status of development orders regarding nonconforming uses or nonconforming lots of record.* Development orders issued regarding nonconforming lots of record and nonconforming uses existing at the time of adoption of this Plan, or existing development orders that have been made nonconforming by subsequent amendments to this Plan, shall be considered to be consistent with the provisions of this Plan if the nonconformity was created in conformance with all applicable development regulations in effect at the

time the nonconformity was created. When a nonconformity is determined to be vested consistent with subsection 1.12.D. (Determinations) below, it shall vest in the same way as a conforming development.

1.12.C. *Status of development orders.* Development orders approved prior to the date of adoption of the CGMP or to subsequent amendments, shall be considered to be consistent with the provisions of this Plan, provided that development is continuing in good faith consistent with its approved timetable, or if no timetable exists, development is completed within one year of adoption of this Plan or the conflicting amendments. Any amendments to an existing development order, including timetable amendments, must be consistent with all elements of the CGMP, including the concurrency requirements. Any amendment to a development timetable shall be reviewed cumulatively with other timetable amendments for that phase. Cumulative timetable amendments of more than five years shall not be permitted unless the phase or phases are consistent with all policies of the Plan in effect at the time. When cumulative timetable amendments for a phase of a PUD reach five years, the PUD must be renegotiated and, at a minimum, must be consistent with all Plan policies in effect at the time.

A timetable for development is the schedule for project phasing, construction, and completion as specified in a development order. Timetable extensions shall not be granted unless an application is made prior to the expiration of the approved timetable, or unless the affected phases meet all requirements of this the Comprehensive Plan in effect at the time of the request for an extension. Timetable extensions allowed in accordance with Florida Statutes shall be recognized.

The Growth Management Department shall monitor development timetables for PUDs and shall, in a timely manner within 60 days, bring apparent violations to the Board of County Commissioners for consideration consistent with applicable County ordinances and provisions of the PUD agreement. Breach proceedings shall be initiated for any PUD that is in violation of its timetable by more than one year. Any PUD that is determined by the Board to be in breach of the PUD agreement will be required to comply with all elements of the CGMP, including the concurrency requirements.

1.12.D. *Determinations.* If a property owner desires to obtain a determination as to whether any rights are vested for a proposed development on his or her property, based on the action of the County or any of its commissions, agencies, or departments, the property owner may request that a determination from the Board of County Commissioners by filing an application with the Growth Management Director. The application must be filed within one year of the time that the action requiring the vesting determination is taken. The Board of County Commissioners shall consider evidence presented by the applicant and recommendations of by staff and shall issue, in a timely manner, a determination by resolution with respect to the development. Such determination shall bind the County.

For purposes of this provision, the term "vested rights" shall be interpreted to include those rights obtained by a property owner who, in good faith and upon some act or omission of the government, has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable, create an inequitable burden, and be unjust to destroy the acquired right. In making its determination, the Board of County Commissioners shall assess each request solely on the particular facts relating to that case. Although the Board of County Commissioners may find that a project meets the requirements for vested rights in general, it may require that some aspects of the development comply with this Plan, provided that reasonable, investment-backed expectations are not unreasonably affected.

Projects may be vested from the terms of this Plan as to the design, density and/or intensity of development. However, undeveloped subdivisions, platted and unplatted lots of record, multifamily site plans, residential developments and nonresidential developments that do not meet the vested rights criteria stated above, or do not have a timetable of development approved by the Board of County Commissioners, shall not be considered vested from the concurrency requirements of Chapter 14, Capital Improvements. This would generally include subdivisions and other developments that have previously been approved but have not initiated substantial site development, such as road and/or drainage improvements, or do not have an approved timetable of development or are not in compliance with their approved timetables.

Subdivisions, platted and unplatted lots of record, multifamily site plans, residential developments and nonresidential developments that were under construction on the adoption date of this Plan and/or are proceeding in good faith consistent with a timetable of development approved by the Board of County Commissioners will be considered vested from the concurrency requirements of Chapter 14. Lots on open roads in completed subdivisions will be considered vested in the same manner. Any development determined to be vested from the concurrency requirements of this Plan will not be required to provide the facilities to meet the concurrency provisions. Instead it will be treated as committed development, for which the County will ensure concurrency.

Notwithstanding anything in this provision to the contrary, if Martin County or any other entity with legal standing under F.S. Chapter 163 shows that a new peril to the health, safety or general welfare of the residents or property in Martin County has arisen subsequent to the approval of any development order, the development order may be revoked.

(1) Development orders issued to comply with a final order of a court or administration agency, resulting from litigation in which the County was a party, shall be considered to be consistent with this Plan.

Section 1.13. Authority

The Board of County Commissioners of Martin County is authorized to adopt and implement this Plan by the Constitution of the State of Florida and the Florida Statutes.

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 5:24 PM
To: Maria Harrison
Subject: FW: Public Hearings on 9/24 and 10/22 must be delayed

From: carol quackenbos <cquackenbos@gmail.com>
Sent: Monday, September 23, 2024 4:34 PM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Public Hearings on 9/24 and 10/22 must be delayed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Carol Quackenbos

Stuart resident

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:21 AM
To: Maria Harrison
Subject: FW: Urgent assistance needed

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Rebecca Dima

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:16 AM
To: Samantha Lovelady
Subject: Urgent request needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:28 AM
To: Maria Harrison
Subject: FW: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

From: Denise Belizar <wridea@aol.com>
Sent: Monday, September 23, 2024 10:22 AM
To: Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>; commish@martin.fl.us
Subject: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

As Martin County residents for over two decades, we have valued the guidance that our county's well-thought-out Comprehensive Plan has placed on growth, and the protection that has meant for our environmental resources. It has truly resulted in the Martin County difference.

While some changes to the Comp Plan over time have been necessary, we are dismayed to see the extent to which its provisions have been eroded – or attempted to be eroded – in recent years. The latest proposed changes could greatly negatively impact our population density, environment, waterways, scarce resources and overall quality of life. There needs to be a more detailed examination of each change to ensure that it is both necessary and the optimal solution to the current situation.

We implore the sitting Martin County commissioners to do the right thing and delay the Sept 24 and Oct. 22 public hearings for comprehensive plan amendments, zoning changes, and a variance until the new commission is seated.

To be frank, the voters have already spoken in choosing to select new commissioners who have promised to be extremely judicious in making any revisions to our Comp Plan. To rush ahead with these changes prior to the new commissioners being seated is insulting to and dismissive of your voting public. It reeks of disingenuous, deceitful politics. You are better than that. At least, we hope you are.

Please delay the Sept 24 and Oct. 22 public hearings until the new commission is seated.

Denise and Ed Belizar
Jensen Beach residents

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept 24 Public Hearing

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Sunday, September 22, 2024 3:43 PM
To: Commish@martin.fl.us; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Sept 24 Public Hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Commissioners,

Please delay the September 24 and October 22 Public hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

Citizens have repeatedly stated, in the public workshops hosted by the Treasure Coast Regional Planning Council, that they do NOT want changes to our Comp Plan. This was the most frequently expressed item on the "wish list" that staff asked citizens to compile.

The citizens say: 1) No to changes in the Comp Plan, 2) Control growth and development, 3) Protect and preserve wildlife, waterways, native vegetation and agricultural lands, 4) Reduce traffic congestion 5) Maintain the Martin County difference.

The above are the guidelines the new commissioners have promised to follow. These guidelines must be meticulously applied to each and all of the proposed comp plan amendments. Some of the upcoming proposals encourage costly urban sprawl with its consummate environment, water, and neighborhood zoning area destruction.

Please do NOT push forward with these Martin-busting votes. It would be an improper attempt to silence the voices of residents who have clearly spoken.

Respectfully,
Drs. Mary Starzinski and Kathy Petteruti

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept. 24, 2024 Public hearing

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Saturday, September 21, 2024 3:07 PM
To: commish@martin.fl.us; Stacey Hetherington <shetherington@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>
Subject: Sept. 24, 2024 Public hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

We are opposed to all the Amendments and Zoning Protections,
that Change the Current Comprehensive Plan:

At the Public workshops hosted by the T.C. Regional Planning Council.
the majority of attendees said they wanted
no changes that govern growth and development in the County
we want the established protection of preserves, wildlife, open spaces and agricultural land.
we need reduction in traffic congestion
The Regional Planning Council at the costly of $100,000 recommended
to the Sept. 24th meeting just the Opposite!!

It is obvious that these changes at the Sept. 24th meeting are being
"railroaded" through before the 2 New Commissioners have a chance
to Vote. Mr. Ciampi actually lost his election if you compare the votes
for his opponents.

One of the most outrageous amendments concerns the addition of 12 "Cottages"
to the new Golf Course plan that originally in their application, said there would
be no housing. Now from 6 to 12; when does it stop

It is imperative that this Public Hearing be postponed until November or December
when there is appropriate time for Resident's to speak at the meeting.

Respectfully,
Barbara Gingras-Schmucker
John McArdle
3130 SE Indian Wells Place
Stuart, Fl. 34997

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:35 AM
To: Maria Harrison
Subject: FW: September 24, 2024 Public Hearings

From: Clyde Dulin
Sent: Friday, September 20, 2024 3:54 PM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: September 24, 2024 Public Hearings

From: tomhelga@comcast.net <tomhelga@comcast.net>
Sent: Friday, September 20, 2024 3:42 PM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: September 24, 2024 Public Hearings

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Commish@martin.fl.us; sheard@martin.fl.us; eciampi@matin.fl.us; dsmith@martin.fl.us; hjenkins@martin.fl.us; hetheringtonstacey@martin.fl.us; swoods@martin.fl.us; ddonaldson@martin.fl.us; klevee@martin.fl.us; cdulin@martin.fl.us; pschilli@martin.fl.us; slove@martin.fl.us;

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Thomas and Helga Galli

Samantha Lovelady

From: Renee Delahunty <rmld111@aol.com>
Sent: Friday, September 20, 2024 7:37 PM
To: Samantha Lovelady
Subject: Stop the Rush to Crush

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Any discussion regarding comprehensive plan amendments, zoning changes, and a variance should be delayed until the newly elected commission is seated.

I was in attendance at the public workshops hosted by the Treasure Coast Regional Planning Council, and I heard citizens repeatedly stating that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

The People Have Voted
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr
Jensen Beach, FL

Sent from the all new AOL app for iOS

Samantha Lovelady

From: Janet Jorden <jjorden@mac.com>
Sent: Thursday, September 19, 2024 4:23 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Packed Agendas

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The only reason I am able to think of for packing the Commission's agendas prior to the new commissioners taking their place on the dais is an effort to hurry through unwanted amendments.

We, the voters, have made our wishes very clear both through public meetings and at the ballot box. I strongly urge the commissioners to table all votes on Comp plan amendments, zoning changes and a variance until the new commissioners are seated. There is not an ethical reason for all of these votes to be taking place at warp speed.

Sincerely,

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL

Clyde Dulin

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Thursday, September 19, 2024 4:58 AM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith
From: Donna Melzer, Martin County Resident
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that takes time. Sept. 24 and Oct. 22 scheduled public

hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

Clyde Dulin

From: P S <sunshine50@bellsouth.net>
Sent: Thursday, September 19, 2024 9:42 AM
To: Clyde Dulin
Subject: Fwd: Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Sent from my iPhone

Begin forwarded message:

From: P S <sunshine50@bellsouth.net>
Date: September 19, 2024 at 9:37:48 AM EDT
To: Commish@martin.fl.us
Subject: Comp Plan Changes

Understanding that those who are leaving office may not care or be affected directly by their vote on this issue, why the need to rush! The people have spoken loudly on this issue many times over the years and spoke again in this last election. As more out of state residents come to Martin County, you should be supporting what has made is so great to begin with... the local long, time residents and their voice. Do not ruin what makes Martin County different in an effort to compete for growth and sprawl... keep our comp plan the way it is and prove we are different and this is why people want to come and live here, not to change what it is!!

Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Patty

Native Floridian and long time Martin resident.

Maria Harrison

From: Clyde Dulin
Sent: Thursday, September 19, 2024 11:12 AM
To: Paul Schilling; Maria Harrison; Samantha Lovelady; Joan Seaman
Subject: FW: Wait on the vote please

I recommend we print these emails and put them on the dais for next Tuesday. That way we can scan and file instead of struggling with PDF.

From: cwieds@gmail.com <cwieds@gmail.com>
Sent: Thursday, September 19, 2024 11:06 AM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Wait on the vote please

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Yes this is a formatted email, but I do believe you need to wait on the vote until the new elected group is able to vote.

Thank you for your consideration

Sincerely,

Chris and Anne Wiedenmayer

6322 SE Morning Dove Way, Hobe Sound 33455

Paul Schilling

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:14 PM
To: Paul Schilling
Subject: Growing Slowly

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my PAD!

Samantha Lovelady

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:18 PM
To: Samantha Lovelady
Subject: Slow the Growth

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Let's make sure we have the infrastructure before we keep building.

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my 👁PAD!

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:33 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:17 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:24 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Mr Dulin,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: dm5855@icloud.com
Sent: Thursday, September 19, 2024 12:29 PM
To: Samantha Lovelady
Subject: Public hearings 9/24/2024 & 10/22/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: Sabrina Roemisch <sabroemisch@gmail.com>
Sent: Thursday, September 19, 2024 3:06 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Hearings for comprehensive plan amendments

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Sabrina Glover
Martin County Resident

Sent from my iPhone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:34 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:19 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Thursday, September 19, 2024 3:39 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Sarah Woods <swoods@martin.fl.us>
Sent: Thursday, September 19, 2024 3:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Elysse Elder <eelder@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5446 (o) 772-288-5439 (f)

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:17 PM
To: Sarah Woods <swoods@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Ms Woods,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: ALLEN ATKINSON <4starfire@bellsouth.net>
Sent: Thursday, September 19, 2024 11:08 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; Sarah Woods; Don Donaldson; Kimberlee Levee; Paul Schilling; Samantha Lovelady
Subject: Not to Rush

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Allen and Pat Atkinson

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Clyde Dulin
Subject:	FW: URGENT REQUEST
Date:	Monday, September 9, 2024 8:00:10 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: loydb <loydb@bellsouth.net>
Sent: Sunday, September 8, 2024 3:41 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: URGENT REQUEST

LPA board : Please do not recommend that the Board of County Commissioners approve or reject any amendments to our Comprehensive Plan until newly elected Commissioners are seated and more study and evaluation can be accomplished on behalf of the Citizens.

Sincerely,
Walter Loyd
150 SW Cabana Point Circle
Stuart, Fl. 34994

Sent from my Verizon, Samsung Galaxy smartphone

From:	Kate Miller
To:	Paul Schilling; Comish
Subject:	no amendments to the comp plan.! No sneaking amendments in over the summer!
Date:	Saturday, August 10, 2024 11:24:27 AM

This Email Sent From External Sender

The comp plan has made Martin County a paradise for those who live there. You are making it a developers' paradise. We will remember at election time. Katharine Miller, 103 River Rd, Hobe Sound, FL 33455

Allison Gates

From: Joan Seaman
Sent: Friday, August 2, 2024 7:57 AM
To: Allison Gates
Cc: Clyde Dulin
Subject: FW: More changes to Comp Plan proposed

For the public comment folder

From: Jim Moir <jbmoir@aol.com>
Sent: Thursday, August 1, 2024 5:45 PM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: Fw: More changes to Comp Plan proposed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

----- Forwarded Message -----
From: Donna S. Melzer <donnasmelzer@gmail.com>
To: Donna Melzer <elzer@gate.net>
Sent: Tuesday, July 30, 2024 at 11:02:23 AM EDT
Subject: More changes to Comp Plan proposed

FORWARDED From:
"Virginia Sherlock" <vsherlock@lshlaw.net>
Date: Jul 28, 2024 10:19 AM

The assault on the Martin County Comprehensive Plan continues on Thursday when the Local Planning Agency will consider two amendments presented by staff in the Evaluation and Appraisal Report (EAR) process which requires local governments to review and, if necessary, update plans to reflect changes in state statutes and growth and development activities.

Proposed changes to the Preamble consist primarily of excluding the Indiantown Urban Service District from the housing demand and residential capacity analysis and including the portion of the secondary Urban Services District adjacent to the Village of Indiantown as part of the County's secondary Urban Service District. The staff report fails to explain the reason for or the impact of these changes.

The changes to the Transportation Chapter are extensive and appear to be extremely technical, again without explanation in the staff report except to assure decision-makers that the changes are for “clarification” and “consistency”. Major changes proposed on virtually every page of the 33-page Chapter 5 Transportation Element may be understandable only to traffic engineers or professional planners.

Citizens might feel more comfortable if an independent traffic expert were asked to review and comment on the proposed changes, especially as traffic congestion and increased traffic on many vital roads throughout the County have resulted from the current Commission's any-development-is-good-development approach toward growth management.

The Local Planning Agency will recommend approval of the proposed amendments to be forwarded to the County Commission. The Commission must vote to transmit all EAR amendments for review by state agencies by November 27, 2024.

The Local Planning Agency meets at 7:00 p.m. on Thursday, August 1, 2024, in Commission Chambers at the County Administration Center. The link for the LPA agenda is

https://martin.legistar.com/MeetingDetail.aspx?ID=1213979&GUID=B90F945F-1F75-4A40-B8D5-D6AB120AD956&Options=info|&Search=

The County has not posted e-mail addresses to allow citizens to communicate with LPA members, but you can send comments to staff at pschilli@martin.fl.us and cdulin@martin.fl.us and request that your comments be made part of the record. I recommend that you also include the County Commission at comish@martin.fl.us because staff is not always diligent about including public comments in the record.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Phone: (772) 287-0200
Fax: (772) 872-5152
www.LSHLaw.net

Joan Seaman

From: Clyde Dulin
Sent: Tuesday, July 30, 2024 4:30 PM
To: Allison Gates
Cc: Samantha Lovelady; Jenna Knobbe
Subject: FW: Comp Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Allison,
We need to provide the following email as public comment to the LPA this Thursday and we need to file it in the respective folders. Thanks

---

From: jlogan@gate.net <jlogan@gate.net>
Sent: Tuesday, July 30, 2024 11:42 AM
To: Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Cc: Comish <Comish@martin.fl.us>
Subject: Comp Plan Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Good morning,

I understand that you are currently reviewing amendments to the Comp Plan that would include changes to Indiantown's treatment when it comes to the residential capacity analysis and USD changes. May I ask, what is the rationale for these changes that reflect a benefit to residents of Martin County?

Did an independent traffic expert review and add comment on the proposed changes to the Transportation Chapter? We all are aware of the significant increase in population and traffic flow in Martin County and should definitely be cautious in any changes made related to same. If an expert did review, are those comments available?

ANY amendments related to our Comp Plan, which have been critical to preserving our wonderful way of life should, in my opinion, ONLY be approved if significant benefits are derived from them.

Best regards,

Jane Logan
Hobe Sound, FL
772-485-5503

Carol Ann Leonard

NPH-1, 24-1176 I have not nearly read all the info at this time. Some of my comments.

Purpose and **scope** parts sound good.

Legal Status -yes, a landowner should be justly compensated. **However, I feel if the development does not benefit the majority of the public, leads to overdeveloment of the county and goes outside the Comp Plan too often, then the public needs should supercede those of the landowner.**

MC should continue to coordinate with the private sector. The county should send timely notices with info to read about the agenda items well before the coming meetings of the LPA and BOCC.

CA-county needs to work more with other entities such as the SFWMD.

I want the resident population to not increase drastically, changing our county into an overdeveloped county. Residents are the most important. We many need seasonal residents and tourists but that should not be a factor in increasing the entire county development and going outside the USBs we have now. Stop trying to increase the range of the Rural Lifestyle Amendment.

In regard to **1.7.D. Peak population in residential housing units for the unincorporated area**
CA-those not living here more than six months should not be combined with those who do.

1.7.E.Peak and weighted average population for Level of Service determination (LOS)
CA-all permanent and seasonal residents should be counted when determining what services will be impacted and needed.

From: Leslie Ertl
To: Stacey Hetherington; Harold Jenkins; Doug Smith; Edward Ciampi
Cc: Sarah Heard
Subject: comp plan/ developement
Date: Monday, September 9, 2024 11:29:45 AM

Good morning - I am writing as your constituent to appeal to you to represent US not developers. Elected officials should stay in touch with the needs of their constituents. Please stop approving projects and changing the comp plan for more money in your pockets. It is heartbreaking to watch you four and Gov Desantis selling our state. It is so blatant. Please take the time to analyze these requests. We will be living in flooded, overcrowded areas and endless traffic and loss of critical habitat.

Tomorrow's agenda would require several hours of discussion if staff and Commissioners were serious about giving the proposals thorough and balanced consideration. Instead – like the failed effort to rush through outrageous plans to add inappropriate facilities to Jonathan Dickinson and other state parks – Tuesday’s BOCC meeting has been planned to severely limit public participation and speed questionable proposals through a truncated process.

STOP DEVELOPEMENT IN AN IRRESPONSIBLE WAY AND START DOING YOUR JOBS - REPRESENT THE PEOPLE!!

Leslie Ertl

From: Sam Hay
To: Stacey Hetherington
Subject: Please protect the Comp Plan
Date: Sunday, September 8, 2024 10:17:17 AM

Commissioner Hetherington:

I urge you to protect what remains of the Comprehensive Plan at your meeting on Sept 10. You have already approved too many modifications to the Plan which have inevitably resulted in over-development in our county.

Please do not approve any further modifications which would further weaken the protections the Comp Plan was intended to provide. At the very least, delay any changes until they can be properly presented to the public and carefully considered.

Respectfully,
Sam Hay, Port Salerno

From:	paul vallier
To:	Comish
Cc:	vsherlock@lshlaw.net; Alan Buchfuhrer; Jj Smith (new); Karl Thonnes; Mary Alice Rowley; Bob Shykes Thursday Worker; Bill Steuer; Charles L. Dietz; donnasmelzer@gmail.com; Gene Reed; Frank Gallieti; M.
Subject:	LPA and the MC Commission need to immediately pause
Date:	Sunday, September 8, 2024 3:42:19 PM

Are Commissioners Jenkins and Smith trying to pull a fast one before leaving office!? I hope not.

?????

"The Local Planning Agency will consider five proposed Comprehensive Plan Amendments at Thursday's meeting, including a text amendment that will further expand development in Rural Lifestyle communities."???!!

The LPA needs to be "at ease" until new commissioners take office. The voters have spoken and they want a new direction that respects our Comp plan!
Paul Vallier
Stuart

Sent from Yahoo Mail for iPhone

Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 4:13 PM
To: Clyde Dulin; James Moir
Cc: Paul Schilling; Stephanie Heidt; Elysse Elder; Virginia Sherlock
Subject: RE: Tonight's LPA meeting

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Clyde,

As you well know, the notice published in TCPalm does not provide copies of the staff report, agenda item summaries, or data and analysis. And few residents rely on the TCPalm notice, as you also know. The agenda is routinely e-mailed to those of us who have specifically requested inclusion on the e-mail sent by the County in advance of LPA meetings. We rely on that e-mail notice.

Your response confirms my fear that staff is trying to ram through these amendments without adequate time or information for the public to evaluate them.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

From: Clyde Dulin [mailto:cdulin@martin.fl.us]
Sent: Thursday, July 18, 2024 4:03 PM
To: Virginia Sherlock <vsherlock@lshlaw.net>; James Moir <James.Moir@martin.fl.us>
Cc: Paul Schilling <pschilli@martin.fl.us>; Stephanie Heidt <sheidt@tcrpc.org>; Elysse Elder <eelder@martin.fl.us>
Subject: RE: Tonight's LPA meeting

Hello,
Please see the attached verification that notice was published by TC Palm on Wednesday July 3, 2024.

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 3:56 PM
To: James Moir <James.Moir@martin.fl.us>
Cc: Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>
Subject: Tonight's LPA meeting

Jim,

Sorry for the late comments on tonight's LPA agenda, but the agenda wasn't sent out until yesterday and I haven't had adequate time to thoroughly review the three proposed amendments to the Comp Plan (Housing Chapter, Arts, Culture and Historic Preservation Chapter and Public Schools Facilities Chapter) which apparently are being submitted as part of the EAR process.

In addition to the late notice, the data and analysis supporting the amendments has not been provided. The staff report for each amendment says the data and analysis "will be submitted to State Land Planning Agency as part of the transittal packet. Copies are available in the Growth Management Department, upon request."

This is not how the process is supposed to work. The data and analysis should be provided for review by the LPA and the public at the time the amendments are presented.

Are members of the public going to be charged exorbitant fees for requesting copies from Growth Management?

Why is staff hiding the required data and analysis from both LPA members and the public?

Why was less than 48 hours notice given of intent to present these EAR amendments to the LPA?

The amendments are confusing and very technical; impossible to review and evaluate in time to make meaningful comments.

I request that the LPA postpone hearing these three agenda items -- NPH-2, NPH-3 and NPH-4 -- until members of the public can be properly noticed and provided with adequate time to review and evaluate the amendments.

Thank you.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200

Facsimile: (772) 872-5152
www.lshlaw.net

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

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Friday, July 19, 2024 1:12 PM
To: Don Donaldson
Cc: Sarah Heard; Edward Ciampi; Harold Jenkins; Paul Schilling; Clyde Dulin; Elysse Elder; Virginia Sherlock
Subject: Please insist on transparency in EAR process

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Don,

At the Local Planning Agency meeting last night, staff concealed information and comments from the public and LPA members. The lack of transparency in the EAR process is concerning.

I signed up to receive e-mails from staff regarding upcoming LPA meetings, and staff usually sends an e-mail with the LPA agenda and staff reports a week or so before each meeting. But the e-mail for Thursday's meeting was not sent until Wednesday, providing agenda summaries for three Comprehensive Plan Amendments proposed by staff as part of the Evaluation and Appraisal Report process. The proposed amendments are very technical and difficult to understand. It was simply impossible to conduct meaningful review prior to the LPA meeting.

Additionally, the staff reports for the Comp Plan amendments acknowledged that data and analysis required for approval was not included in the agenda packet. Staff noted that the data and analysis would be provided to the state when the amendments are transmitted for agency review and would be available for review at the Growth Management Department upon request. I do not understand why the data and analysis was not included in the agenda packet to provide LPA members a basis for their decision to recommend adoption of the proposed amendments.

I have not been able to locate e-mail addresses on the County website for LPA members. I sent an e-mail to one member whose address I have and to staff, asking that the Comp Plan amendment agenda items be postponed to give citizens time to review and evaluate them and requesting that the data and analysis for the amendments be included in the agenda packet. I copied staff on my e-mail, assuming that the comments would be made part of the record.

But staff did not mention the concerns I raised and did not advise the LPA of my comments regarding the agenda items. I am requesting that my e-mail be included in the agenda packet when these items are presented to the BOCC.

The lack of transparency is extremely worrisome, raising genuine fears that staff is hiding data and analysis and blocking public input. This is not how the process is supposed to work.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: PH-2

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners **DATE:** February 18, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Paul Schilling
Growth Management Director

REF: Item #25-0510
SUBJECT: **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE, A TEXT AMENDMENT**

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.

Please see the attached newspaper advertisement for the EAR-based Plan amendment public hearings and additional public comment.

DGD/PS/jk

Reviewed by County Attorney's Office

Martin County - Growth Management
Advertiser:
N/A
Agency:
A-14-All
Section-Page-Zone(s):
2-7-25 EAR Adoption
Description:
10983177
Ad Number:
N/A
Insertion Number:
3 Col x 18 in
Size:
N/A
Color Type:
The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Friday, February 7, 2025

Judge pauses buyout for federal employees

Maureen Groppe and Joey Garrison
USA TODAY

A federal judge on Thursday paused the Trump administration's deadline for more than 2 million federal employees to decide by the end of the day whether to resign or stay in their jobs in order to allow time for labor unions to challenge the plan's legality.

U.S. District Judge George O'Toole in Boston issued a temporary restraining order and set a hearing for Monday.

The Trump administration's lawyers had argued that extending the deadline on the last day would "markedly disrupt the expectations of the federal workforce, inject tremendous uncertainty into a program that scores of federal employees have already availed themselves of, and hinder the administration's efforts to reform the federal workforce."

Unions representing many of the nation's federal workers charge that the new Republican administration's "unprecedented offer" violates the law.

"We will continue to aggressively defend our members' rights," said Everett Kelley, president of the American Federation of Government Employees, one of the unions challenging the offer.

Workers were given barely more than a week to accept the administration's blanket buyout, which union officials say did not appear to have followed federal procedures for reducing the size of the workforce.

Federal employees were told they would receive eight months of pay and benefits through September if they resigned by Thursday.

But Congress hasn't approved funding for federal agencies past March 14. Democrats in Congress have warned federal workers not to accept the offer, citing this and their lack of trust in Trump to deliver the payments.

Unions have warned workers considering Trump's offer that there's no guarantee the president can or will stick to it. They've also said the offer lacks basic information about whether they might still be required to work for the government; whether they can get a private-sector job while still being paid by the federal government; and how their pensions, health insurance and other benefits and rights would be affected.

Demonstrators protest the Trump administration's plans to shrink the federal workforce outside the headquarters of the Office of Personnel Management on Wednesday in Washington. ALEX WONG/GETTY IMAGES

Critics have said the administration's goal is to make working for the federal government so unpleasant that employees will be driven out.

The administration on Tuesday warned federal employees could be furloughed if they do not accept the buyout and that "the majority of federal agencies will be downsized," with the Defense Department as an exception.

Federal workers who stay in their jobs have been told they must return to in-person work, embrace new "performance standards" and be "reliable, loyal and trustworthy" in their work, among other new "reforms" across the government.

Trump is pushing both to dramatically shrink the size of government and replace bureaucrats his team has perceived as hostile to his agenda with loyalists.

The offer came in a surprise email that hit inboxes at 6:04 p.m. on Jan. 28 with the subject line: "The Fork in the Road."

Israel will draw up plan to relocate Palestinians

Cybele Mayes-Osterman
USA TODAY

Israel's defense minister said European nations that accused the country of disproportionate attacks in the Gaza Strip are "legally obligated" to accept Palestinian refugees as Middle Eastern countries rejected President Donald Trump's proposal to relocate all of the enclave's residents.

On Thursday, Israeli Defense Minister Israel Katz said he directed Israel's defense forces to draw up "a plan that will allow any resident of Gaza who wishes to leave to do so, to any country willing to receive them." He said the army would provide "exit options via land crossings, as well as special arrangements for departure by sea and air."

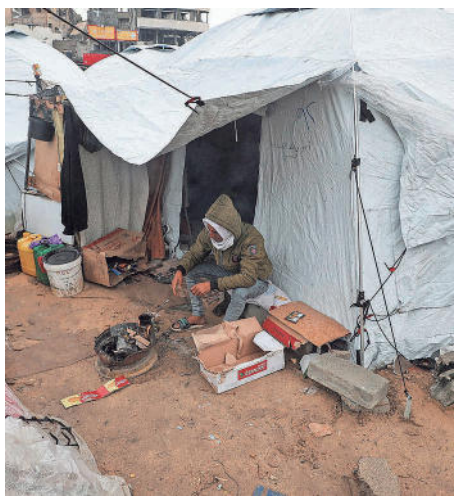
Countries "such as Spain, Ireland, Norway, and others" that have accused Israel of disproportionate attacks on civilians and violations of laws governing war "are legally obligated to allow Gazans to enter their territory," he wrote on X.

It comes after Trump deviated from decades of American foreign policy in the Middle East in his proposal on Tuesday to "take over" and "own" the war-torn Gaza Strip. The White House quickly walked back his comments, with spokesperson Karoline Leavitt telling reporters that Trump "has not committed to putting boots on the ground in Gaza" or to pay for its rebuilding.

But his statements still sent shock waves through Middle Eastern countries that worked to broker the ceasefire and hostage release deal struck between Israel and Hamas last month after more than a year of war.

Saudi Arabia, which has long refused to normalize its relations with Israel without the creation of a Palestinian state, said its position was still "firm and unwavering."

In a call with French President Emmanuel Macron, Egyptian President Abdel Fattah el-Sissi urged other countries to "support the implementation of the two-state solution," according to a statement from his office.


A Palestinian man sits outside a tent in the rain on Thursday in Gaza City, Gaza Strip. DAWOUD ABU ALKAS/REUTERS

Forcibly displacing civilians is a war crime under the Geneva Conventions. Humanitarian organizations have already accused Israel of the intentional displacement of Palestinians, which they say amounts to "ethnic cleansing."

But Trump's proposal would go a step further – "it would move the U.S. from being complicit in war crimes to direct perpetration of atrocities," Lama Fakih, of Human Rights Watch, said in a statement on Wednesday.

"It is vital to stay true to the bedrock of international law," United Nations Secretary-General António Guterres told Trump on Wednesday. "It is essential to avoid any form of ethnic cleansing."

Israel launched its 15-month siege of Gaza after Hamas, the militant group that governs the Palestinian enclave, launched a surprise attack on Israel, killing 1,200 Israelis and taking around 250 hostages.

In the ensuing conflict, more than 47,000 Palestinians were killed, according to the Hamas-run Gaza Health Ministry, including more than 13,000 children. Much of the enclave was reduced to rubble and 90% of its population was displaced.

Contributing: Reuters

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County (Board) will conduct public hearings on Tuesday, February 25, 2025, March 11, 2025, and March 25, 2025, beginning at 9:00 A.M. each day, or as soon thereafter as may be heard, to consider adoption of ordinances amending the Martin County Comprehensive Growth Management Plan resulting from the Evaluation and Appraisal Report. The Board requested the amendments based on statutory requirements. The proposed amendments will be presented in Public Hearings over the three dates as follows:

February 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-01, AMENDING THE TEXT OF CHAPTER 1, PREAMBLE, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-03, AMENDING THE TEXT OF CHAPTER 3, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-05, AMENDING THE TEXT OF CHAPTER 5, TRANSPORTATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-06, AMENDING THE TEXT OF CHAPTER 6, HOUSING ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-07, AMENDING THE TEXT OF CHAPTER 7, RECREATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-16, AMENDING THE TEXT OF CHAPTER 16, ARTS, CULTURE, AND HISTORIC PRESERVATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-17, AMENDING THE TEXT OF CHAPTER 17, PUBLIC SCHOOLS FACILITIES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 11, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-02, AMENDING THE TEXT OF CHAPTER 2, OVERALL GOALS AND DEFINITIONS, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-08, AMENDING THE TEXT OF CHAPTER 8, COASTAL MANAGEMENT ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-09, AMENDING THE TEXT OF CHAPTER 9, CONSERVATION AND OPEN SPACE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-10, AMENDING THE TEXT OF CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-11, AMENDING THE TEXT OF CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-12, AMENDING THE TEXT OF CHAPTER 12, SOLID AND HAZARDOUS WASTE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-13, AMENDING THE TEXT OF CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-04, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-14, AMENDING THE TEXT OF CHAPTER 14, CAPITAL IMPROVEMENTS ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

The Public Hearings listed above on February 25, 2025, and March 11, 2025 will begin on the specified date and will be continued to March 25,2025. The Board will conclude all of the Public Hearings and vote on the proposed amendments on March 25, 2025. All interested persons are invited to attend and be heard.

Each day of the Public Hearings will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department at (772) 288-5495.

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

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

Check out the classified ads everyday.
FIND A JOB
LIST A HOME
BUY A CAR
ADOPT A PET
BUY A BOAT
FIND A RENTAL

From: The Guardians of Martin County
To: Sarah Heard
Subject: Community Updates from Commissioner Heard 10/30/2024
Date: Wednesday, November 6, 2024 9:33:25 AM

View this email in your browser

The Guardians continue engagement with Martin County regarding proposed amendments to the County's Comprehensive Growth Management Plan (Comp Plan) that have the potential to adversely affect the quality of life that we all cherish.

See Commissioner Sarah Heard's summary below describing recent actions taken by the County Commission.

The Guardians provided comments on several of the proposed Comp Plan Amendments that have now been transmitted to Tallahassee for review by various state agencies.It is our understanding that commissioners-elect Blake Capps (District 3) and Eileen Vargas (District 1) will likely have taken their seats prior to a future adoption hearing.

Live Responsibly, Protect Our Future.

Commissioner Heard's Newsletter

Martin County Commissioner Sarah Heard
District 4 Newsletter - October 30, 2024

Contact Information
Commissioner Sarah Heard
sheard@martin.fl.us
Executive Aide Sarah Philion
comaide4@martin.fl.us
(772) 221-2358

Dear Friends,

October 9th was a cruel and destructive day for many homeowners in Martin County, especially hundreds of homeowners in District 4. We have seldom experienced ravaging tornados in Florida but 3 monstrous tornados, spawned by Hurricane Milton, wiped out neighborhoods on that day. Especially hard hit were Manatee Lakes, New Monrovia, The Preserve, Mariner Sands, Port Salerno and Rocky Point.

So many first hand accounts are terrifying. With no warning, front doors exploded, windows exploded, glass flying everywhere, furniture hurtling by, cars flipped over like toys, roofs exploding overhead and vanishing. Miraculously, in the midst of all that powerful mayhem, no one was killed. But, lots of folks

lost their worldly goods and the homes that held them.

Martin County makes me most proud and thankful as we respond to emergencies. The outpouring of love and support and aid has been wonderful.

The path of the storm's destruction was really uneven in Martin County. For 90% of our residents the tornadoes had no impact. But, for many the deprivation and destruction and realization are just beginning. The road to recovery will be long and hard.

I want all residents to know that recovery in these damaged neighborhoods is Martin County's top priority. Keeping these neighborhoods intact and rebuilding are our top priority. We will see you through this. We will keep you safe and sound.

Resources are available. We will help you connect to them. Please call our office if you need information or help. 772-221-2358.

Here are some critical resources including links and phone numbers.

FEMA 800-621-3362
Hope Florida 833-438-4673
United Way 772-283-4800
House of Hope 772-286-4673
Elevate Hope
Salvation Army 772-228-1471
Martin County Human Services SHIP Assistance, 772-288-5456
Covenant Fellowship Baptist Church
Catholic Charities 561-345-2000
Senator Gayle Harrell, 772-221-4019
Representative Toby Overdorf, 772-221-4961
John Snyder, 772-403-1064

We are sorry for your losses.

We are determined to help in every way possible. We have been faithfully and diligently removing storm debris daily since the hurricane. Martin County will remove all of your storm debris for free but it needs to be put in our right of way in order for us to take it away. We cannot trespass on your private property. We will do as many sweeps as necessary to clean up the hardest hit neighborhoods.

Sarah Heard

Board Summary from 09/24/2024

CNST-13 was a request to terminate the Palm City Boys and Girls Club lease. It was formerly a Martin County fire station. It was leased to the Boys and Girls Club in 2006. They will be moving their services to the newly constructed Boys and Girls Club on Martin Luther King Boulevard in Stuart.

The future of the buildings and property in Palm City are unknown at present.

PH-8 was a public hearing to consider transmittal of Comprehensive Plan Amendment (CPA) 23-09, Martin Commerce Park.

This was a proposal to allow a 167 acre parcel of land located between I-95 and SW 84th Avenue on the South side of SW Martin Highway to be appointed a Freestanding Urban Services District and to allow the extension of municipal water and sewer to leapfrog over agricultural lands to provide these urban services. No more than 1,100,000 square feet of industrial uses are proposed on 101 of these

167 acres.

Policy 4.13A.10 requires that industrial development in Martin County only is allowed within the Primary Urban Services District, which is miles away from this site.

The 1,717 acre Ag Tec parcel was approved by the majority Board in 2010. It remains vacant. It is owned by Ashley Capital, the owner of this 167 acre parcel.

The Commercial and Industrial Land Analysis, ordered by the majority Board and completed in 2023 concludes that the County has a significant inventory of industrial land for the present and the future. In fact, the acreage of vacant industrial land is more than twice the acreage of developed industrial land in the County.

Since 2011, only an average of 9 acres of industrial land are developed each year.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

PH-9 was a request to consider transmittal of Comprehensive Plan Amendment (CPA) 23-10, Martin Commerce Park, a Future Land Use Map amendment.

This was a request to amend the Future Land Use Map, to change the designation of 167 acres of land from Agricultural and Agricultural Ranchette to Industrial.

All the adjacent future land uses are agricultural and agricultural ranchette.

There are 4 criteria to consider when changing the future land use designation of a parcel. At least ONE must be met in order to recommend approval of the change.

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

None of the criteria has been met.

Further, the proposal meets all of the criteria for defining urban sprawl.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

Board Summary from 10/22/2024

CNST-8 was a request for approval of an agricultural easement from Becker B-14 Grove as a condition of approval for the Discovery Planned Unit Development (PUD) zoning agreement.

As a special condition of the Discovery PUD zoning agreement, Becker is required to place the 846 acre Becker Tree Farm parcel into a permanent agricultural easement.

The deed for the easement is to be granted to Martin County and Conservation Florida, a non-profit corporation.

Our October 22, 2024 meeting included the transmittal of our Evaluation and Appraisal Report (EAR) which was a re-write of our Comprehensive Plan. The state requires that all jurisdictions that have Comprehensive Plans conduct an EAR every 7 or so years to guarantee that each Comprehensive Plan is compliant with all changes to the Florida Statutes in the preceding 7 years.

PH-1 was a public hearing to transmit the EAR for Chapter 4, the Future Land Use Element. Chapter 4 is considered the most important in the Comprehensive Plan. One of the most critical features of Chapter 4 is the methodology requirements of the Residential Capacity Analysis, which is used to determine when, where and how to expand the Urban Services Districts when necessary. There are currently 10 and 15 year triggers that demand actions on these decisions.

The EAR does away with the requirement that the Residential Capacity Analysis be used to determine expansion of the Urban Boundaries.

Now, instead, policy for expansions is vaguely worded in Policy 4.7. To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.

No data, analysis, metrics, methodologies are provided to plan our future development.

Wetland deliniation is changing, too. Maps will no longer be used. Nor will hydric soils be evaluated. Instead, flyovers and remote and drone observations will generally inform us where wetlands exist.

Table 4-1 contains disturbing information. Though we don't allow any impacts to wetlands, between 2017 and 2024, nearly 1500 acres of wetlands disappeared. Between 2009 and 2024, 57,000 acres were developed in Martin County, according to table 4-1.

The airtight planning policies of Chapter 4 have guided and protected residents and resources for over 40 years. This EAR amendment does away with too many of our protections.

PH-4 was the EAR amendment to Chapter 5, the Transportation Element.

Roads in Martin County are given Level of Service ratings from A (free flow) to B (reasonably free flow) to C (stable flow) to D (approaching unstable flow) to E (unstable flow) to F (forced or breakdown flow). Martin County targets LOS D as our tolerable goal. Surely we should raise our standards.

PH-5 was the EAR amendment to Chapter 14, our Capital Improvements Element.

Among the changes to Chapter 14 are basic life support and fire response times from 6 minutes 90% of the time in Urban Areas to advanced life support in 8 minutes 90% of the time in Urban Areas.

Similarly, basic life support and fire response in Rural areas goes from 15 minutes 90% of the time to Advanced Life Support in 20 minutes 90% of the time.

PH-7 was the EAR amendment to Chapter 6, the Housing Element.

Included in this chapter's changes are elimination of the Vacant Residential Lands Inventory and Residential Capacity Analysis as planning requirements.

PH-8 was the EAR amendment to Chapter 7, the Recreation Element.

Included in this chapter's changes are directions to encourage Planned Unit Development (PUD) Zoning in development review instead of relying upon the requirements of straight zoning.

All of the EAR amendments will be transmitted to Tallahassee for review. Staff expects state reviews to be completed in early 2025. They will then be considered be the new Board for adoption.

PH-17 was an item to consider adoption of Comprehensive Plan Amendment (CPA) 24-23, Three Lakes Golf Club.

Three Lakes Golf Club is another of the developments outside the Urban Boundary that are permitted under the new Rural Lifestyles land use.

Golf cottages are allowed in the Rural Lifestyle land use. They are for the use of the members and their guests. They do not count toward the maximum gross density. 54 golf cottages are allowed with up to 324 bedrooms.

This amendment was to allow each cottage to have up to 12 bedrooms, doubling current capacity of 6 bedrooms each.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DPQJ-1 was a request for an amendment to the Three Lakes Golf Club Planned Unit Development (PUD).

This project is approximately 1219 acres and is located west and east of Kanner Highway approximately 2.4 miles southwest of I-95.

The majority Board approved 2 golf courses, a golf clubhouse and 14 accessory golf cottages in June 2023, utilizing well and septic systems.

In February 2024, the Board majority approved the future land use change from agricultural to rural lifestyle.
In June 2024, the Board majority approved the extension of municipal water and sewer to the entire property.

This is the first amendment to the proposed PUD. Improvements on this property now include a helipad, and employee dormitory for 70 workers, 48 cottages (that do not count toward maximum density) with 262 bedrooms (averaging 6770 square feet each), tennis courts, pickleball courts, a 19,000 square foot spa, yoga studio, pools, one 30,000 square foot clubhouse, one 33,000 square foot clubhouse, and a bridge over Kanner Highway, connecting the east and west sections of the property.

Ciampi, Jenkins, and Smith voted to approve. Heard and Hetherington opposed, with Hetherington objecting to the change from a tunnel under Kanner to a bridge over Kanner.

DPQJ-2 was a request for approval of the first amendment to The Ranch Planned Unit Development (PUD) zoning agreement.

The subject site is located south and west of the intersection of SW Kanner Highway and SW Bridge Road. The site includes approximately 3460 acres on the south side of Kanner and 442 acres on the north side of Kanner adjacent to the St. Lucie Canal.

The Board majority approved The Ranch PUD in April of 2024. Approved uses include 175 single family lots, golf cottages (that do not count toward maximum density and can each have up to 12 bedrooms), two 18-hole golf courses, a short course, range house and training center, golf practice facilities, a clubhouse, residential multi-slip docking facility, 2 spa and wellness facilities and a tunnel under Kanner Highway connecting the east and west parcels.

And though Article 4, Division of Land Development Regulations prohibits any excavation below 20 feet, The Ranch will be excavating to a depth of 40 feet.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DEPT-4 was a proposal to replace the Sand Dune Cafe at Jensen Beach.

The project is currently in design for building replacement with a 3,000 square foot commercial kitchen and dinning building, access improvements and associated site work.

The project was approved unanimously.

DEPT-5 was a water quality conditions and project update by John Maehl, our Environmental Resources Administrator. For well over 2 decades, Martin County has employed the most stellar team of environmental resource managers in the State of Florida. Their dedication and innovation are peerless. These are just some of the most recent achievements. Use this **link** to see the presentation.

Veterans Workshop

Disaster Recovery Center

Upcoming Martin County Board Meetings

Board of County Commissioners Upcoming Meetings

Commission Chambers - 1st Floor
2401 SE Monterey Rd, Stuart, FL 34996

November 12, 2024
November 19, 2024
December 10, 2024

MCTV Television Information - **MCTV Links and Info**
Martin County YouTube Chanel: **YouTube Channel Click Here**

Please share this message with your friends and neighbors!

Share Tweet Forward

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES

AT 1-800-HELP-FLA (435-7352) OR http://www.FloridaConsumerHelp.com. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE. THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY. REGISTRATION# CH30115.

Copyright © 2024 The Guardians of Martin County, All rights reserved.
You are receiving this email because of your relationship to The Guardians of Martin County

Our mailing address is:
The Guardians of Martin County
P.O. BOX 1489
Hobe Sound, Fl 33475

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list

From: Elaine Macomber
To: Comish
Subject: Our Community First!
Date: Sunday, November 10, 2024 9:20:05 AM

Dear Commissioners:
I support responsible decision-making that reflects our community's needs.

The commission is making decisions on projects like Brightline, cell towers, comp plan, and the proposed Wawa without full transparency or public input.

Please do not throw our tax dollars down the drain!

Elaine Macomber
Palm City, FL 34990

John 3:16

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0511 | PH-3 | **Meeting Date:** 2/25/2025

PLACEMENT: Public Hearings

TITLE:

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-05, TRANSPORTATION ELEMENT, A TEXT AMENDMENT

EXECUTIVE SUMMARY:

This is a request to consider the adoption of Comprehensive Plan Amendment 24-05, a text amendment to Chapter 5, Transportation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR. The proposed revisions reflect the updated Transportation Map Series. Other changes are listed in the staff report. No goals, objectives or policies are being proposed for removal.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Samantha Lovelady, AICP
Title: Principal Planner

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Plan Amendment

BACKGROUND/RELATED STRATEGIC GOAL:

In accordance with Section 163.3184(4), Florida Statutes, evaluation and appraisal plan amendments must follow the state coordinated review process.

All plan amendments require three public hearings. The first public hearing is before the Local Planning Agency. At the second hearing, the Board of County Commissioners (Board) determines whether to transmit or not to transmit plan amendments as part of a set of amendments. After the hearing, the County has 10 working days to send the amendments to the State Land Planning Agency (State).

The State will issue an objections, recommendations, and comments (ORC) report regarding the proposed plan amendment(s) within 60 days after receipt of the amendment package. Any other unit of local government or government agency may provide comments within 30 days after receipt by the State Land Planning Agency of the complete proposed plan or plan amendment.

Martin County must hold the adoption public hearing within 180 days after receipt of the ORC report. If the County fails to hold an adoption hearing within 180 days after receipt of the ORC report, the amendments shall be deemed withdrawn unless extended by agreement with notice to the State Land Planning Agency and any affected person that provided comments on the amendment. After the adoption hearing, adopted plan amendments must be transmitted within 10 working days to the State and any other agency or local government that provided timely comments.

The State has 45 days to determine if the plan amendments are in compliance with Florida Statutes and will issue a notice of intent to find that the plan amendments are in compliance or not in compliance. A plan amendment adopted under the state coordinated review process shall go into effect pursuant to the State Land Planning Agency's notice of intent. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Decisions approving or rejecting proposed amendments constitute legislative actions because they involve the policy making function of the Board. They are different from rezoning and site plan decisions which are quasi-judicial actions involving the application of general rules of policy to specific situations. If approval of a comprehensive plan amendment is challenged by an affected person, the approval will be sustained if it complies with Florida Statutes regarding (1) procedural requirements (e.g. proper notice, public hearing), and (2) substantive requirements (e.g. adequate data and analysis, internal consistency). The fairly debatable standard is applicable to the review and requires judicial approval of a Board approval if reasonable persons could differ as to the propriety of the decision. For example, if a petitioner were to claim that an amendment adopted a provision that was not consistent with an existing provision of the CGMP, the court would strike down the amendment only if the court found no reasonable person would think that the two provisions are consistent.

The LPA reviewed the amendment on August 1, 2024, and voted 4-0 to recommend approval with the following recommendations: (1) that planning for the train station is integrated into the Transportation Element; and (2) that all dredging of waterways will be done with the most environmentally sensitive methods possible. The Board of County Commissioners conducted a public hearing on September 10, 2024, and voted 4 - 1 to continue the item to October 22, 2024. On October 22, 2024, the BCC voted to transmit this amendment to the State Land Planning Agency. The State provided the ORC report on December 30, 2024.

ISSUES:

Staff has scheduled the public hearings for adoption of the EAR based plan amendments on the following dates:

- February 25, 2025
- March 11, 2025
- March 25, 2025

At each of the dates listed above, the Board will be asked to consider amendments to one or more chapters of the CGMP. Each public hearing will be opened on its scheduled day and then will be continued to March 25, 2025. During the March 25, 2025 Board meeting, each public hearing will be reopened for the Board to vote on adoption of the amendment. After adoption, each amendment must be transmitted to the State Land Planning agency within 10 days.

Please see the attached staff report for analysis of the proposed amendment.

LEGAL SUFFICIENCY REVIEW:

This is a legislative matter. Legislative decisions are those in which the local government formulates policy rather than applying specific rules to a particular situation. A local government's approval or denial of an issue in its legislative capacity is typically subject to a fairly debatable standard of review. Fairly debatable means that the government's action must be upheld if reasonable minds could differ as to the propriety of the decision reached. Decisions subject to the fairly debatable standard of review need only be rationally related to a legitimate public purpose, such as the health, safety, and welfare of the public, to be valid. Given this broad discretion, only decisions that are arbitrary and capricious or illegal are subject to serious legal challenge.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board continue this public hearing to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

ALTERNATIVE RECOMMENDATIONS

Move that staff provide more information and continue the item to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

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 EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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.

REQUEST NUMBER: CPA 24-05: Chapter 5, Transportation Element

Report Issuance Date: January 30, 2025

APPLICANT: Martin County Board of County Commissioners

REPRESENTED BY: Paul Schilling
Growth Management Director
Martin County Board of County Commissioners

PLANNER-IN-CHARGE: Lisa Wichser
Chief Project Engineer

PUBLIC HEARINGS:	Date	Action
Local Planning Agency (LPA):	August 1, 2024	Approved 4-0 (w/ comment)
Board of County Commission Transmittal:	September 10, 2024	Continued 4-1 (w/ comment)
Board of County Commission Transmittal:	October 22, 2024	Approved to transmit 4-1
Board of County Commission Adoption:	March 25, 2025	

APPLICANT REQUEST:

A text amendment to Chapter 5 of the Comprehensive Growth Management Plan (CGMP) to implement the recommended changes of the adopted Evaluation and Appraisal Report (EAR).

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendments to Chapter 5, Transportation Element.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY:

Proposed amendments to Chapter 5 include:

1. reordering the features for consistency among the existing system, the future system, and the goals (for example, airports consistently follow pathways and transit);
2. introducing the concepts of qualitative level of service targets (for roadways) and level of traffic stress targets (for pathways) consistent with the FDOT's latest Multimodal Q/LOS Handbook;
3. providing future vulnerability assessment / resiliency needs;
4. renaming the non-motorized transportation systems, expanding the background, and providing future needs for pathways;
5. renaming public transportation and updating the background and future needs for transit;

6. updating the background and future needs for airports;
7. expanding the background and providing future needs for railroads;
8. expanding the background and providing future needs for waterways;
9. adding a provision for an applicant to enter into an agreement to pay for or construct its proportionate share of required improvements;
10. adding a policy for vulnerability assessment / resiliency;
11. adding a policy for future pathway level of traffic stress targets;
12. adding a policy for future transit level of service targets;
13. adding goals, objectives, and policies for railroads and waterways;
14. adding a policy supporting a passenger train station; and
15. clarifying that dredging of waterways will be done with environmentally sensitive methods.

The proposed amendments to Chapter 5 include the following recommendations of the Board of County Commissioners at the September 10th Transmittal Hearing:

16. revising the purpose of Section 5.6.A. relating to future pathway needs;
17. adding language to clarify the level of stress concept as it relates to pathways;
18. adding strategies for reducing stress and increasing safety for cyclists and pedestrians;
19. adding a Policy to enhance bicyclist and pedestrian safety along bridges and major arterials; and
20. removing references to the high-speed ferry to Fort Pierce that was discussed in the Regional Waterways Plan.

BACKGROUND:

The Evaluation and Appraisal Report, is a required part of the State growth management process and could be generally described as a mechanism for determining whether the need exists to amend the County's Comprehensive Growth Management Plan. Due to changes made by the Florida Legislature in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports to the State reviewing agencies. Instead, local governments, at least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, must determine if a need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must prepare and transmit within 1 year such plan amendment or amendments for review pursuant to the State Coordinated review process in s. 163.3184. Additionally, local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Staff began this work effort last year. The County Commission has been briefed via memos and Board items. The following chart summarizes the work done.

Aug. 29, 2023	Treasure Coast Regional Planning Council (TCRPC) presented a community public outreach workshop
Nov. 21, 2023	BCC authorized notifying the State Land Planning Agency by letter that amendments are necessary.

Jan. 18, 2024	Treasure Coast Regional Planning Council (TCRPC) presented a second community public outreach workshop
Feb. 15, 2024	LPA reviewed the full EAR.
Feb. 20, 2024	State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and established November 27, 2024 as the deadline for transmittal of EAR based amendments to State Agencies.
Mar. 5, 2024	BCC received a report from TCRPC summarizing public input and adopted Resolution 24-3.2 initiating EAR based amendments.

The Local Planning Agency must conduct a public hearing on each amendment and provide a recommendation. The Board of County Commissioners must hold a transmittal public hearing on each amendment, prior to November 27, 2024 and then the amendments will be reviewed by the various state and regional agencies that participate in the State Coordinated Review Process. After that review the Board of County Commissioners must hold its adoption public hearing.

CONTENT AND FORMAT:

The attached amendment consists of a proposed update to Chapter 5. The attached Chapter contains, in strike and underline, the proposed changes to the Element to implement the recommendations of the EAR and any local issues identified.

DATA AND ANALYSIS:

Growth Management Department staff are coordinating with Public Works staff on the proposed changes. Attached is the 2023 FDOT Multimodal Q/Level of Service Handbook.

ISSUES:

Overall Organization:

Outlines of the existing and proposed chapter are presented below to demonstrate how the various features are reordered and reorganized. Section 5.1 contains background information; Section 5.2 provides information on existing roadway conditions and the qualitative level of service targets; Section 5.3 provides information on other existing public transportation systems, including pathways, transit, airports, railroads, and waterways; Section 5.4 summarizes the future transportation network; Section 5.5 focusing on future roadway needs; while Section 5.6 summarizes the other future transportation needs; and finally, Section 5.7 sets the goals, objectives, and policies.

Existing	**Proposed**
5.1 Background	5.1. Background
5.1.A. Plan development	5.1.A. Purpose and intent
5.1.B. Purpose and intent	5.1.B. Plan development
5.2 Existing Roadway Conditions	5.2. Existing Roadways
	5.2.A. Overview
5.2.A. Lane geometry and functional classification	5.2.B. Facilities and services
5.2.B. Daily traffic volumes	1. Daily traffic volumes
5.2.C. Crash summary	2 Crash summary
5.2.D. Levels of service	3. Qualitative level of service targets
5.2.E. Evacuation	4. Emergency evacuation

Existing	Proposed
5.3. Other Existing Transportation Systems	5.3. Other Existing Public Transportation Systems
5.3.A. Airports	5.3.A. Existing Pathways
1. Plan development	
2. Airport facilities overview	
3. Other airports	
4. Existing level of service	
5.3.B. Public transportation	5.3.B. Existing Transit
1. Plan development	
2. Purpose and intent	
3. Existing conditions	
5.3.C. Non-motorized transportation systems	5.3.C. Existing Airports
	1. Overview
	2. Facilities and Services
5.3.D. Railroads/Seaports	
1. Railroads	5.3.D. Existing Railroads
2. Seaports	5.3.E. Existing Waterways
	5.4. Future Transportation Network
5.4. Future Roadway Needs	5.5. Roadway Needs
5.4.A. Traffic forecast	5.5.A. Traffic forecast and analysis
5.4.B. Analysis and LOS standards.	
Roadway Capacity	
County traffic analysis techniques	
Adopted LOS standard	
Roadways not currently meeting LOS	5.5.B. Roadways not meeting the Q/LOS targets
1. defined as	1. Overview
2. acceptable strategies	2. Strategies
5.4.B. Financing for capital improvements	5.5.C. Vulnerability Assessment
5.5. Other Transportation Needs	5.6. Other Transportation Needs
5.5.A. Future aviation and related facilities needs	5.6.A. Pathway Needs
1. Airport needs	
2. Future aviation plan (Witham Field)	
5.5.B. Future public transportation needs	5.6.B. Transit Needs
Plan requirements	
Future LOS standards	
	5.6.C. Airport Needs
	5.6.D. Railroad Needs
	5.6.E. Waterway Needs

Existing		Proposed	
5.6. Goals, objectives and policies		5.7. Goals, objectives, and policies	
Goal 5.1	To develop and implement a transportation network that is coordinated and consistent	Goal 5.1	To develop and implement a transportation network that is coordinated and consistent
Goal 5.2	To develop, operate and maintain an efficient and cost-effective roadway network	Goal 5.2	To establish an integrated transportation system consistent with future development plans
Goal 5.3	To establish an integrated transportation system consistent with future development plans	Goal 5.3	To develop, operate, and maintain an efficient and cost-effective roadway network
Goal 5.4	To establish the County as friendly to pedestrians and bicyclists	Goal 5.4	To establish the County as friendly to pedestrians and bicyclists
Goal 5.5	To ensure the coordination and continuation of an efficient and economical system of public transit	Goal 5.5	To ensure the coordination and continuation of an efficient and economical system of public transit
Goal 5.6	To provide for an airport transportation system consistent	Goal 5.6	To provide for an airport transportation system consistent…
Goal 5.7	To make all feasible and safe efforts to increase the capacity of navigation and weather reporting facilities	Goal 5.7	To make all feasible and safe efforts to increase the capacity of navigation and weather reporting facilities
Goal 5.8	The County shall limit the expansion of runways and taxiways	Goal 5.8	The County shall limit the expansion of runways and taxiways
Goal 5.9	To provide aviation facilities that efficiently and safely meet the needs	Goal 5.9	To provide aviation facilities that efficiently and safely meet the needs
Goal 5.10	To ensure that provisions for future aviation transportation facilities	Goal 5.10	To ensure that provisions for future aviation transportation facilities
		Goal 5.11	To provide a transportation system that is effectively coordinated with railroad operations
		Goal 5.12	To recognize, support, and maintain marine transportation as a driver of local economics, recreation, and enjoyment.

As seen in the proposed outline, the order of the features is now consistent across the existing conditions, the future needs, and the goals. Roadways are followed by pathways (previously non-motorized transportation systems), transit (previously public transportation), airports, railroads, and waterways (previously seaports).

Sections 5.2 and 5.3 are updated to show changes that have occurred in the past seven years and reorganized to provide an overview of each feature and identify the existing facilities and services. A new Section 5.4 is proposed to provide an overview of the future transportation network. Proposed Section 5.5 eliminates some of the redundant level of service information identified in Section 5.2. Proposed Section 5.6 provides future needs for all of the features and future level of traffic stress for pathways and future level of service targets for transit.

Goal 5.2 and 5.3 are reordered for consistency with the existing conditions and future needs. Goals 5.10 and 5.12 are added to address railroads and waterways.

Proposed amendments to overall system

Section 5.1. Background – The purpose and intent section is moved to the beginning of the chapter and emphasis on a multimodal system is added.

Section 5.4. Future Transportation Network – This section is added to gather statements about the overall network.

Goal 5.1 – No amendments to this Goal are proposed.

Goal 5.2 – This Goal is renumbered and a new Objective 5.2.C. is added to address flooding threats, excessive heat, and socioeconomic vulnerabilities.

Proposed amendments to Roadways

Section 5.2. Existing Roadways – This Section is reorganized in two parts – the Overview reflects the current mileage and distinguishes between the FHWA Functional Classification and the County's and the Facilities and services reflects traffic volumes, crash summary, and qualitative level of service (Q/LOS). The Q/LOS concept is introduced, which has been adopted by the FDOT in its latest Multimodal Q/LOS Handbook. The concept acknowledges that motorists expect and tolerate delays in urban areas more than in rural areas. The Q/LOS operating conditions are simplified and descriptions of the Context Classifications are provided. The CGMP requires the County use this methodology. The Section is also updated to include the Transportation Concurrency Exception Areas established in Chapter 18. Reference to the County's Comprehensive Emergency Management Plan is removed and a summary of the primary evacuation routes is added. A new Section 5.5.C. is added to include a vulnerability assessment in future needs.

Section 5.5. Roadway Needs – This Section is amended to clarify and update the long- and short-term forecasting methods. References to roadway capacity, traffic analysis, and the adopted level of service are removed because they are redundant as described in Section 5.2.

Goal 5.3 – This Goal is renumbered and updated to address the qualitative level of service targets, the incorporation of Indiantown; it also includes an amendment to Policy 5.3A.7(3) to provide for an applicant to enter into an agreement to pay for or construct its proportionate share of required improvements in order to reserve capacity.

Proposed amendments to Pathways

Section 5.3.A. Existing Pathways – This Section now pertains to pathways, which used to be termed "non-motorized transportation systems". It has been revised to reflect the current facilities and crash mitigation strategies and to move references to planning efforts and studies to Section 5.6.A.

Section 5.6.A. Pathway Needs – This new Section is added to describe the planning efforts and studies used to prioritize future pathway projects and introduces the level of traffic stress concepts adopted in the latest FDOT Multimodal Q/LOS Handbook. The concepts acknowledge the general comfort or willingness of a cyclist or pedestrian to use a facility. The characteristics of the level of traffic stress targets are provided for future use.

Goal 5.4 – This Goal is updated to reflect the term pathways and to clarify the jurisdiction the County has on State roadways. A new Policy 5.4A.11 is added to establish level of traffic stress targets and a new Policy 5.4B.3 is added to distinguish access to residential centers from non-residential centers.

Proposed amendments to Transit

Section 5.3.B. Existing Transit – This Section now pertains to transit, which used to be termed "public transportation". It is revised to remove references to studies and planning efforts referenced in Section 5.6.B and updated to the identify the services currently offered.

Section 5.6.B. Transit Needs – This Section is revised to clarify the planning efforts and to update the level of service target methodologies for consistency with the Highway Capacity Manual and the new Transit Capacity and Quality of Service Manual (TCQSM).

Goal 5.5 – This Goal is updated to reflect the term transit, to clarify language, to update references to transportation providers, and to identify local organizations that could encourage major employers to use innovative means of providing their employees access to transit. A new Policy 5.5.C.1 is added to establish level of service targets.

Proposed amendments to Airports

Section 5.3.C. Existing Airports – This Section is renumbered and updated to reflect current facilities in Martin County and the surrounding area. The descriptions of the facilities and services provided at each of the two public-use airports are updated. The outdated operational data at Witham Field is removed.

Section 5.6.C. Airport Needs – This Section is renumbered and updated to reflect the 2023 Master Plan Update and to remove the outdated specific operations forecast data.

Goal 5.6 – This Goal is updated to specify the reference to Witham Field.

Goal 5.7 – This Goal is updated to reflect the coordination needed with the County and the FDOT and to remove reference to the outdated Regional Comprehensive Plan Policy Plan.

Goal 5.8 – No substantive amendments to this Goal are proposed.

Goal 5.9 – This Goal is updated to reflect action taken by the Board and to eliminate Objective 5.9D regarding the Indiantown Airport.

Goal 5.10 – No substantive amendments to this Goal are proposed.

Proposed amendments to Railroads

Section 5.3.D. Existing Railroads – This Section is separated and expanded to include the recently installed second track and high-speed passenger rail service and to identify the single track over the St. Lucie River.

Section 5.6.D. Railroad Needs – This new Section is added to generally describe the future needs.

Goal 5.11 – This new Goal is proposed to provide a transportation system that is effectively coordinated railroad operations, and includes a policy (5.11A.5) supporting a passenger train station, as recommended by the Local Planning Agency.

Proposed amendments to Waterways

Section 5.3.E. Existing Waterways – This Section is separated and expanded to include the St. Lucie Inlet, the Atlantic Intercoastal Waterway, and the St. Lucie River as key elements of marine transportation in Martin County.

Section 5.6.E. Waterways Needs – This new Section is added to introduce the MPO's Regional Waterways Plan and its findings.

Goal 5.12 – This new Goal is proposed to recognize, support, and maintain marine transportation as a driver of local economics, recreation, and enjoyment and includes emphasis on

environmentally sensitive dredging methods (in Objective 5.12A), as recommended by the Local Planning Agency.

Proposed amendments to Figures

The Transportation Map series are listed below.

Figure	Name	Figure	Name
5-1A	Existing Transportation Map Roadway Functional Classification and Evacuation Routes	5-5A	Future Transportation Map Roadway Functional Classification and Evacuation Routes
5-1B	Existing Transportation Map Roadway Maintenance	5-5B	Future Transportation Map Roadway Maintenance
5-1C	Existing Transportation Map Roadway Lanes and Failing Level of Service	5-5C	Future Transportation Map Roadway Lanes
5-2	Existing Transportation Map Public Pathways	5-6	Future Transportation Map Public Pathways
5-3	Existing Transportation Map Public Transit System and Railroad Corridors	5-7	Future Transportation Map Public Transit System and Railroad Corridors
5-4	Existing Transportation Map Public Airport Facilities	5-8	Future Transportation Map Public Airport Boundary
		~~5-9~~	~~Airport Layout Plan~~

Amendments to the functional classification of the following roadways are proposed:

Road Name	Exist Class	Proposed Class	Limits
NE Jensen Beach Blvd	Major Arterial	Minor Arterial	NE Pineapple Ave to NE Indian River Dr
NE Ricou Ter	Major Arterial	Minor Collector	NE Pineapple Ave to NE Indian River Dr
NE South St	Minor Collector	Local	NE Skyline Dr to east end
NW Fork Road	Major Collector	Local	west end to NW Pine Lake Dr
SE 10th St	Local	Minor Collector	SE Palm Beach Rd to SE Kreuger Pkwy
SE 47th Ave	Local	Minor Collector	SE Checkley St to SE Cove Rd
SE Anchor Ave	Minor Collector	Local	SE Horseshoe Point Rd to north end

Road Name	Exist Class	Proposed Class	Limits
SE Central Pkwy	Local	Minor Collector	SR-76 (S Kanner Hwy) to SR-5 (SE Federal Hwy)
SE Country Club Dr	Major Collector	Local	SE Little Club Way to SE Boy Scout Camp Rd
SE Cove Rd	Major Collector	Minor Collector	CR-A1A (SE Dixie Hwy) to east end
SE Island Way	Major Collector	Minor Arterial	Palm Beach County line to SE Country Club Dr
SE Kubin Ave	Minor Collector	Local	south end to SE Horseshoe Point Rd
SE Martin L King Blvd	Local	Major Collector	S Colorado Ave to SE Palm Beach Rd
SE Ranch St	Minor Collector	Local	Private bridge to SW Tropical Ave
SW 42nd Ave	Local	Minor Collector	SR-714 (SW Martin Hwy) to SW Cargo Way
SW 84th Ave	Local	Minor Collector	SR-714 (SW Martin Hwy) to SW Busch St
SW Busch St	Local	Minor Collector	Transfer Station to SW 84th Ave
SW Cargo Way	Local	Minor Collector	SW Newfield Pkwy to SW 42nd Ave
SW Kansas Ave	Local	Minor Collector	south end to SR-76 (SW Kanner Hwy)
SW Leighton Farm Ave	Local	Minor Collector	south end to SR-714 (SW Martin Hwy)
SW Sand Ave	Local	Minor Collector	SW Sand Tr to private roundabout
SW Stuart West Blvd	Minor Collector	Local	SR-714 (SW Martin Hwy) to north end

FIGURES/ATTACHMENTS

- Objections Recommendations and Comments.
- 2023 FDOT Multimodal Quality/Level of Service Handbook, data and analysis.
- Proposed Amendments Overview.
- LPA Minutes.
- Draft ordinance with draft Chapter 5, shown in strikeout and underline as “Exhibit A”
- Existing Figures proposed for deletion.
- Proposed Figures 5-1 through 5-8.
- Public Comment.

December 30, 2024

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

Dear Mayor Ciampi,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Martin County (Amendment No. 24-04ER), which was received on October 31, 2024. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing two comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

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

FloridaCommerce staff is available to assist the County to address the comments. If you have any questions related to this review, please contact Christina Nazaire, Choose or enter job title, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

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

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Paul Schilling, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

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

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Martin County 24-04ER

FloridaCommerce has identified two comments regarding Martin County's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the County could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with County staff and is available to assist the County to address the comments.

Comment 1: ***Five Year Capital Improvements Schedule***

The proposed amendment includes multiple references to the Five-Year Capital Improvements Plan (CIP) but does not include the CIP in the County's Comprehensive Plan. Excluding the CIP is inconsistent with the requirements of section 163.3177(3)(a)4., F.S.

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The County must include the Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Comment 2: ***Intergovernmental Coordination***

FloridaCommerce recommends that Martin County coordinate with the Florida Department of Environmental Protection (FDEP) to address their comments regarding the proposed amendment.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***https://floridajobs.secure.force.com/cp/) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

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

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

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

_____ Ordinance number and adoption date.

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

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

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

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

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

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

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

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

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

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

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

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 22, 2024

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

Martin County 24-04ER Proposed Comprehensive Plan Amendment State Coordinated Review

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The Department's review of the proposed policies focused on important state resources and facilities that would be adversely impacted if the amendment is adopted, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails and conservation easements; solid waste; and water and wastewater treatment; and the Everglades ecosystem restoration.

PROPOSED AMENDMENTS

The proposed amendment updates the text and maps of the Martin County (County) Comprehensive Plan based on the most recent Evaluation and Appraisal Report (EAR). The update includes changes to the County's Infrastructure Element (Element) to address the sanitary sewer feasibility requirements of s. 163.3177(6)(c)3, F.S. The proposed update to the Element includes new Goal 10.4 and Objectives 10.4.A and 10.4.B, which direct the County to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any applicable developments, and updates Table 10-2 to identify the current capacity and the 20-year projected wastewater flow at wastewater treatment facilities under full or partial governance of the County.

DEPARTMENT COMMENTS

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a Basin Management Action Plan (BMAP) within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address

the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

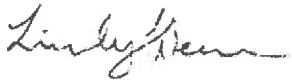
Section 163.3177(6)(c)3, F.S., requires local governments to include a feasibility analysis that identifies the wastewater facilities (name and location) that could receive sanitary sewer flows after connection, the current capacity of the identified wastewater facilities and any transmission facilities, the projected wastewater flows for the next 20 years, including expected future new construction and connections of OSTDSs to sanitary sewer, and a timeline for the construction of any sanitary sewer determined to be feasible.

While the County's proposed amendment addresses several of the above informational requirements, the Element lacks any construction timeline(s) for the connection of applicable developments to the sanitary sewer system. To be consistent with s. 163.3177(6)(c)3, F.S., the Element should be updated to include the construction timeline(s) for any sanitary sewer determined to be feasible. As the statutory deadline (July 1, 2024) has passed, the County should include this information in the Element as soon as possible to address the existing noncompliance with the statute.

CONCLUSION

The Department is providing technical assistance comments consistent with s. 163.3168(3), F.S. The comments will not form the basis of a challenge. If you should require assistance or additional information, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Sincerely,



Lindsay Weaver, Environmental Specialist II
Office of Intergovernmental Programs

cc: Donna Harris, Florida Department of Commerce

From:	Paul Schilling
To:	Clyde Dulin; Joan Seaman
Subject:	FW: FWC"s Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)
Date:	Wednesday, November 20, 2024 5:28:12 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Wednesday, November 20, 2024 5:17 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>; Gruver, Pamela <Pamela.Gruver@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>; DCPexter@Commerce.fl.gov
Subject: FWC's Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)

Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(4), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147

Martin County 24-04ER_60351

Florida Department of Transportation
RON DESANTIS
GOVERNOR
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
JARED W. PURDUE, P.E.
SECRETARY

January 22, 2025

Mr. James D. Stansbury, Chief
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

RE: Martin County 24-04ER Proposed Comprehensive Plan Amendment
FDOT Technical Assistance Comments

Dear Mr. Stansbury:

The Florida Department of Transportation (FDOT), District Four, has reviewed the Martin County 24-04ER, proposed Evaluation and Appraisal Reort (EAR) amendments to the Comprehensive Growth Management Plan (CPA). The CPA was transmitted under the State Coordinated Review (SCR) Process. The proposed Comprehensive Plan includes Evaluation and Appraisal Report (EAR)-based amendments to 16 elements of the Comprehensive Plan. This EAR-based Comprehensive Plan Amendment was transmitted by the Board of County Commissioners in accordance with the requirements of Florida Statutes (F.S.) Chapter 163.

The County's proposed EAR-based amendments update the existing Comprehensive Plan, consistent with changes to Florida Statutes. Based on a review of the amended Plan, FDOT is providing technical assistance comments consistent with Section 163.3168(3) F.S. The technical assistance comments will not form the basis of a challenge. These comments can strengthen the local government's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

This review generally focuses on the goals, objectives, and policies that could impact the State Highway System (SHS) and Strategic Intermodal System (SIS) facilities that pass through the County, as listed below:

- S.R. 91/Florida's Turnpike (SIS)
- S.R. 9/I-95 (SIS)
- S.R. 710 (SIS)
- S.R. 15/U.S. 98 (SIS)
- S.R. 5/U.S. 1
- S.R. 714/Martin Highway
- S.R. 76/Kanner Highway

- S.R. 732/Jensen Beach Blvd.
- S.R. 732/NE Causeway Blvd.
- One CSX, one South Central Florida Express (SCXF) and two FEC Railroads (SIS)
- Atlantic Intracoastal Waterway (SIS)

General Comments

Technical Assistance Comment #1 – Resiliency and Sustainability

The Comprehensive Plan includes comprehensive discussions of climate change, resiliency and sustainability strategies throughout and in line with the 2045 Florida Transportation Plan (FTP) Policy Element (the 2055 FTP is currently under development and is expected to be completed in 2025). The 2045 FTP provides guidance to transportation agencies as they develop and implement policies, plans, and projects related to agile, resilient and quality infrastructure to counter the effects of changes in the climate and changing technology. FDOT supports these strategies and offers additional guidance that may be useful to the County.

Recommendation for Technical Assistance Comment #1

FDOT encourages the County to utilize the growing body of studies and tools available to address vulnerable/at risk transportation infrastructure in Martin County, including but not limited to the Resiliency chapter in the Florida Planning Emphasis Areas online publication[1] and the FTP Resilience initiative[2] . Additionally, the Martin MPO completed a Transportation Network Resiliency Study[3], which serves as a mechanism/ methodology on how to consider resiliency/climate change in the transportation planning process.

Technical Assistance Comment #2 – Stakeholder Interviews

The Comprehensive Plan EAR, Public Input Summary, notes that 30 one-on-one interviews with elected officials, staff, residents, and business owners were conducted. Although FDOT maintains four SIS and five State roadways in Martin County, FDOT (as well as other regional agencies) was not identified/contacted to illicit input, concerns and priorities that may impact the County's vision and goals.

Recommendation for Technical Assistance Comment #2

In future updates to the Comprehensive Plan, FDOT encourages the County to consider coordination and outreach with FDOT and other related regional agencies (i.e. South Florida Water Management District, Florida Department of Environmental Protection, etc.) prior to developing new/updated goals, objectives, and policies. FDOT offers a wealth of resources that could benefit the County and its residents in developing a safe and accessible transportation network.

---

[1] https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/policy/metrosupport/resources/fdot-pea-resource-guide-for-mpos.pdf?sfvrsn=b31a71ef_2
[2] http://floridatransportationplan.com/resilience.htm
[3] https://martinmpo.com/emphasis-areas/resiliency/

Intergovernmental Coordination Element (ICE)

Technical Assistance Comment #3 – Future Land Use Change Conflicts

ICE Section 3.3.B states that there is potential for conflict regarding land use changes in areas bordering the Primary Urban Service District, municipalities, the Indiantown area, and changes to areas traditionally viewed as rural; as well as concern related to improving traffic circulation and providing street interconnectivity. Objective 3.1D references coordination of the impacts of all planning and development activities proposed in the Comprehensive Plan with development activities in the municipalities, adjacent counties, the region and the State. The subsequent Policies do not include FDOT as a coordinating partner.

Recommendation for Technical Assistance Comment #3

Any development that could potentially impact the operations on a State/SIS facility should be coordinated with FDOT prior to approval. Please consider adding a policy that requires coordination with FDOT on any planning/development activity that is adjacent to, in close proximity to, or could potentially have an impact on a State/SIS facility.

Additionally, the County should coordinate with the FDOT District Four Community Planning Coordinator, Larry Hymowitz (larry.hymowitz@dot.state.fl.us), to ensure the close integration of transportation and land use. This improved level of coordination could offer new and enhanced opportunities to assist the County with the latest and appropriate guidance and strategies to enhance and preserve the State/SIS.

Future Land Use Element (FLUE)

Technical Assistance Comment #4 – General

Table 4-2 is described in the Comprehensive Plan text as “the future land use designations by acreage for Martin County”; however, the table title is listed as, “Existing Land Uses at Time of Evaluation and Appraisal Report 2017 and 2024”. Additionally, the acreages in this table do not match the text descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element).

Recommendation for Technical Assistance Comment #4

Please clarify the data in this table and revise the text and/or the Table 4-2 title. Additionally, clarify the differences between the acreages for the future land uses depicted in Table 4-2 and in the future land use descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element.

Technical Assistance Comment #5 – General

The Comprehensive Plan includes a Mixed-Use Village (MUV) future land use category under FLU Policy 4.13A.15; however, the MUV category is not included in Table 4-2.

Recommendation for Technical Assistance Comment #5
Please clarify that the data in Table 4-2 is consistent with the future land use categories in the Future Land Use Element.

Technical Assistance Comment #6
The Comprehensive Plan includes details on the County's housing needs and types, however, there are no direct links to the FLUE nor TE related to residential development and designing it to be compatible in scale, type, and density to adjacent roadway context classifications.

Recommendation for Technical Assistance Comment #6
FDOT recommends that the County consider adding a Policy that aligns housing and development with the FDOT Context Classification System, linking land use and transportation. FDOT offers various resources to help the County achieve compatible residential development next to an adjacent roadway, such as the FDOT Context Classification Tool[4]. Example of new policy language is as follows:

> *"The County shall implement FDOT's context classification system for the development of context-sensitive housing within Martin County."*

Transportation Element (TE)

Technical Assistance Comment #7 – Functional Classification
TE Figures 5-1A and 5-5A include references to FDOT's Functional Classification System, including Major Arterial Roads. It should be noted that according to the most recent FDOT Roadway Characteristics Inventory (RCI) Handbook (2024)[5] and the FHWA Highway Functional Classification Concepts[6] report, Major Arterial is not listed as a functional classification.

Recommendation for Technical Assistance Comment #7
Please update the TE to remove references to the Major Arterial functional classification category, including Policy 2.1.1.1 and Figures 5-1A and 5-5A, and update the maps for consistency with the 2024 RCI Handbook and federal guidelines. By utilizing FDOT's functional classification categories, consistency is ensured among agencies, including metropolitan and rural planning agencies, local officials and FHWA Division Offices; related to a roadway's expectations about design, including its speed, capacity and relationship to existing and future land use development.

[4] https://experience.arcgis.com/experience/77c7386c09924809bf8c08476eab9da8/page/Explorer-Tool/
[5] https://www.fdot.gov/statistics/rci/default.shtm
[6] www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/fcauab.pdf

	Interstate	1
	Other Freeways and Expressways	2
	Other Principal Arterial	3
	Minor Arterial	4
	Major Collector	5
	Minor Collector	6
	Local	7

Technical Assistance Comment #8 – Transportation Level of Service (LOS)

FDOT notes that the TE (and Capital Improvements Element) include references to FDOT's latest 'LOS Policy' in Policy 5.3A.1, but does not list the LOS targets identified in the Policy for State/SIS roads.

Recommendation for Technical Assistance Comment #8

FDOT recommends that Policy 5.3A.1 be revised to specifically reference the LOS "Targets" per FDOT Topic No. 000-525-006-c (Level of Service Targets for the State Highway System, effective April 19, 2017) for the SHS during peak travel hours as "D" in urbanized areas and "C" outside urbanized areas. These LOS targets are used by the Department to plan, design, and operate the State Highway System at an acceptable level of service for the traveling public.

Technical Assistance Comment #9 – Transportation Level of Service (LOS)

TE Policy 5.5C.1 notes that the County will establish LOS targets for the public transit system; however, no timeline is provided.

Recommendation for Technical Assistance Comment #9

Although Martin County's public transportation system is exempt from concurrency, if the County maintains Policy 5.5C.1, it is recommended that the County include a timeline for implementation of a transit LOS along with target milestones. As the County pursues LOS targets for transit, it may be helpful to understand how other Counties/Municipalities have implemented a LOS target. For reference, the Tallassee-Leon County Comprehensive Plan includes a multimodal level of service (LOS) which includes a Transit LOS of "C" and performance targets under Policy 1.5.5 of the Mobility Element.

Technical Assistance Comment #10 – Freight

Policy 5.5A.10 states that the County shall collaborate with the Florida East Coast (FEC) Railway, CSX Transportation, and the potential service providers to develop a plan to coordinate expanded freight and passenger rail access outside the urban corridor of the County. There is no mention of coordination with FDOT on the potentially expanded freight network.

Recommendation for Technical Assistance Comment #10

FDOT encourages the County to reach out to the District 4 Freight Coordinator related to any infrastructure project, development or redevelopment that could impact the rail network or expansion of the rail network. FDOT Freight and Rail Office (FRO) is responsible for assisting in the development of Florida's rail system, both passenger and freight, and championing Florida's multimodal freight programs. The FDOT District 4 Freight Coordinator, Justin Stroh (Justin.Stroh@dot.state.fl.us), works with the FRO to implement the Florida Rail System Plan, rail safety, rail project development and management, rail research, and Strategic Intermodal System (SIS) implementation. Portions of the FEC and CSX rail lines in Martin County are part of the SIS network and play a vital role in maintaining the mobility and economic growth within the area. The County freight network consists of State/SIS roadways and railroad lines.

Technical Assistance Comment #11 – Vision Zero

Policy 5.2.B.2 states that the County utilizes a crash record database and that high crash areas are incorporated into the Capital Improvements Program annually; however, there are no references to the Martin County MPO's Vision Zero Plan.

Recommendation for Technical Assistance Comment #11

Consider adding a new policy in the Comprehensive Plan that acknowledges the MPO's Vision Zero Plan, the State's Target Zero Action Plan, and coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator. Example of new policy language is as follows:

> *"The County shall review the need for implementation of a Vision Zero Plan to reduce/eliminate fatalities and serious injuries in the County, including coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator, and to ensure consistency with the MPO's Vision Zero and the State's Target Zero Action Plans."*

FDOT offers numerous tools, data and additional resources that can aid the County in achieving safety objectives[7].

Technical Assistance Comment #12 – Pedestrian and Bicyclist Outreach

The TE includes multiple references to improvements geared towards pedestrian and bicyclist mobility, however, there is no mention of education or outreach.

Recommendation for Technical Assistance Comment #12

FDOT recommends that the County add a new policy related to pedestrian and bicycle outreach and education. For implementation purposes, coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address

[7] https://www.fdot.gov/agencyresources/target-zero

pedestrian and bicycle safety, education and enforcement. Example of new policy language is as follows:

> *"The County shall expand on its safety initiative through educational and outreach activities geared towards the nonmotorists that walk and bike in the County, as well as the motorists that travel on the roads within the County. Additionally, the County shall coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address pedestrian and bicycle safety, education and enforcement"*

The District 4 Community Traffic Safety Coordinator works with the State Safety Office and local/regional partners to implement safety related community events, high visibility enforcement funding, free bicycle helmets, pedestrian and bicycle trainings, etc.

Technical Assistance Comment #13 – Access Management

Access management is the coordinated planning, regulation, and design of access between roadways and land development. No specific policies related to access management were found in the Comprehensive Plan.

Recommendation for Technical Assistance Comment #13

FDOT recommends that the County include an access management policy that specifically addresses access management along the County's roadways. Example of new policy language is as follows:

> *"The County shall consult with FDOT in the coordinating of planning, regulation, and design of access between roadways and land development to preserve the safety and efficiency of the transportation system."*

Additionally, FDOT approval is required for any access or access modifications to SHS/SIS facilities. As a result, FDOT recommends that the County coordinate directly with the FDOT District Access Management Manager for District Four (D4AccessManagement@dot.state.fl.us) regarding any access modifications along SHS/SIS facilities. For reference, Florida Administrative Code 14-96 and 14-97 provide standards for the State Highway System Access Control Classification System and Access Management. Additional information is available on the State's Access Management Guidelines[8] website, which includes the FDOT 2023 Multimodal Access Management Guidebook and the 2024 Multimodal Access Management Applications Guide.

[8] https://www.fdot.gov/planning/systems/systems-management/access-management

Coastal Management Element (CME)

Technical Assistance Comment #14

Section 8.2.B of the CME includes strategies to reduce flooding on evacuation routes; however, these strategies are limited to elevating certain roads.

Recommendation for Technical Assistance Comment #14

Consider adding additional strategies to reduce flooding on evacuation routes along with elevating roadways – such as nature-based and traditional hardscape stormwater infrastructure.

Conservation and Open Space Element (C&OSE)

Technical Assistance Comment #15

The C&OE references assets such as scenic roadway corridors and the impacts of emissions-producing road traffic; however, there is no mention of coordination with FDOT on environmental impacts to State highway facilities.

Recommendation for Technical Assistance Comment #15

Consider incorporating FDOT and/or, specifically, the FDOT Office of Environmental Management[9] as a potential reviewer/partner agency into this element, as certain conservation areas in Martin County are adjacent to state and state-maintained roads and infrastructure. FDOT offers numerous resources such as trainings, webinars, guidance documents, and programmatic practices, such as:

- *Wildlife Crossing Guidelines*
- *FDOT Programmatic Approach for Minor Transportation Activities*
- *FDOT Conservation Plan for the Florida Panther*
- *FDOT Guidance on Bat Exclusion Practices*
- *Stakeholder Guidance for Native Florida Plants*

Capital Improvement Element (CIE)

Technical Assistance Comment #16

Policy 14.1A.8, Objective 14.1C, as well as other policies in the CIE, reference the Schedule of Capital Improvements; however, the Schedule of Capital Improvements is not included in the amendment package.

Recommendation for Technical Assistance Comment #16

Please include the Schedule of Capital Improvements in the amendment package for reference. As noted in Florida Statutes 163.3177(3)(a)4, a schedule of capital improvements should include, "…any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted

[9] https://www.fdot.gov/environment/protected-species-and-habitat

level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding."

Public School Facilities Element (PSFE)

Technical Assistance Comment #17

Public School Facilities Element Policy 17.1F.3 states that the County, City, Village and the MPO will coordinate with the school board on planning and construction of sidewalks and bike paths to and from school and recreational facilities. Additionally, Policy 17.1C.3 includes language related to transportation infrastructure and safe access necessary to support a new school. The PSFE however does not reference the FDOT Safe Routes to School (SRTS) Program nor coordination with FDOT.

Recommendation for Technical Assistance Comment #17

FDOT recommends the addition of specific language pertaining to pedestrian and bicycle safety within the policy, targeting the reduction of fatalities and serious injuries of vulnerable road users on roadways in the County's transportation network. This aligns with the overarching goal of the FDOT Safe Routes to School (SRTS) Program to increase the number of children who walk or bicycle to school by funding projects that remove the barriers currently preventing them from doing so. Those barriers can include a lack of infrastructure, unsafe infrastructure, and a lack of programs that promote walking and bicycling through education/encouragement programs aimed at children, parents, and the community.

Thank you for coordinating on the review of this proposed Comprehensive Plan EAR-based amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at larry.hymowitz@dot.state.fl.us or at (954) 777-4663.

Sincerely,

Larry Hymowitz

Larry Hymowitz
Community Planning Specialist
Policy & Mobility Planning Section
Planning & Environmental Management Office
FDOT District Four

CC: Paul Schilling, Growth Management Director (pschilli@martin.fl.us), Martin County, FL
DCP External Agency Comments (dcpexter@commerce.fl.gov) – Florida Commerce
D4 Planning Reviews (d4-planningreviews@dot.state.fl.us) – FDOT District Four

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B8

From: Staff

Date: November 25, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 24-04ER

Introduction

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

The amendment package from the Martin County was received on October 31, 2024 and contains amendments to the Preamble; Overall Goals and Definitions; Intergovernmental Coordination; Future Land Use; Transportation; Housing; Recreation; Coastal Management; Conservation and Open Space; Sanitary Sewer Services; Potable Water Services/10 Year Water Supply Facilities Work Plan; Solid and Hazardous Waste; Drainage and Natural Groundwater Aquifer Recharge; Capital Improvements; Art, Culture, and Historic Preservation; and Public School Facilities elements of the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendments are based on the County's Evaluation and Appraisal Review (EAR). The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern. On November 21, 2023, the County sent a letter to the Florida Department of Commerce (now FloridaCommerce) notifying the state land planning agency (SLPA) that amendments are necessary. Once a letter of intent is sent to the SLPA, a local government must complete the EAR process, prepare their plan amendments, and transmit them within one year. Due to the amount of amendment materials, the proposed amendments, shown in ~~strikeout~~ and underline format, are included on Council's website as a supplement. The following summarizes the proposed amendments.

Preamble

Proposed amendments include:

1. Revising Section 1.7.B *Housing unit demand projection* to reflect proposed changes in the housing unit demand projection in Chapter 4, Future Land Use Element.
2. Revising Section 1.7.B *Housing unit demand projection* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in the housing unit demand projection for unincorporated Martin County.
3. Revising Section 1.7.C *Residential capacity calculations* to reflect proposed changes for residential capacity calculations in Chapter 4, Future Land Use Element.
4. Revising Section 1.7.C *Residential capacity calculations* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in residential capacity calculations for unincorporated Martin County.
5. Revising Section 1.7.C *Residential capacity calculations* to change the existing 15-year planning period language to now specify a 20-year planning period.
6. Revising Section 1.11.C *Procedure upon application* to correct numbering errors in subsections (1), (3), and (4).
7. Revising Section 1.11.C.(2) and Section 1.11.D.(5) to correct references to other subsections of the Comprehensive Growth Management Plan.

Overall Goals and Definitions

Proposed amendments include:

1. Adding "residential" to Policy 2.1A.1(1) to clarify that no land uses or development shall exceed 15 residential units per acre. This policy also adds the acronym "MUV" for Mixed-Use Village.
2. Revising Policy 2.2A.2 to reference Policy 9.1G.2(7) in Chapter 9, Conservation and Open Space Element, regarding the exceptions for altering wetlands.
3. Adding Policy 2.2A.7 to reference Policy 9.1G.4 in Chapter 9, Conservation and Open Space Element, regarding the exceptions to wetland buffer zone provisions.
4. Revising Policy 2.2C.9(1) to reference Policy 8.1C.1 in Chapter 8, Coastal Management Element, to ensure internal consistency.
5. Revising Policy 2.2C.9(2)(e) to include a sentence about stormwater design and the consideration of tidal inundation and sea level rise impacts.
6. Adding Objective 2.2F to reference resiliency planning as outlined in Chapter 8, Coastal Management Element.
7. Revising Policy 2.4C.1 to change the planning period timeframe from 15 years to 20 years.
8. Revising the definition for "affordable housing" to remove reference to a specific section of Florida Statutes.
9. Revising the definition for "Preliminary Development Order" to remove the term "Development of Regional Impact (DRI)."
10. Adding a definition for "enhanced nutrient-reducing onsite sewage treatment and disposal system" to Section 2.4. The definition for "onsite sewage treatment and disposal system" has been revised to match the latest definition outlined in Florida Statutes.

11. Deleting the definition for "housing units in actual use" to be consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
12. Adding the Village of Indiantown to various definitions to provide for the inclusion of the Village in various agreements, committees, and organizations as appropriate for the newly incorporated municipality.
13. Revising the definition for "living shorelines" to broaden the definition to include all native vegetation for the purpose of providing habitat and not just limiting this function to grasses.
14. Revising the definition for "public facility" to remove classifications for "mandatory" and "nonmandatory" public facilities.
15. Adding a definition for the term "resilience" in response to updates in Chapter 8, Coastal Management Element, regarding resilience planning.
16. Revising the definition for "seasonal population (housing)" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
17. Deleting the definition for "vacant seasonal housing units" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.

Intergovernmental Coordination Element

Proposed amendments include:

1. Updating Table 3.1, *Coordinating Entities – Martin County* to include the Village of Indiantown and South Martin Regional Utilities; and update various agency names that have been changed since the last EAR.
2. Revising Section 3.2.B. *Coordinating Mechanisms* to reference the Treasure Coast Transportation Council, which coordinates regional planning with St. Lucie and Indian River counties, and updating the membership of the MPO Policy Board.
3. Updating references to the County's agreement with Waste Management related to solid waste disposal to reflect current contract dates.
4. Updating Policy 3.1A.4 to reflect the renaming of the "Engineering" department to "Public Works."
5. Revising Policy 3.1E.4. *Coordination of utilities services*, to reference the change in the name of the Indiantown Utilities Company and the expiration date for the interlocal agreement with the Town of Jupiter Island concerning joint planning.
6. Revising Policy 3.1J.3. *Provision of technical memorandums to School Board* to reflect current statutory requirements related to population projections.

Future Land Use Element

Proposed amendments include:

1. Updating Tables 4-1, 4-2, 4-3 and 4-4, and Figure 4-1 to reflect current data and statistics.
2. Adding a parcel control number to Policy 4.7A.14, Allowable development outside the Primary Urban Service District.
3. Revising text in Section 4.1.B. describing Figure 9-1, Composite Wetland Map. This text change is proposed for consistency with proposed changes to Chapter 9, Conservation and Open Space, Policy 9.1G.2.

4. Revising text in Section 4.2.A. (1) for internal consistency with Chapter 8, Coastal Management Element.
5. Revising Objective 4.5C. and Policy 4.5C.1. to note that USDA Natural Resources Conservation Service soil data, available on the web, will be used.
6. Revising Objective 4.5E. and Policy 4.5E.2 barrier island development regulations to provide consistency with Chapter 8, Coastal Management Element.
7. Updating numerous locations in the chapter to show a 15-year planning period stricken and replaced with a 20-year planning period.
8. Adding policies 4.9A.3 and 4.10B.5 that permit residential and commercial development (occurring on the respective future land use designations) to share infrastructure and preserve areas.
9. Revising Section 4.2.A (9) and Policy 4.1D.6 to disconnect the planning periods from the Residential Capacity Analysis and making it a guideline instead of a directive.
10. Deleting several policies to eliminate dependence on decennial Census data in the Residential Capacity Analysis methodology.

Transportation Element

Proposed amendments include:

1. Reordering the features for consistency among the existing system, the future system, and the goals (for example, airports consistently follow pathways and transit).
2. Introducing the concepts of qualitative level of service (Q/LOS) targets for roadways and level of traffic stress targets for pathways consistent with the FDOT's latest Multimodal Q/LOS Handbook.
3. Renaming the non-motorized transportation systems, expanding the background, and providing future needs for pathways.
4. Renaming public transportation and updating the background and future needs for transit.
5. Updating the background and future needs for airports.
6. Expanding the background and providing future needs for railroads.
7. Expanding the background and providing future needs for waterways.
8. Adding a provision for an applicant to enter into an agreement to pay for or construct its proportionate share of required improvements.
9. Adding a policy for vulnerability assessment/resiliency.
10. Adding a policy for future pathway level of traffic stress targets.
11. Adding a policy supporting a passenger train station.
12. Clarifying that dredging of waterways will be done with environmentally sensitive methods.
13. Adding a Policy to enhance bicyclist and pedestrian safety along bridges and major arterials.
14. Removing references to the high-speed ferry to Fort Pierce that was discussed in the Regional Waterways Plan.

Housing Element

Proposed amendments include:

1. Updating references to reports used to account for and analyze the existing housing stock in the County to plan for future growth. Revisions include updates to programs and reports, and

a reference to an interlocal agreement between the County, the School District, Stuart, and Indiantown.

2. Updating data within tables with currently available data collected from recognized sources including the Shimberg Center for Housing Studies, U.S. Census Bureau 2018-2022 American Community Survey, and the U.S. Department of Housing and Urban Development.
3. Adding several tables to better understand and plan for availability of housing units that are affordable for all levels of income, several tables have been added that reflect current data relative to housing conditions in the County.
4. Revising Section 6.3.C. to reflect Board direction, maintain consistency with Section 4.2.A.(9), and be consistent with Florida Statutes.
5. Adding Section 6.3.E. to reference enacted legislation related to local government authority for affordable housing development.
6. Adding Policy 6.1D.3.(7) related to exceptions or waivers of impact fees for development or construction of housing that is affordable.
7. Updating Policy 6.1E.10. to reference the Martin County Community Land Trust, which was created in 2023.
8. Updating Policy 6.1E.11. to reflect current legislative requirements.

Recreation Element

Proposed amendments include:

1. Removing references to the Development of Regional Impact process.
2. Updating the Parks and Recreation Master Plan regarding required updates.
3. Removing a reference to a 2003 feasibility study.
4. Revising Policy 7.1B.7 related to reviewing beach access every year instead of every five years.
5. Revising Policy 7.1B.9. related to seeking grants for water safety programs.

Coastal Management Element

Proposed amendments include:

1. Updating acronyms related to the Basin Management Action Plan, Comprehensive Everglades Restoration Plan, and Total Maximum Daily Load related to water quality.
2. Updating Section 8.1 to include the County's Atlantic shoreline in the description.
3. Adding references to comply with state statutes related to Peril of Flood legislation.
4. Updating Section 8.2.B to include language from the Sea Level Rise Report and the Statewide Regional Evacuation Study prepared by the Florida Division of Emergency Management and the Treasure Coast Regional Planning Council.
5. Updating and adding relevant figures related to storm surge evacuation zones, and clarifying the location and definition of the coastal high hazard area.
6. Updating section 8.3.A to add needs for shoreline protection, water quality, and resiliency and the need for natural resource protection.
7. Adding references and modifying sections related to resiliency planning and implementation as a result of the Sea Level Rise report.

8. Added a policy to indicate that tidal inundation and sea level rise impacts will be considered during stormwater design.

Conservation and Open Space Element

Proposed amendments include:

1. Updating rainfall data and dates from the South Florida Water Management District.
2. Revising Policy 9.1G.2(1) related to wetlands to provide consistency with other elements.
3. Adding the definition of Special Upland Habitats.
4. Revising policies to update the County's regulation of exotic pest plant species.

Sanitary Sewer Services Element

Proposed amendments include:

1. Adding a new Goal and Objectives to comply with state legislative requirements related to sewage treatment and system evaluation.
2. Deleting information that is no longer relevant.
3. Updating tables to new reflect local conditions.

Potable Water Services Element/ 10 Year Water Supply Facilities Work Plan

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Revising planning periods in accordance with Florida Statutes.
3. Adding a 9.5-acre parcel owned by Martin County to be included in the list of exceptions to receive water services.
4. Revising Figures 11-1 and 11-2 to correct a scrivener's error of the Martin County Consolidated Utility Service Area.
5. Revising Policy 11.4.B *Proposed modifications to the Consolidated Water System* to recognize changes in conditions.

Solid and Hazardous Waste

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Updating dates, terms and statistics.

Drainage and Natural Groundwater Aquifer Recharge Element

1. Adding additional elements in Section 13.1.B. to provide consistency with the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Adding sea level rise to the control of water subsection; the environmental concerns subsection; and adding a new restoration section.

3. Deleting Indiantown from Section 13.2.
4. Revising Section 13.2.B to include the most recent studies that have been conducted within Martin County.
5. Updating Section 13.2.D to reflect language in the Land Development Code and criteria that may be used in establishing finish floor elevations in areas at risk as defined by the Florida Department of Environmental Protection (FDEP) for reducing flood risk and infrastructure damage.
6. Adding additional study needs to determine the existing level of service along with proposed capital improvements to mitigate level of service deficiencies; and adding resiliency elements related to surface water study needs.
7. Updating Section 13.3., Groundwater System and Aquifer Recharge, with the most recent information.
8. Revising Table 13-2 with more up-to-date data for historical and projected average gross water demands.
9. Adding Policy 13.1A.17, Improve water quality of surface waters, to show that the county will continue its efforts on reducing pollutants.
10. Adding sea level rise to Policy 13.1C.1, Funding for stormwater management, to ensure that proposed infrastructure has considered flood risk from sea level rise or any other threat that may cause a flood risk.
11. Revising Policy 13.1G.18. to add the City of Stuart and Village of Indiantown in coordination efforts for water allocation plans.
12. Updating Section 13.5.A to give the status of the C-44 Reservoir and Stormwater Treatment Area project; adding green infrastructure to protective initiatives; and adding the County wastewater treatment and onsite sewage treatment and disposal system (OSTDS) plan.
13. Deleting references to the NPDES program for the establishment of water quality monitoring criteria.
14. Adding water quality to Policy 13.2A.10.
15. Deleting Policy 13.2A.11 as it does not align with the County's position on base flows conditions in the St. Lucie River and Estuary.
16. Adding green infrastructure to Policy 13.3A.2.
17. Revising Policy 13.4A.12 to indicate Martin County shall prioritize septic tank problem areas for connection to centralized wastewater disposal facilities pursuant to 163.3177, F.S.

Capital Improvements Element

Proposed amendment include:

1. Revising level of service standards set forth in Policy 14.1A.2. for consistency with Chapter 5, the Transportation Element, Chapter 10, the Sanitary Sewer Services Element, Chapter 11, the Potable Water Services Element, and Chapter 13, the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Revising the level of service standards set forth in Policy 14.1A.2 related to Life Support and Fire Suppression.
3. Revising the level of service standards set forth in Policy 14.1A.3 related to Category B facilities for consistency with Section 1.7.E of Chapter 1, Preamble, regarding weighted average population.

4. Revising Policy 14.1C.5(1)(b)(2) and Policy 14.1C.5(1)(c) to remove the word "mandatory" from classifying public facilities because the County no longer classifies its public facilities as "mandatory" or "non-mandatory."
5. Revising Policy 14.1E.1(7) to change section references from specific policies to specific chapters of the CGMP.

Art, Culture and Historic Preservation Element

Proposed amendment include:

1. Updating background information and existing conditions to reflect current information obtained from a 2022 study.
2. Revising policies to reflect the renaming of the Public Art Site Committee to the Public Art Advisory Committee and terminating the Public Art Master Plan and the Five-Year Plan, which was done by Ordinance No. 1103 in 2019.
3. Relocating Policy 16.5.1 to Objective 16.5H and renumbering as 16.5H.4 as this is a more appropriate location.

Public School Facilities Element

Proposed amendments include:

1. Minor changes are proposed to the Goals, Objectives, and Policies.
2. Updating Section 17.2.B *School Enrollment* to include information related to decreased enrollment statistics in public schools between 2019 and 2023 and increased enrollment in charter schools during the 2022-2023 school year.
3. Updating Section 17.2.D *Fiscal Considerations* with current information on the District's capital assets and long-term debt.
4. Revising Policy 17.1B.6 to add language related to school capacity created by development.
5. Updating Policies 17.1E.1 and 17.1E.2 to include the Village of Indiantown in annual reviews of the Public Schools Facilities Element.
6. Updating Policy 17.1F.3 to include the Village of Indiantown and the Martin Metropolitan Planning Organization in ongoing efforts for coordination of sidewalks and bike paths to facilitate travel to and from schools and recreational facilities.

<u>Regional Impacts</u>

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

<u>Extrajurisdictional Impacts</u>

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 5, 2024. No extrajurisdictional impacts have been identified.

Conclusion

Chapter 163.3184, Florida Statutes, states that a regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council. It is noted that Council reviewed and provided the proposed amendments for the Housing, Intergovernmental Coordination, Public School Facilities, and Arts, Culture, and Historic Preservation elements as part of the County's EAR process. Therefore, no review and comments are provided for those elements. The balance of the elements were analyzed by the County and Council had conducted a review and considered any appropriate comments.

The County is to be commended for the extensive amount of work done throughout the last year to ensure that this review included input from all stakeholders in the community. The resulting amendments include the input and expertise from all County departments, coordinating agencies, and the public.

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

Council Action – January 17, 2025

To avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approved this report and authorized its transmittal to Martin County and FloridaCommerce on November 26, 2024.

At the January 17, 2025 Council meeting, Commissioner Leet from St. Lucie County moved approval of the staff report. Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

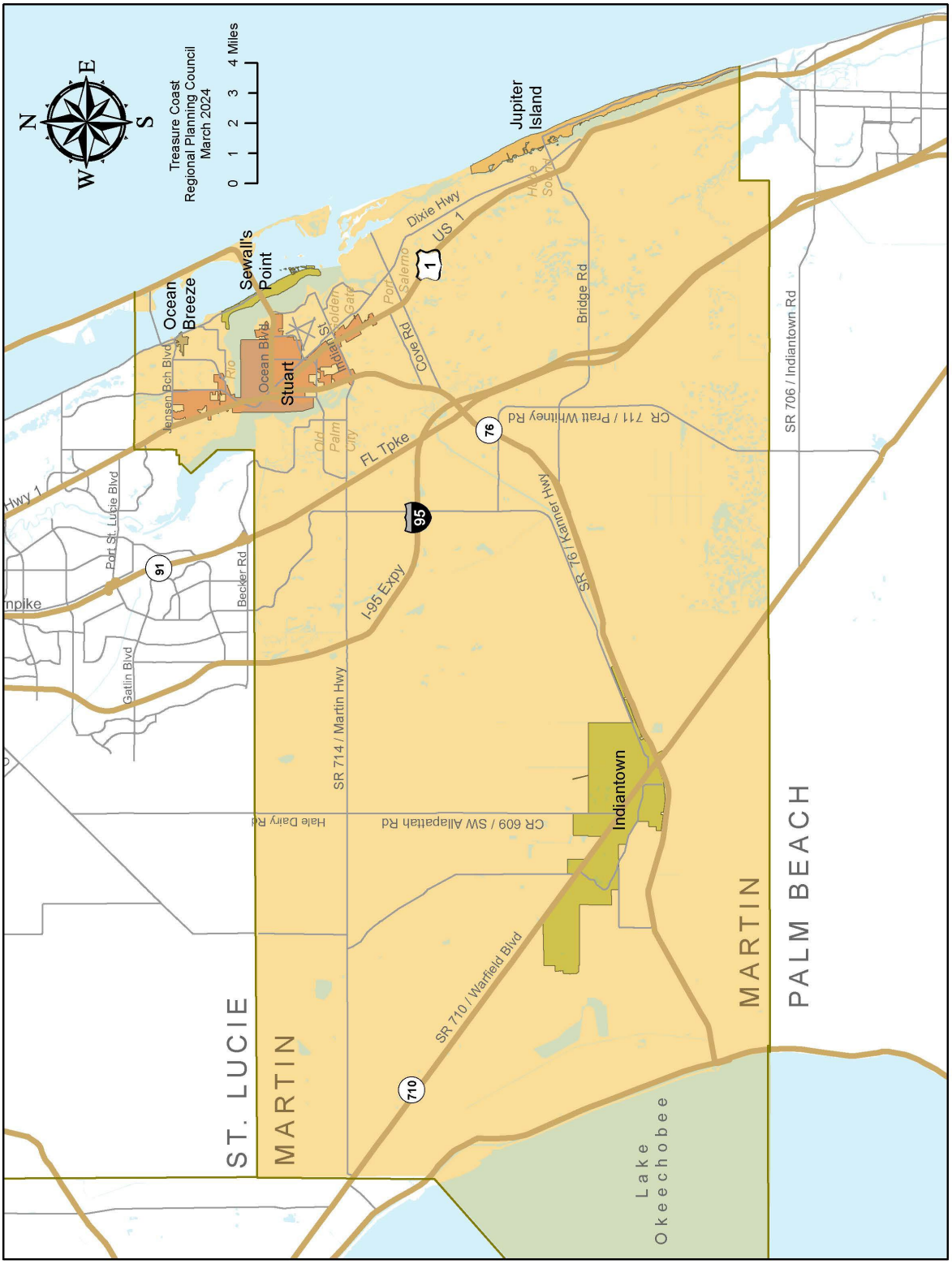
Attachment

List of Exhibits

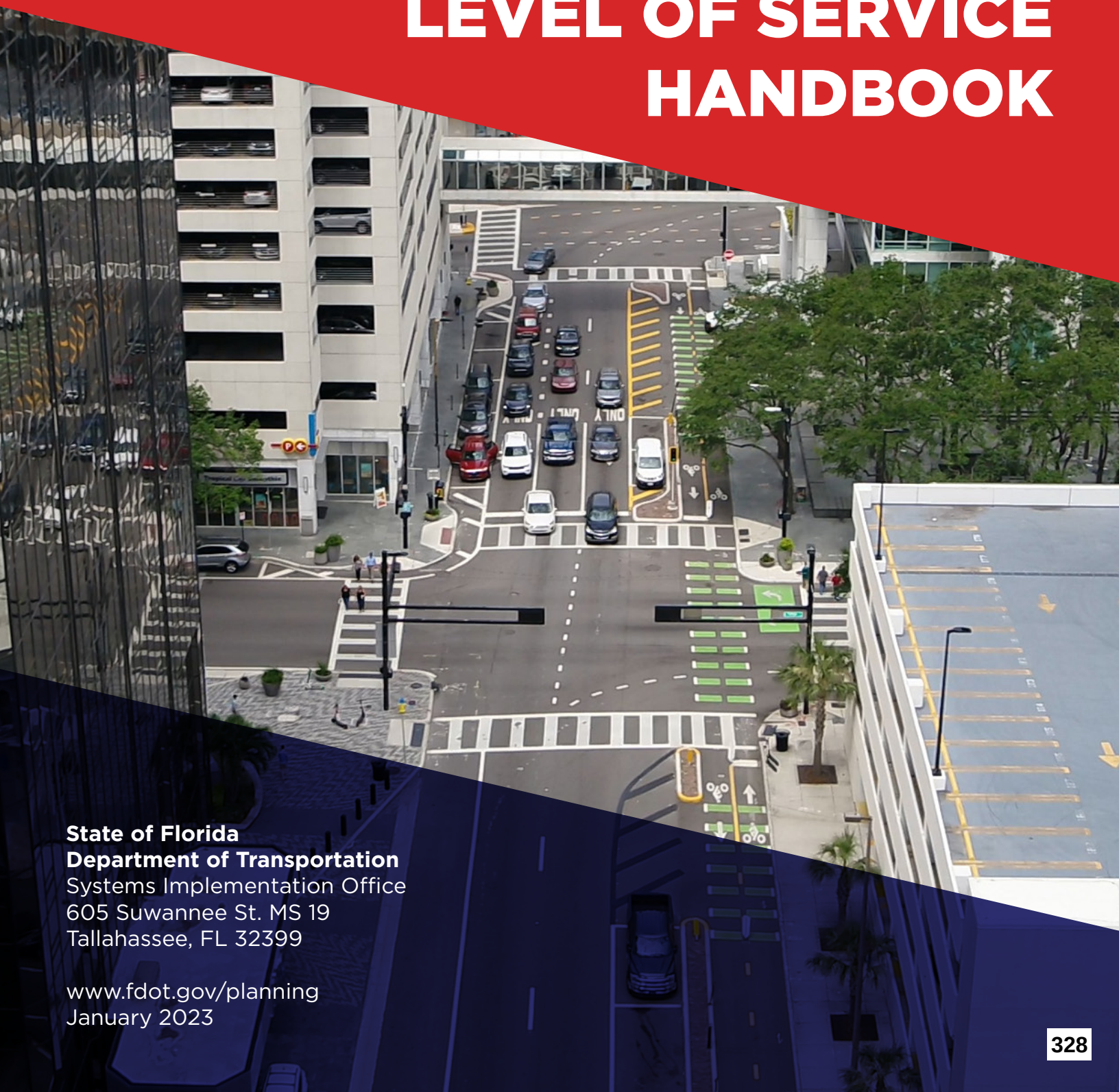
Exhibit

1 General Location Map

Exhibit 1
General Location Map



2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK



State of Florida
Department of Transportation
Systems Implementation Office
605 Suwannee St. MS 19
Tallahassee, FL 32399

www.fdot.gov/planning
January 2023

Table of Contents

1 | Introduction 1

1.1 Purpose and Scope 2
1.2 What's New in This Version of the Q/LOS Handbook? 2
1.3 Travel Modes 3
1.3.1 Motorized Vehicle 3
1.3.2 Pedestrian 5
1.3.3 Bicycle 5
1.3.4 Transit 6
1.4 Q/LOS Principles 6
1.4.1 Common Q/LOS Misconceptions 6
1.5 What Are the Generalized Service Volume Tables and Level of Traffic Stress Flow Charts? 7
1.6 When to Use the Generalized Service Volume Tables and Level of Traffic Stress Flow Charts 8
1.7 How to Use the Generalized Service Volume Tables and Level of Traffic Stress Flow Charts 9

2 | Traffic Analysis Tools 10

2.1 Motorized Vehicle Traffic Analysis Tools 10
2.1.1 Highway Capacity Manual 11
2.1.1.1 Facility Types 11
2.1.1.2 Capacity 11
2.1.1.3 Free-Flow Speed 12
2.1.1.4 Base Free-Flow Speed 12
2.1.1.5 Motorized Vehicle LOS 12
2.2 Transit Quality of Service 13
2.3 Bicycle and Pedestrian Quality of Service 14
2.3.1 Bicycle Level of Traffic Stress 14
2.3.2 Pedestrian Level of Traffic Stress 15

3 | Analysis Inputs 17

3.1 Roadway Type 17
3.1.1 Freeways 17
3.1.2 Uninterrupted Flow Highways 17
3.1.3 Arterials 17
3.2 Land Use Context 18
3.2.1 Area Types 18
3.2.1.1 Core Urbanized and Urbanized Areas 19
3.2.1.2 Transitioning Areas 19
3.2.1.3 Rural Areas 19
3.2.1.4 Context Classification 20
3.3 Segmentation 21
3.3.1 Freeway Segmentation 22

3.3.2 Uninterrupted Flow Highway Segmentation *22*
3.3.3 Arterial Segmentation *22*
3.3.4 Impact of Segmentation on LOS *23*
3.4 Motorized Vehicle Volume and Travel Demand 23
3.4.1 Annual Average Daily Traffic *24*
3.4.2 Use Average AADT *25*
3.4.3 Define the Through Movement *25*
3.4.4 Future Year Analyses *27*
3.4.5 Changes in Motorized Vehicle Travel Demand *27*
3.4.6 Changes in Traffic Characteristics *27*
3.4.7 Change in Control Characteristics *28*
3.4.7.1 Through Movement g/C 28
3.4.7.2 Signal Density 28

4 | Development of the Generalized Service Volume Tables 29

4.1 How Were the Generalized Service Volume Tables Developed? 29
4.1.1 Freeway LOS *29*
4.1.2 Highways LOS *29*
4.1.3 Arterial LOS *30*
4.2 HCM Methodology Simplifying Assumptions 30
4.2.1 Default Inputs *31*
4.2.2 Queue Spillback *31*
4.3 Service Volume Adjustment Factors 31
4.3.1 No Left-Turn Lane Adjustment Factor *31*
4.3.2 Exclusive Right-Turn Lanes Adjustment Factor *32*
4.3.3 One-Way Facility Adjustment Factor *32*
4.3.4 Auxiliary Lane Adjustment Factor *32*
4.3.5 Ramp Metering Adjustment Factor *32*
4.3.6 Non-State-Owned Signalized Roadways Adjustment Factor *32*
4.3.7 Examples of How to Apply Adjustment Factors *33*
4.4 Generalized Service Volume Tables Limitations 33

5 | Roadway Characteristics 35

5.1 Number of Through Lanes 35
5.1.1 Number of Through Lanes for Freeways *35*
5.1.2 Number of Through Lanes for Highways *35*
5.1.3 Number of Through Lanes for Arterials *35*
5.2 Posted Speed 37
5.3 Median Type 37
5.4 Base Free-Flow Speed 38
5.5 Auxiliary Lanes 38
5.6 Lane Width 38
5.7 Signal Spacing 38

6 | Traffic Characteristics 40

6.1 K Factor 40
6.2 Peak Hour Directional Distribution Factor (D) 41
6.3 Peak Hour Factor (PHF) 42
6.4 Base Saturation Flow Rate 43
6.5 Heavy Vehicle Percentage 43
6.6 Speed and Capacity Adjustment Factors 44

7 | Signalized Intersection Control Characteristics 45

7.1 Arrival Type 46
7.2 Signal Type 46
7.2.1 Actuated 47
7.2.2 Actuated-Coordinated 47
7.2.3 Pre-timed 47
7.3 Cycle Length (C) 48
7.4 Through Effective Green Ratio (g/C) 48

8 | Multimodal Characteristics 50

8.1 Bicycle Facility Type 50
8.2 Sidewalks 51
8.2.1 Sidewalk Continuity 51
8.2.2 Sidewalk Width and Separation from Motorized Vehicle Lanes 51
8.3 Land Use 52
8.4 Data Sources 52
8.5 Weakest Link Analysis 53

9 | Maximum Capacity Volumes 54

9.1 Freeways 54
9.2 Highways 54
9.3 Arterials 54

10 | Florida's LOS Policy 56

10.1 Support of Local Government Transportation LOS Policies 56

Appendix A: Glossary 58

Appendix B: Florida's Generalized Service Volume Tables 79

Appendix C: Florida's Pedestrian and Bicycle Level of Traffic Stress Flow Charts 88

List of Figures

Figure 1: Examples of Motorized Vehicle LOS for Arterials 4
Figure 2: Traffic Analysis Tools 10
Figure 3: Bicycle Level of Traffic Stress 15
Figure 4: Pedestrian Level of Traffic Stress 16
Figure 5: Area Types 18
Figure 6: FDOT Context Classification 21
Figure 7: Predominant Turning Movement 26
Figure 8: Through Movement at T Intersection with Exclusive Lanes 26
Figure 9: Through Movement at T Intersection with Shared Lanes 26
Figure 10: Example of Determining Lane Count when Minor Signalized Intersections Have Green Times Heavily Weighted to the Major Urban Street 36
Figure 11: Length of Add and Drop Lanes 37

List of Tables

Table 1: Urban Scheduled Transit Service Based on Service Frequency from the TCQSM 13
Table 2: Standard K Factors for Freeways and Highways 41
Table 3: Standard K Factors for Arterials 41
Table 4: Freeway Peak Hour Factor (PHF) 42
Table 5: Highway and Arterial Peak Hour Factor (PHF) 42
Table 6: Base Capacity for Freeways and Highways 43
Table 7: Base Saturation Flow Rates for Arterials 43
Table 8: Sensitivity of Control Characteristics on Service Volumes 45
Table 9: HCM, Sixth Edition Signal Progression Types 46
Table 10: Maximum Per-lane Arterial Capacity 55

List of Abbreviations

AADT	Annual average daily traffic
ADT	Average daily traffic
BLTS	Bicycle level of traffic stress
C	Cycle length
C1	Context classification natural
C2	Context classification rural
C2T	Context classification rural town
C3C	Context classification suburban commercial
C3R	Context classification suburban residential
C4	Context classification urban general
C5	Context classification urban center
C6	Context classification urban core
CAF	Capacity adjustment factor
D	Directional distribution factor
DDHV	Directional design hourly volume
DHV	Design hourly volume
FDM	*FDOT Design Manual*
FDOT	Florida Department of Transportation
FHWA	Federal Highway Administration
FTO	Florida Traffic Online
g	Effective green time
g/C	Effective green ratio
GSVT	Generalized Service Volume Tables
HCM	*Highway Capacity Manual, Sixth Edition: A Guide for Multimodal Mobility Analysis*

HCS	Highway Capacity Software
HCS7	Highway Capacity Software 7.9.6
ITE	The Institute of Transportation Engineers
K	K factor
K100	100th highest volume hour of the year
K5–6pm	The 5–6 p.m. weekday volume to AADT
Kam	Average a.m. peak weekday volume to AADT
Knoon	The noon weekday volume to AADT
Kp/d	The highest hourly volume to daily volume
Kpm	Average p.m. weekday peak volume to AADT
LAF	Local adjustment factor
LOS	Level of service
LRTP	Long range transportation plan
LTS	Level of traffic stress
MMTD	Multimodal transportation district
MPA	Metropolitan planning area
MPO	Metropolitan planning organization
n	No median
nr	Non-restrictive median
pcphpl	Passenger cars per hour per lane
PD&E	Project development and environment
PLTS	Pedestrian level of traffic stress
PSWADT	Peak season weekday average daily traffic
PTF Handbook	*FDOT's Project Traffic Forecasting Handbook*
PTSF	Percent time spent following
Q/LOS	Quality/level of service
Q/LOS Handbook	*2023 Multimodal Quality/Level of Service Handbook*
r	Restrictive median

RCI	Roadway Characteristics Inventory
SAF	Speed adjustment factor
SIO	Systems Implementation Office
T	Truck factor
TCQSM	*Transit Capacity and Quality of Service Manual*
TDA	Transportation Data and Analytics Office
TPO	Transportation planning organization
vph	Vehicles per hour
vphpl	Vehicles per hour per lane

1 | Introduction

The *2023 Multimodal Quality/Level of Service Handbook (Q/LOS Handbook)* is intended to be used by engineers, planners, and decision-makers to evaluate roadway users' quality/level of service (Q/LOS) at generalized planning levels. This edition of the Q/LOS Handbook is updated and reorganized. It provides a foundation for high-quality, consistent level of service (LOS) analyses and review in the state of Florida. It incorporates new analytical techniques from the Transportation Research Board's *Highway Capacity Manual, Sixth Edition: A Guide for Multimodal Mobility Analysis (HCM)*. It also introduces level of traffic stress (LTS) for evaluating bicycle and pedestrian quality of service. With these professionally accepted techniques, analysts can evaluate roadways from a multimodal perspective, which results in better multimodal decisions for projects in generalized planning phases.

Generalized planning is most appropriate when precise results are not required, for systemwide or areawide analysis, or for future long-range estimates. Florida's Generalized Service Volume Tables (GSVT) at the end of this handbook are the primary tools for conducting generalized planning. This edition of the Q/LOS Handbook includes reorganized and updated GSVTs. The freeway GSVTs are organized by area type. The highway and arterial GSVTs are organized by context classification. The motorized vehicle GSVTs have been updated to be consistent with the *HCM Sixth Edition* methodology. LTS is used for arterials to measure bicycle and pedestrian quality of service. For more, see the LTS flow charts in **Appendix B**.

The GSVTs are based on the *HCM Sixth Edition* and Florida roadway, traffic, control characteristics and multimodal data. This handbook presents the simplified assumptions and input variables used to develop the GSVTs. The resulting tables are valid in Florida.

This handbook outlines the accepted methodologies used to determine the inputs for the GSVTs. For motorized vehicles these inputs include roadway segmentation, roadway type, area type or context classification, and existing motorized vehicle demand. For pedestrians and bicyclists, this includes facility type and width, number of travel lanes, posted speed, separation from motor vehicles, motorized vehicle volumes, and land use characteristics.

FDOT will provide technical assistance and training as needed for use of the Q/LOS process. For additional resources, see the FDOT Systems Implementation Office (SIO) website at https://www.fdot.gov/planning/systems/. **Initial contact should be made with FDOT District and Florida's Turnpike Enterprise Q/LOS contact.** This document and other resources are available online at the FDOT SIO website at Quality/Level of Service (fdot.gov).

For updates and questions regarding this handbook, contact:

Florida Department of Transportation
Systems Implementation Office, Mail Station 19
605 Suwannee Street, Tallahassee 32309

1.1 Purpose and Scope

The Q/LOS Handbook can be used to analyze and review a traveler's experience at a generalized planning level. Quality of service is a traveler-based perception of how well a transportation service or facility operates. Quality of service measures assess multimodal service inside the roadway environment (essentially inside the right of way). The Q/LOS Handbook focuses on HCM based LOS to measure motorized vehicle quality of service and LTS to measure bicycle and pedestrian quality of service. This handbook presents the GSVTs and LTS at the generalized planning level and provides specific instructions on how to use the GSVTs and the LTS flow charts.

The Q/LOS Handbook evaluates comfort for vehicles based on arterial average motorized vehicle travel speeds and freeway density. For people walking and biking, this handbook evaluates comfort based on roadway characteristics mid-block. This handbook does not cover the overall quality of the trip experience, which depends on a variety of factors, including aesthetics, safety, connectivity, and other measures.

1.2 What's New in This Version of the Q/LOS Handbook?

This edition of the Q/LOS Handbook includes reorganized and updated GSVTs. The following key changes were made to the methodology provided in this handbook:

- The highway and arterial GSVTs, previously based on area type, were updated to be based on FDOT context classification.
- The arterial inputs were fully redeveloped based on context classifications. This includes new values for turning percentages, segment lengths, and effective green ratio (g/C).
- Freeway, highway, and arterial GSVTs have been updated to be consistent with the HCM Sixth Edition methodology.
- The GSVT inputs for freeways are generally consistent between the 2020 and 2023 versions; however, some were updated to maintain internal consistency. Examples of inputs that were updated to maintain internal consistency include weaving length, short distance, and weaving ratio.
- Bicycle and pedestrian LTS methodologies were developed for arterial roadways.
- Transit LOS was removed. The transit LOS was based on FDOT LOSPLAN program, which is no longer supported by FDOT. FDOT will work with partners to develop a transit

quality of service measure for future editions. In the meantime, *Transit Capacity and Quality of Service Manual* *(TCQSM)* procedures should be used.

The updated tables can be found in **Appendix B**.

1.3 Travel Modes

The *HCM* defines four major travel modes: motorized vehicle, pedestrian, bicycle, and transit. Each mode includes a unique set of characteristics that define a traveler's experience during a trip. It is important to consider each perspective when analyzing a multimodal facility. This handbook address quality of service for motorized vehicles, pedestrians, and bicyclists. The *HCM* is used in this handbook to determine motorized vehicle LOS, while LTS is used to determine bicycle and pedestrian QOS.

1.3.1 Motorized Vehicle

Motorized vehicles include passenger cars, light duty trucks, vans, buses, recreational vehicles, and motorcycles. Because each motor vehicle type has a unique set of operational characteristics, the percentage of each motor vehicle type within a traffic stream affects the facility's capacity. For example, trucks, buses, and recreational vehicles have lower acceleration and deceleration rates than standard passenger cars. Therefore, larger percentages of trucks, buses, and recreational vehicles can reduce a highway's capacity.

Five major elements that affect LOS for motorized vehicles are addressed in this handbook: facility type, area type or roadway classification, roadway characteristics, traffic characteristics, and control characteristics. Other factors can affect operating conditions, such as pavement type and condition, time of day, and weather. Driver conditions, such as fatigue, health, and driving under the influence of drugs and alcohol, can also affect operating conditions. This handbook assumes base conditions that include good weather, good visibility, good pavement conditions, and unimpaired drivers driving on dry pavement during daylight hours. **Figure 1** provides an example of motorized vehicle LOS for arterials.

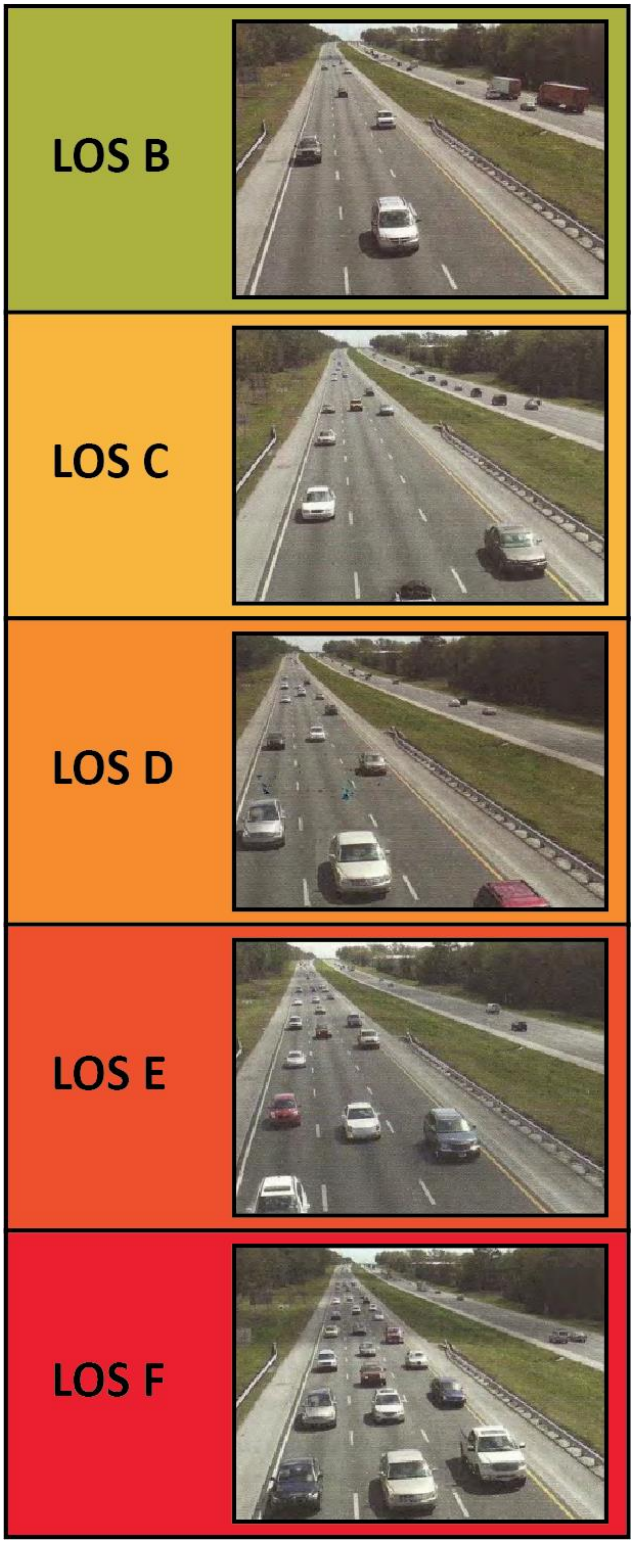


Figure 1: Examples of Motorized Vehicle LOS for Arterials[1]

1.3.2 Pedestrian

Walking is an important part of our transportation system. Many trips include at least one portion in which the traveler is a pedestrian. This is particularly important for transit trips, where discomfort while walking to the transit stop or from the transit stop to the final destination may impact future transit use. People have a range of abilities when it comes to walking and perceiving their environment. Children and older adults walk slower than the average adult. Children cannot gage vehicular travel speeds as well as the average adult. People with visual or physical disabilities can be greatly impacted by surface conditions.

Elements that affect pedestrian experience include delay and facility attributes. Delay at intersections can be quantified and analyzed. Delay created by out-of-direction travel can also be quantified. Facility attributes include the clear width of the sidewalk, sidewalk continuity, pavement conditions, grade, separation from vehicular travel lanes, physical barriers from vehicular travel, vehicular volumes, heavy vehicle presence, number of travel lanes, lighting, shade, and network connectivity. Other factors that contribute to the overall walking experience are less easily quantified, including safety, security, and built form. When determining pedestrian quality of service, this handbook accounts for users' perception and some facility attributes for walking along a road.

1.3.3 Bicycle

Bicycles are used to make a variety of trips, including trips for recreation, commuting, and errands. Bicyclists vary in their riding ability. Cycling is a learned skill, and aptitude and interest vary. The National Household Travel Survey (NHTS) showed that average commute trip length for people walking was 1.19 miles, with a speed of 3.15 miles per hour (mph)[2]. The average bicycle trip was 2.3 miles and approximately 19 minutes[3]. Because bicycle trips are typically longer than walking trips, bicycles can help extend the accessible service market area for transit.

Elements that affect a bicyclists' experience can be summarized by delay and facility attributes. Delay can include intersection delay and out-of-direction travel. Facility attributes that impact cyclist comfort include facility type and width, pavement conditions, grade, separation from vehicular travel lanes, physical barriers from vehicular travel, vehicular volumes, heavy vehicle presence, number of travel lanes, lighting, and network connectivity. When determining bicycle

[1] Principals of Highway Engineering and Traffic Analysis. Fred L. Mannering and Scott S. Washburn.
[2] Summary of Travel Trends, 2017 National Household Trave Survey. U.S. Department of Transportation. Federal Highway Administration.
[3] Walking and Bicycling in the United States. The Who, What, Where, and Why. J. Richard Kuzmyak and Jennifer Dill.

quality of service, this handbook accounts for some facility attributes when bicycling along a road.

1.3.4 Transit

Unlike other modes, transit is influenced by both service frequency and facility characteristics. Once constructed, infrastructure for driving, biking, or walking is always available. Transit service, on the other hand, is only available along designated routes during certain times. Factors that contribute to the overall comfort and quality of service for transit riders include travel times, service times, service frequency, reliability, directness of route, amenities at transit stops, and connection to sidewalks and bicycle facilities. Because transit riders typically walk or bike to and from transit stops on either end of their trip, the quality of the walking and biking experience at the beginning or end of a trip may be just as important to the transit passenger as the actual transit experience.

1.4 Q/LOS Principles

Safety and mobility for people and goods remains transportation's most essential function and part of FDOT's mission. There are four dimensions of mobility:

- Quality of travel: how satisfied travelers are with a facility or service
- Quantity of travel: how much travelers use a facility or service
- Accessibility: how easily travelers can engage in desired activities
- Capacity utilization: quantity of operations relative to capacity

This handbook focuses primarily on quality of travel, followed by capacity utilization. It does not address quantity of travel or accessibility.

Quality of service is based on users' perception of how well a transportation service or facility operates. Motorized vehicle LOS quantifies quality of service into six letter grades. For bicyclists and pedestrians, LTS quantifies quality of service into four numerical categories. These schemes help traffic engineers and transportation planners explain operating conditions, needs, and design concepts to the public and elected officials. FDOT's LOS targets are defined in FDOT Policy Topic No. 000-525-006 and discussed in **Chapter 10**.

1.4.1 Common Q/LOS Misconceptions

There are three misconceptions about Q/LOS that commonly arise:

Misconception: Q/LOS is directly related to all other dimensions of mobility.

Although Q/LOS is frequently related to the other dimensions of mobility, this does not hold true for all cases. Q/LOS for motorized vehicles is usually linked to how many other vehicles are

on the road; however, this is not always the best measure of mobility. For example, arterial speeds are more closely tied to signalization conditions than the number of vehicles on the roadway. A four-lane arterial may have a higher Q/LOS grade—despite having twice the volume of another arterial—due to efficient signal progression.

For transit riders, pedestrians, and bicyclists, there is often an even weaker relationship between total demand and Q/LOS. For most situations in Florida, the total number of bicyclists and pedestrians on a facility has very little, if any, impact on Q/LOS. Similarly, bus frequency is typically far more important to transit riders than how many people are on a bus.

Misconception: Q/LOS is the best tool for prioritizing projects.

In some cases, particularly for non-motorized vehicle modes, many considerations should be considered when prioritizing projects or investments, such as total potential demand, safety, equity, sustainability, and economic development. This handbook addresses Q/LOS and does not address methods of determining overall demand, safety, or mode splits. Other tools, such as logit models or demand models, are more appropriate for these types of analyses.

Misconception: LOS A–F grades are comparable to American school letter grades.

The most common misconception about LOS is that the A through F categories are comparable to school letter grades. For motorized vehicles, LOS A is most likely not a desirable goal from a transportation or societal perspective. LOS A in a peak travel hour could indicate inefficient use of limited funding. It is simply not cost-effective to design state roadways to operate at LOS A during the peak hour. Expanding the facility to accommodate LOS A also leaves the facility open to excessive speeds in the off-peak, which could create safety concerns.

LOS F represents a failing condition during the analysis period, but there are other factors to consider when LOS reaches this level. LOS F means either travel demand exceeds capacity during the analysis period and the roadway is operating in oversaturated conditions or that another undesirable condition exists. LOS standards for vehicles are visualized in **Figure 1**.

1.5 What Are the Generalized Service Volume Tables and Level of Traffic Stress Flow Charts?

FDOT's GSVTs and the LTS flow charts are the primary analysis tools for conducting a generalized-planning analysis. Each GSVT provides generalized peak hour directional, peak hour two-way, and annual average daily traffic (AADT) maximum service volumes for a given LOS by roadway type and land use or context classification. The LTS flow charts provide a methodology to determine bicycle and pedestrian LTS based on roadway and traffic characteristics.

The GSVTs are not capacity tables. Whereas maximum service volume is the highest number of vehicles for a given LOS, capacity is the maximum number of vehicles or people who can pass a point during a specified time under prevailing roadway, traffic, and signal characteristics. Many of the LOS E service volumes in the hourly directional tables represent the capacity for an average roadway, but in general, most of the values do not reflect a specific roadway's capacity. Consider the daily tables. Roadway capacities for the day far exceed the volumes shown in the daily tables. All roadways are underutilized in most hours of the day, and many congested roads will have demand volumes higher than the highest volumes shown in the daily tables. This disparity occurs because traffic is backed up for more than one analysis period.

Arterial LOS E service volumes do not represent capacity. **The primary criterion for LOS on arterials is average travel speed, not roadway capacity.** The average travel speed along arterials is influenced by many control characteristics (such as progression and cycle length) and not just the capacity of signalized intersections.

1.6 When to Use the Generalized Service Volume Tables and Level of Traffic Stress Flow Charts

The primary intent of this handbook is to assist engineers, planners, and decision-makers in the planning and design of roadways and in the evaluation of roadway users' Q/LOS at generalized planning levels. Generalized planning includes a range of high-level analysis, such as initial problem identification (e.g., deficiency and needs analyses and geographic influence areas), statewide analyses (e.g., statewide calculation of delay), and future year analyses (e.g., 10 or more years planning horizon). Florida's GSVTs provided at the end of this handbook are the primary tools for conducting this type of planning analysis in Florida and are most appropriately used when precise results are not required.

Example applications of the GSVTs and LTS flow charts include:

- Generalized comprehensive plan amendment analyses
- State Highway System (SHS) deficiencies and needs
- Statewide mobility performance measure reporting
- Areawide baseline capacity (such as MPO boundaries) and service volume values for travel-demand forecasting models
- Areawide influence areas for major developments (such as impact areas)
- Future-year analyses, which have 10- to 25-year planning horizons (such as strategic intermodal system [SIS] needs plans and MPO long range transportation plans [LRTPs])
- Baseline capacity and service volumes for concurrency management systems
- High level screening of alternatives
- Sketch planning studies

Florida's GSVTs are not meant for detail analysis application.

1.7 How to Use the Generalized Service Volume Tables and Level of Traffic Stress Flow Charts

To begin determining quality of service, the analyst must first determine the appropriate analysis tool (see **Chapter 2**). If the GSVTs and LTS flow charts are the appropriate analysis tools, the analyst must determine the inputs needed to interpret the motorized vehicle LOS using the GSVTs: roadway type, area type or context classification, and segmentation (see **Chapter 3**). Analysts must determine the appropriate analysis year (existing or future) and the motorized vehicle demand volumes for that year (see **Chapter 3**). Analysts compare the appropriate motorized vehicle demand volumes for the study segment (peak hour directional, peak hour, or AADT) to the generalized service volumes.

If conducting an analysis for motorized vehicles on a particular road, as compared to an areawide analysis, analysts may also need to determine roadway, traffic, and control characteristics that apply to the analysis year. It may be necessary to apply adjustment factors to the generalized service volumes presented in the tables (see **Chapters 5-7**). Analysts then compare the appropriate motorized vehicle demand volumes for the study segment (peak hour directional, peak hour, or AADT) to the GSVTs as determined once the relevant adjustment factors are applied.

Analysts may determine the pedestrian or bicycle LTS by following the approach shown in the LTS flow charts included in **Appendix B**. The analysis inputs are presented in **Chapter 8**. Bicycle and pedestrian LTS are weakest link analyses, meaning that LTS scores are calculated separately for each side of the road, and the higher (more stressful) score is assigned as the overall score for the segment. The analyst should apply the same analysis year, context classification, roadway characteristics, and traffic characteristics used for the motor vehicle analysis to the bicycle and pedestrian LTS analysis.

2 | Traffic Analysis Tools

There are many methods for computing quality of service. The GSVTs can be used for generalized planning level analysis. Other operational analysis tools are more complex and precise but may be time-intensive and costly. This chapter presents a range of motorized vehicle traffic, pedestrian, bicycle, and transit analysis tools so the analyst may determine the best tool for their project.

2.1 Motorized Vehicle Traffic Analysis Tools

Figure 2 provides a list of some motorized vehicle traffic analysis tools organized by accuracy and complexity. In selecting the appropriate tools, tradeoffs among study purposes (such as generalized planning application or signal timing application); accuracy and precision of results (such as variability in data for current year analyses or variability in future year analyses); and data preparation effort (such as use of existing statewide traffic data or use of direct field measurements) should be considered. Refer to the FDOT Traffic Analysis Handbook (FDOT Systems Implementation Office) for additional tools and guidance in selecting the appropriate analysis tool.

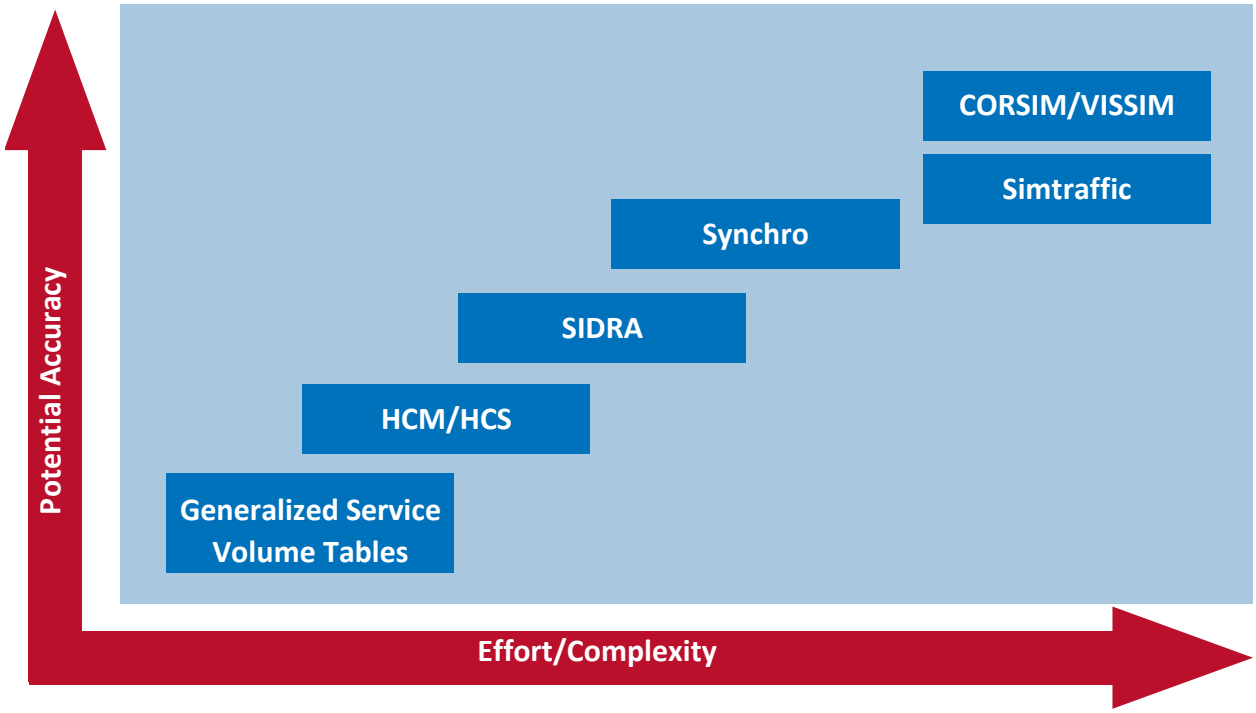


Figure 2: Traffic Analysis Tools

2.1.1 Highway Capacity Manual

For motorized vehicles, the *Highway Capacity Manual* (*HCM)* is the most widely recognized and accepted analysis tool.

2.1.1.1 Facility Types

The *HCM* defines two primary facility types: uninterrupted flow and interrupted flow.

Uninterrupted flow facilities do not have fixed causes of delay or interruption external to the traffic stream, such as signals or stop signs. Non-tolled freeways represent the purest form of uninterrupted flow because there are no fixed interruptions to traffic flow and facility access is limited to ramp locations. Multilane and two-lane highways operate under uninterrupted flow in long segments between points of fixed interruption (such as at signalized intersections or stop signs). It is often necessary to examine points of fixed interruption using interrupted flow methodologies.

Interrupted flow facilities have fixed causes of periodic delay or interruption to the traffic stream, such as traffic signals or stop signs, with average spacing less than or equal to two miles. Traffic flow patterns on interrupted flow facilities are caused by vehicle interactions with the facility's geometric characteristics, the traffic control used at intersections, and the frequency of facility access points. Traffic signals allow designated movements to occur only during portions of the signal cycle, and therefore affect flow and capacity because the facility is not available for continuous use. Traffic signals also create vehicle platoons that travel along a facility as a group. By contrast, roundabouts, and all-way stop-controlled intersections discharge vehicles more randomly, creating periodic and sometimes small gaps in traffic at downstream locations.

2.1.1.2 Capacity

The HCM defines capacity as the maximum sustainable hourly flow rate at which persons or vehicles can be expected to traverse a point or a uniform section of a lane or roadway during a given time under prevailing roadway, environmental, traffic, and control conditions. Capacity is not the absolute maximum flow rate observed at a facility; instead, capacity is the flow rate that can be achieved repeatedly for peak periods of sufficient demand. Prevailing roadway, traffic, and control conditions impact capacity. These conditions should be relatively uniform for any analyzed segment or facility. Base conditions assume optimum circumstances, including good weather, dry pavement conditions, users who are familiar with the system, and no impediments to traffic flow. In most cases, prevailing conditions differ from base conditions (for example, there are trucks in the traffic stream and rolling terrain). As a result, the computations of capacity, service flow rate, and LOS include an adjustment to capacity under base conditions.

Capacity on uninterrupted and interrupted flow facilities can be measured in passenger cars per hour per lane (pcphpl) or vehicles per hour per lane (vphpl), depending on analysis type or system element.

2.1.1.3 Free-Flow Speed

Free-flow speed is the average speed under low-volume conditions and is not delayed by traffic controls, such as signalized intersections. The free-flow speed for freeways and highways can be calculated using the methodology presented in Chapter 12 of the *HCM*. For arterials, free-flow speed is calculated according to Chapter 18 of the *HCM*.

2.1.1.4 Base Free-Flow Speed

Base free-flow speed is the potential free-flow speed based only on the highway's horizontal and vertical alignments. Base free-flow speed is not impaired by lane widths or control characteristics. On arterials, the base free-flow speed is defined by the free-flow speed on longer segments, base free-flow speed can be calculated using s *HCM* equation 18-3.

$$S_{fo} = S_{calib} + S_0 + f_{cs} + f_A + f_{pk}$$

where

S_{fo} = base free-flow speed (mi/h),

S_{calib} = base free-flow speed calibration factor (mi/h),

S_0 = speed constant (mi/h),

f_{CS} = adjustment for cross section (mi/h),

f_A = adjustment for access points (mi/h), and

f_{pk} = adjustment for on-street parking (mi/h).

See the *HCM* for more information on the adjustment factors to the base free-flow speed equation.

This handbook primarily relies on and reports capacity values based on the interrupted flow concept of capacity, with base free-flow speed considered a roadway characteristic input. **Based on a general assumption used in the *HCM*, base free-flow speed is assumed to be 5 mph above the posted speed in this handbook.**

2.1.1.5 Motorized Vehicle LOS

The *HCM* uses a quantitative stratification of the quality of service to represent the comfort a typical traveler experiences on a facility in six letter-grade levels, with A describing the highest quality and F describing the lowest quality. LOS for a freeway facility is based on density. For two-lane highways, both average speed and delay experienced (measured as percent time

spent following (PTSF)) are used to measure comfort for motorists. For arterials, LOS thresholds are based on the comparison of average travel speed (including stops at intersections) to the base free-flow speed. For arterials, the LOS D threshold range is between 40% and 50% of the base free-flow speed and the LOS E threshold range is between 30% and 40% of the base free-flow speed.

2.2 Transit Quality of Service

Two nationally recognized methods for evaluating transit quality of service include the HCM methodology and the *TCQSM*. The HCM methodology is based on the NCHRP Report 616—Multimodal Level of Service Analysis for Urban Streets (2008). The HCM methodology was based on national traveler response data to changes in transit service quality. HCM LOS consists of three main model components:

- Access to transit, which is based on the pedestrian link LOS.
- Frequency of transit.
- Perceived travel time rate, which includes bus travel speed, bus stop amenities, excess wait time due to bus arrival time compared to scheduled time, and on-board crowding.

The TCQSM LOS measures are based on surveys that identified transit service factors important to traveler perceptions. It is designed to represent comfort along the entire trip. The LOS E/F thresholds identify undesirable service from a passenger standpoint, and the other thresholds represent points at which a noticeable change in service quality occurs (for example, when no more seats are left). TCQSM measures include service frequency, hours of service, service coverage, transit travel time versus auto travel time, passenger loading, and reliability. One significant exhibit in the TCQSM is a table for urban scheduled transit service based on service frequency. **Table 1** replicates this TCQSM table.

Table 1: Urban Scheduled Transit Service Based on Service Frequency from the *TCQSM*

Level of Service	Service Frequency (vehicles/hour)	Headway (minutes)	Comments
A	>6	<10	Passengers don't need schedules
B	5-6	10-14	Frequent service, passengers consult schedules
C	3-4	15-20	Maximum desirable time to wait if transit vehicle missed
D	2	21-30	Service unattractive to choice riders
E	1	31-60	Service available during hour
F	<1	>60	Service unattractive to all riders

A specific transit quality of service measure is not included in Florida's Generalized Service Volume Tables. FDOT will work with partners to develop a transit quality of service measure for future editions.

2.3 Bicycle and Pedestrian Quality of Service

There are several ways to evaluate bicycle and pedestrian quality of travel. The state of the practice for bicycle and pedestrian planning and design is evolving quickly as the transportation industry focuses more resources on economic development, sustainability, safety, and public health. Many factors influence cyclists and pedestrian comfort and should be considered when planning or designing a road or a network. Such factors include presence of steep or long climbs, pavement condition, presence of heavy vehicles, width of travel lanes, driveway density, absence of lighting, skewed railroad crossings, drainage grates, curbside conditions (such as rutting or litter/gravel in the roadway), facilities at the intersections, width of intersection crossings, delay time at intersections, network connectivity, neighborhood crime, and noise.

This handbook uses LTS to evaluate the quality of travel for people walking and biking. LTS as applied in this handbook only address comfort traveling along a facility as it relates to facility type, width, and continuity; vehicular posted speeds; vehicular volumes; and separation from traffic. It does not address the impacts of intersection design or delay, crossing frequency, or number of driveways. The scale is defined by the type of user that finds the facility comfortable.

2.3.1 Bicycle Level of Traffic Stress

Bicycle level of traffic stress (BLTS) is a performance measure that quantifies the amount of discomfort that people feel when they bicycle close to traffic (see **Figure 3**). The methodology was developed in 2012 by the Mineta Transportation Institute at San Jose State University[4].

BLTS designates the quality of service in to four categories:

- BLTS 1: The level that most children can use confidently.
- BLTS 2: The level that will be tolerated by most adults.
- BLTS 3: The level tolerated by confident cyclists who still prefer having their own dedicated space for riding.
- BLTS 4: The level tolerated only by those with limited route or mode choice or cycling enthusiasts that choose to ride under stressful conditions.

[4] Low-Stress Bicycling and Network Connectivity. Maaza Mekuria, Peter Furth, & Hilary Nixon.

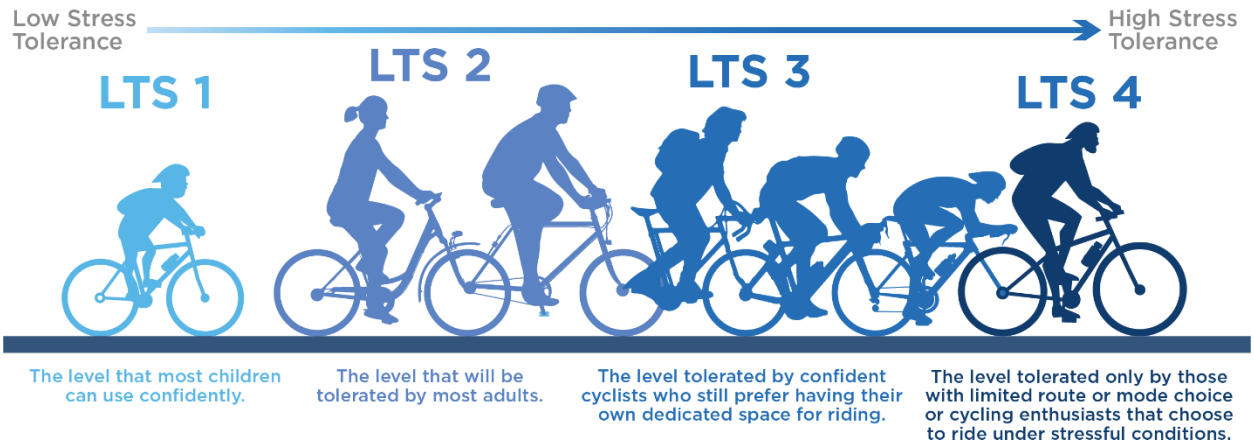


Figure 3: Bicycle Level of Traffic Stress

BLTS applies to bicycle facilities on the SHS within the right of way. BLTS uses the following characteristics to assess bicyclists' perceptions of the roadway environment:

- Bicycle facility type
- Bicycle facility width
- Posted speed
- Separation from traffic
- AADT

2.3.2 Pedestrian Level of Traffic Stress

Pedestrian level of traffic stress (PLTS) is a performance measure that quantifies the amount of discomfort that people feel when they walk along a road within the roadway right of way (see **Figure 4**).

PLTS designates the quality of service in to four categories:

- PLTS 1: The level suitable for all users including teenagers traveling alone, the elderly, and people using a wheeled mobility device. People feel safe and comfortable on the pedestrian facility and all users are willing to use the pedestrian facility.
- PLTS 2: The level where all users are able to use the facility and most users are willing to use the facility.
- PLTS 3: The level where some users are willing to use this facility, but others may only use the facility when there are limited route and mode choices available.
- PLTS 4: The facility is difficult or impassible by a wheeled mobility device or users with other limitations in their movement and most likely used by users with limited route and mode choice.

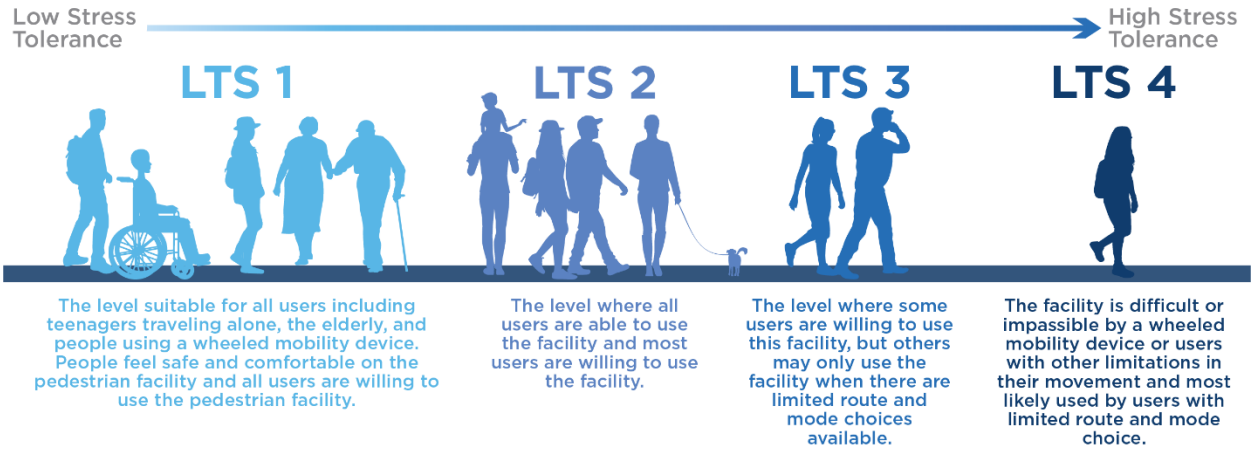


Figure 4: Pedestrian Level of Traffic Stress

PLTS uses six characteristics to assess pedestrians' perceptions of the roadway or nearby roadside environment:

- Existence of a sidewalk
- Sidewalk continuity
- Sidewalk width
- Posted speed
- Lateral separation of pedestrians from vehicular travel lanes
- Presence of vertical separation

3 | Analysis Inputs

To apply the motorized vehicle Generalized Service Volume Tables, the analysist must determine the segmentation, roadway type, land use context, and existing or future motorized vehicle volumes. This chapter outlines the methodology for determining these inputs.

3.1 Roadway Type

In alignment with *HCM* terminology, this handbook is based on three major roadway types:

- Freeways
- Uninterrupted flow highways
- Arterials (interrupted flow facilities)

3.1.1 Freeways

Freeways are multilane, divided facilities with at least two lanes for exclusive use of traffic in each direction and full control of ingress and egress.

3.1.2 Uninterrupted Flow Highways

Uninterrupted flow highways are non-freeway facilities which have isolated driveways and average signalized intersection spacing greater than two miles. Because of the significantly different operating characteristics, these types of roadways are frequently further distinguished as two-lane highways and multilane highways.

3.1.3 Arterials

Interrupted flow facilities have fixed causes of periodic delay or interruption to the traffic stream (such as traffic signals or stop signs) with average spacing less than or equal to two miles. In this handbook, signalized arterials are the predominant type of interrupted flow roadway. Signalized non-state owned roadways, but not local streets, are included in this category. This handbook refers to all fixed causes of interruption to the traffic stream, including stop signs or other control types, to be signalized intersections. However, when using the GSVTs, all intersections included in the analysis should be signalized, as stop signs and other control types that impact arterial traffic are not considered.

3.2 Land Use Context

3.2.1 Area Types

This handbook uses four broad area types for freeways and highways (see **Figure 5**):

- Core urbanized: Areas with a population of 1,000,000 or more.
- Urbanized: Other urbanized areas with a population of 50,000 or more.
- Transitioning: Transitioning from rural into urbanized areas.
- Rural: Areas with a population of less than 5,000.

Figure 5: Area Types

FDOT District LOS Coordinators should be consulted for applicable boundaries within their districts.

3.2.1.1 Core Urbanized and Urbanized Areas

Core urbanized and urbanized areas have defined, approved boundaries which encompasses the entire census-defined urbanized area as well as the surrounding geographic area agreed on by FDOT, Federal Highway Administration (FHWA), and the local metropolitan planning organization (MPO) or transportation planning organization (TPO). A census-defined urbanized area boundary consists of a central core and the adjacent densely settled area that combined has a population of 50,000 or more.

Core urbanized areas include MPO areas in Fort Lauderdale, Jacksonville, Miami, Orlando, St. Petersburg, Tampa, and West Palm Beach.

3.2.1.2 Transitioning Areas

Transitioning areas are fringe areas that exhibit characteristics between rural and urbanized. Transitioning areas are anticipated to become urbanized or urban in the next 20 years.

A metropolitan planning area (MPA) is the boundary in which the transportation planning process must be carried out. The MPA is made up of the census-defined urbanized area, plus the contiguous or transitioning area expected to become urbanized within the next 20 to 25 years. Frequently, the MPA is used for the transitioning area adjacent to an FHWA Urbanized Area (adjusted census-defined urbanized area boundary). In practice, most MPOs have not delineated those contiguous or transitioning areas, and many of the MPAs extend to remote rural areas of counties. When the MPO does not identify these transitioning areas or areas adjacent to urban (but not urbanized) areas, FDOT districts, in cooperation with local governments, may delineate transitioning areas for LOS purposes.

Keeping the boundaries relatively consistent over time encourages understanding by all potential parties. Transitioning area boundaries should be reviewed and adjusted during the census cycle update, consistent with the setting of the FHWA Urbanized Area boundaries. Transitioning area boundaries can also be reviewed when updating long-range transportation plans. The FDOT District LOS Coordinators should be consulted for transitioning boundaries within their districts. Boundaries for transitioning areas should be based on the location of major roadways or interchanges to avoid portions of freeway changing from transitioning to urbanized or rural between interchanges. When aligning the transitioning area boundary with major roads is impractical, arterials should have the same designation between major roadways and not change midblock.

3.2.1.3 Rural Areas

Generally, rural areas are areas with a population less than 5,000 and not immediately adjacent to core urbanized, urbanized, or transitioning areas.

For more information on designating urban boundaries, reference the FDOT Urban Boundary and Functional Classification Handbook (FDOT Urban Boundary and Functional Classification Update Process).

3.2.1.4 Context Classification

FDOT categorizes non-limited access roadways (highways and arterials) in one of eight context classifications (see **Figure 6**).

- C1—Natural roadways are in lands surrounded by nature or wilderness that is in permanent preservation.
- C2—Rural refers to sparsely settled lands that may include agricultural land mixed with grassland, woodland, or wetlands.
- C2T—Rural Town represents small concentrations of developed areas immediately surrounded by rural and natural areas.
- C3R—Suburban Residential classification is mostly in areas where housing is located immediately adjacent to the road and organized in large blocks with a disconnected or sparse roadway network.
- C3C—Suburban Commercial has mostly non-residential uses with large building footprints and large parking lots along the road. C3C also has large blocks and a disconnected or sparse roadway network.
- C4—Urban General has a mix of uses in one- to three-story buildings set in small blocks within a well-connected roadway network. C4s can extend long distances.
- C5—Urban Center has mixed uses within small blocks in one- to five-story buildings with a well-connected roadway network typically concentrated around a few blocks or within an identified civic or economic center of a community, town, or city.
- C6—Urban Core describes roads located in areas with the highest densities and building heights. C6 roadways are within FDOT-classified Core Urbanized Areas (defined as having a population greater than one million).

C1 and C2 roadways are highway facilities and have similar operations. For more on context classification, see the *FDOT Context Classification Guide* (FDOT Complete Streets).

The Generalized Service Volume Tables for highways and arterials are organized by context classification rather than area type. This more stratified set of tables better represents varied conditions across the state.

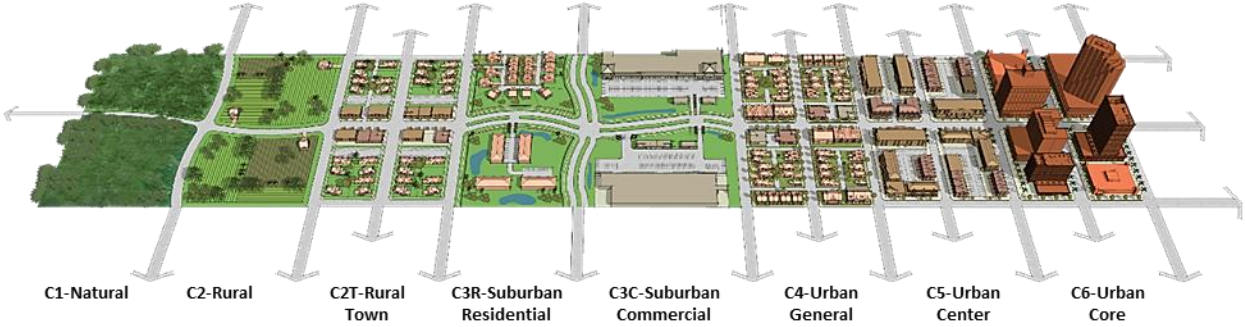


Figure 6: FDOT Context Classification

3.3 Segmentation

To properly apply the GSVTs, analysts should segment roadways into appropriate lengths. Lengths that are too short may not adequately capture traffic flow characteristics. Vehicles will not achieve the same average running speed on a short segment as over a longer one. Delays and average travel speeds on segments that are too short will be influenced in large part by the signal control delay. Furthermore, setting lengths that are too short will create results that do not conform to the concept of motorized vehicle LOS, which is based on the drivers' perception of roadway operation. Such results also may not show where proposed development traffic may have the greatest impact.

Conversely, setting lengths too long may dilute the impact of hot spots by averaging them into other portions that operate better.

FDOT District LOS Coordinators are primarily responsible for segmenting the SHS for LOS purposes. FDOT Central Office may combine smaller segmentation lengths of a facility for statewide reporting and other purposes.

In general, the segmentation of roadways for facility analyses should be based on the following considerations:

- Area type boundaries
- Context classification
- Highway system structure (including facility type, number of lanes, and bicycle facility type)
- AADT
- Major intersections or interchanges

Local government agencies often segment roadways at their own jurisdictional boundaries, regardless of the appropriate facility length and logical termini considerations described above.

Jurisdictional boundaries by themselves are usually inappropriate termini for analyzing capacity and LOS. Local governments should consult with FDOT District LOS Coordinators for applicable segmentation within local jurisdictional boundaries.

There may be small lengths of roadways (such as about six miles for freeways or three miles for non-freeways) between area types or adjacent to an area type that should be combined into one area type or another. These situations typically occur with adjacent interchanges or in transitioning areas. When these circumstances occur, FDOT districts can adjust area type boundaries or designate a roadway with a certain area type.

3.3.1 Freeway Segmentation

For freeway facility analyses, interchanges should serve as segmentation points. In the event that the number of lanes changes between interchanges, the freeway should be broken into multiple segments between those interchanges.

3.3.2 Uninterrupted Flow Highway Segmentation

For highway facilities (C1 or C2), it is generally recommended that the segment lengths be at least two miles long and use major intersecting roadways as logical breaks. If the number of lanes change between interchanges or major intersecting roads, the highway should be broken into multiple segments between those intersections.

3.3.3 Arterial Segmentation

For Suburban Commercial—C3C or Suburban Residential—C3R it is generally recommended that the segment lengths be at least two miles long. Shorter segments may be appropriate in C2T—Rural Town; C4—Urban General; C5 —Urban Center; and C6—Urban Core context classifications. Major intersecting arterials provide logical segment breaks. Changes in context classification should also provide segment breaks.

When evaluating an arterial section or facility's LOS for planning purposes, analysts should set a roadway's beginning and ending points at signalized intersections. For special cases, analysts can use the following guidance:

- Interchanges, on and off ramps, along an arterial: at a generalized planning level, it is generally appropriate to apply segmentation at an unsignalized interchange. Analysts should exercise caution when evaluating signalized interchanges, as geometric conditions can significantly impact operations and are not considered in the GSVTs analysis.
- Boundaries, especially urbanized area boundaries: for a planning-level analysis where a signalized intersection lies two miles beyond an area type boundary or less, practitioners should extend the analysis to the next signalized intersection. For example,

if a signalized intersection lies one mile beyond the existing urbanized area boundary in a transitioning area, the analyst should consider that signalized intersection and the one mile of transitioning area as part of an urbanized area.

3.3.4 Impact of Segmentation on LOS

On interrupted flow facilities, there is generally limited impact to travel speed mid-segment, so most of the travel speed reduction is caused by delay at signalized intersections. Because this delay is averaged across a segment's length, longer segments result in higher average travel speeds, even with the same intersection delay. This impact should be considered when moving from a GSVT analysis to a more detailed analysis. If field segment lengths are significantly different than those assumed by the GSVTs, LOS may change significantly.

3.4 Motorized Vehicle Volume and Travel Demand

Motorized vehicle traffic volume is the number of motorized vehicles passing a point on a transportation facility during a specified time. Typically, motorized vehicle traffic volumes are an input to motorized vehicle capacity and LOS analyses. Motorized vehicle traffic volume sources include:

- FDOT's Florida Traffic Online web application Florida Traffic Online (state.fl.us)
- Travel demand forecasting models
- The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*

The following sources offer guidance on traffic forecasting and analysis:

- FDOT's Project Traffic Forecasting Handbook (*PTF Handbook*) (FDOT Systems Implementation Office)
- FDOT's *Traffic Analysis Handbook* (FDOT Systems Implementation Office)
- The Transportation Research Board of the National Academies of Science's *HCM, Sixth Edition*

Motorized vehicle capacity and LOS analyses can misuse measured motorized vehicle traffic volumes on congested facilities by assuming observations and measurements of traffic conditions as they currently exist reflect the totality of motorized vehicle traffic demand. However, current observations on congested facilities reflect capacity constraints that may prevent motorized vehicles from accessing a desired segment of the system during a particular time rather than motorized vehicle traffic demand. This is important to consider when collecting traffic data at an oversaturated intersection, where the traffic volume that can be processed through a traffic signal is what is often measured in the field. But when traffic volumes approach roadway capacity, the intersection may experience long vehicle queues. The length of the vehicle queue upstream of a traffic signal cannot be processed in the analysis

period but is a more accurate measure of traffic demand during a particular time at the intersection. When analysts question whether they should use measured motorized vehicle traffic volumes or demand volumes for capacity and LOS analyses, they should use demand volumes by including the vehicle queue.

GSVTs are not applicable above capacity. In the case where motorized vehicle traffic demand exceeds capacity during a particular time, consider using one of the other analysis tools presented in **Figure 2**.

3.4.1 Annual Average Daily Traffic

AADT is the total volume of motorized vehicle traffic on a highway or roadway segment for one year divided by the number of days in the year. Most planning applications use AADT volumes. Determining AADT values is a separate process and distinct from capacity and LOS analyses. FDOT routinely provides AADT values for state roads.

AADT values are easily mistaken for two other traffic counts that are used to estimate AADT: average daily traffic (ADT) and peak season weekday average daily traffic (PSWADT).

ADT is the total traffic volume during a given time (more than a day but less than a year) divided by the number of days in that time. ADT is generated from a short-term traffic count and can be used to estimate AADT. When using ADT to estimate AADT, analysts should ensure that ADT counts reflect normal traffic conditions. Counts taken during holidays, long weekends, or events such as professional sports games or concerts will not reflect normal traffic conditions.

PSWADT represents typical weekday traffic during the peak season. Typically, these numbers are generated by travel demand forecasting planning models, such as the Florida Standard Urban Transportation Model Structure (FSUTMS). Like ADT, PSWADT counts can be converted to AADT using an adjustment factor.

There are two count-adjustment factors used to calculate AADT: axle correction factors and seasonal adjustment factors. Axle correction factors compensate for an axle counter's tendency to count more vehicles than are present. For example, an axle counter would show a count of two after a four-axle truck ran over the sensor, even though only one vehicle was present. Seasonal adjustment factors compensate for traffic variations over the course of a year. The peak season is the 13 consecutive weeks with the highest volumes. Peak season weeks will have the lowest seasonal adjustment factors. Weeks with the lowest volumes will have the highest seasonal adjustment factors.

The following equation calculates AADT using short-term traffic counts adjusted by axle correction factors and seasonal adjustment factors:

$$\mathbf{AADT} = (\mathbf{short\ term\ traffic\ count}) \times (\mathbf{seasonal\ adjustment\ factor}) \times (\mathbf{axle\ correction\ factor})$$

FDOT operates two types of traffic monitoring programs:

- Continuous monitoring at selected locations using permanently installed equipment
- Coverage counts at many temporary or short-term sites using portable equipment

Further information about the traffic monitoring programs can be found in FDOT's *PTF Handbook*.

3.4.2 Use Average AADT

Volumes in the GSVTs should be considered as average volumes for the facility under analysis.

Consider a four (4)-mile facility with five segments and AADT counts of 23,000; 22,000; 25,000; 23,000; and 27,000. In this case, the analyst should apply the average value 24,000 to the tables to determine LOS.

Using average AADT works well unless one segment has a widely disparate value, in which case a median value may be more appropriate. In the above example, if the first value was 10,000, the user should disregard that value and use the median value (23,000) instead or consider developing new segmentation.

For the arterial analysis used in developing the GSVTs for this handbook, volumes along the arterial were analyzed as being consistent for the entire corridor. To achieve consistent volumes, the number of vehicles that turned from the side streets onto the mainline was assumed to be equal to the number of vehicles that turned off the mainline onto the side streets.

3.4.3 Define the Through Movement

The service volumes in the GSVTs are based on the approach volume of the roadway (left turning, through, and right turning traffic are added together).

In this handbook, the through movement is defined as the traffic stream with the greatest number of vehicles passing directly through a point. While this movement is typically the straight ahead movement, the right or left turn can sometimes qualify as the through movement. When the turning movement has the greatest number of vehicles (more than the straight ahead), it is recommended to consider the turning movement as the through movement. See **Figures 7–9** for additional details.

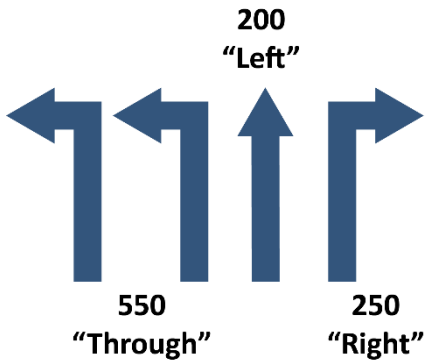


Figure 7: Predominant Turning Movement

In **Figure 7**, the predominant movement is the left-turning movement; the 550 vehicles turning left should be considered the through movement. The 200 vehicles going straight ahead should be treated as left-turning vehicles with 20% left turns from an exclusive left-turn lane. The resulting equation would look like this:

$$\frac{\mathbf{200}}{(\mathbf{550} + \mathbf{200} + \mathbf{250})} = \mathbf{20\%}$$

The 250 vehicles turning right should be treated normally, with 25% right turns from an exclusive right-turn lane. The resulting equation would look like this:

$$\frac{\mathbf{250}}{(\mathbf{550} + \mathbf{200} + \mathbf{250})} = \mathbf{25\%}$$

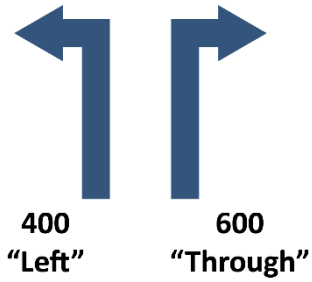


Figure 8: Through Movement at T Intersection with Exclusive Lanes

In **Figure 8,** all vehicles are turning from exclusive turn lanes at a T intersection. The 600 vehicles turning right is the predominant movement and should be considered the through movement. The 400 vehicles turning left should be treated normally, with 40% left-turns from an exclusive left-turn lane. The resulting equation would look like this:

$$\frac{\mathbf{400}}{(\mathbf{400} + \mathbf{600})} = \mathbf{40\%}$$

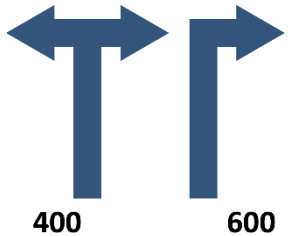


Figure 9: Through Movement at T Intersection with Shared Lanes

In **Figure 9**, another T intersection has a shared left/right lane in addition to the predominant movement served by the exclusive right lane. Normally, a shared left/through lane does not have the same capacity as a through lane because opposing vehicles block permitted left turns for the main movement. However, in this case, there is no opposing movement, and the capacity of this shared lane is virtually the same as a typical through lane. In this situation, an analyst should assume one through lane and one shared through lane with 20% left turns. The resulting equation would look like this:

$$\frac{\mathbf{200}}{(\mathbf{200} + \mathbf{200} + \mathbf{600})} = \mathbf{20\%}$$

3.4.4 Future Year Analyses

Traffic and development conditions change on roadways over time. This raises questions about what input values, analysis tools, and LOS targets to use for capacity and LOS analyses in future years. In transportation planning, analysis years and planning horizons differ greatly. For the purposes of this handbook, future or long term means 10 or more years from the current year, and current or short term means less than 10 years from the current year. For more specific applications and more detailed guidance, analysts should consult FDOT District LOS Coordinators.

For future year analyses, analysts should consider changes in roadway, traffic, and control characteristics as well as changes in land use and multimodal facilities. For example, existing conditions in a transitioning area may have infrequent signalization. However, as development occurs, the area may have more signalized intersections, which will need to be accounted for in future-year capacity and LOS analyses.

Changes in traffic and control characteristics are discussed in the following sections. For further guidance on future-year traffic development and analyses, refer to FDOT's *PTF Handbook* and *Traffic Analysis Handbook*. For more information on how to determine future context classification, refer to the FDOT Context Classification Guide (FDOT Complete Streets).

3.4.5 Changes in Motorized Vehicle Travel Demand

Analysts typically use historical growth trends and the state's travel demand forecasting models for long-term traffic projections. Analysts and reviewers of capacity and LOS analyses must agree on future AADT values to use in projections. (For additional information, see FDOT's *PTF Handbook*).

For site-impact analyses, analysts typically present volumes in terms of trips generated by the site rather than roadway-specific AADT, Standard K factors, and D factors. Analysts typically use ITE's *Trip Generation Handbook* to determine trip generation for site impact analyses. However, analysts should consult FDOT for supplemental material. In all cases, analysts should take care to ensure final values are compatible with statewide Standard K and D factors.

3.4.6 Changes in Traffic Characteristics

Measured K factor values often drop as areas become more developed for two reasons:

1. More urban situations typically do not have highly volatile volumes, such as what occurs with holiday traffic in rural areas. Generally, more developed areas have frequent, recurring volumes, such as weekday commuter traffic.
2. As congestion develops, peak travel hour traffic spread occurs.

For future-year generalized planning analyses, this handbook uses a Directional Distribution Factor (D) factor of 0.55 for all area and facility types. For long-term analyses, analysts may need to lower the factor. Analysts should refer to the D factors and their acceptable ranges in the FDOT *PTF Handbook*.

For future-year generalized planning analyses, analysts should use the traffic characteristics (Standard K and peak hour factor [PHF] values) for the future years' assumed area, context classification, and facility types (see **Chapter 6**).

3.4.7 Change in Control Characteristics

Generalized planning analyses have long made future traffic and roadway projections. For signalized roadways, these analyses must address control characteristics in the short and long terms. Typically, the two most important control variables are the through movement g/C and signal density.

3.4.7.1 Through Movement g/C

Determining current and future g/Cs for a roadway is complicated, and analysts must use good judgment. Analysts should use HCM analysis tools, which incorporate a signal timing optimization tool, to estimate future g/C. Optimization determines the required signal timing parameters to process through traffic movements on the major street while simultaneously minimizing the delay to minor street approaches.

3.4.7.2 Signal Density

Additional traffic signals are frequently installed as areas grow. More signals significantly affect arterial operations and LOS. For both short and long-term analyses, analysts should consider the probability of new traffic signals, especially those predicted based on proposed new developments. In the absence of specific development plans or intersecting traffic volume cross-product signalization criteria, analysts should use general guidance in the FDOT *Access Management Guidebook* (FDOT Access Management) for future year signal density/signal spacing.

This handbook does not advise on future signal locations in rural areas because of the wide variety of circumstances along generally uninterrupted flow highways in these contexts. However, analysts should consider the possibility of new signalized intersections. Signal density is important for LOS on state-owned roadways; thus, Highway Capacity Software 7.9.6 (for site impact applications, the number of new signals should be reviewed and approved by the FDOT district prior to use in an analysis.

4 | Development of the Generalized Service Volume Tables

This chapter outlines how the Highway Capacity Software 7.9.6 (HCS7) modules were used to obtain the service volume thresholds included in the GSVTs. The chapter also outlines the simplifying assumptions used to develop the tables, appropriate adjustment factors, and the limitations of the tables.

4.1 How Were the Generalized Service Volume Tables Developed?

All three sets of service volumes are internally consistent. All table service volume thresholds are based on the Standard K factors, D factors, and PHFs listed in **Chapter 6** of this handbook. **All service volumes and resulting tables are first calculated for the peak hour in the peak direction.** The peak hour two-way values are obtained by dividing the peak hour peak-direction service volumes by the D factor. The daily volumes are obtained by dividing the peak hour two-way service volumes by the K factor. Peak hour directional and peak hour two-way service volumes are rounded to the nearest 10 vehicles. Daily service volumes are rounded to the nearest 100 vehicles. Any motorized vehicle volume greater than the maximum service volume shown for a given number of lanes would drop the LOS to the next letter grade.

4.1.1 Freeway LOS

For freeways, the HCS7 freeway facilities module was used to obtain the service volume thresholds. The motorized vehicle volume was incrementally increased until the demand flow rate to the mean speed of the traffic stream produced an average facility density that was approximately equal to the LOS B threshold. The volume level at which this occurs is the service volume for LOS B. The volume (i.e., LOS B service volume) was then incrementally increased by 10 vph until the average facility density was approximately equal to the LOS C threshold speed. This process was repeated for LOS D and E. If at any point during this process the volume-to-capacity (v/c) ratio exceeded 1.0 for the full hour, the calculation stops. The traffic characteristics and other inputs, such as the capacity adjustment factor (CAF) and speed adjustment factor (SAF), used in these analyses are discussed in **Chapter 6** of this handbook and listed on the back of the GSVTs.

4.1.2 Highways LOS

For multilane uninterrupted flow highways, the HCS7's multilane highways procedure was used to obtain the service volume thresholds. The analysis started with a volume of 10 vehicles per hour (vph) and then calculated density. If the density was below the LOS B threshold density,

the volume was incrementally increased by 10 vph. This process was repeated until the average density was approximately equal to the LOS B threshold. The volume level at which this occurs is then the service volume for LOS B. The volume (i.e., LOS B service volume) was then increased by 10 vph until the average facility density approximately equaled the LOS C threshold density. This process was repeated for LOS D and E. If at any point during this process the v/c ratio exceeded 1.0 for the full hour, the calculation stopped. The traffic factors and other inputs, such as CAF and SAF, used in these analyses are discussed in **Chapter 6** of this handbook and listed on the back of the GSVTs.

For two-lane uninterrupted flow highways, the computational process is similar to the process followed for multilane uninterrupted flow highways. The HCS7's two-lane highways module depends on highway class (I, II, or III; see Glossary for two-lane highway class). The traffic factors and other inputs used in the analyses are discussed in **Chapters 5-7** of this handbook and listed on the back of the GSVTs.

4.1.3 Arterial LOS

For arterials, the HCS7 streets facilities module was used to obtain the service volume thresholds. For the motorized vehicle mode, arterial analyses started with a volume of 100 vph and then calculated the v/c ratio at each intersection. Then, the speed on each segment was calculated, which accounts for the signal delay and the overall average facility speed. The average speed was checked against the average speed criterion for LOS B. If the speed was above the LOS B threshold, the volume was increased by either 50 vph (if the difference in the actual speed and LOS threshold speed was large) or 10 vph (if the difference in actual speed and LOS threshold speed was small). This process was repeated until the average facility speed was approximately equal to the LOS B threshold. The volume level at which this occurred is documented as the service volume for LOS B. The volume (i.e., LOS B service volume) was then incrementally increased by 10 vph until the average facility speed was approximately equal to the LOS C threshold speed. This process was repeated for LOS D and E. Once the maximum service volume is reached, the next LOS grade is F. For example, in Generalized Service Volume Table 4 for C2T—Rural Town (arterials), if demand volumes are greater than the LOS D threshold, then LOS is F. If the volume is at the LOS D threshold, the LOS is D. Essentially, LOS E does not exist.

4.2 HCM Methodology Simplifying Assumptions

Planning-level analyses make extensive use of default values and simplified assumptions to the operational models on which they are based. This handbook uses multiple simplifying assumptions to develop the GSVTs.

4.2.1 Default Inputs

In developing the Generalized Service Volume Tables most default input characteristics represent statewide averages. Some of the input characteristics used are summarized on the back of the GSVTs and in **Chapters 5-7**.

4.2.2 Queue Spillback

This handbook assumes that turning movements do not back up into adjacent through lanes. It assumes that there is adequate storage for turning vehicles on arterials and for vehicles exiting freeways. This is also assumed for some two-lane uninterrupted flow highways in which mid-block turning movements may affect capacity. Off- and on-ramp movements along freeways are also handled in a general way and are assumed to be adequately accommodated. Most importantly, it is assumed that movements at off-ramps do not back up into the through lanes of the freeway.

The planning techniques found in this handbook are not appropriate where mainline turning movements are not adequately accommodated. In these cases, users should select a different analysis tool identified in **Figure 2**.

4.3 Service Volume Adjustment Factors

Each GSVT provides generalized peak hour directional, peak hour two-way, and AADT maximum service volumes for a given LOS by roadway type and land use or context classification. Roadway characteristics that vary significantly from the average may require analysis to apply adjustment factors to the service volumes presented in the table. Common adjustment factors are listed below and are also presented on the back of the GSVTs.

4.3.1 No Left-Turn Lane Adjustment Factor

Exclusive left-turn lanes may only be used by vehicles turning left. The length of these lanes should accommodate turning demand, so that left-turning traffic is able to either enter the turn lanes behind through queues or be stored in the turn lane to ensure the through-lane traffic is not blocked. In developing the GSVTs, when a left-turn lane is present, it is assumed that ample storage is provided, and therefore storage length does not affect the delay or speed results.

When there are no left-turn lanes, a shared lane exists, which is included in the number of through lanes. The tables assume that left-turn lanes are available. When analyzing arterials without left-turn lanes, analysts should only use the GSVTs for the most basic analyses. The tables include a 25% reduction factor for use in very basic analyses. However, research indicates that the true reduction value is highly dependent on the distribution of traffic volumes among all movements; a constant reduction factor, as used in the tables, will not be accurate.

4.3.2 Exclusive Right-Turn Lanes Adjustment Factor

Exclusive right-turn lanes may only be used by vehicles turning right. In developing the GSVTs, when a right-turn lane is present, it is assumed that the length of these lanes is sufficient to allow for free flow of the through movement, and therefore storage length does not affect the delay or speed results.

The GSVTs assume a non-exclusive (or shared) right-turn lane, except in cases with one lane in each direction where an exclusive right lane was assumed as a work-around to an HCM methodology limitation. The tables include adjustment factors for the presence of right-turn lanes that must be manually applied to service volumes.

4.3.3 One-Way Facility Adjustment Factor

The GSVTs have a factor for accounting for how one-way streets affect service volumes. Because the GSVTs treat each facility of a one-way pair separately, the volumes in the daily and hourly two-way tables should be multiplied by 0.6 and the volumes in the hourly directional tables should be multiplied by 1.2 to obtain the correct service volume and LOS per direction of a one-way pair.

4.3.4 Auxiliary Lane Adjustment Factor

Freeway auxiliary lanes (lanes that connect on- and off-ramps) usually have significant capacity and LOS benefits. The values contained in the tables indicate their importance in a general way. To apply the values, add the volume shown in the freeway adjustment to the maximum service volume shown in the table.

4.3.5 Ramp Metering Adjustment Factor

Freeway ramp metering can smooth out traffic demand entering a freeway during peak travel times. This benefit is reflected by increasing the service volumes shown on the tables by 5%.

4.3.6 Non-State-Owned Signalized Roadways Adjustment Factor

The primary purpose of this handbook is to compute LOS for state-owned facilities. However, the GSVTs are reasonably well suited for local governments evaluating roads in their jurisdictions. The only types of roadways not addressed in the tables are unsignalized local streets and unpaved roads.

Roadways being operated and maintained by different governmental entities has no effect on roadway capacity or LOS. **However, because they have lower green times at signalized intersections, non-state-owned roadways generally have lower capacities and service volumes than state-owned facilities.** The GSVTs contain a 10% adjustment factor for non-State-owned roadways.

The *HCM* LOS criteria address arterials rather than collectors or local streets. Local governments may decide how to analyze collectors and local streets.

Uninterrupted flow facilities are analyzed the same, regardless of whether they are State-owned facilities or not.

4.3.7 Examples of How to Apply Adjustment Factors

A C2T two-lane one-way non-State-owned signalized arterial facility with an exclusive right-turn lane will have an adjusted peak hour directional LOS C threshold of 1290. This is calculated using the C2T Arterial GSVTs based on the LOS C threshold for a two-lane state-owned signalized arterial facility classified as C2T with an exclusive left-turn lane, which is 1,140. To calculate the specific LOS C threshold for the example roadway, all applicable adjustment factors must be accounted for. The LOS C threshold must be adjusted by 1.2 for one-way facilities (20% more capacity for one-way facilities), 1.05 for exclusive right-turn lanes (5% more capacity for exclusive right-turn lanes), and 0.90 for non-state-owned signalized roadway adjustments (10% less capacity due to different control characteristics). Applying these adjustment factors to the base threshold of 1,640 gives an adjusted peak hour directional LOS C threshold of 1,293 (1,140 × 1.20 × 1.05 × 0.90), which would be rounded to 1,290.

4.4 Generalized Service Volume Tables Limitations

Although they are a good generalized-planning tool, the GSVTs do not provide sufficient detail for project development and environment (PD&E) traffic analysis, final design, or operational analysis work, and should not be used for those purposes. It is entirely possible that no single roadway has the exact values for all the roadway, traffic, or control characteristics used in the GSVTs.

The GSVTs are based on the *HCM* urban streets facility methodology, which examines multiple intersections. The arterial GSVTs generally assume a consistent set of contiguous intersections without any significant variance between side street demand at each intersection. The arterial GSVTs will not provide proper results at bottleneck intersections where side street demand is high.

Most planning applications begin with AADT volumes given as an input or end with AADT as a calculated output. The tables' generalized daily service volumes depict the AADT based on a standard peak hour in the peak direction. Some local and regional entities have adopted two-direction peak hour standards. In this case, the GSVTs may underestimate the LOS service volumes

The GSVTs cannot be relied upon when approaching LOS E and LOS F thresholds, because of operational fluctuations at these thresholds. In these situations, analysts should perform more detailed analyses.

The techniques to determine LOS for an arterial found in this handbook are not appropriate for turning movements that are not adequately accommodated in the available storage. Although the arterial analysis includes all vehicles on the arterial, this handbook focuses on the vehicles making through movements rather than turning movements. For example, this handbook only includes the green time for the through movement. A penalty of 25% is used if there are no left-turn lanes at signalized intersections.

Because the GSVTs use default values, higher and lower Q/LOS letter grades for motorized vehicles than what is shown in the tables may not be achieved, even with extremely low or extremely high traffic volumes. Higher letter grades cannot be achieved primarily because the control characteristics will not allow vehicles to attain relatively high average travel speeds. The tables have footnotes to reflect this unachievable concept. Lower Q/LOS letter grades are not achieved primarily because the control characteristics do not allow enough vehicles to pass through an intersection in an hour. If vehicles could get through the intersection, they could obtain the applicable LOS speed threshold, but there is not enough capacity at the intersection to let them through.

5 | Roadway Characteristics

This chapter outlines key roadway characteristics used in the GSVTs.

5.1 Number of Through Lanes

The number of through lanes is a critical variable for analyzing a roadway's capacity and LOS. In this handbook, emphasis is placed on through lanes, or lanes that directly accommodate through traffic.

Usually, roadways are described by the total number of through lanes in both directions. However, this handbook bases analyses upon a single peak direction. For example, an LOS analysis for a six-lane freeway is based on three lanes and uses the higher directional traffic volume.

5.1.1 Number of Through Lanes for Freeways

On freeways, the number of lanes is counted at the basic segment or between interchanges. The number of lanes does not include auxiliary lanes on freeways.

5.1.2 Number of Through Lanes for Highways

On two-lane highways in rural areas, LOS is largely determined by the ability to pass other vehicles. For highway facilities with uninterrupted flow, the number of lanes is counted at the basic segment or midblock. For example, a two-lane highway that widens to four lanes at major intersections should be considered to have two lanes. The number of lanes does not include passing lanes on two-lane highways.

5.1.3 Number of Through Lanes for Arterials

Because signalized intersections are the primary limiting factor for an arterial's capacity, this handbook emphasizes intersection characteristics more than midblock characteristics. Generally, midblock segment capacity far exceeds that of major intersections, and significant delays rarely occur midblock. Therefore, when using the GSVTs, analysts should determine the number of lanes for arterials and other interrupted flow facilities at major intersections rather than midblock.

When using the GSVTs, the number of through lanes on a facility is typically determined by the through and shared through/right-turn lanes at major intersections. Consider **Figure 10**, which shows a roadway that has midblock segments with four lanes (two lanes in each direction). The roadway's major intersections each have six lanes, with two through and one shared through/right add/drop lane with tapers adequate for safe merging. Here, minor signalized

intersections have green times heavily weighted to the major urban street so that they do not significantly delay through traffic. In cases like this, it is often acceptable to disregard the number of lanes at minor intersections and instead use the number of the lanes at major intersections. So for the purposes of determining LOS, this facility has six lanes.

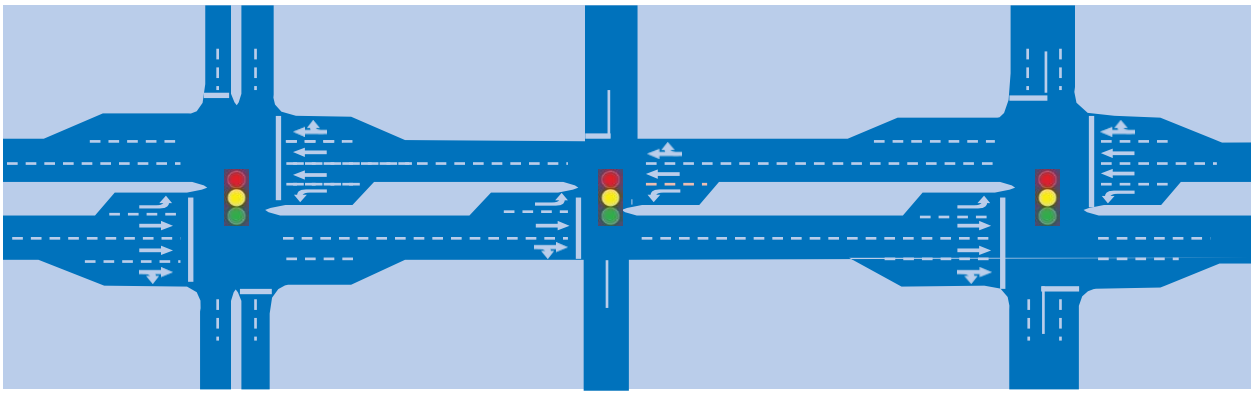


Figure 10: Example of Determining Lane Count when Minor Signalized Intersections Have Green Times Heavily Weighted to the Major Urban Street

Add/drop lanes may be included in the number of lanes. Because site-specific characteristics (such as intensity and type of land use, driver behavior, and speed) can dramatically affect the viability of add/drop lanes as through lanes, each approach should be examined on a case-by-case basis. Analysts should carefully review all pertinent characteristics during peak travel conditions prior to adjusting the number of through lanes. Analysts should consult with their FDOT District LOS Coordinators prior to any through lane adjustment. The following guidelines only help estimate capacity, and this process should never be used to design or redesign an expanded intersection.

For the add/drop lanes to be included as a full lane in the number of lanes, two conditions should be met:

1. The add/drop lanes must each be at least 800 feet long, and
2. Combined, the add/drop lanes must be at least 1,760 feet long.

If the add/drop lanes are at least 0.33 mile long (divided about equally between approach and departure and exclusive of tapers and cross-street width, as represented by A+B in **Figure 7**), it may be reasonable to consider adding 0.5 lane. For example, in **Figure 11**, if A is 1,000 feet and B is 1,000 feet, then the intersection approach effectively has 2.5 through lanes.

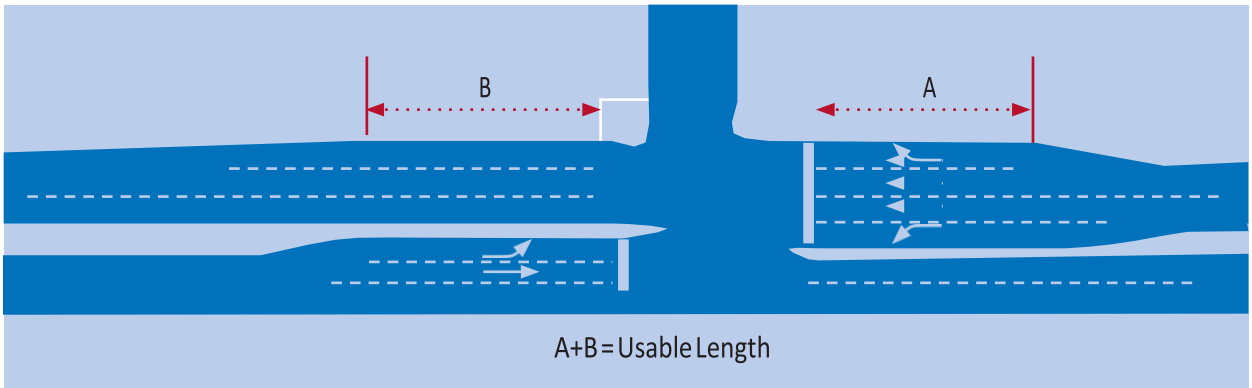


Figure 11: Length of Add and Drop Lanes

When continuous two-way left-turn lanes are present, also known as non-restrictive medians, arterials are often described as having an odd number of lanes. However, this assessment is inappropriate for service volume and LOS analyses. Because the continuous two-way left-turn lane does not accommodate through vehicles, the arterial is better characterized as having an even number of lanes with a non-restrictive median.

5.2 Posted Speed

Posted speed is the maximum speed at which vehicles are legally allowed to travel on a roadway segment.

5.3 Median Type

This handbook classifies medians in three ways:

- Restrictive median (r)
- Non-restrictive median (nr)
- No median (n)

A restrictive median is a raised or grassed area normally at least 10 feet wide that separates opposing midblock traffic lanes and includes left-turn lanes.

A non-restrictive median is a painted, at-grade area normally at least 10 feet wide that separates opposing midblock traffic lanes. For arterials, non-restrictive medians accommodate midblock left-turning vehicles exiting from through lanes. Under this definition, continuous two-way left-turn lanes are considered non-restrictive medians.

For the purpose of evaluating general service volumes and LOS, when restrictive or non-restrictive medians are less than 10 feet wide, the roadway is considered to have no median.

The HCM uses the access point methodology to handle delay due to mid-segment turns. Field knowledge is required for the access point adjustment factor because access points can vary dramatically. This adjustment was not applied to the GSVTs, and there is no generalized adjustment factor for median type or mid-segment turns.

5.4 Base Free-Flow Speed

Base free-flow speed is the potential free-flow speed based only on the road's horizontal and vertical alignment, not including the impacts of lane widths, lateral clearances, median types, or access points. Based on a general assumption used in the HCM, base free-flow speed is assumed to be 5 mph above the posted speed in this handbook.

5.5 Auxiliary Lanes

Freeway auxiliary lanes (lanes that connect on- and off-ramps) usually have significant capacity and LOS benefits. The freeway GSVTs assume auxiliary lanes are not present. If auxiliary lanes are present, the analyst should add the volume shown in the freeway adjustment to the maximum service volume shown in the table.

5.6 Lane Width

For freeways and highways, the GSVTs assume 12-foot lanes. For arterials, the GSVTs assume the lane widths permitted for the context classification based on the design speed (FDM section 210.2) shown in the roadway characteristics on the back of the GSVTs, assuming the design speed and posted speed are the same.

5.7 Signal Spacing

On arterials, the cumulative effect of numerous traffic signals, lack of green time, and lack of effective signal progression negatively impacts motorized vehicle LOS. To account for this influence, the GSVTs consider signal spacing when determining motorized vehicle LOS on highways and arterials. For each context classification, average signal spacing and average standard deviation of facility segment lengths were set using an analysis of sample Florida arterials. While this approach may be acceptable for an areawide analysis, analysts should measure precise distances between signalized intersections when an individual roadway is analyzed at the corridor planning level.

The distance between signalized intersections is required to determine a roadway's specific service volumes. Because individual intersection delays are averaged over segment length, longer segments generally result in higher motorized vehicle LOS.

Roadway and traffic characteristics change over time. New signals will likely be added as areas develop and become more urbanized. As a result, analyses of future conditions LOS must consider future roadway and signal characteristics and future context classification.

Arterial segments should begin and end at signalized intersections. In unusual situations when this strategy is not applicable (for instances, where there are lane drops or ramp junctions), analysts should not count the unsignalized terminus as a signalized intersection when using the GSVTs.

Typically, analysts should only consider fixed, periodic interruptions when determining the number of signals. Only one intersection at the ends of the facility should be counted. Draw bridges, at-grade railroad crossings, school zones, pedestrian crossings, and median openings should not be counted. There may be exceptions to these guidelines, depending on site-specific conditions or desired analysis.

6 | Traffic Characteristics

This chapter outlines key traffic characteristics used in the GSVTs. LOS analysis evaluates conditions for the most congested through movement during the most congested time period(s). It is for this reason that the most fundamental tables in the GSVTs are the hourly directional tables. The GSVTs include LOS tables for peak hour directional, peak hour two-way, and AADT. AADT tables are created by dividing the peak hour directional values by the D and K factors. Since AADT is usually used for planning purposes, determining D and K factors is critical for planning-level capacity and LOS analyses because of the need to convert AADT to peak hour directional volumes.

6.1 K Factor

The K factor is the ratio of traffic volume in the study hour to AADT. In the past, FDOT used a variety of study hours and K factors depending on application. Common K factors included the 30th highest volume hour of the year (K30); the 100th highest volume hour of the year (K100); the highest hourly volume to daily volume (Kp/d); the 5–6 p.m. weekday volume to AADT (K5–6pm); the average p.m. weekday peak volume to AADT (Kpm); the average a.m. peak weekday volume to AADT (Kam); and the average noon weekday volume to AADT (Knoon).

Today, Florida uses Standard K as the primary planning-analysis hour factor. The value of Standard K is set based on area and facility type and used during the planning phase through the design phase of the project development process. FDOT developed a two (2) point Standard K factor range for the context classifications from which a value can be chosen for the project. Unless noted otherwise, all references in this handbook to “study hour” or “K factor” refer to Standard K.

The Standard K factor is used to convert peak hour two-way volume to AADT and vice versa. On freeways in the seven largest urbanized areas in Florida—Fort Lauderdale, Jacksonville, Miami, Orlando, St. Petersburg, Tampa, and West Palm Beach—Standard K represents the peak study period. Standard K factors for planning and design analysis do not directly apply to the Florida Turnpike, other toll roads, and managed lanes. For more information on K factors, refer to FDOT’s *PTF Handbook*.

Recommended Standard K factor ranges can be found in FDOT’s *PTF Handbook*. Analysts must refer to FDOT’s *PTF Handbook* when setting appropriate K factors for projects. **The K factor generally decreases as an area becomes more urbanized and high traffic volumes are spread out over longer time periods.**

Previously, generalized service volume thresholds for core urbanized area were determined by applying a different K factor to the urbanized design hourly volume (DHV) thresholds. After careful consideration, it was noted that additional factors such as speed and ramp density should be considered when analyzing core urbanized areas. As a result, new DHV, directional design hourly volume (DDHV), and AADT thresholds were developed for core urbanized areas based on a separate analysis from the urbanized area thresholds.

The K factors used to develop the GSVTs for freeways and highways are consistent with FDOT's *PTF Handbook* (see **Table 2**).

Table 2: Standard K Factors for Freeways

Area Type	Recommended Standard K Factor Range
Rural	8.5% - 10.5%
Urban	7.5% - 9.5%
Urban Core	7.0% - 9.0%

The K factors used to develop the GSVTs for arterials align with FDOT's *PTF Handbook* (see **Table 3**).

Table 3: Standard K Factors for Arterials and Highways

Context Classification	Recommended Standard K Factor Range
C1 – Natural	8.5% - 10.5%
C2 – Rural	8.5% - 10.5%
C2T – Rural Town	8.5% - 10.5%
C3C – Suburban Commercial	7.5% - 9.5%
C3R – Suburban Residential	7.5% - 9.5%
C4 – Urban General	7.5% - 9.5%
C5 – Urban Center	7.0% - 9.0%
C6 – Urban Core	7.0% - 9.0%

The K factors for all state roads are available on the FDOT Florida Traffic Online (FTO) web application managed by FDOT's Transportation Data and Analytics (TDA) Office.

6.2 Peak Hour Directional Distribution Factor (D)

The D factor is the proportion of a peak hour's total volume that occurs in the higher volume direction.

The preferred approach for obtaining D factor data is from the Florida Traffic Online web application, which provides a D factor for all state roads. The web application reports the

average of measured D factors for the 200th highest hour from nearby and comparable roadway sites. The statewide minimum acceptable D factor is 0.51; however, this is not the default value and should only be used in an LOS analysis if adequate justification is provided for the specific roadway. The GSVTs for all facility and area types use a D factor of 0.55. This approach ensures statewide consistency and reasonably accurate results at a low cost. For additional guidance and recommended D factor ranges, see FDOT's *PTF Handbook*.

6.3 Peak Hour Factor (PHF)

The PHF compares the traffic volume during the busiest 15-minutes of the peak hour with the total volume during the peak hour.

The following equation calculates PHF:

$$\mathbf{PHF} = \frac{(\mathbf{Peak\ hour\ volume})}{\mathbf{4\ \times\ peak\ 15\ minute\ volume}}$$

Freeway motorized vehicular service volumes were developed using freeway PHF based on area type (see **Table 4**).

Table 4: Freeway Peak Hour Factor (PHF)

Area Type	Peak Hour Factor
Core Urbanized and Urbanized Areas	0.95
Transitioning	0.92
Rural	0.88

The GSVTs for highways and arterials use PHF values aligned with the HCM, Sixth Edition and FDOT's *PTF Handbook*. Each context classification has a PHF (see **Table 5**):

Table 5: Highway and Arterial Peak Hour Factor (PHF)

Context Classification	Peak Hour Factor
C1 – Natural	0.88
C2 – Rural	0.92
C2T – Rural Town	0.95
C3C – Suburban Commercial	0.95
C3R – Suburban Residential	0.92
C4 – Urban General	0.95
C5 – Urban Center	0.95
C6 – Urban Core	0.95

For more information on PHF, refer to FDOT's *PTF Handbook*.

6.4 Base Saturation Flow Rate

Base saturation flow rate is the maximum steady flow rate, expressed in pcphpl, at which passenger cars can cross a point on interrupted flow roadways. Base saturation flow rate is not the same as capacity, which describes how many vehicles a roadway can reasonably accommodate.

To describe the maximum steady flow of an interrupted flow roadway, the HCM uses base saturation flow rate for arterials. For uninterrupted flow roadways, the HCM uses capacity or base capacity. Florida's freeways and highways have set base capacities and Florida's arterials have set base saturation flow rates (see **Table 6** and **Table 7**).

Table 6: Base Capacity for Freeways and Highways

Facility Type	Base Capacity (pcphpl)
Basic Freeway (70 mph free-flow speed)	2,400
Uninterrupted Flow Multilane Highway (60 mph free-flow speed)	2,200
Uninterrupted Flow Two-Lane Highway	1,700

Table 7: Base Saturation Flow Rates for Arterials

Facility Type	Base Saturation Flow Rates (pcphpl)
C3C, C3R, C4, C5, and C6 and Other Interrupted Flow Facilities (assuming 100% green time)	1,950
C2T — Rural Town	1,700

6.5 Heavy Vehicle Percentage

The FHWA's standardized vehicle classification system considers vehicles larger than a pickup truck as heavy vehicles. Vehicles with more than four wheels or a classification group of four or higher are also considered heavy vehicles. Truck factor (T) is the percentage of heavy vehicles in a given day. To be consistent with *HCM* terminology and clarify the transportation industry's use of truck, this handbook uses the phrase "heavy vehicle percentage" instead.

Heavy vehicle percentage varies by time of day, day of week, roadway type, and adjacent land uses. Operational characteristics of heavy vehicles also vary by heavy vehicle type and whether the vehicles are operating on an uncongested freeway or interrupted flow facilities. Heavy vehicle type and speed also impact the blast effect felt by bicyclists. For example, a relatively

small delivery truck will create a smaller blast effect compared to a fully loaded 18-wheel semi-truck.

The heavy vehicle percentage assumed by facility type, area type, and context classification is provided on the back of the GSVTs.

6.6 Speed and Capacity Adjustment Factors

In the HCM, Sixth Edition, the speed adjustment factor and capacity adjustment factor replaced the local adjustment factor (LAF). In the past, LAF adjusted capacity to account for driver aggression, hurriedness, and familiarity with the facility.

The speed adjustment factor (SAF) adjusts the speed of a facility based on several environmental conditions, including weather. The SAF can also be used to calibrate estimated free-flow speed for local conditions or other effects that reduce free-flow speed.

The capacity adjustment factor (CAF) adjusts the capacity of a facility for capacity-reducing situations—such as construction and maintenance activities, adverse weather, traffic incidents, and vehicle breakdowns—or to match field measurements.

Both the SAF and CAF adjust for driver familiarity or unfamiliarity with a facility and calibrate a roadway to existing conditions. The GSVTs for all analyses and area types use a SAF of 0.975 and a CAF of 0.968. These values are derived from the *HCM, Sixth Edition*.

7 | Signalized Intersection Control Characteristics

This chapter outlines key signalized intersection control characteristics used in the GSVTs. Control characteristics account for the impact of signalized intersections on motorized vehicle capacity on interrupted flow facilities, unless otherwise noted. For uninterrupted flow facilities, such as freeways and highways, analysts can readily derive LOS from motorized vehicle volumes and roadway capacity. In these cases, control characteristics do not apply.

For signalized roadways (interrupted flow facilities), volume and capacity will not be sufficient to determine the LOS. Instead, the analyst will need to consider signal characteristics, including:

- Number of signals
- Arrival type
- Cycle length
- Effective green ratio (g/C)

The GSVTs use default control characteristics that represent typical conditions on Florida roadways for each context classification. The default control characteristics—along with the roadway and traffic characteristics assumed in the creation of each table—can be found at the back of the GSVTs. The GSVTs uses default characteristics for the signal spacing, arrival type, signal type, cycle length, major through effective g/C, and exclusive left-turn effective green ratio. If default values vary significantly, the analyst should consult the *HCM*.

Some characteristics have a greater effect on results than others. **Table 8** indicates how motorized vehicle service volumes are sensitive to different control characteristics.

Table 8: Sensitivity of Control Characteristics on Service Volumes

Control Characteristics	Service Volumes Sensitivity
Arrival Type	High
Signal Type	Low
Signal Spacing	High
Cycle Length (C)	Medium
Through Effective Green Ratio (g/C)	High
Exclusive Left Effective Green Ratio	Medium

Analysts should conduct field visits to collect traffic data and other data needed for analyses. Up-to-date aerial or satellite imagery may be sufficient for most data entry items.

7.1 Arrival Type

Arrival type describes the quality of signal progression. The HCM, Sixth Edition defines six arrival types, as shown in **Table 9**. Type 1 represents the worst progression quality, and Type 6 represents the best.

Table 9: HCM, Sixth Edition Signal Progression Types

Arrival Type	Description of Flow
Type 1	Worst progression quality
Type 2	Unfavorable progression
Type 3	Uncoordinated operation, or random arrivals; appropriate for actuated signals
Type 4	Favorable progression; FDOT's default for coordinated signal systems
Type 5	Highly favorable progression
Type 6	Exceptional progression; may be appropriate when progression design strongly favors the peak direction of travel and all signals are coordinated for the facility's length

One-way facilities tend to have better quality progression than two-way facilities. Analysts should not assume that good progression in one direction implies good progression in the other. If favorable progression has been established for the peak direction only, off-peak speeds can be lower, even with less traffic volume.

A higher level of progression may also be appropriate around freeway interchanges, where signals are typically highly coordinated.

Arrival type may vary significantly from one signal to the next, even in coordinated signal systems. Actuated-coordinated signals have different green times, with breaks between groups of coordinated signals.

The HCM's urban streets facility procedure does not use arrival type for major street movements; instead, it estimates the percent arrivals on green directly. The GSVTs assign signal offset values to represent typical signal coordination for each context classification, given idealized scenario constraints.

7.2 Signal Type

Signal type indicates the degree to which the signal's cycle length, phase plan, and phase times are preset or actuated. There are three main signal types:

- Actuated

- Actuated-coordinated
- Pre-timed

Because modern traffic signals can handle multiple settings and vary by time of day, a traffic signal's type can change during a day to best meet traffic demands.

7.2.1 Actuated

Actuated signals (sometimes called fully-actuated signals) use vehicle detection for all signal phases on main and side street approaches. Each phase is subject to a minimum and maximum green time, and some phases may be skipped if there is no demand for that phase. The length of the green time observed in the field typically depends on vehicular demand for the phase. When there is little demand, a relatively short green time will be allocated to the phase. When there is significant demand, a relatively long green time will be allocated (depending on the maximum green time for that phase). Minimum and maximum green times for each phase can be changed by entering new values into the traffic signal controller.

Because phases can be skipped, and the amount of green time for each phase generally depends on demand, the cycle length can vary substantially from cycle to cycle. However, during periods of heavy vehicular demand, when all phases consistently reach their maximum values, cycle length can seem fixed. Actuated signal operations are most frequently used when the signalized intersection is isolated or when there is a desire to minimize delay without concern for progression.

7.2.2 Actuated-Coordinated

A subset of actuated control, actuated-coordinated control typically has fixed cycle length and varied green time for the main street through phase. The varied green time consists of a minimum green time plus any unused time from minor phases. When all the signals along a facility hold the main street green in this manner, vehicle platoons can move relatively unimpeded along the main street, with decent progression. Actuated-coordinated signal operations are typically used in Florida's urbanized areas, especially during peak travel times. This type of operation often offers the best balance of capacity and progression for main street through movements.

7.2.3 Pre-timed

Pre-timed signals repeat a set sequence of phase times and do not use vehicle detection. Regardless of vehicular demand, each phase is green for a fixed period, and none of the phases can be skipped. As a result, the signal has a fixed cycle length. Where there is a pedestrian signal, the pre-timed signal green time includes time allotted to the pedestrian signal. This signal type is most frequently used in downtown areas (C5 and C6) with high signal density, or

when there is a need to maximize progression but no need to maximize capacity for the through movement.

7.3 Cycle Length (C)

Cycle length (C) is the total time it takes a signal to complete a sequence of signal indications for all traffic movements. The GSVTs for arterials use cycle lengths based on representative cycle lengths for each context classification. Principal arterials and roadways at or near capacity during peak periods typically have the longest cycle lengths because these facilities need to provide a high level of mobility for through movements on the mainline. Shorter cycle lengths are typically used for less saturated conditions, such as in rural areas and where better access and service is needed for all directions. The cycle lengths used to develop the GSVTs can be found on the back of each table.

7.4 Through Effective Green Ratio (g/C)

The through effective g/C is the through movement's effective green time (g) divided by the signal cycle length (C). The through effective green time is the time during which the signal is effectively green. It is the sum of actual green time plus the yellow minus the applicable lost times.

Along with the number of through lanes, g/C is one of the most important factors for determining a roadway's through movement capacity at any given intersection and for the motorized vehicle travel lanes as a whole. Many analysts mistakenly ignore g/C because it varies from intersection to intersection along an arterial and because it varies by time of day. Ignoring g/C undermines any arterial LOS analysis at the generalized planning level.

A review of g/C ratios at sample intersections for each context classification revealed that g/C ratios vary widely. To account for such variation, analysts should acquire actual signal timing information for each study.

Analysts should determine g/C in current year analyses by using the traffic operations agency's signal timing plan for the p.m. peak hour (typically 5–6 p.m.) for each signalized intersection. This consistent and cost-effective approach provides reasonable accuracy. Analysts should be aware that signal timing plans come in many forms, use different notations, and are not designed to directly determine g/C. The operating agency can often help interpret output values.

If the signal is actuated, where the speed limit is below 35 mph the analyst should use (G + 4) for the through movement effective green time. This calculation assumes the typical yellow-plus-red time of four seconds as additional time allocated to the through movement as a result

of unused time from other movements. Where the speed limit exceeds 35 mph, the analyst should assume the yellow phase is four seconds, and the all-red phase is an additional two seconds; therefore, the analyst should use (G + 6) for the through movement effective green time.

If the signal is pre-timed, the analyst should use the g/C for the through movement. However, in these cases, it would be better to analyze the signal with the *HCM*, as its phase duration model more accurately estimates unused time.

The GSVTs estimate g/C using a small sample of statewide signals across each context classification. Due to the great variation of g/C across the state, analysts should use real signal timings rather than table input parameters when conducting corridor planning studies. For future analyses, common *HCM*-based software tools provide signal optimization engines that suggest signal timing values.

8 | Multimodal Characteristics

This chapter discusses the multimodal characteristic used in the GSTVs to determine bicycle and pedestrian LTS. Multimodal characteristics include:

- Bicycle facility type
- Bicycle facility width
- Sidewalk continuity
- Sidewalk width
- Separation from motorized vehicle travel lanes
- Land use

8.1 Bicycle Facility Type

There are many types of bicycle facilities:

- Bicycle lanes: Bicycle lanes are one-way facilities and carry bicycle traffic in the same direction as adjacent motorized vehicle traffic. These facilities use a bicycle symbol pavement marking to designate a portion of a curbed roadway for the exclusive use of bicyclists. Bicycle lanes can be used on curbed roadways with a design speed less than or equal to 45 mph.
- Marked shoulders: This facility is a paved shoulder that has the helmeted bicyclist symbol and bicycle lane arrow pavement markings. Paved shoulders should only be marked when all of the following criteria are met: (1) The road's design speed is less than or equal to 45 mph, (2) the shoulder width is greater than or equal to 5 feet, (3) the facility is in a C4, C5, or C6 context classification or within a C3 context classification when sufficient demand is demonstrated, and (4) no shared use path is present along corridor.
- Paved shoulders: Part of the roadway, these facilities are contiguous with the travel way and accommodate errant vehicles, stopped vehicles, bicycle traffic, and emergency use. To serve as a bicycle facility, a paved shoulder must be at least 4 feet wide.
- Separated bicycle lanes: These facilities are one-way or two-way bicycle lanes that are adjacent to and physically separated from the vehicular travel lane by tubular markers, islands, on-street parking, or rigid barriers.
- Shared use paths: These facilities are paved pathways with a minimum width of 10 feet (eight feet for short segments in constrained conditions) that are physically separated from motorized vehicular traffic by either a four-foot clear space or a barrier. Shared use paths are either within the highway right of way or in an independent right-of-way. A

shared use path may substitute for a bicycle lane on roads with a design speed of 35 mph or greater.
Urban Side Paths: A category of shared use paths, urban side paths may be used in C2T, C4, C5 and C6 context classifications where the design speed of the adjacent roadway is 35 mph or less.

Optional pavement markings used to indicate a shared environment for bicycles and motor vehicles, sharrows, are not bicycle facilities. They serve to provide guidance to bicyclists to "command the lane" which discourages motorists from passing too closely. FDOT permits sharrows on roads with a posted speed less than or equal to 35 mph where it is not practical to provide a bicycle facility, and any of the following conditions exist: (1) with on-street parallel parking in order to reduce the chance of a bicyclist's impacting the open door of a parked vehicle. (2) to fill a gap in an otherwise continuous bicycle facility, generally for a short distance. (3) as part of an approved temporary traffic control plan, see FDM 240.

For additional information on the definition and design of bicycle facilities, see the *FDOT Design Manual (FDM)*.

8.2 Sidewalks

A sidewalk is a continuous concrete pedestrian walkway as depicted in FDOT Standard Plans Index 522-001.

8.2.1 Sidewalk Continuity

Analysts should use good judgement to determine whether a continuous sidewalk is present. Due to the length of the segments used in the Q/LOS Handbook, segments with short sidewalk gaps may be considered to have continuous sidewalk if:

- The gap represents less than 90% of the segment length, and
- The gap does not occur within 600 feet of a bus stop, and
- The gap does not occur within 600 feet of a pedestrian generator (such as a school, park, convenience store, or shopping center)

8.2.2 Sidewalk Width and Separation from Motorized Vehicle Lanes

Separation is defined as the lateral distance from the outside edge of the motorized vehicle travel lane and the sidewalk. It can include bicycle lanes, unmarked shoulder, landscape and furnishing zone, parking, bicycle racks, parklets, or utility strips. Curb and gutter are not included in the separation width.

When sidewalk widths and/or separation vary along a segment, analysts should calculate the weighted average of the sidewalk widths and/or the separation width. In doing so, they can

consider the width of the sidewalk up to 6 feet to apply to the sidewalk, and the additional pavement area to apply to the separation space if there is no additional separation between the sidewalk and the vehicular travel lane.

For example, consider a segment with 500 feet of four-foot sidewalk and no separation; 500 feet of eight-foot sidewalk with no separation; and 500 feet of six-foot sidewalk with two feet of separation. The analysts would calculate sidewalk width and separation width using the equations below:

$$\boldsymbol{Sidewalk\ Width} = \frac{(\mathbf{4} \times \mathbf{500}) + (\mathbf{6} \times \mathbf{500}) + (\mathbf{6} \times \mathbf{500})}{(\mathbf{500} + \mathbf{500} + \mathbf{500})} = \mathbf{5}\ \boldsymbol{feet}$$

$$\boldsymbol{Separation\ Width} = \frac{(\mathbf{0} \times \mathbf{500}) + (\mathbf{2} \times \mathbf{500}) + (\mathbf{2} \times \mathbf{500})}{(\mathbf{500} + \mathbf{500} + \mathbf{500})} = \mathbf{1.33}\ \boldsymbol{feet}$$

8.3 Land Use

When considering land use for the BLTS analysis in the GSVTs, analysts should use existing land use maps from local governments or conduct a visual assessment. Land use should include the predominant land use immediately adjacent to the roadway but does not consider land uses a half block or more away from the roadway.

8.4 Data Sources

The most appropriate data source for determining BLTS and PLTS depends on the scale of analysis. FDOT's Roadway Characteristics Inventory (RCI)[5] provides data organized by features and characteristics. The following RCI features can be used as inputs to determine BLTS and PLTS:

- Feature 126 – Preliminary Context Class: Denotes the preliminary Context Classification assigned by the district to each roadway segment. For final context classification to be used at the project level, contact the District Complete Streets Coordinator. The Preliminary Context Classification contained in RCI is sufficient for research and general information purposes. The context classification denotes the criteria for roadway design elements for safer streets that promote safety, economic development, and quality of life.

[5] RCI is available for all FDOT employees and can be granted for non FDOT personnel. For questions on accessing RCI please contact the Transportation Data Analytics Office at TDA_DataSupport@dot.state.fl.us.

- Feature 212—Through Lanes: Records the total number of through lanes for a roadway side. For a divided roadway, there will be two values, one for the left side and one for the right side.
- Feature 214—Outside Shoulders: Denotes the type and width of outside shoulders located adjacent to outside travel lanes. Outside shoulders accommodate stopped vehicles, bicycle traffic, and emergency use.
- Feature 216—Bike Lanes/Pedestrian Sidewalk: Records the limits of bicycle lanes and bicycle slots (also called bicycle keyhole lanes), sidewalk barrier codes; shared use path width and separation (offset distance), sidewalk width and separation (offset distance), and sidewalk barrier codes. This feature denotes whether a bicycle lane is designated, buffered, or colored. Sharrows are also noted in this feature. For this feature, sidewalk barriers include physical barriers that separate motorized vehicle lanes from sidewalks or shared use paths. Barriers come in many forms, including areas for vehicular parking, physical traffic barriers, guardrail, and trees.
- Feature 217—Sidewalks: Notes the width of sidewalk adjacent to the roadway and the length from the beginning and ending mile points.
- Feature 311—Speed Limits: Provides information on the posted speed.
- Feature 313—Parking Restrictions: Records the limits of parking restriction times and type of parking (curb, angle, or none).
- Feature 413—Landscape Area: Includes ornamental bushes, shrubs, flowers, and plants.

For more information, refer to the FDOT RCI Handbook (FDOT RCI). When possible, analysts should corroborate data using mapping programs such as ArcMap or ArcGIS Pro and Google Maps or Google Earth Pro, or through field reviews.

8.5 Weakest Link Analysis

For both BLTS and PLTS, scores are calculated separately for each side of the road, and the higher (more stressful) value is assigned as the overall score for the segment.

9 | Maximum Capacity Volumes

Using motorized vehicle capacity and LOS analyses (appropriately and inappropriately) has resulted in projected capacities that exceed normal capacity ranges found on Florida facilities. There are several reasons for this disparity. To aid analysts and reviewers on which capacity values are normally acceptable, FDOT has adopted a set of general guidelines. The values provided below are based on site-specific freeway studies and counts, as well as on maximum acceptable g/C for arterials.

9.1 Freeways

According to the HCM, the maximum per-lane approach capacity at 70 mph free-flow speed is 2,400 pcphpl for freeway facilities and segments.

Freeway operational measures, such as ramp metering, may result in higher volumes. Ramp metering could have up to a 5% improvement on capacity.

9.2 Highways

According to the HCM, the maximum per-lane approach capacity for highway segments (C1 and C2) are as follows:

- Two-lane: 1,700 pcphpl
- Multilane (60 mph free-flow speed): 2,200 pcphpl

9.3 Arterials

Saturation flow rate, as defined by the HCM, is the equivalent hourly rate at which vehicles can traverse an intersection approach under prevailing conditions in vehicles per hour of green or vehicles per hour of green per lane, assuming the green signal is available at all times. Through movement capacity is simply the saturation flow rate multiplied by g/C. To calculate an approach capacity, analysts must add the left- and right-turn volumes to the through movement capacity.

The maximum per-lane capacity for arterials are measured in vphpl (see **Table 10**). Per-lane capacity decreases as more lanes are added. In some cases, maximum-acceptable per-lane approach volume for a single lane is more than 40% higher than the maximum-acceptable per-lane approach volume for four lanes. Therefore, the maximum per-lane capacity provided in **Table 10** may overestimate the capacity of a roadway if the per lane capacity is simply multiplied by the number of lanes.

Table 10: Maximum Per-lane Arterial Capacity

Area Type	Maximum Per-lane Arterial Capacity (vphpl)
C2T - Rural Town	940
C3C - Suburban Commercial	1,040
C3R – Suburban Residential	1,040
C4 – Urban General	1,100
C5 – Urban Center	1,100
C6 – Urban Core	1,040

10 | Florida's LOS Policy

FDOT aims to plan, design, and operate the SHS at an acceptable LOS for the traveling public. LOS targets are consistent with FDOT's Policy on Level of Service Targets for the SHS, Topic No. 000-525-006. The policy outlines the motorized vehicle LOS target for urbanized areas and outside urbanized areas. The motorized vehicle-mode LOS targets for the SHS during peak travel hours are LOS D in urbanized areas and LOS C outside of urbanized areas. FDOT shall work with local governments to establish appropriate LTS targets for multimodal mobility and system design. The targets shall be responsive to all users according to context, roadway function, network design, and user safety.

10.1 Support of Local Government Transportation LOS Policies

Local governments can, but are not required, to extend concurrency requirements to transportation facilities. If concurrency is applied to transportation facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service to guide its application. (F.S. 163.3180[5(a)]). Local governments are encouraged to develop tools and techniques to complement the application of transportation concurrency such as:

- Adoption of long-term strategies to facilitate development patterns that support multimodal solutions, including urban design, and appropriate land use mixes, including intensity and density.
- Adoption of an areawide LOS not dependent on any single road segment function.
- Exempting or discounting impacts of locally desired development, such as development in urban areas, redevelopment, job creation, and mixed use on the transportation system.
- Assigning secondary priority to vehicle mobility and primary priority to ensuring a safe, comfortable, and attractive pedestrian environment, with convenient interconnection to transit.
- Establishing multimodal LOS standards that rely primarily on nonvehicular modes of transportation where existing or planned community design will provide adequate level of mobility.
- Reducing impact fees or local access fees to promote development within urban areas, multimodal transportation districts, and a balance of mixed-use development in certain areas or districts, or for affordable or workforce housing.

Several policy tools have been used to support multimodal mobility and infill development as concurrency legislation evolved over time. Some of these include multimodal transportation districts (MMTD), transportation concurrency exception areas, and mobility fees.

MMTD can be established under local government comprehensive plans in areas delineated on the future land use map for which the local comprehensive plan assigns secondary priority to vehicle mobility and primary priority to assuring a safe, comfortable, and attractive pedestrian environment, with convenient interconnection to transit. Local governments can establish multimodal LOS standards that rely primarily on nonvehicular modes of transportation within the district and use impact fees to promote community design that supports multimodal travel.

Transportation concurrency exception areas apply land use and transportation strategies to support and fund mobility within the exception area, including alternative modes of transportation. Transportation concurrency exceptions can be adopted in urban centers where one of the following conditions is met:

- Transportation cannot be effectively managed, and mobility cannot be improved solely through the expansion of roadway capacity,
- The expansion of roadway capacity is not physically or financially possible,
- A range of transportation alternatives is essential to satisfy mobility needs, reduce congestion, and achieve healthy, vibrant centers.

Local governments can also use mobility fees to promote multimodal transportation infrastructure. A mobility fee is a transportation system charge on development that allows local governments to assess the proportionate cost of transportation improvements needed to serve the demand generated by development projects[6]. A mobility fee allows funds to be spent on roadways, transit facilities and capital expenditures, and bicycle and pedestrian infrastructure.

FDOT promotes lower acceptable motorized vehicle travel speeds for longer durations in facility planning, design, and operations in areas where local governments support and invest in a multimodal transportation system through their comprehensive plan, land development regulations, and other policies.

[6] *A Guidebook: Using Moblity Fees to Fund Transportation Improvements*. The Florida Department of Transportation. November 2016.

Appendix A: Glossary

Acceleration lane	A freeway lane extending from the on-ramp gore to where its taper ends.
Accessibility	The dimension of mobility that addresses the ease in which travelers can engage in desired activities.
Actuated control	All approaches to the signalized intersection have vehicle detectors, with each phase subject to a minimum and maximum green time, and some phases may be skipped if no vehicle is detected. Same as actuated and fully-actuated control.
Actuated-coordinated control	The fixed-cycle signal control of an intersection in which the through movement on the designated main roadway gets the unused green time from side movements because of limited or no vehicle activation from side movements. Same as coordinated-actuated.
Add /drop lanes	The roadway lanes added before an intersection and dropped after the intersection. Same as expanded intersections.
Adjusted saturation flow rate	In the Q/LOS Handbook, the base saturation flow rate times the effect of many roadway variables and traffic variables.
Adjustment factor	In the Generalized Service Volume Tables: additive or multiplicative factors to adjust service volumes.
All-way stop control	An intersection with a stop sign at all approaches.
Annual average daily traffic (AADT)	The volume passing a point or segment of a roadway in both directions for one year, divided by the number of days in the year.
Areawide analysis	An evaluation within a geographic boundary.
Arrival type	A general categorization of the quality of signal progression.

Arterial	A signalized roadway that primarily serves through-traffic and provides access to abutting properties as a secondary function, having signal spacings of two miles or less and turning movements at intersections that usually do not exceed 20 percent (%) of the total traffic.
Auxiliary lane	An additional lane on a freeway connecting an on-ramp of one interchange to the off-ramp of the downstream interchange.
Average daily traffic (ADT)	The total traffic volume during a given period in whole days (greater than one day and less than one year) divided by the number of days in that time period. (AASHTO).
Average travel speed	The facility length divided by the average travel time of all vehicles traversing the facility, including all stopped delay times.
Axle correction factors	The factor developed to adjust axle counts into vehicle counts. ACF is developed from classification counts by dividing the total number of vehicles counted by the total number of axles on these vehicles.
Base conditions	The best possible conditions (e.g. good weather, good and dry pavement conditions, and familiar users) in terms of capacity for a given type of facility. Assumes typical, unimpaired drivers driving on dry pavement during daylight hours.
Base saturation flow rate	The maximum steady flow rate, expressed in passenger cars per hour per lane, at which passenger cars can cross a point on interrupted flow roadways.
Basic segment	In the Q/LOS Handbook, the length of a freeway in which operations are unaffected by interchanges. Same as basic freeway segment.
Basic two-lane highway segment	A highway segment upstream of the intersection influence area and downstream of the affected downstream highway segment, and thus not affected by signalized intersections.

Bicycle lane	A portion of a curbed roadway designated for the exclusive use of bicyclists.
Bicycle level of traffic stress (BLTS)	Level of traffic stress (LTS) is an approach that quantifies the amount of discomfort that people feel when they bicycle close to traffic. The methodology was developed in 2012 by the Mineta Transportation Institute and San Jose State University.
Capacity	The maximum sustainable hourly flow rate at which persons or vehicles can be expected to traverse a point or a uniform section of a lane or roadway during a given time period under prevailing roadway, environmental, traffic, and control conditions. (HCM 6th Edition). As typically used in the Q/LOS Handbook, the maximum number of vehicles that can pass a point in one hour under prevailing roadway, traffic and control conditions.
Capacity adjustment factor	An adjustment factor used in the HCS7 freeways and multilane highways module to adjust the capacity of a facility for reduced capacity situations or to match field measurements. The capacity can be reduced to represent incident situations, such as construction and maintenance activities, adverse weather, traffic incidents, and vehicle breakdowns.
Capacity constrained	A condition in which traffic demand exceeds the capacity of a roadway.
Capacity utilization	The dimension of mobility that addresses the quantity of operations relative to capacity.
Collector	A roadway providing land access and traffic circulation with residential, commercial and industrial areas.
Concurrency	A systematic process utilized by local governments to ensure new development does not occur unless adequate infrastructure is in place to support growth.

Context classification	A classification assigned to a roadway that broadly identifies the various built environments in Florida, based on existing or future land use characteristics, development patterns, and the roadway connectivity of an area.
Control delay	The component of delay that results when a signal causes traffic to reduce speed or stop.
Control conditions	The signal control characteristics in effect for a segment, including the type, phasing and timing.
Core freeways	A conceptual term defining a freeway (major, through, non-toll) routed into or through a large urbanized area's core area (central business districts), such as Interstate 4 in Orlando). The Standard K value may change as it passes through. FDOT has adopted lower K values for these freeways to represent a peak period, as opposed to a peak hour analysis. The lower K values affect daily service volumes only in the Generalized Service Volume Tables.
Core urbanized area	A Metropolitan Planning Organization urbanized area greater than 1 million in population; in Florida, these seven areas consist of the following central cities: Fort Lauderdale, Jacksonville, Miami, Orlando, St. Petersburg, Tampa, and West Palm Beach.
Critical signalized intersection	The signalized intersection with the lowest volume-to-capacity ratio (v/c), typically the one with the lowest effective green ratio (g/C) for the through movement. Same as critical signalized intersection.
Cycle length (C)	The time it takes a traffic signal to go through one complete sequence of signal indications.
Daily service volume	The maximum total daily volumes in both directions that can be sustained in each segment without violating the criteria for a given LOS in the peak direction in the peak hour under prevailing roadway, traffic, and control conditions.

Deceleration lane	A freeway lane extending from the taper to the off-ramp gore.
Delay	The additional travel time experienced by a traveler.
Demand	The number of persons or vehicles desiring service on a roadway. Same as demand traffic.
Density	The number of vehicles, averaged over time, occupying a given length of lane or roadway; usually expressed as vehicles per mile or vehicles per mile per lane.
Design hourly volume (DHV)	The traffic volume expected to use a highway segment during the design hour of the design year. The DHV is related to AADT by the "K" factor.
Directional distribution factor (D)	The percentage of the total, two-way peak hour traffic that occurs in the peak direction.
Effective green ratio (g/C)	Typically in the Q/LOS Handbook, the ratio of the effective green time (g) for the through movement at a signal intersection to its cycle length (C).
Effective green time	The time allocated for the through movement to proceed; calculated as the through movement green plus yellow plus all-red indication times less the lost time.
Exclusive left-turn storage length	The total amount of storage length, in feet, for exclusive left-turn lanes.
Exclusive right-turn lanes	A storage area designated to only accommodate right-turning vehicles.
Exclusive turn lane	A storage area designated to only accommodate left- or right-turning vehicles; in the Q/LOS Handbook, the turn lane must be long enough to accommodate enough turning vehicles to allow the free flow of the through movement.
Five-lane section	A roadway with four through lanes, two in each direction, separated by a two-way left turn lane; in the Generalized Service Volume Tables, a five-lane section is treated as a roadway with four lanes and a median.

Flow rate	In the Q/LOS Handbook, the equivalent hourly rate at which vehicles pass a point on a roadway for a 15-minute period.
Free flow speed	In the Q/LOS Handbook, the average speed of vehicles under low-flow traffic conditions and not under the influence of signals, stop signs, or other fixed causes of interruption, generally assumed to be 5 mph over the posted speed limit.
Freeway	A fully access-controlled, divided highway with a minimum of two lanes (and frequently more) in each direction (HCM Sixth Edition).
Freeway segment	In the Q/LOS Handbook, a basic segment, interchange or toll plaza.
FSUTMS	A standard modeling structure used in Florida for travel-demand forecasting approved by FDOT Model Task Force.
Functional classification	The assignment of roads into systems according to the character of service they provide in relation to the total road network.
Generalized Service Volume Tables	Maximum service volumes based on average roadway, traffic, and control variables for the area type or context classification presented in tabular form. Same as generalized tables.
Generalized planning	A broad type of planning application that includes statewide analyses, initial problem identification, and future year analyses. In the Q/LOS Handbook, typically performed by using the Generalized Tables.
Gore	The point located immediately between the left edge of a ramp pavement and the right edge of the roadway pavement at a merge or diverge area.
Headway	The time, in seconds, between two successive vehicles as they pass a point on a roadway.
Heavy vehicle	An FHWA vehicle classification of 4 or higher; essentially, vehicles with more than 4 wheels touching the pavement during normal operation.
Heavy vehicle factor	The adjustment factor for heavy vehicles.

Heavy vehicle percent	The percentage of heavy vehicles in the traffic stream.
Highway capacity analysis	An examination of the maximum of vehicles or persons that can reasonably be expected to pass a point on a roadway during a specified time under prevailing roadway, traffic, and control conditions. Same as capacity analysis.
Highway Capacity Manual	A publication of the Transportation Research Board of the National Academies of Science that provides concepts, guidelines, and computational procedures to determine the capacity and quality of service for various highway facilities.
Interchange	In the Q/LOS Handbook, the influence area associated with the off-ramp influence area, overpass/underpass, and on-ramp influence area of a connection to a freeway. Same as freeway interchange influence area.
Interrupted flow	A category of roadways characterized by signals, stop signs, or other fixed causes of periodic delay or interruption to the traffic stream, with average spacing less than or equal to 2.0 miles.
Intersection influence area	In the Q/LOS Handbook, a segment of an uninterrupted flow highway influenced by an isolated intersection.
Interval	A period of time in which all traffic signal indications remain constant.
Isolated intersection	An intersection occurring along an uninterrupted flow highway.
Lateral clearance	Clearance distance from edges of outside lanes to fixed obstructions.
K factor	The proportion of AADT that occurs during the peak hour.
Level of service (LOS)	A quantitative stratification of a performance measure or measures that represent quality of service, measured on an A-F scale, with LOS A representing the best operating conditions from the traveler's perspective and LOS F the worst. (HCM Sixth Edition)

Level of service targets	The same as the statewide minimum LOS targets for the State Highway System.
Level of traffic stress (LTS)	LTS measures quality of service for pedestrian and bicyclists. The scale is defined by the type of user that finds the facility comfortable.
Limited access (LA)	A street or highway especially designed for through traffic and over, from, or to which owners or occupants of abutting land or other persons have no right or easement, or only a limited right or easement, of access, light, air, or view by reason of the fact that their property abuts upon such limited access facility or for any other reason. Such highways or streets may be parkways from which trucks, buses, and other commercial vehicles are excluded; or they may be freeways open to use by all customary forms of street and highway traffic
Load factor	The ratio of passengers actually carried to the total passenger capacity of a bus.
Local adjustment factor (LAF)	In the 2013 Q/LOS Handbook, an adjustment factor FDOT used to adjust base saturation flow rates or base capacities to better match actual Florida traffic volumes; mostly consisted of a driver population factor and an area type factor.
Maximum service volume	The highest number of vehicles for a given LOS.
Marked shoulder	A paved shoulder that has the Helmeted Bicyclist Symbol and Bicycle Lane Arrow pavement markings.
Median	In the Q/LOS Handbook, areas at least 10 feet wide that are restrictive or non-restrictive, which separate opposing-direction midblock traffic lanes and, on arterials, contain turn lanes that allow left-turning vehicles to exit from the through traffic lanes.
Median type	A classification of roadway medians as restrictive, non-restrictive, or no median.

Midblock	In the Q/LOS Handbook, the part of a roadway between two signalized intersections.
Mobility	The movement of people and goods.
Mode	A method of travel; in the Q/LOS Handbook, either motorized vehicle, bus, bicycle, or pedestrian.
Motorized vehicle mode	A method of travel by automobile, light duty truck, van, bus, recreational vehicle, or motorcycle.
Metropolitan/Transportation Planning Organization (MPO/TPO)	An organization made up of local elected and appointed officials responsible for the development and coordination of transportation plans and programs, in cooperation with the state for metropolitan area containing 50,000 or more residents.
Multilane highway	A nonfreeway roadway with two or more lanes in each direction and, although occasional interruptions to flow at signalized intersections may exist, is generally uninterrupted flow.
Multimodal	In the Q/LOS Handbook, more than one mode.
Multimodal Transportation District (MMTD)	An area in which secondary priority is given to vehicle mobility, and primary priority is given to ensure a safe, comfortable, and attractive pedestrian environment, with convenient interconnection to transit.
No passing zone	In the Q/LOS Handbook, a segment of a two-lane highway along which passing is prohibited in the analysis direction.
No median (n)	No separation is provided between opposing midblock traffic lanes. For the purpose of evaluating general service volumes and LOS, when restrictive or non-restrictive medians are less than 10 feet wide, the roadway is considered to have no median.
Non-restrictive median (nr)	A painted, at-grade area separating opposing midblock traffic lanes.
Non-State signalized roadway	A signalized roadway not on the State Highway System.

Number of effective lanes	In terms of capacity, the equivalent number of through lanes. Typically, the number is expressed as a fraction (e.g., 2.7) to reflect the partial beneficial effects of freeway auxiliary lanes or arterial add-on/drop-off lanes.
Number of through lanes	The number of lanes relevant to an analysis of a roadway's LOS. For arterials: • Usually at the signalized intersection, not midblock • Usually through and shared right-turn lanes • Maybe a fractional number reflecting add /drop lanes or other special lane utilization considerations • Using the Generalized Service Volume Tables, the number at major signalized intersections For freeways and uninterrupted flow highways: • Does not include auxiliary lanes between two points • Usually the predominant number of through lanes between interchanges or major intersections
Off-peak	The course of the lower flow of traffic. A time not representing a peak hour.
Off-ramp influence area	The geographic limits affecting the capacity of a freeway associated with traffic exiting a freeway. Same as diverge area.
On-ramp influence area	The geographic limits affecting the capacity of a freeway associated with traffic entering a freeway. Same as merge area.
One-way	A type of roadway in which vehicles are allowed to move in only one direction.
Operational analysis	A detailed analysis of a roadway's present or future LOS, as opposed to a generalized planning.

Other urbanized area	A Metropolitan Planning Organization urbanized area with less than 1 million in population.
Oversaturated	A traffic condition in which demand exceeds capacity.
Passenger load factors	Factors used to determine the adjusted bus frequency value by applying a factor commensurate to the level of passenger crowding.
Passing lane	A lane added to provide passing opportunities in one direction of travel on a two-lane highway. Two-way left-turn lanes are not considered passing lanes.
Paved shoulder/bicycle lane	The portion of the roadway contiguous with the travel way for accommodation of errant vehicles, stopped vehicles, bicycle traffic, and emergency use. A paved shoulder must be a minimum width of four feet to serve as a bicycle facility.
Peak direction	The course of the higher flow of traffic.
Peak hour	In the Q/LOS Handbook, a one-hour time with high volume.
Peak hour factor	The ratio of the hourly volume to the peak 15-minute flow rate for that hour; specifically, hourly volume/(4 x peak 15-minute volume).
Peak period	A multi-hour analysis period with high volume; peak periods rather than peak hours are typically used for the analysis of core freeways or roadways within a Multimodal Transportation District.
Peak season	The 13 consecutive weeks with the highest daily volumes for an area.
Peak season weekday average daily traffic (PSWADT)	The average weekday traffic during the peak season. Most FSUTMS traffic assignment volumes represent PSWADT projections for the roads represented in the model network. For Project Traffic Forecasting Reports, the PSWADT should be converted to AADT using a MOCF.

Pedestrian	An individual traveling on foot and other non-motorized modes such as skateboards, scooters and both motorized and non-motorized wheelchairs.
Pedestrian/sidewalk/roadway separation	The lateral distance, in feet, from the outer edge of the vehicular travel lane to where a pedestrian travels on a sidewalk.
Pedestrian level of traffic stress (PLTS)	Pedestrian level of traffic stress (PLTS) is an approach that quantifies the amount of discomfort that people feel when they walk along a road within the right of way.
Percent time spent following (PTSF)	The average percent of total travel time that vehicles must travel in platoons behind slower vehicles because of the inability to pass on a two-lane highway.
Performance measure	A qualitative or quantitative factor used to evaluate a particular aspect of travel quality.
Person flow	The capacity on uninterrupted and interrupted flow facilities, defined in terms of persons per hour.
Phase	The part of a traffic signal's cycle allocated to any combination of traffic movements receiving the right of way simultaneously during one or more intervals.
Planning horizon	A time period, typically 20 years, applicable to the analysis of a project, roadway or service.
Platoon	A group of vehicles traveling together as a group, either voluntarily or involuntarily because of signal control, geometrics, or other factors.
Point	A boundary between links. In the Q/LOS Handbook, usually a signalized intersection, but maybe other places where modal users enter, leave, or cross a facility, or roadway characteristics change.
Posted speed	The maximum speed at which vehicles are legally allowed to travel over a roadway segment.

Pre-timed control	Traffic signal control in which the cycle length, phase plan, and phase times are preset and repeated continuously, according to a preset plan.
Prevailing conditions	Existing circumstances that primarily include roadway, traffic, and control conditions, but may also include weather, construction, incidents, lighting, and area type.
Principal arterial	A signalized roadway that primarily serves through traffic between centers of metropolitan areas and provides a high degree of mobility. In the Q/LOS Handbook, principal arterials have approximately one signal every half mile and a posted speed limit of 50 mph.
Project development and environment study (PD&E)	FDOT's procedure for complying with the National Environmental Policy Act (NEPA) of 1969, Title 42 U.S.C. section 4321, et seq. and describes FDOT's environmental review process.
Quality of service	A traveler-based perception of how well a service or facility is operating.
Quality/level of service (Q/LOS)	A traveler-based perception of how well a transportation service or facility operates. Quality of service measures assess multimodal service inside the roadway environment (essentially inside the right of way). A combination of the broad quality of service and more detailed LOS and LTS concepts.
Queue spillback	When a link's queue of vehicles extends to upstream links.
Ramp overlap segment	The length for which the upstream on-ramp influence area and the downstream off-ramp influence area overlap.
Restrictive median (r)	A raised or grassed area that restricts crossing movements.
Roadway	A general categorization of an open way for persons and vehicles to traverse; in theQ/LOS Handbook, it encompasses streets, arterials, freeways, highways, and other facilities.

Roadway Characteristics	The parameters associated with the physical design and posted speed of the roadway.
Rolling terrain	A combination of horizontal and vertical alignments causing heavy vehicles to reduce their running speeds substantially below that of passenger cars, but not to operate at crawl speeds for a significant amount of time.
Route	As used in the TCQSM, a designated, specified path to which a bus is assigned.
Route segment	As used in the TCQSM, a portion of a bus route ranging from two stops to the entire length of the route.
Running speed	The distance a vehicle travels divided by the travel time the vehicle is in motion.
Rural area	In the Generalized Service Volume Tables, areas that are not core urbanized areas, urbanized areas, or transitioning areas.
Scheduled fixed route	In the Q/LOS Handbook, bus service provided on a repetitive, fixed-schedule basis along a specific route, with buses stopping to pick up and deliver passengers to specific locations.
Seasonal adjustment factor	Parameters used to adjust base counts which consider traffic fluctuations by day of the week and month of the year. The Seasonal Factor used in Florida is determined by interpolating between the Monthly Seasonal Factors for two consecutive months.
Section	A group of consecutive segments that have similar roadway characteristics, traffic characteristics and, as appropriate, control characteristics for a mode of travel. A characteristic describing laneage (e.g., three-lane section, five-lane section, seven-lane section).
Segment	A portion of a facility defined by two boundary points; usually the length of roadway from one signalized intersection to the next signalized intersection.
Separated bicycle lane	One-way or two-way bicycle lanes that are adjacent to and physically separated from the vehicular travel lane by tubular markers, islands, on-street parking, or rigid barriers.

Service measure	A specific performance measure used to assign a LOS to a set of operating conditions for a transportation facility or service.
Service volume	Maximum service volumes based on roadway, traffic and control variables.
Service volume table	Maximum service volumes based on roadway, traffic and control variables and presented in tabular form.
Seven-lane section	A roadway with six through lanes, three in each direction separated by a two-way left-turn lane; in the Generalized Service Volume Tables, a seven-lane section is treated as a roadway with six lanes and a median.
Shared lane	A roadway lane shared by two or three traffic movements; in Florida, a shared lane usually serves through and right-turning traffic movements.
Shared lane markings or sharrows	Optional pavement markings used to indicate a shared environment for bicycles and motor vehicles.
Shared use path	Paved facilities with minimum width of ten feet, or eight feet for short segments in constrained conditions, physically separated from motorized vehicular traffic by four foot clear space on either side or barrier and are either within the highway right of way or an independent right of way. A shared use path may substitute for a bicycle lane on roads with a design speed of 35 mph or greater.
Sidewalk	A continuous concrete pedestrian walkway as depicted in FDOT Standard Plans Index 522-001.
Sidewalk/roadway protective barrier	Physical barriers separating pedestrians on sidewalks or cyclist in a bicycle facility and vehicles.
Sidewalk/roadway separation	The lateral distance in feet from the outside edge of the vehicular travel lane to the inside edge of the sidewalk.

Signal	In the Q/LOS Handbook, a traffic control device regulating the flow of traffic with green, yellow, and red indications. A traffic control device that routinely stops vehicles during the study period; excluded from this definition are flashing yellow lights, railroad crossings, draw bridges, yield signs, and other control devices.
Signal density	The number of signals intersections per mile.
Signal type	The kind of traffic signal (actuated, pre-timed or coordinated-actuated) with respect to the way its cycle length, phase plan, and phase times are operated.
Signalized intersection	A place where two roadways cross and have a signal controlling traffic movements.
Signalized intersection spacing	The distance between signalized intersections.
Simple average	An average that gives equal weight to each component.
Speed	In the Q/LOS Handbook, the same as average travel speed, unless specifically noted.
Speed adjustment factor (SAF)	An adjustment factor in HCS 7's freeways and multilane highways module, used to adjust the speed of a facility to account for the effects of adverse weather and construction work zones. The SAF also may be used to calibrate estimates of free-flow speed for local conditions or other effects that contribute to a reduction in free-flow speed.
Standard K	A factor used to convert AADT to a peak hour volume. Standard K values are statewide fixed parameters that depend on the general area types (location) and facility types (roadway characteristics). Multiple Standard K Factors may be assigned depending on the area type/facility type and applied statewide.
State Highway System	All roadways that FDOT operates and maintains; the State Highway System consists of the Florida Intrastate Highway System and other state roads.

Stochastic	A description of a type of model that incorporates variability and uncertainty into analysis.
Strategic Intermodal System	A statewide network of high-priority transportation facilities, including the State's largest and most significant airports, spaceports, deep water seaports, freight rail terminals, passenger rail and intercity bus terminals, rail corridors, waterways, and highways. These facilities represent the State's primary means for moving people and freight between Florida's diverse regions, as well as between Florida and other states and nations.
Termini	In the Q/LOS Handbook, the beginning and endpoints of a facility.
Three-lane section	A roadway with two through lanes separated by a two-way left-turn lane. In the Generalized Service Volume Tables, a three-lane section is treated as a roadway with two lanes and a median. An exclusive passing lane on a two-lane highway is not considered a three-lane section.
Threshold	The breakpoints between LOS differentiations.
Threshold delay	The additional travel time represented by the difference between the time associated with a roadway's generally accepted speed (LOS D threshold in urbanized areas and LOS C threshold in nonurbanized areas) and average travel speed. Same as LOS threshold delay.
Through movement	In the Q/LOS Handbook, the traffic stream with the greatest number of vehicles passing directly through a point. Typically, this is the straight-ahead movement, but occasionally it may be a turning movement.

Two-lane highway class	The categories of two-lane highways; two-lane highways are primarily grouped by area type. Class I are the major intercity routes where motorists expect to travel at relatively high speeds. Class II are access routes to Class I where motorists do not necessarily expect to travel at high speeds. Class III serve moderately developed areas, and may pass through small towns, where local traffic often mixes with through traffic. Same as class.
Traffic demand	The number of vehicles with drivers who desire to traverse a particular highway during a specified time.
Traffic volume	The number of vehicles passing a point on a highway during a specified time.
Transit	In the Q/LOS Handbook, the same as bus.
Transit Capacity and Quality of Service Manual (TCQSM)	The document and operational methodology from which the Q/LOS. Handbook's bus Q/LOS analyses are based.
Transitioning area	An area adjacent to an urbanized area that exhibits characteristics between rural and urbanized/urban and will be urbanized in the next 20 years.
Transportation planning boundaries	Precisely defined lines that delineate geographic areas. These boundaries are used throughout transportation planning in Florida. Their mapping is described in Urban Boundaries and Functional Classification of Roadways FDOT's Procedure Topic No. 525-020-311.
Travel time	The average time spent by vehicles traversing a roadway.
Two-lane highway	A roadway with one lane in each direction on which passing maneuvers must be made in the opposing lane and, although occasional interruptions to flow at signalized intersections may exist, is generally uninterrupted flow.
Two-way	Movement allowed in either direction.

Two-way left-turn lane	A lane that simultaneously serves left-turning vehicles traveling in opposite directions. Same as continuous left-turn lane.
Two-way stop control	The type of traffic control at an intersection where drivers on the minor street, or a driver turning left from the major street, wait for a gap in major-street traffic to complete a maneuver.
Undivided	As used in the Generalized Service Volume Tables, a roadway with no median.
Uninterrupted flow	A category of roadway not characterized by signals, stop signs, or other fixed causes of periodic delay or interruption to traffic stream.
Uninterrupted flow highway	A nonfreeway roadway that generally has uninterrupted flow, with average signalized intersection spacing of greater than 2.0 miles; a two-lane highway or a multilane highway.
Urban side path	A category of shared use paths that may be used in C2T, C4, C5 and C6 context classifications where the design speed of the adjacent roadway is 35 mph or less.
Urbanized area	An area within a Metropolitan Planning Organization's (MPO) designated urbanized area boundary. The minimum population for an urbanized area is 50,000 people. Based on the census, any area the U.S. Bureau of Census designates as urbanized, together with any surrounding geographical area agreed on by the FDOT, the relevant MPO, and the FHWA, commonly called the FHWA Urbanized Area Boundary.
Volume-to-capacity ratio	Either the ratio of demand volume to capacity or the ratio of service flow volume to capacity, depending on the particular problem situation.
Weaving distance	A length of freeway over which traffic streams across paths through lane-changing maneuvers. Same as weaving segment.

Weighted effective green ratio	In the Q/LOS Handbook, the average of the critical intersection's through effective green ratio and the average of all the other signalized intersections' through effective green ratios along the arterial facility

Appendix B: Florida's Generalized Service Volume Tables

Limited Access

Freeway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

(Core Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

(Urbanized)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

(Transitioning)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

(Rural)

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

Limited Access

Input Parameters

Roadway Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Number of Lanes (one direction)	2-6	2.5	2-5	2-4
Posted Speed (mph)	65	70	70	70
Auxiliary Lanes	No	No	No	No
Lane Width (feet)	12	12	12	12
Total Ramp Density (ramps/mile)	1.33	2.67	0.50	0.17
Facility Length (miles)	3	3	6	18
Terrain	Level	Level	Level	Level

Traffic Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Planning Analysis Hour Factor (K)	0.085	0.090	0.098	0.105
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.95	0.95	0.92	0.88
Base Free Flow Speed (mph)	70	75	75	75
Heavy Vehicle Percent (%)	4%	4%	9%	12%
Speed Adjustment Factor (SAF)	0.975	0.975	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968	0.968	0.968

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C1 & C2

Input Parameters

Roadway Characteristics

	C1	C2
Number of Lanes (one direction)	1	2-3
Posted Speed (mph)	55	55
Base Free Flow Speed (mph)	60	60
Median Type	Undivided	Divided
Shoulder Width (feet)	3	6
Lane Width (feet)	12	12
% No Passing Zone	20%	
Access-Point Density (access/mile)	2	2
Terrain	Level	Level

Traffic Characteristics

	C1	C2
Planning Analysis Hour Factor (K)	0.095	0.095
Directional Distribution Factor (D)	0.55	0.55
Peak Hour Factor (PHF)	0.88	0.88
Heavy Vehicle Percent (%)	5%	10%
Speed Adjustment Factor (SAF)	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**

(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C3C & C3R

Input Parameters

Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

Traffic Characteristics

	C3C		C3R	
Planning Analysis Hour Factor (K)	0.09		0.09	
Directional Distribution Factor (D)	0.55		0.55	
Peak Hour Factor (PHF)	0.95		0.92	
Base Saturation Flow Rate	1,950		1,950	
Heavy Vehicle Percent (%)	4		4	
Lane Width	12		12	
Median Type	Non Restrictive (1 lane)	Restrictive (2,3,4 lanes)	Non Restrictive (1 lane)	Restrictive (2,3 lanes)
Roadway Edge Type	Curbed		Flush	
On-Street Parking	None		None	

Control Characteristics

	C3C		C3R
Cycle Length	160		190
Major Street Through g/c	0.5 (1,2,3 lanes)	0.45 (4 lanes)	0.5
Yellow Change Interval	5.1		5.1
Red Change Interval	2		2
Number of Signals	10		5

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**

(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

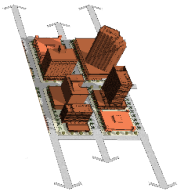
	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900

(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80

Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

C2T, C4, C5, & C6

Input Parameters

Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

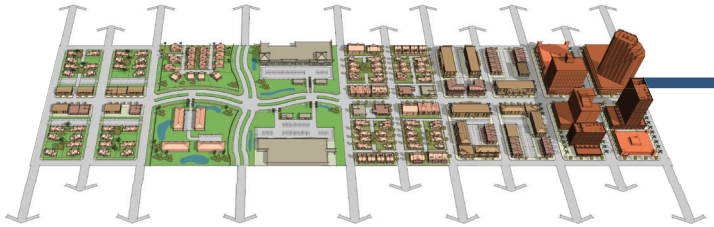
Traffic Characteristics

	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%

Signal Characteristics

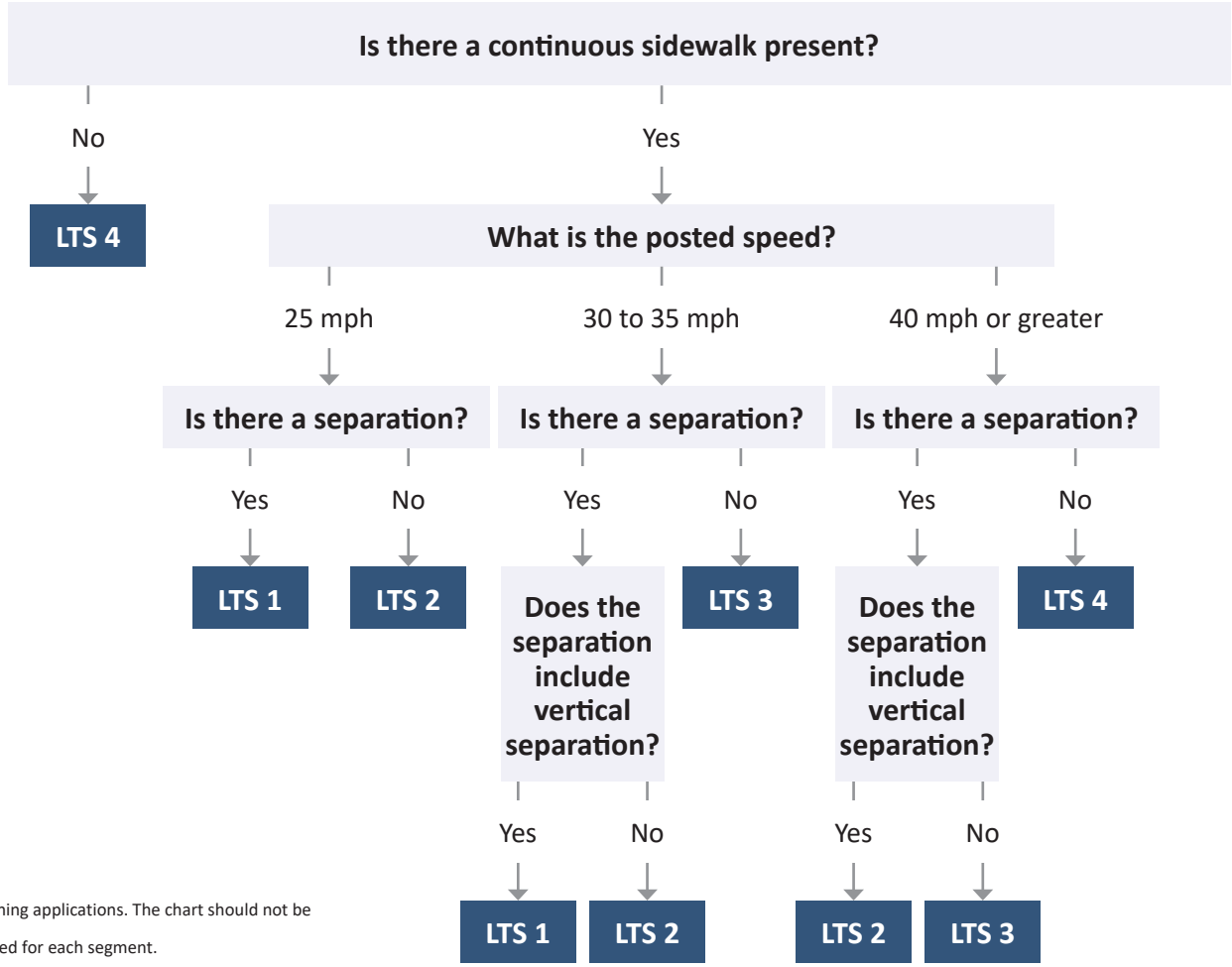
	C2T	C4		C5		C6	
Cycle Length	90	170		150		120	
Major Street Through g/c	0.47	0.52 (1,2,3 lanes)	0.47 (4 lanes)	0.55 (1,2,3 lanes)	0.48 (4 lanes)	0.52 (1,2,3 lanes)	0.46 (4 lanes)
Yellow Change Interval	4.4	4.8		4		3.7	
Red Change Interval	2	2		2		2	

Appendix C: Florida's Pedestrian and Bicycle Level of Traffic Stress Flow Charts

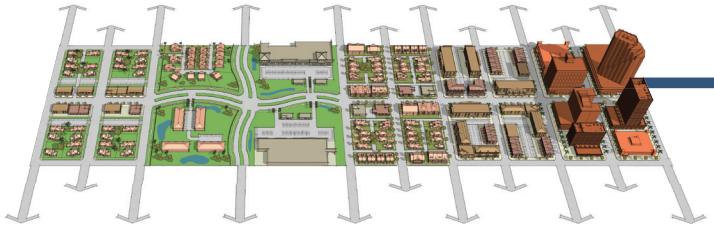


Pedestrian Level of Traffic Stress Flow Chart

C2T, C3C, C3R, C4, C5, & C6



Notes:
1) This chart does not constitute a standard and should be used only for general planning applications. The chart should not be used for corridor or intersection design, where more refined techniques exist.
2) This analysis is conducted for each side of the road and the worst side PLTS is applied for each segment.
3) If the sidewalk width is less than or equal to 5 feet, the PLTS deteriorates by 1.
4) Separation is defined by space between the outside vehicular travel lane and sidewalk and can include bicycle lanes, unmarked shoulders, street furniture, vertical separation, landscaping, or utility strips. Vertical separation in the separation includes tubular markers, islands, on-street parking, rigid barriers, and landscaping.
5) Sidewalk space over 6 feet can be evaluated as part of the separation.



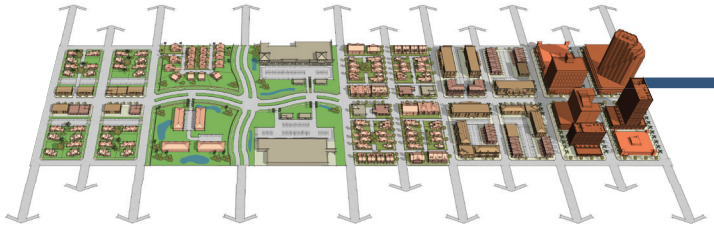
Bicycle Level of Traffic Stress Flow Chart to use When Bicycle Facility is Present

C2T, C3C, C3R, C4, C5, & C6

What kind of bicycle facility is present?

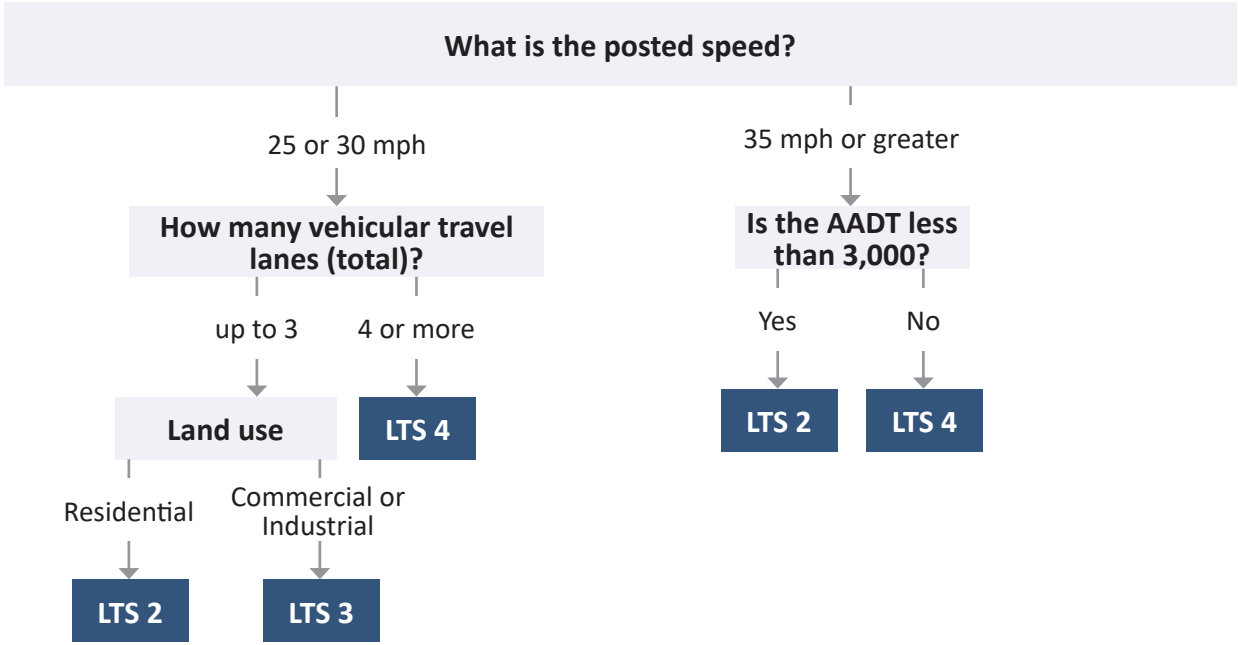
- Separated Bicycle Lane, Shared Use Path, or Urban Side Path → **LTS 1**
- Bicycle Lane, Marked Shoulder, or Paved Shoulder → **Is the posted speed 40 mph or more?**
  - Yes → **LTS 4**
  - No → **Is the AADT less than or equal to 7,000?**
    - Yes → **LTS 1**
    - No → **Is the posted speed 35 mph?**
      - Yes → **Is there a buffered bicycle lane?**
        - Yes → **LTS 2**
        - No → **LTS 3**
      - No → **Is the bicycle facility next to on-street parking?**
        - Yes → **Width of the bicycle lane and separation**
          - Greater than or equal to 7’ → **LTS 1**
          - 5’ or 6’ → **LTS 2**
          - 4’ → **LTS 3**
        - No → **Width of the bicycle lane**
          - Greater than or equal to 6’ → **LTS 1**
          - 5’ → **LTS 2**
          - 4’ → **LTS 3**
- Sharrow or None → **Use bicycle level of traffic stress assessment for when bicycle facility is not present**

Notes:
1) This chart does not constitute a standard and should be used only for general planning applications. The chart should not be used for corridor or intersection design, where more refined techniques exist.
2) If there is both a separated bicycle lane, shared use path or urban side path and a bicycle lane, marked shoulder, or paved shoulder, evaluate the facility as having a shared use path



Bicycle Level of Traffic Stress Flow Chart to use When No Bicycle Facility is Present or When There are Sharrows Present

C2T, C3C, C3R, C4, C5, & C6



Notes:
1) This chart does not constitute a standard and should be used only for general planning applications. The chart should not be used for corridor or intersection design, where more refined techniques exist.

MARTIN COUNTY

PUBLICWORKS

@WORK

OCTOBER 22, 2024

CHAPTER 5, TRANSPORTATION ELEMENT PROPOSED EAR AMENDMENTS

ORGANIZATION

- The features are ordered consistently across the existing conditions, the future needs, and the goals.
- The existing conditions and future needs are updated for consistency with statutes, studies, and guidance.
- The existing goals are preserved.

OVERALL SYSTEM

- Section 5.1. Background
  - moves purpose and intent to beginning; and
  - adds emphasis on a multimodal system.
- Section 5.4. Future Transportation Network – gathers statements about the overall network.
- Goal 5.2 – adds resiliency objective.

MARTIN COUNTY
PUBLICWORKS
@WORK

ROADWAYS

- Section 5.2. Existing Roadways
  - introduces FDOT-adopted Q/LOS concept;
  - provides descriptions of Context Classifications; and
  - includes vulnerability assessment.

MARTIN COUNTY
PUBLICWORKS
@WORK

ROADWAYS

Motorists expect and tolerate delays in urban areas more than in rural areas.

MARTIN COUNTY
PUBLICWORKS
@WORK

ROADWAYS

- Section 5.5. Roadway Needs
  - clarifies long and short-term forecasting methods; and
  - removes redundant references to capacity, traffic analysis, and level of service in Section 5.2.
- Goal 5.3
  - updates qualitative level of service targets; and
  - provides an applicant to pay or construct its proportionate share.

MARTIN COUNTY
PUBLICWORKS
@WORK

PATHWAYS

- Section 5.3.A. Existing Pathways
  - reflects current facilities and crash mitigation strategies; and
  - moves references to planning efforts to Section 5.6.A.
- Section 5.6.A. Pathway Needs
  - describes efforts used to prioritize future projects; and
  - introduces and provides descriptions of FDOT-adopted level of traffic stress concepts; and

MARTIN COUNTY
PUBLICWORKS
@WORK

PATHWAYS

The general comfort or willingness of a cyclist or pedestrian to use a facility

MARTIN COUNTY
PUBLICWORKS
@WORK

PATHWAYS

- Goal 5.4
  - clarifies jurisdiction on State roadways; and
  - adds policy to establish level of traffic stress targets

MARTIN COUNTY
PUBLICWORKS
@WORK

TRANSIT

- Section 5.3.B. Existing Transit
  - removes redundant references to planning efforts in Section 5.6.B; and
  - identifies the services currently offered.
- Section 5.6.B. Transit Needs
  - clarifies the planning efforts; and
  - updates the level of service target methodologies for consistency with HCM and TCQSM.
- Goal 5.5 - adds policy to establish level of service targets.

MARTIN COUNTY
PUBLICWORKS
@WORK

AIRPORTS

- Section 5.3.C. Existing Airports –updates descriptions of the facilities and services provided at public-use airports.
- Section 5.6.C. Airport Needs – updates the 2023 Master Plan Update and operations forecast data.
- Goal 5.6 through Goal 5.9 – updates to current facilities.

MARTIN COUNTY
PUBLICWORKS
@WORK

RAILROADS

- Section 5.3.D. Existing Railroads
  - includes the recently installed second track and high-speed passenger rail service; and
  - identifies the single track over the St. Lucie River.
- Section 5.6.D. Railroad Needs – describes the future needs.
- Goal 5.11 – provides a transportation system that is effectively coordinated railroad operations.

MARTIN COUNTY
PUBLICWORKS
@WORK

WATERWAYS

- Section 5.3.E. Existing Waterways – includes the St. Lucie Inlet, the Atlantic Intercoastal Waterway, and the St. Lucie River as key elements of marine transportation.
- Section 5.6.E. Waterways Needs – introduces the MPO's Regional Waterways Plan and its findings.
- Goal 5.12 – recognizes, supports, and maintains marine transportation as a driver of local economics, recreation, and enjoyment.

FIGURES

- The figures are ordered consistently with the existing conditions, the future needs, and the goals.
- The existing conditions and future needs are updated.
- Several amendments to the functional classification are proposed.

SUMMARY

- Features are ordered consistently.
- Existing conditions and future needs are updated for consistency with statutes, studies, and guidance.
- Existing goals are preserved.
- New goals are added for railroads and waterways.

Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Chair, District 1, 11/2024
Thomas Campenni, District 2, 11/2026
Bob Thornton, District 3, 11/2024
James Moir, District 4, 11/2026
Rick Hartman, Vice Chairman, District 5, 11/2024
Juan Lameda, School Board Liaison, 12/2024

Thursday, August 1, 2024	**7:00 PM**	**Commission Chambers**

CALL TO ORDER

Mr. Hartman, Vice-Chair, called the meeting to order at 7:00 pm. A quorum was present.

ROLL CALL

Present: Rick Hartman, Vice Chair
Bob Thornton
James Moir
Thomas Campenni
Juan Lameda – School Board Liaison

Absent: Niki Norton, Chair

Staff Present:
Deputy County Attorney ..... Elysse Elder
Growth Management Director.....Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Planner..... Jenna Knobbe
Chief Project Engineer.....Lisa Wichser
Traffic Engineering Administrator.....Lukas Lambert
Agency Recorder/Notary.....Maria Harrison

MINU APPROVAL OF MINUTES

None.

NEW NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 24-01, PREAMBLE

A proposed text amendment to Chapter 1, Preamble of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal

Report (EAR).

Requested by: Paul Schilling, Growth Management Director
Presented by: Jenna Knobbe, Planner, Growth Management Department
Agenda Item: 24-1178

STAFF: Mr. Dulin introduced the item. Ms. Knobbe presented.

LPA: Mr. Moir asked why bringing up the language of the Secondary Urban Service Boundary within Indiantown is germane?

STAFF: Mr. Dulin explained that, after incorporating, the Village of Indiantown de-annexed a portion of the Secondary Urban Services District, the Little Ranch Estates subdivision and another small sliver of property. It is appropriate to recognize that this needs to be included in our residential capacity analysis calculations.

LPA: Mr. Moir asked about changing from 15 to 20 year horizon for capacity? It seems as though it's harder to predict further out and it make controlling growth considerably more difficult. Mr. Moir feels that projecting out 20 years for our capacity provides a certain amount of residential capacity in the near term that may not actually be real and he thinks it will be utilized to expand the Urban Services Boundary prematurely. Mr. Campenni asked how we address Mr. Moir's concern and whether we will be doing a 10 year plan.

STAFF: Ms. Knobbe and Mr. Dulin discussed that the Statute states that we will use planning periods of 10 and 20 years.

STAFF: Mr. Dulin responded that the 10 year planning period will still be a requirement and we'll be continuing to do that. Ms. Elder explained that we are required by Statute to include that 20 year plan. We have to, at least, do the first 10 year and the 20 year plan. We could do a 5 year plan and a 15 year plan to add onto it, but we have to do the 20 year plan, per Statute. We can do more, but we're required to do the 10 and 20. Ms. Knobbe and Mr. Dulin discussed that the Statute states that we will use planning periods of 10 and 20 years.

LPA: Mr. Moir stated that if the language that says we will have a 15 year horizon for our residential capacity doesn't change to conform with that, then we're changing the numbers midstream and it concerns him that it will be used as another way to move the Urban Service Boundary further out to Agricultural lands. Mr. Moir stated that a 5, 10, 15 and 20 year plan is the best we can do, but we need to change the language in there that our residential capacity is being reassessed every 5 years. Mr. Campenni asked when this EAR is due. He also asked how many years it takes to put a Residential Capacity Analysis together and what is the expense.

STAFF: Mr. Schilling and Mr. Dulin explained that the transmittals of all chapters need to be transmitted to the State Land Planning Agency before November 27th. The agency will then have 60

days to review and provide comments or objections, then we will bring it back to the Board of County Commissioners for adoption.

STAFF: Mr. Schilling answered that it is a complicated endeavor. Mr. Dulin explained that we put one together in 2023 and that it took the better part of 2023 to do so.

LPA: Mr. Campenni said that from what he's heard it takes to do, it would be one more report that nobody would read and it wouldn't be an accurate analysis. Mr. Moir respectfully disagreed, stating that he felt it was probably the reason that Newfield passed and that it would certainly be utilized by a lot of development interests to move our Urban Service Boundary in the very near term. Mr. Hartman stated that Newfield passed because it was time, it was a good location, and it was a good project. Mr. Moir stated that we should know what our residential capacity is on a regular basis.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Moir to put a 5 year window for our Residential Capacity. The motion failed due to no Second. A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 3-1 with Mr. Moir opposed.

NPH-2 COMPREHENSIVE PLAN AMENDMENT 24-05, TRANSPORTATION ELEMENT

A proposed text amendment to Chapter 5, Transportation Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Samantha Lovelady, AICP, Principal Planner
Agenda Item: 24-1059

STAFF: Clyde Dulin, AICP, Comprehensive Planning Administrator, introduced the item on behalf of Ms. Lovelady and Lukas Lambert, Traffic Engineering Administrator, presented.

LPA: Mr. Moir commented that the proportional share was not terribly successful on Cove Road and Kanner Highway. Regarding level of service being qualitative, he feels we need to have a trigger that is clearly defined as a level of service that is unacceptable. Mr. Moir also asked whether we have a definition of what constitutes a motorized vehicle. Mr. Hartman stated that the Sheriff's Department has a definition of what is a vehicle and what can come on the road.

STAFF: Mr. Lambert discussed vehicles, touching on a single-occupancy vehicle, electric bicycles, etc. Ms. Wichser stated that any vehicle that's on a thoroughfare has to be registered. She pointed out that there are tables showing the set capacities of the roads and, if the measured traffic carried on the road exceeds that target, then it would go into an "E". What we put in here is that if it continues for several years, then we will call it a failing roadway.

LPA: Mr. Moir stated that the trouble is that we have seasonal use and without having the calculation in front of us we allow it to slide.

STAFF: Ms. Wichser stated that this is done every year and traffic is counted 24/7/365 and data is collected multiple times a year; Mr. Lambert noted that there is a peak season factor used.

LPA: Mr. Moir asked if that was referenced in the manual that that shall be done.

STAFF: Mr. Lambert stated no, Martin County collects our traffic volumes here and the Department of Transportation (FDOT) collects a lot of traffic vehicle data that is not really specified so that is why peak season factors are created. The FDOT's 24/7/365 count station is towards the base of Roosevelt Bridge. Both the FDOT and Martin County have multiples that are the constant survey for everyday of the year. We know when our high months are and when our low months are and when we need to apply the seasonal adjustment factors.

LPA: Mr. Moir said his concern is that there is a lot of detail in the Comp Plan, especially in this Element. Why aren't we saying that to the Public that may read the Comp Plan?

STAFF: Mr. Lambert explained that the Comp Plan is an overarching guide that tells us to do things and the Public Works Department produces reports that dive deeper into issues, including the roadway needs assessment and that when reviewing traffic analysis reports from developers the staff uses knowledge they have of the time of the year and events happening throughout the county.

LPA: Mr. Moir stated that it seems as though the language is just being changed to mean the same thing.

STAFF: Mr. Lambert stated that "level of traffic stress" is a fairly new concept. It was just published in the 2023 FDOT-QLOS Manual; therefore it is new in this concept. Ms. Wichser further stated that the revisions to the chapter set it up for the future and sets a goal.

LPA: Mr. Moir made a comment from a water quality perspective: the MPO's recommendations for dredging everywhere is not going to be good for water quality and will not be good for habitat health. He has a hard time supporting dredging everywhere in the St Lucie estuary to make recreation easier. It does not make it a healthier estuary and is very concerned that that is included. The idea of passenger ferries from Ft. Pierce to Stuart is pretty pie-in-the-sky and would directly compete with our recreational industry here if we had high-speed ferries moving from Ft. Pierce to Stuart.

LPA: Mr. Hartman said he would not like to see a blanket statement put on this; he believes there are some areas that do need dredging, such as the Manatee Pocket, to make the water quality better.
Mr. Moir and Mr. Hartman then debated environmental dredging vs pipe operations.

STAFF: Ms. Wichser stated the reason that the language is in there now is because she did not see anything in the chapter regarding marine transportation, she then went back to the Waterway Plan which was done with Martin and St Lucie Counties and that is where this came from, the ferries are mentioned in the text there but are not a goal. The goal is to keep the inlet open and develop a group that would

identify other areas that could need to be dredged, etc. If different language is proposed by the Board that can be noted.

LPA: Mr. Moir and Mr. Hartman debated the language used.

STAFF: Mr. Lambert explained that the language came from an adopted MPO plan and that the document is available for review. Ms. Wichser stated that this discussion is more for the Coastal Element rather than the Transportation Element. Mr. Lambert clarified that the Transportation Element supports the Counties goals and explained that the MPO allows us to receive Federal and State funds, he also clarified that in large urban areas seaports are prioritized, however, that was not put in for our County as Martin County is not a deep-water port like St. Lucie County.

LPA: Mr. Campenni stated that he thinks our Public Transportation is ridiculous and thinks it is a shame to spend money on the Marty system to have no one ride it and that he feels a Comprehensive Plan is really a useless thing. He asked for clarification about a letter received from Mr. Morris Crady.

STAFF: Mr. Dulin explained that Mr. Crady was suggesting that the Comp Plan recognize the fact that there are sometimes two future land use designations on a property, residential and non, and that the infrastructure should be allowed to occur on both designations. Mr. Dulin further said this was really geared as much to Chapter 4 as Chapter 5 and he anticipates some language being brought forth on Chapter 4 later this year.

LPA: Mr. Moir noted that he did not see any reference to a train station in Martin County.

STAFF: Mr. Dulin stated that they try to identify fully backed projects and do not put language in for something that is not yet in place. Elysse Elder stated they could add language if the Board requests it.

LPA: Mr. Moir stated that he does not think the proportional contributions is a good idea.

STAFF: Ms. Wichser stated that the Proportion Share is added due to State Statute, if you have transportation concurrency language, which we do, it must be in there.

LPA: Mr. Moir made a Motion that this is moved forward for serious consideration of some of the Marine Elements that have been sticky…(he did not complete his motion).

LPA: Mr. Campenni made a Replacement-Motion for approval of staff recommendation with a mention of how the train station is tied into the plan and also when it comes to dredging that, if possible, it be done in the most environmentally sensitive way possible.

LPA: Mr. Moir Seconded the Motion.

STAFF: Ms. Elder clarified that they are voting on Mr. Campenni's Motion.

LPA: Mr. Hartman said he feels some language regarding dredging is redundant.

PUBLIC: The following people spoke regarding this item: Carol Ann Leonard spoke about Marty and suggested bike racks should be added near the bus stops and agrees with Mr. Moir regarding the dredging.

LPA: Mr. Campenni told Ms. Leonard about a service by United Way called Ride United and stated that what the County provides right now is not economically feasible.

STAFF: Mr. Schilling asked Mr. Moir for clarification regarding his earlier concern about the Train Station and if it was regarding arrivals and departures having transportation from the station in other words a bus, etc.?

LPA: Mr. Moir said that in order to be effective as Public Transportation it has be integrated. Mr. Campenni noted that the City of Stuart has stated they would provide trams to the hotel or downtown area.

LPA: Mr. Hartman called for a vote on the motion made by Mr. Campenni.

MOTION: The Motion CARRIED 4-0.

COMMENTS:

1. **PUBLIC** – None.
2. **STAFF** – Mr. Schilling reminded the Board members of the planned upcoming meeting schedules and the need for quorums to be present.
3. **LPA** – Mr. Campenni will not be at the Sept. 12th meeting but will be at the 19th, Mr. Moir believes he is available for both Sept. meetings. Mr. Hartman will not be available for the Sept. 19th meeting. Both Mr. Thornton and Mt. Moir noted they would be in attendance for the August 15th meeting.

ADJOURN:

The Local Planning Agency meeting of August 1, 2024, adjourned at 7:59 pm.

Respectfully Submitted:

Maria Harrison / Rebecca Dima
Growth Management Department
Agency Recorder/Notary

9/19/2024
Date Signed

Approved by:

Rick Hartman, Vice Chair
Tom Campenni for

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

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER ____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-05, AMENDING THE TEXT OF CHAPTER 5, TRANSPORTATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, the Local Community Planning Act requires a Comprehensive Plan to be reviewed through an Evaluation and Appraisal process every seven years on a schedule determined by the Florida Department of Commerce; and

WHEREAS, Martin County completed and adopted its Evaluation and Appraisal Report on March 5, 2024; and

WHEREAS, amendments to Chapter 5, Transportation Element were identified in the Evaluation and Appraisal Report; and

WHEREAS, on August 1, 2024, the Local Planning Agency considered the proposed Comprehensive Plan amendment at a duly advertised public hearing; and

WHEREAS, on September 10, 2024 and October 22, 2024, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on February 25, 2025, at a duly advertised public hearing, which was continued to March 25, 2025, this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

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

PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT CPA 24-05.

Comprehensive Growth Management Plan Amendment 24-05 is hereby adopted as follows: A text amendment to Chapter 5, Transportation Element of the Martin County Comprehensive Growth Management Plan as set forth in Exhibit "A" attached and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART VII. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues

a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 25TH DAY OF MARCH, 2025.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY:_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM
& LEGAL SUFFICIENCY:

BY:_____
SARAH W. WOODS
COUNTY ATTORNEY

Exhibit A

Text proposed for deletion is shown ~~stricken~~ and text proposed for addition is shown underlined. Text shown ~~double stricken~~ or double underlined has been relocated.

Supplement 55 provided by MuniCode is the base document for the EAR based changes shown.

Chapter 5 TRANSPORTATION ELEMENT

Adopted:	February 20, 1990	By Ordinance No. 373
Amended:	July 9, 1991	By Ordinance No. 400
Amended:	October 22, 1991	By Ordinance No. 403
Amended:	October 27, 1992	By Ordinance No. 419
Amended:	October 26, 1993	By Ordinance No. 430
Amended:	September 13, 1994	By Ordinance No. 448
Amended:	December 5, 1995	By Ordinance No. 484
Amended:	December 15, 1998	By Ordinance No. 537
Amended:	September 28, 1999	By Ordinance No. 555
Amended:	October 5, 2004	By Ordinance No. 655
Amended:	August 5, 2008	By Ordinance No. 800
Amended:	December 9, 2008	By Ordinance No. 814
Amended:	December 16, 2009	By Ordinance No. 846
Amended:	December 16, 2009	By Ordinance No. 856
Amended:	November 3, 2011	By Ordinance No. 898
Amended:	February 27, 2018	By Ordinance No. 1051
Amended:	September 14, 2021	By Ordinance No. 1168

Acronyms used in this chapter:

AASHTO	American Association of State Highway and Transportation Officials
ADA	Americans with Disabilities Act
ASDA	Accelerate Stop Distance Available
CBP	Customs and Border Protection
CEMP	Comprehensive Emergency Management Plan
CGMP	Comprehensive Growth Management Plan
CTC	Community Transportation Coordinator
DRI	Development of Regional Impact
ESF	Emergency Support Function
EMAS	Engineered Materials Arresting System
FAA	Federal Aviation Administration
FAR	Federal Aviation Regulation
FBO	Fixed-based Operator
FDOT	Florida Department of Transportation
FEC	Florida East Coast (railway)
FHWA's	Federal Highway Administration
LDA	Landing Distance Available
LOS	Level of Service
LRTP	Long Range Transportation Plan
MPO	Metropolitan Planning Organization
NPIAS	National Plan of Integrated Airport Systems
Q/LOS	Quality/Level of Service ~~(handbook)~~
SIS	Strategic Intermodal System
TCMP	Traffic Congestion Mitigation Program

TCQSM	Transit Capacity and Quality of Service Manual
TCEA	Transportation Concurrency Exception Areas
TCRPM	Treasure Coast Regional Planning Model
TDP	Transit Development Plan
TODA	Take Off Distance Available
TORA	Take Off Run Available
TRIP	Transportation Regional Incentive Program

Section 5.1. Background

5.1.A. *Purpose and intent.* Concern for a safe, efficient, and balanced multimodal transportation system for both motorized and nonmotorized methods of travel is inherent in this Plan, as is the need for compatibility between the transportation system and adjacent land uses. The transportation network is the "supply" side of the "demand versus supply" equation; land uses represent the "demand" side. As development of vacant land continues, roadways face heavier demand. The ability of the roadway system to provide the proper level of service is therefore linked to the Future Land Use Element. The purpose of the Transportation Element is to ~~establish~~ plan for a~~n acceptable~~ multimodal transportation system in Martin County for both ~~future~~ motorized and nonmotorized transportation modes and in accordance with Florida Statutes ~~to plan for a multimodal transportation system~~.

Martin County's multimodal transportation system is a key component of its quality of life. All transportation planning efforts are focused on integrating the Transportation Element with both land use design and environmental concerns. The purpose of this element is to set forth a plan that advances a multimodal transportation ~~agenda~~ network that is efficient, safe, and sensitive to the other elements affected by transportation.

5.1.B. *Plan development.* The Martin County Comprehensive Growth Management Plan adopted April 1, 1982 required commencement of a comprehensive transportation study within one year of the Plan's adoption. The planning to complement this objective began in 1983 with the development of the Year 2005 Transportation Plan. It was endorsed by the Martin County Board of County Commissioners in November 1987. The Plan included the following major characteristics:

1. Determination of the traffic capacity and level of service (LOS) of the existing network;
2. Evaluation of the relationship between the transportation network and existing and future land use, using the Simplified Land Use Allocation Model and modeling socioeconomic data into future travel patterns;
3. Recommendations, including cost projections for required improvements to major thoroughfares and bridges emphasizing upgrades to the existing network system; and~~.~~
4. Information to assist policymakers in selecting alternative revenue sources such as impact fees.

Since that time, Martin County has established a Metropolitan Planning Organization (MPO), and following the 2000 U.S. Census, the urbanized area of the County became a part of the Port St. Lucie Urbanized Area. As required by federal regulations, the MPO is responsible for developing a Long Range Transportation Plan (LRTP). It is to be based on (1) the future land use categories, including their densities or intensities of use as shown on the future land use map(s), and (2) the projected integrated transportation system. It aims to ensure consistency between existing and proposed population densities, housing and employment patterns, as well as between the land uses and transportation modes and services proposed to serve the areas. The original LRTP, which used 2020 as its planning horizon, is updated every five years by the MPO. The update assesses transportation needs and establishes a long-range cost-feasible plan to implement those needs.

Section 5.1 of this element contains background information. Section 5.2 provides information on existing roadway conditions, information about the reporting of crash data, roadway network information, and level-of-service information. Section 5.3 provides information on other existing public transportation systems, including non-motorized pathways, transit, airports, ~~and other transportation facilities~~ railroads,

and waterways, comprised mainly of current facility locations and the extent of service provided. Section 5.4 summarizes the future transportation network, with Section 5.5 focusing on roadway needs, while Section 5.~~5~~6 summarizes the other future transportation needs of Martin County. Section 5.~~6~~7 ~~lists~~ sets the goals, objectives, and policies of the Transportation Element. The existing Transportation Map series is shown on Figures 5-1 through 5-4. The future Transportation Map series is shown on Figures 5-5 through 5-8.

~~5.1.B. *Purpose and intent.* Concern for a safe, efficient and balanced transportation system for both motorized and nonmotorized methods of travel is inherent in this Plan, as is the need for compatibility between the transportation system and adjacent land uses. The transportation network is the "supply" side of the "demand versus supply" equation; land uses represent the "demand" side. As development of vacant land continues, roadways face heavier demand. The ability of the roadway system to provide the proper level of service is therefore linked to the Future Land Use Element. The purpose of the Transportation Element is to establish an acceptable transportation system in Martin County for both future motorized and nonmotorized transportation modes and in accordance with Florida Statutes to plan for a multimodal transportation system.~~

~~Martin County's transportation system is a key component of its quality of life. All transportation planning efforts are focused on integrating the Transportation Element with both land use design and environmental concerns. The purpose of this element is to set forth a plan that advances a transportation agenda that is efficient, safe and sensitive to the other elements affected by transportation.~~

Section 5.2. Existing Roadways ~~Conditions~~

5.2.A. ~~*Lane geometry and functional classification*~~ *Overview*. Martin County contains approximately ~~1,275~~ 1,290 miles of roads. The network consists of approximately ~~58~~ 56 miles of limited access highways and access ramps, ~~133~~ 141 miles of major arterial roadways and parkways, and 121 miles of minor arterial roadways. Collector roadways and residential streets make up the remaining mileage. To establish whether roadways are eligible for funding from the Federal Highway Administration (FHWA), ~~T~~the Florida Department of Transportation (FDOT), Martin County, and the Martin Metropolitan Planning Organization (MPO) have adopted a map that depicts the functional classification of the roadway network based on the Federal Highway Administration's Highway Functional Classification system. This map is on file in the office of the Martin MPO and is available on the Martin MPO's website.

5.2.B. *Facilities and services*. A database identifying the characteristics and maintenance responsibilities of the road network is maintained by the Martin County Public Works Department. The ~~E~~existing ~~Transportation~~ Roadway Map series is shown on Figures 5-1A through 5-~~4~~1C; the County's functional classifications and evacuation routes are shown on Figure 5-1A, the maintenance responsibilities are shown on Figure 5-1B, and the number of lanes and failing level of service are shown on Figure 5-1C.

Editor's note(s)—Figures 5-1A—5-1C are on file in the office of the ~~Martin County~~ Growth Management Department and are available on the County's website.

~~5.2.B~~1. *Daily traffic volumes.* The annual Roadway Level of Service Inventory Report is generated by the Public Works Department and is used to provide the ~~current~~ average annual daily traffic volumes and growth rates, which are used to predict what roadway volumes have the potential to exceed the County's adopted LOS ~~thresholds~~ targets in 5 and 10 years. The reports are on file ~~with~~ in the Public Works Department and are available on the County's website. Peak season and directional factors for Martin County ~~have been~~ are defined by the FDOT and are established through the County's annual count program~~s~~.

~~5.2.C~~2. *Crash summary.* Crash information for all roads is collected by the Florida Highway Patrol, Martin County Sheriff's Office, and local police agencies. Martin County utilizes a crash record database. High crash areas are incorporated into the annual update of the Capital Improvements Program for ~~correction~~ the mitigation of unsafe conditions. Every other year, the Public Works Department prepares a Crash Surveillance Report that identifies, analyzes, and provides recommendations for reducing high-hazard intersections and fatal crashes as well as pedestrian and bicycle crashes. The reports are on file ~~with~~ in the Public Works Department and are available on the County's website.

~~5.2.D~~3. *Qualitative ~~L~~levels of service targets ~~on the existing system~~.* The American Association of State Highway and Transportation Officials (AASHTO) recognizes the roadway ~~L~~levels of service set by the Transportation Research Board in the Highway Capacity Manual.~~, ranked from A to F, defines~~ The level of service characterizes the ~~operation~~ general operating conditions of a roadway ~~segment~~facility in terms of traffic performance measures related to speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience. The targets incorporate the quality of travel (how satisfied travelers are) and the amount of capacity used. Qualitative levels of service range from A (least congested) to F (most congested).

For general planning purposes, Martin County uses accepted methodologies to determine the inputs for analysis and review and the Generalized Service Volume Tables found in the FDOT's latest Multimodal Quality/Level of Service (Q/LOS) Handbook. The Handbook, consistent with the Highway Capacity Manual, contains qualitative descriptions of the general operating conditions for the Q/LOS targets, which are summarized below.

Quality / Level of Service	**General Operating Conditions**
A	Free flow
B	Reasonably free flow
C	Stable flow
D	Approaching unstable flow
E	Unstable flow
F	Forced or breakdown flow

The specific characteristics that influence the qualitative level of service differ by the surrounding area. ~~The operational capacities are set with peak hour/peak direction thresholds. For general planning purposes, Martin County uses the qualitative definitions and generalized tables of LOS standards, found in the FDOT's latest Quality/Level of Service (Q/LOS) Handbook. The Handbook contains qualitative descriptions of these LOS targets, which are described below.~~ They are based on the traveler's perception of how well the facility operates in the context surrounding the facility. The latest Multimodal Q/LOS Handbook establishes and classifies the different contexts, which are summarized below.

Context Classification	**Description of Surrounding Area**
C1 Natural	Natural or wilderness areas that are generally in permanent preservation
C2 Rural	Sparsely settled lands that may include agricultural land mixed with grasslands, woodlands, or wetlands
C2T Rural Town	Small concentrations of developed areas immediately surrounded by rural and natural areas
C3R Suburban Residential	Mostly residential uses set in large blocks with a disconnected or sparse roadway network

C3C Suburban Commercial	Mostly non-residential uses with large building footprints and large parking lots set in large blocks with a disconnected or sparse roadway network
C4 Urban General	A mix of uses in one- to three- story buildings set in small blocks with a well-connected roadway network that may extend over long distances
C5 Urban Center	A mix of uses in one- to five- story buildings set in small blocks within a well-connected roadway network concentrated around a few blocks or within an identified civic or economic center of a community

~~. For specific determinations of roadway level of service, Martin County uses the methods in the Q/LOS Handbook. The roads that carry volumes in excess of the peak hour peak direction LOS are shown on Figure 5-1C.~~

~~Editor's note(s)—Figure 5-1C is on file in the office of the Martin County Growth Management Department.~~

~~Martin County's CGMP is consistent across elements, as evidenced by the cost-feasible program of capital improvements that maintain adopted permanent and interim levels of service for all roadway and public transportation facilities.~~

~~Characterizations of Levels of Service~~

~~A~~	~~•~~	~~Free flow, vehicle speed controlled only by traffic laws, driver may maneuver at will.~~
	~~•~~	~~Little or no delay at signalized intersections.~~
	~~•~~	~~Vehicles continue to drive through or slow down prior to passing through the intersection except for signal changes prior to arrival~~
~~B~~	~~•~~	~~Stable flow, slight interference from other vehicles, minimal delays at signalized intersections.~~
	~~•~~	~~Vehicles may have to stop briefly or slow down prior to moving through the intersection except for signal changes prior to arrival.~~
~~C~~	~~•~~	~~Stable flow, vehicle speed lower and maneuverability affected by other vehicles.~~
	~~•~~	~~Delays at most signalized intersections.~~
	~~•~~	~~Vehicles stop and then get through the intersection on the first green light. Queues begin to form.~~
~~D~~	~~•~~	~~Approaching unstable flow, slow but tolerable operating speeds, noticeable but tolerable delays at signalized intersections.~~
	~~•~~	~~Stopped cars are not delayed more than two cycles of the signal.~~
~~E~~	~~•~~	~~Unstable flow, capacity flow conditions with low, variable operating speeds and substantial delays at signalized intersections.~~
	~~•~~	~~Stopped cars are delayed for more than two cycles.~~
~~F~~	~~•~~	~~Unstable, stop-and-go forced flow~~
	~~•~~	~~Low speeds that may drop to zero for short time periods.~~
	~~•~~	~~Major delays at all critical signalized intersections along a roadway corridor.~~

The most current qualitative level of service on all major roadways in the County ~~shall be~~is presented in the annual Roadway Level of Service Inventory Report and relies on the context of the facility. The Q/LOS ~~for a given roadway segment~~ varies during the day with the volume of traffic using the facility. Usually, the worst portion of the day is the afternoon peak period. For the purposes of this plan, ~~T~~the adopted roadway Q/LOS ~~standards for the purposes of this plan~~ targets are stated in Policy 5.~~2~~3A.1. Generally, the ~~standards~~ targets maintain Q/LOS D during the peak season/peak hour/peak direction as the lowest tolerable level of service ~~on arterials in the rural and urban areas~~, except in certain Transportation Concurrency Exception Areas (TCEAs) established to encourage mixed-use development. For ~~all~~ roadways on the Strategic Intermodal System (SIS) and those funded with the Transportation Regional Incentive Program (TRIP) in accordance ~~with Section 339.2819,~~ Florida

Statutes, ~~the Transportation Regional Incentive Program (TRIP),~~ the adopted Q/LOS ~~standard~~ target shall be as designated by the FDOT.

Roadways operate differently year-to-year due to planned activities, such as construction projects, or unplanned activities, such as a significant weather-events or severe economic fluctuations; therefore, those roadways in Martin County that operate below the adopted Q/LOS targets consistently over multiple years are considered to have a failing level of service and are shown on Figure 5-1C.

~~5.2.E~~4. *Emergency Evacuation.* For planning purposes, the Martin County Sheriff's Office recommends using the following primary evacuation routes to gain access to Florida's Turnpike and Interstate 95, which are the most appropriate freeways to evacuate the County. The evacuation routes are depicted on Figure 5-1A. During an actual event, the Emergency Support Functions (ESFs) of Transportation (ESF 1), Public Works & Engineering (ESF 3), Firefighting (ESF 4), Search & Rescue (ESF 9), and Law Enforcement (ESF 16), will provide resource support to efficiently move evacuees to safer areas. In the event of a significant storm surge event or a potential breach of the Herbert Hoover Dike, evacuees in the following parts of the County will be directed by the Martin County Sheriff's Office and the appropriate law enforcement agencies to evacuate along the closest and safest routes available using the primary evacuation routes:

a. From the areas along the St. Lucie River, the Indian River Lagoon, and the Atlantic Ocean, the primary evacuation routes are: SR-A1A (NE Ocean Boulevard); SR-732 (NE Causeway Boulevard / NE Jensen Beach Boulevard); CR-707 (NE Dixie Highway); CR-723 (NE Savannah Road); SR-714 (SE Monterey Road); SE Indian Street; SE Cove Road; CR-708 (SE Bridge Road); CR-A1A (SE Dixie Highway); SR-5 (US-1 / NW Federal Highway); and SR-76 (S Kanner Highway).

b. From the area east of the South Fork of the St. Lucie River, the primary evacuation route is SR-76 (S Kanner Highway) toward Interstate 95.

c. From the area west of the South Fork of the St. Lucie River, the primary evacuation routes are SR-714 (SW Martin Downs Boulevard and SW Martin Highway) and CR-714 (SW Martin Highway) toward SR-91 (Florida's Turnpike) and/or Interstate 95.~~Martin County's Comprehensive Emergency Management Plan (CEMP), prepared by the Emergency Management Division and adopted by the Board of County Commissioners on December 1, 2009, complies with the State requirements for emergency evacuation. The CEMP provides preparedness, evacuation, and post disaster management for the County, including areas east of the Herbert Hoover Dike (Appendix I). This document hereby incorporated into the CGMP by reference.~~

d. From the area near the Herbert Hoover Dike, the primary evacuation routes are: SR-15 (US-98 / SW Conners Highway); SR-76 (SW Kanner Highway); SR-710 (SW Warfield Boulevard); CR-726 (SW Citrus Boulevard); and CR-609 (SW Allapattah Road).

Section 5.3. Other Existing Public Transportation Systems

Florida Statutes require~~s~~ consideration of all modes of transportation as part of the planning process ~~Transportation Element~~. An overview of ~~non-vehicular modes of~~ ~~transportation~~ the public pathways, transit, airports, railroads, and waterways is provided below to show the relationship to the entire transportation network.

5.3.A. *Existing Pathways.* The non-motorized pathways serve bicyclists and pedestrians. Martin County contains approximately 590 miles of public non-motorized pathways. The network consists of approximately 362 miles of sidewalks, 130 miles of bicycle lanes along arterial roadways, and 98 miles of multimodal pathways and trails. The interface of pedestrians, bicyclists, and vehicles requires careful design to ensure their safety and movement. Crashes involving pedestrians and bicyclists are included in the Crash Surveillance Report and mitigation strategies are developed in areas where a high number or severe crashes occur; these mitigation strategies are prioritized in the Capital Improvement Program.

The existing Public Pathways are shown on Figure 5-2.

Editor's note(s)—Figure 5-2 is on file in the office of the Growth Management Department and is available on the County's website.

~~5.3.A. *Airports.*~~

~~1. *Plan development.* In 2001, data and analysis for aviation facilities was updated to reflect new information available to Martin County. The Florida Aviation System Plan: Treasure Coast Region, 1992-2010 provided the framework for the 2001 revisions. The Western Martin County General Aviation Airport, Phase I Regional Aviation Needs was prepared for Martin County and the Florida Department of Transportation in April 1992. The purpose of the document was to investigate the general aviation activity in Martin County in fulfillment of the element's original objective 5.3A. In addition, the Master Plan Update for Witham Field was released in August 2001. These documents fulfilled objectives found within the original element and resulted in revisions as well. The Master Plan Update for Witham Field is incorporated by reference as data and analysis.~~

~~The service role of Martin County Airport/Witham Field is defined in the Airport Master Plan and the Federal Aviation Administration's National Plan of Integrated Airport Systems (NPIAS). Both the Master Plan and the NPIAS define the airport's service level as General Aviation.~~

~~Martin County Airport shall continue its role as a General Aviation Airport and the airport shall not become certificated under Federal Aviation Regulation (FAR) Part 139 and therefore shall not be eligible to accept Scheduled Commercial Airline service operating under Federal Aviation Regulation Part 121.~~

~~2. *Airport facilities overview.* There is one publicly owned, public-use airport in Martin County, Witham Field, and one privately-owned public use airport. Witham Field is a ±697-acre county-owned general aviation airport managed by an airport Director. It is located in the Stuart urban area just southeast of Monterey Road and east of Dixie Highway (CR A1A), which provides three points of ingress and egress for surface transportation as shown on Figure 5-9, the Airport Layout Plan, which is on file with the Airport Department.~~

~~Editor's note(s)—Figure 5-9 is on file in the office of the Martin County Growth Management Department and on the County's website.~~

~~Witham Field has three runways with taxiways. A fourth runway, 02/20, was closed in 1992. Apron and turf parking facilities in the general aviation area are located south of runway 12/30. Tower records indicate that the vast majority of the general aviation activity involves single-engine and light twin-engine aircraft. However, there is a regular and increasing use of the airport by jet aircraft, especially since some enhancements have been completed on the existing runways and taxiway system.~~

~~There are two full service fixed based operators (FBO) at Witham Field. These are (1) Stuart Jet Center, and (2) Atlantic Aviation. The fixed based operators provide services per the Minimum Standards for Aeronautical Activities.~~

~~Another public-use airport is Indiantown Airport (fka Circle T Ranch). This airport is owned by a private enterprise and has a fixed based operator (FBO) with limited services on-site. The airport has a 6,300' × 300' turf runway. The facility currently has approximately ten based aircraft. The Indiantown Airport currently has no master plan.~~

~~There are four other airports in Martin County: Naked Lady Ranch, Cox's Hammock Airport, Tropical Plantation, and Ranch Colony Park (Tailwinds). There are several other unnamed airstrips in the County. There are also heliports at Martin Memorial Hospital, The Medalist and at Sailfish Point. For the purposes of long-range planning, major emphasis shall be given to the two public use airports—Witham Field and Indiantown Airport. The layout of Witham Field Airport is shown on Figure 5-9, the Airport Layout Plan. Additional details on airport zoning districts are provided in the Land Development Regulations.~~

~~Editor's note(s)—Figure 5-9 is on file in the office of the Martin County Growth Management Department and on the County's website.~~

~~3. *Other airports.* For aviation planning purposes, Martin County is within the Treasure Coast region, which includes Martin, St. Lucie, Okeechobee and Indian River Counties. However, its proximity to Palm~~

~~Beach County, which is within the South Florida Metropolitan region, provides the County with access to a number of airports. Martin County is located approximately equidistant to two airports in the region. These are the Palm Beach International Airport and the St. Lucie County International Airport. The Treasure Coast region also includes the Vero Beach Municipal Airport and the Sebastian Municipal Airport. Palm Beach International Airport is approximately 40 miles south of Stuart, and is highly accessible Interstate 95 (i.e., within 45 minutes). The Palm Beach International Airport completed a major expansion and redevelopment project in 1989, has customs facilities, and is served by several commercial carriers.~~

~~The St. Lucie County International Airport is less than 30 miles to the north. This airport does not handle the same level of national and international flights as the Palm Beach International Airport. There is customs service, but the airport is currently not serviced by a commercial carrier.~~

~~Palm Beach County opened a reliever airport, North County Airport, in the North Palm Beach area in April 1994.~~

~~4. *Existing level of service at the public-use airports.* In a fast growing area such as south Florida, the mix of aircraft, operating throughout a range of airspeeds in both visual and instrument conditions, places considerable stress upon the air traffic control system. In the past, this mix has included sport parachute jump activity, helicopters, ultralights, gliders, hot-air balloons, small single- and twin-engine general aviation aircraft, air carriers, corporate jets and turbo-props, flight training and a mix of military aircraft.~~

~~Witham Field is the only publicly owned public-use facility. There are two fixed based operators (FBOs) at the airport, which provide services to private aircraft owners. The bulk of the cargo in and out of the airport is related to the actual airplane components handled by Vought Aircraft Industries, which are almost always transported in and out by rail freight or truck lines. This is restricted to Vought Aircraft Industries' operations and the figures for the amount of cargo are not available at this time. The only other bulk product provided to this facility would be fuel for the FBOs. There is no cargo terminal at Witham Field and no scheduled commercial flights currently exist or shall be allowed in the future. Activities at Witham Field include general aviation uses, including business/pleasure aviation uses and flight training.~~

~~Witham Field has an annual service capacity of 365,000 operations per year. The following table shows the total operations and percentage of annual service capacity:~~

~~Years~~	~~Total Operations~~
~~2012~~	~~57,198~~
~~2013~~	~~69,939~~
~~2014~~	~~83,298~~
~~2015~~	~~89,059~~
~~2016~~	~~92,061~~

~~Indiantown Airport has a total annual capacity of 100,000 operations and is experiencing approximately 10,000 operations per year.~~

~~In order for an airport to provide acceptable levels of service, adequate surface access by road or rail must be provided along with land based facilities such as terminals, parking and cargo handling areas. The best airport system is ultimately only as good as the land and air access to the system airports. Therefore, these factors are very important in determining deficiencies. The Treasure Coast Regional Aviation System Plan outlined the following circumstances, which have an impact on Martin County:~~

~~a. The Palm Beach International Airport has expanded its capacity. The North Palm Beach General Aviation Reliever Airport has opened. Both of these facilities shall provide additional level of service to Martin County. St. Lucie International has begun planning for new facilities.~~

~~b. Even though the publicly owned public-use airport in Martin County may currently enjoy adequate year-round level of service, the growth in other areas of the Treasure Coast region may lead to more frequent use of Martin County's airport facilities.~~

~~c. Peak periods during weekends, holidays, and the winter tourist season do create some congestion at Witham Field. Currently, there is no congestion at Indiantown Airport.~~

~~There are no operational deficiencies at access roads to Witham Field or other airports in Martin County.~~

5.3.B. ~~*Public transportation*~~*Existing Transit*. ~~1. *Plan development.* Public transportation planning in Martin County is identified in the most recent versions of the county's Transit Development Plan or the MPO's Long Range Transportation Plan or Transportation Disadvantaged Service Plan. The County is required to update the Transit Development Plan by Rule 14-73, Florida Administrative Code, in order to be eligible for grant funds. 2. *Purpose and intent.* Florida Statutes require all local governments with a population of 50,000 or more to include public transportation considerations in their comprehensive plans. The purpose of this section is to ensure that the public transportation needs of all Martin County residents are adequately addressed and realistic plans are developed to meet future needs, based on changing service needs, demographics and traffic patterns.~~

~~3. *Existing conditions.*~~ Martin ~~County operates its own public transportation service. It~~ County's Public Transit System (Marty) ~~provides fixed-route services in Indiantown and Stuart, and operates along US-1 providing connections between St. Lucie and Palm Beach counties. It provides complementary ADA paratransit services as governed by the Federal Transit Administration to continue receiving federal grant funds.~~ is comprised of five routes — three fixed, one deviated fixed, and one express. Other transit agencies with opportunities to connect to Marty routes include Palm Tran, which operates in Palm Beach County, the Area Regional Transit, which operates in St. Lucie County, and Stuart's downtown Tram service, which includes two fixed routes providing stops at key locations within the downtown area. Marty's overall ridership has steadily increased to nearly 110,000 annual trips.

Marty also offers complimentary accessible paratransit service (Marty Access) to individuals with disabilities within a ¾-mile buffer of Marty's fixed routes. Marty Access is a shared-ride, door-to-door service and an eligibility-based program in compliance with the provisions of the Americans with Disabilities Act (ADA) of 1990. Marty Access ridership has recently declined.

The Community Transportation Coordinator (CTC) for Martin County arranges transportation for the transportation disadvantaged in accordance with the Memorandum of Agreement with the Florida Commission for the Transportation Disadvantaged and in accordance with Chapter 427, Florida Statutes.

The existing Public ~~Transportation~~ Transit System is shown on Figure 5-3.

Editor's note(s)—Figure 5-3 is on file in the office of the ~~Martin County~~ Growth Management Department and is available on the County's website.

~~5.3.C. *Non-motorized transportation systems.* The non-motorized transportation system serves bicyclists and pedestrians. The State Transportation Plan requires bicycles and pedestrians receive full consideration in the planning, design and construction of transportation facilities. Sidewalks and bikeways should be incorporated into state and regional plans along with local transportation plans and programs. The State also requires establishment of bikeways and sidewalks in conjunction with construction, reconstruction or changes in state facilities within five miles of an urban area. Exceptions may be made if consideration of a non-motorized facility is contrary to public safety, cost is disproportionate to need or probable use, or the absence of need or use has been determined. As part of the Long Range Transportation Plan, the MPO developed and adopted the Multimodal Cost Feasible Plan. This Plan serves as the guiding document Martin County uses to plan for and fund non-motorized transportation facilities and is hereby incorporated as data and analysis by reference.~~

~~*Pedestrian and bicyclist facilities.* The interface of pedestrians and vehicles requires careful design to ensure their safety and movement. Crashes involving pedestrians and bicyclists are included in the Crash Surveillance Report described above.~~

~~The existing Non-motorized Transportation System is shown on Figure 5-4.~~

~~Editor's note(s)—Figure 5-4 is on file in the office of the Martin County Growth Management Department and available on the County's website.~~

5.3.C. *Existing Airports*.

1. *Overview*. For aviation planning purposes, Martin County is within the Treasure Coast regional planning area, which also includes Palm Beach, St. Lucie, and Indian River Counties. Pubic-use airports in the Treasure Coast regional planning area include Palm Beach County Park (Lantana) Airport, Palm Beach International Airport, North Palm Beach County General Aviation Airport, Indiantown Airport, Witham Field, Treasure Coast International Airport, Fort Pierce Seaplane Base, Vero Beach Regional Airport, New Hibiscus Airpark, and Sebastian Municipal Airport. The Palm Beach International Airport, the only commercial service – primary airport in the region, is approximately 40 miles south of Stuart, and is highly accessible from Interstate 95. The Palm Beach International Airport has customs facilities, and is served by several commercial carriers. The Vero Beach Regional Airport is also a commercial airport, but it is not a primary airport; it is approximately 35 miles north of Stuart. This airport does not handle the same level of national and international flights as the Palm Beach International Airport, although there is a customs facility.

   The two public airport facilities in Martin County are Witham Field and Indiantown Airport, as shown on Figure 5-4. There are three private airports in Martin County: Naked Lady Ranch; Tropical Plantation; and Ranch Colony Park (Tailwinds). There are several private heliports, including those at the Cleveland Clinic Martin North Hospital, the Medalist Golf Club, and Sailfish Point. For the purposes of long-range planning, major emphasis shall be given to the two public-use airports.

Editor's note(s)—Figure 5-4 is on file in the office of the Growth Management Department and is available on the County's website.

2. *Facilities and services*.

   a. *Witham Field* is approximately 700 acres and is owned by Martin County and managed by an Airport Director. It is partly located in the City of Stuart, southeast of SR-714 (SE Monterey Road) and east of CR-A1A (SE Dixie Highway).

      The Western Martin County General Aviation Airport, Phase I Regional Aviation Needs Plan was prepared for Martin County and the Florida Department of Transportation in April 1992. The purpose of the document was to investigate the general aviation activity in Martin County in fulfillment of the element's original objective. In 2001, data and analysis for aviation facilities was updated to reflect new information available to Martin County. The Florida Aviation System Plan: Treasure Coast Region, 1992-2010 provided the framework for the 2001 revisions. The Master Plan Update for Witham Field was released in August 2001. These documents fulfilled objectives found within the original Transportation Element.

      The Witham Field Airport Master Plan was last updated in July 2023. The service role of Martin County Airport/Witham Field is defined in the Airport Master Plan and the Federal Aviation Administration's National Plan of Integrated Airport Systems (NPIAS). Witham Field is designated as a national General Aviation facility with $5.1 million in planned improvements eligible for federal funding over the system's five-year planning period. Ingress and egress to the surface transportation network is provided through one point along SR-714 (SE Monterey Road) and three points along CR-A1A (SE Dixie Highway). Witham Field has three runways with taxiways. Apron and turf parking facilities in the general aviation area are located south of Runway 12/30.

      U.S. Customs and Border Protection (CBP) maintains a facility on Witham Field, which allows CBP officers to screen visitors and returning U.S. citizens, as well as cargo, arriving at the airport from a foreign country. The facility is unique in that it also serves as a port of entry for boaters. This makes it the first intermodal clearance facility of its kind built in the state of Florida.

There are two full-service fixed-based operators (FBOs) at Witham Field and other tenants that: offer aircraft avionics and maintenance services to the public; provide employment at corporate headquarters; provide access to aircraft through a local flying club; and manufacture aircraft component and parts for major aircraft companies. These FBOs and tenants, their subtenants, and other businesses associated with Witham Field have an economic impact of 1.3 billion dollars on the Martin County residents.

Details regarding development of the public airport facility district are provided in the Land Development Regulations.

b. *Indiantown Airport* is approximately 600 acres and is owned and managed by a private enterprise. The airport has one turf runway. Ingress and egress to the surface transportation network is through one point along CR-726 (SW Citrus Boulevard). There is one fixed-based operator (FBO) with limited services on-site. The Indiantown Airport is located within the Village of Indiantown; therefore, its growth, level of service, and proposed improvements are governed by the Village's Comprehensive Growth Management Plan.

5.3.D. *Existing Railroads~~/Seaports.~~*~~1. *Railroads.*~~ Martin County has three railroad corridors, two of the Florida East Coast (FEC) Railway and one of CSX Transportation. ~~None~~ Neither of these corridors has passenger stations or intermodal facilities. Florida East Coast Railway's main corridor ~~carries freight and~~ generally runs parallel to the eastern coastline from St. Lucie County to ~~the~~ Palm Beach County~~ line~~. Historically, it carried only freight, but a second track was recently added to carry high-speed passenger service, known as Brightline, however, the bascule bridge over the St. Lucie River remains a single track. This aged bascule bridge opens and remains open to navigation for at least ten minutes each hour.

~~A~~The secondary FEC Railway corridor carries freight in the western part of the County and runs north from Belle Glade to SR-710 (SW Warfield Boulevard) and then northeasterly toward Fort Pierce. The CSX Transportation corridor carries freight parallel to SR-710 (SW Warfield Boulevard) from ~~the~~ Okeechobee County ~~line~~ to ~~the~~ Palm Beach County~~ line~~. In Palm Beach County, the CSX Transportation corridor is shared with the South Florida Regional Transportation Authority, which operates South Florida's Commuter Rail System, known as Tri-Rail, south to Miami-Dade County. Together, these railroads are integral to freight transport between Jacksonville, Miami, and the Tampa area and passenger transport between Miami and Orlando.

The frequency and length of freight and passenger trains on the main Florida East Coast Railway corridor are significant physical barriers that impede the level of service for motor vehicles, pedestrians, and bicyclists on most major roadways and for vessels along the St. Lucie River. Delays are usually due to long freight trains, frequent passenger trains, and track repairs.

The existing ~~r~~Railroad ~~c~~Corridors are shown on Figure 5-3.

~~Editor's note(s) — Figure 5-3 is on file in the office of the Martin County Growth Management Department and available on the County's website.~~

5.3.E.~~2~~. ~~*Seaports*~~*Existing Waterways*. ~~Martin County has no seaports, but there are two nearby—Port of Fort Pierce and Port of Palm Beach. Due to the proximity of these facilities in adjacent counties, no future needs have been identified.~~ Martin County has a unique location on the Atlantic coastline, allowing it to play a major role in water transportation even without a port terminal or related development.

The St. Lucie Inlet provides access from the Atlantic Ocean to the Atlantic Intracoastal Waterway and the St. Lucie River. It is extensively impacted by shoaling that significantly threatens the inlet's continued navigability. The inlet is considered particularly challenging for boaters due to strong tidal currents, rapidly shoaling bottom, changing water depths, and shifting sands, which are compounded by the inlet's small size. Continued inlet dredging is necessary to maintain this critical point of ocean access for the region's extensive marine industrial, commercial, and recreational activities.

The Atlantic Intracoastal Waterway connects the St. Lucie Inlet and the St. Lucie River to the Port of Fort Pierce and the Port of Palm Beach; it is the primary corridor for the movement of marine traffic through the counties.

The only cross-Florida ~~east/west~~ waterway ~~in the Treasure Coast region~~ is located in Martin County; it is~~:~~ the ~~cross-Florida~~ Okeechobee Waterway (~~i.e.,~~ St. Lucie Canal), which connects the St. Lucie River in the City of Stuart ~~and its environs~~ with the ~~western~~ Caloosahatchee River in the ~~g~~Gulf city of Fort Myers. This navigable waterway, developed by the U.S. Army Corps of Engineers, is 156 miles long. It ~~can~~ accommodates both ~~passenger and freight~~ recreational and commercial vessels and is fairly well used.

More than 75,000 vessels travel the St. Lucie River under the bascule bridge along the FEC Railway's main corridor each year. The frequency and duration of the bascule bridge closing for rail traffic will continue to significantly impede marine transportation within the County and along the Okeechobee Waterway (St. Lucie Canal).

Martin County has no seaports, but there are two nearby - Port of Fort Pierce and Port of Palm Beach. Due to the proximity of these port facilities in adjacent counties, no future needs have been identified in Martin County.

Section 5.4. Future Transportation Network

The future transportation network-needs of Martin County are based on long-term projections established through the modeling efforts in the Martin Metropolitan Organization's Long Range Transportation Plan (LRTP), which addresses the roadways, pathways, transit, railroads, and waterways. The data and analysis found in the latest LRTP are hereby incorporated by reference. Martin County's CGMP is consistent across elements, as evidenced by the cost-feasible program of capital improvements that maintain adopted permanent and interim levels of service for all roadway and public transportation facilities, as described herein. The funding for public transportation projects is derived from gas taxes, impact fees, and various other state and federal programs. These funding sources and the funding projections from each source are provided in the Capital Improvements Element. The CGMP is based on the premise that existing and future development will be monitored to alleviate deterioration in the adopted level of service and to upgrade backlog conditions.

The future Transportation Map series is shown on Figures 5-5 through 5-7.

Section 5.5~~4~~. ~~Future~~ Roadway Needs

5.5~~4~~.A. *Traffic forecast and analysis.* The future ~~transportation network~~roadway needs of Martin County are based on ~~short term projections and~~ long-~~-~~term projections established through the modeling efforts ~~of~~ in the Martin Metropolitan Organization's Long Range Transportation Plan (LRTP) and short-term projections established in an annual needs assessment~~, which applies the transportation planning methodologies adopted by the FDOT~~.

~~For the short-term evaluation, the existing traffic volumes and growth rates from the annual Roadway LOS Inventory Report are used to project potential deficiencies in five and ten years as identified in the Annual Roadway Needs Assessment. The identified deficiencies are then programmed in the County's Capital Improvements Element, either in the five-year Schedule of Capital Improvements or in the ten-year plan, unless otherwise programmed in the FDOT's Five-Year Work Program or the MPO's Transportation Improvement Program.~~ For the long-~~-~~term evaluation, the existing and future regional road network is modeled using the latest version of the travel demand modeling tool known as the Treasure Coast Regional Planning Model (TCRPM). The TCRPM is an activity-based travel demand model serving the regional transportation modeling needs for the three counties within Treasure Coast Region – Martin, St. Lucie, and Indian River.~~ Florida Standard Urban Transportation Modeling Structure.~~ The~~is~~ ~~travel demand model~~ TCRPM utilizes base-~~-~~year and forecasted socioeconomic and multimodal transportation network data~~, as well as forecasted socioeconomic and forecasted multimodal transportation network data~~. Federal regulations require a 25-year planning horizon, with updates in the LRTP every five years by the Martin MPO. This ensures that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve the areas. ~~The Future Transportation Map series is shown on Figures 5-5 through 5-8, the Roadway System is shown on Figures 5-5A, 5-5B, and 5-5C.~~ ~~From the needs assessment, t~~The LRTP identifies future deficiencies in the existing and committed (funded for construction) roadway network and ~~prioritizes~~ includes a list of transportation projects that can be implemented from revenues projected to be collected during the concurrent 25-year planning horizon. These~~is~~ projects, intended to resolve the projected deficiencies, are~~is~~ formalized in the

Cost Feasible Plan. Each year, the Martin MPO prioritizes the ~~needed transportation~~ projects ~~that were~~ identified in the most recent Cost Feasible Plan and requests the FDOT use federal and state funds to incorporate~~s these~~ them into its ~~a~~ ~~f~~Five-~~y~~Year ~~Transportation Improvement~~Work Program~~, which contains federal and state funded transportation projects~~. Alternatively, ~~T~~the County may ~~identify these needed~~include locally-funded facilities for ~~implementation~~ in its Capital Improvements Plan.

For the short-term evaluation, the existing traffic volumes and growth rates from the annual Roadway LOS Inventory Report are used to project potential deficiencies in five and ten years and are identified in the Annual Roadway Needs Assessment. The identified deficiencies are then programmed in the County's Capital Improvements Element, either in the five-year Schedule of Capital Improvements or in the ten-year plan, unless otherwise programmed in the FDOT's Five-Year Work Program.

The future Roadway ~~System~~ Map series is shown on Figures 5-5A, 5-5B, and 5-5C. The County's functional classifications and evacuation routes are shown on Figure 5-5A, the maintenance responsibilities are shown on Figure 5-5B, and the number of lanes are shown on Figure 5-5C. Future right-of-way provisions are provided for in Policy 5.~~2~~3C.2.

Editor's note(s)—Figures 5-5A – 5-5C are on file in the office of the Growth Management Department and are available on the County's website.

~~5.4.B. *Analysis and LOS standards.*~~

~~*Roadway Capacity.* LOS standards and generalized LOS tables are essential for transportation planning. These standards incorporate:~~

~~1. The correlation between size of the urban area and acceptance of some highway congestion as a trade-off for other urban amenities;~~

~~2. The different roles provided by state facilities; and~~

~~3. Local flexibility in determining special transportation areas.~~

~~The standards also reinforce the growth management concepts of urban infill and infrastructure concurrent with the impact of development.~~

~~Equally important as adopting LOS targets is having a user-friendly measurement technique. The FDOT has developed generalized level of service tables based on the Highway Capacity Manual, which it recommends for broad planning applications and as a general guide to determine highway level of service and through-lane requirements on state roadways. The generalized tables are found in the FDOT's latest Q/LOS Handbook and are incorporated herein by reference.~~

~~The values shown in the generalized tables are based on the definitions and measurement techniques of the Highway Capacity Manual. It specifies that signalization characteristics (e.g., number of signals per mile, length of green light) are equally important as roadway characteristics (e.g., number of roadway lanes) in determining arterial levels of service. The generalized tables reflect this emphasis. They are also based on actual Florida traffic, roadway and signalization data, making them applicable throughout the State. However, it is recognized that traffic characteristics vary by area and facility. Thus, unlike the operating LOS targets, the generalized tables are not statewide standards; rather, they are guidelines for measuring highway level of service.~~

~~FDOT has adopted the LOS targets and generalized LOS tables for use on state highways. These targets represent the state-of-the-art in highway planning applications. Together they implement growth management concepts and emphasize the importance of managing access on the state highway system.~~

~~In addition to the generalized tables, the FDOT's latest Q/LOS Handbook provides for conceptual planning to obtain a solid determination of the level of service of a facility and to determine situations when the generalized tables simply are not accurate enough. Highway Capacity Software is the appropriate tool for conducting these types of analysis. Martin County will use these methods where applicable in updating the Concurrency System analysis.~~

~~*County traffic analysis techniques.* Current County traffic analyses techniques use the FDOT's latest Q/LOS Handbook, which reflects the current version of the Federal Highway Capacity Manual. The next update to the LRTP will also be based on the latest Handbook~~.

~~*Adopted LOS standard.* The LOS standard for all roadways in unincorporated Martin County is LOS D in the peak hour/peak direction. Standards for the State Highway System are guided by FDOT's latest 'LOS Policy'. This standard is formally stated in Policy 5.2A.1.~~

5.5.B. *Roadways not ~~currently~~ meeting the Q/LOS ~~criteria~~ targets.*

1. *Overview.* Roadways that are considered to have a failing level of service as identified in Section 5.2.B.3 ~~These types of roads~~ are ~~defined~~described as follows:

   a) *Constrained facilities:* Roadways that will not be expanded by the addition of two or more through lanes because of physical, environmental or policy constraints. Physical constraints primarily result from intensive development adjacent to the roadway, making the cost of expansion prohibitive. Environmental and policy constraints primarily occur when decisions are made not to expand a road based on environmental, historical, archaeological, aesthetic or social impact considerations.

   b) *Backlogged facilities:* Roadways that are (1) operating at a level of service below the minimum standards, (2) not programmed for construction in the first three years of the FDOT's adopted work program or the five-year schedule of improvements in the Capital Improvements Element and (3) not a constrained facility, as defined in a) above.

2. *Strategies.* ~~Acceptable strategies for~~ Establishing one or more of the following tools is considered an acceptable strategy to address~~ing~~ these types of roads ~~are~~:

   a) *Transportation Concurrency Management Area:* A geographically compact area where intensive development exists or is planned in a manner that will ensure adequate mobility and further achievement of state planning goals and policies. These include discouraging urban sprawl, encouraging revitalization of downtowns, designating redevelopment areas, protecting natural resources, protecting historic resources, maximizing efficient use of public facilities and promoting public transportation, bicycling, walking and other alternatives to the single-occupant automobile.

   b) *Transportation Concurrency Exception Area:* An urban area where infill and redevelopment are encouraged and exceptions to the transportation concurrency requirement are allowed, provided that alternative modes of transportation, land use mixes, urban design, connectivity and funding are addressed. It is meant to encourage development where infrastructure already exists, thereby reducing urban sprawl. The concurrency exception applies to all land uses, development and types of facilities within the Area.

   c) *Long Term Transportation Concurrency Management System:* A mechanism that allows development to continue while roadway capacity is planned, designed, and constructed, and funding for this work is accumulated. Such systems are based on an established 10-year program of improvements, identified in the Capital Improvements Element, which will return the backlogged facility to an acceptable level of service. Typically, these systems are accompanied with a temporary variance to the adopted level of service.

   d) *Multimodal Transportation District:* An area delineated on the future land use map where vehicle mobility is given secondary priority in favor of assuring a safe, comfortable and attractive pedestrian environment with a convenient connection to public transportation. Such districts must incorporate community design features that will reduce automobile trips or vehicle miles of travel and that support an integrated, multimodal transportation system.

5.5.C. *Vulnerability Assessment*. In addition to prioritizing projects that improve extreme weather resiliency and/or harden infrastructure against Sea Level Rise (SLR), the Martin MPO adopted a Transportation Network Resiliency Study in December 2022; the Resiliency Study includes a set of criteria to prioritize future mitigation projects to address vulnerable transportation infrastructure assets. The Resiliency Study reviewed

multiple levels of vulnerability including flooding threats, excessive heat, and socioeconomic vulnerability. As a result, twelve (12) prioritization criteria were formed to assist local governments during the planning process.

~~5.4.C. *Financing for capital improvements.* The funding for road projects is derived from gas taxes, road impact fees and various other state and federal programs. These funding sources and the funding projections from each source are provided in the Capital Improvements Element. The CGMP is based on the premise that existing and future development will be monitored to alleviate deterioration in the adopted level of service and to upgrade backlog conditions. The balance of the County's transportation trust fund is used for general roadway maintenance and rehabilitation and for matching state and federal funds to reduce backlogs.~~

Section 5.6~~5~~. Other ~~Future~~ Transportation Needs

5.6.A. *Pathway Needs*. The purpose of this section is to establish guidelines for developing the future public non-motorized pathway needs and mitigation strategies for safer facilities. The Long Range Transportation Plan (LRTP) is updated every five years and includes a cost feasible multimodal plan. The MPO regularly reviews and updates a Bicycle, Pedestrian & Trails Master Plan that includes trends in non-motorized pathways and prioritizes recommendations for safer and expanded bicycle and pedestrian facilities. The Master Plan identifies methods to support and enhance the recreational trail network by providing greater connectivity between existing trails in and around local, County, and State parks. Additionally, the Master Plan provides guidance to expand the County's non-motorized pathways to better serve and connect residents to social, commercial, and community hotspots within the area. Together, the LRTP and the Master Plan are used to identify proposed pathways in the County's five-year schedule of capital improvements or the FDOT's Five-Year Work Program.

The future Public Pathways are shown on Figure 5-6.

Editor's note(s)—Figure 5-6 is on file in the office of the Growth Management Department and is available on the County's website.

In addition to additional pathway needs, it is important to identify mitigation strategies that can reduce the level of stress and increase the safety of the pedestrians and bicyclists on the existing facilities.

The American Association of State Highway and Transportation Officials (AASHTO) recognizes the levels of traffic stress set by the Transportation Research Board in the Highway Capacity Manual. The level of traffic stress characterizes the general comfort or willingness of a cyclist or pedestrian to use a facility. Levels of traffic stress, established in the FDOT's Multimodal Q/LOS Manual range from 1 to 4, with 1 representing the most comfortable, and 4 representing the least comfortable. The following table, which is provided to introduce the level of stress concept and to recognize that the adequacy of a pathway is not determined by the number cyclists and pedestrians it carries, shows the general characteristics of pathway users. These levels of traffic stress can be established, once realistic levels of stress targets are evaluated and established as set forth in Policy 5.4A.11.

Level of Traffic Stress	**General User Characteristics**	
	Cyclists	**Pedestrians**
1	Most children can confidently use the facility	All users feel safe and comfortable and are willing to use the facility
2	Most adults will tolerate using the facility	Most users are willing to use the facility
3	Confident cyclists who prefer having their own dedicated space for riding will tolerate the facility	Some users are willing to use the facility, but others may only use the facility when there are limited route and mode choices available

4	Only users with limited route or mode choice or cycling enthusiasts that choose to ride under stressful conditions will tolerate the facility	Only users with limited route and mode choice are willing to use the facility (difficult or impassable by users with a wheeled mobility device)

Existing and proposed facilities can be evaluated based on the Crash Surveillance Report and the context classification described in Section 5.2.B by using the methodologies established in the FDOT's Multimodal Q/LOS Manual.

The following strategies can be implemented to reduce the level of stress and increase safety for cyclists:

1. Providing continuous separated or shared pathways.
2. Providing 7-foot buffered pathway adjacent to travelway where posted speeds are less than 40 mph.
3. Providing a rigid barrier between the pathway and the travelway where posted speeds are 40 mph or greater or where the pathway is on a bridge longer than ¼-mile.

The following strategies can be implemented to reduce the level of stress and increase safety for pedestrians:

1. Providing continuous pathways.
2. Providing a horizontal separation between the pathway and the travelway where posted speed is 25 mph.
3. Providing a horizontal and a vertical separation between the pathway and the travelway where posted speeds are greater than 30 mph.

~~5.5.A. *Future aviation and related facilities needs.* 1. *Airport needs.* The future aviation needs for Martin County are summarized in the Airport Master Plan Update, August 2001. That study indicated that the County's capacity at Witham Field would be sufficient provided necessary improvements are made.~~

~~The Master Plan Update utilized the FAA Aviation Forecast to establish the preliminary baseline forecasts and general aviation operations for Witham Field. The results for Witham Field are shown below:~~

~~Airport~~	~~Base Year~~		~~Forecast*~~	
	~~1999~~	~~2007~~	~~2010~~	~~2020~~
~~Witham Field (Based Aircraft)~~	~~204~~	~~234~~	~~228~~	~~253~~
~~Witham Field General Aviation (Operations)~~	~~119,533~~	~~80,641~~	~~146,704~~	~~166,609~~
~~Witham Field Military (Operations)~~	~~582~~	~~298~~	~~851~~	~~966~~
~~Witham Field Air Taxi~~	~~2,868~~	~~6,453~~	~~2,479~~	~~2,816~~

~~Source: Master Plan Update: Witham Field, Martin County, Florida, August 2001, Hoyle, Tanner and Associates. The data in the table above shall be revised following the next Witham Field Master Plan Update.~~

~~Airport~~	~~Year~~	~~Year~~	~~Year~~	~~Year~~
	~~2005~~	~~2006~~	~~2007~~	~~2008~~
~~Non-jet operations~~	~~88,402*~~	~~77,049~~	~~67,935~~	~~55,909~~
~~Jet operations~~	~~8,805**~~	~~11,458~~	~~12,706~~	~~10,005~~
~~Total~~	~~89,207~~	~~88,507~~	~~80,614~~	~~65,914~~

~~* Estimated due to full year Jet Operations being unavailable~~

~~** Does not include Jan. and Feb. 2005~~

~~The 2001 Master Plan Update identified the facility requirements for Martin County Airport/Witham Field.~~

~~2. *Future aviation plan (Witham Field).* Witham Field shall not become certified under FAR Part 139 and shall not be eligible to accept Scheduled Commercial Airline service operating under FAR Part 121. The airport needs at Witham Field are outlined in the 2001 Airport Master Plan. The Florida Department of Transportation designated funds for the development of an Airport Master Plan Update for Witham Field. The most recent Master Plan was completed in 2001. Figure 5-9, the Airport Layout Plan, shows the boundary for Witham Field Airport. A FAR Part 150 noise study has been completed by Martin County. Martin County anticipates a Master Plan Update in Fiscal Year 2009.~~

~~Editor's note(s)—Figure 5-9 is on file in the office of the Martin County Growth Management Department and available on the County's website.~~

5.~~6~~5.B. ~~*Future public transportation needs*~~*Transit Needs.*~~*Plan requirements.*~~ The purpose of this section is to establish guidelines for developing a plan for the future public transit needs of Martin County, based on changing service needs, demographics, and traffic patterns. The Transit Development Plan (TDP) is updated every five years. ~~Future plans~~The TDP must ~~keep in mind~~ be consistent with the County's ~~mandates~~ goals and recognize that increasing demands and decreasing resources will require the exploration of funding agreements between the FDOT, incorporated municipalities, and the private sector to share responsibility for public ~~transportation~~ transit. During development of these plans, corridors for public ~~transportation~~ transit should be designated.

1. A public ~~transportation~~ transit system in Martin County should be complemented by inter-community linkages with Palm Beach and St. Lucie Counties, and a special "fast-link" system between the City of Port St. Lucie and the Stuart urban area.
2. Future public ~~transportation~~ transit plans should consider the possible impacts of anticipated street and highway improvements on the public ~~transportation~~ transit system as well as transportation management programs and designated public ~~transportation~~ transit corridors.

~~Future LOS standards.~~ The future LOS ~~standards~~ targets for public ~~transportation~~ transit will depend ~~heavily~~ on the ~~funding sources, operating agency and geographic service areas. The Future Public Transportation System is shown on Figure 5-7. LOS standards shall~~ methodologies established in the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual (TCQSM) and should consider the following:

~~1.~~● Frequency of service~~: Days per week, times per day and times per hour~~;

~~2.~~● Service area coverage~~: Minimum walking distance/time to bus stops and to final destinations (i.e., major employment, retail or recreational centers)~~;

~~3.~~● Hours of operation~~: These should consider the journey to work (morning and afternoon) trip patterns~~;

- Perceived travel time;
- Access and passenger loading; and
- Reliability.

~~4. Costs: These should be reasonable but enough to cover some main operational functions without excessive subsidies. Costs could also vary based on the travel distance between outlying areas and the urbanized area.~~

The future Public Transit System is shown on Figure 5-7.

Editor's note(s)—Figure 5-7 is on file in the office of the ~~Martin County~~ Growth Management Department and is available on the County's website.

5.6.C. *Airport Needs.* The future aviation needs for Martin County were evaluated in the July 2023 Witham Field Airport Master Plan Update. The Plan identified the existing and future based aircraft (operational, airworthy aircraft kept at Witham Field more than six months of the year) and aircraft operations (an aircraft

landing or takeoff, including touch and go operations). The based aircraft is projected to increase by approximately 1.4% annually, while the annual operations are projected to increase by approximately 1.6% annually. There are 170,800 aircraft operations anticipated in 2040, which is less than half of the annual service capacity of 365,000 operations per year. The Plan indicates the capacity at Witham Field will be sufficient, provided necessary improvements are made.

Given the current conditions, and to accommodate these projected increases in base aircraft and operations, the improvements are programmed in the County's Capital Improvements Element, either in the five-year Schedule of Capital Improvements or in the ten-year plan, unless otherwise programmed in the FDOT's Five-Year Work Program or the MPO's Transportation Improvement Program.

Witham Field shall continue its role as a General Aviation Airport and shall not become certified under Federal Aviation Regulation (FAR) Part 139 and shall not be eligible to accept Scheduled Commercial Airline service operating under FAR Part 121. Figure 5-8, the future Public Airport Boundary, shows the extents of planned improvements at Witham Field; more details regarding the improvements can be found on the Airport Layout Plan, which is incorporated by reference, is on file in the office of the Airport, and is available on the County's website.

Editor's note(s)—Figure 5-8 is on file in the office of the Growth Management Department and available on the County's website.

5.6.D. *Railroad Needs*. The future railroad improvement needs are prioritized by the need to increase the safety and reduce congestion delays of the users of roads, pathways, transit, and waterways as well as the desire to enhance passenger connectivity between Miami and Orlando. Such improvements are either identified in the Long Range Transportation Plan or proposed as policy.

5.6.E. *Waterway Needs*. The Martin Metropolitan Planning Organization adopted a Martin and St. Lucie Regional Waterways Plan that provides a brief history of the transportation on the County's waterways including dredging, inlets, bridges, and navigational constraints. The Waterways Plan also emphasizes the importance of maintaining these waterways as part of a multi-modal system for the movement of people and freight it in a way that promotes and maximizes the economic vitality and public benefit of the region. As part of the Martin and St. Lucie Regional Waterways Plan, waterborne passenger transportation services were evaluated, including water taxis, high-speed ferries, and seaplanes. Potential water taxi networks in Stuart and Port Salerno were identified which could operate in conjunction with special events and programming. Such transportation services are either identified in the Long-Range Transportation Plan or proposed as policy.

In addition to providing marine transportation services, the Waterways Plan also emphasizes the opportunities for coordinated dredging and deeper channels in key waterways, including in the St. Lucie Inlet, to provide direct marine navigational benefits. Channel dredging also enables access by larger vessels to boat builders, marinas, and service facilities, which will expand economic benefits of the waterways.

Section 5.7~~6~~. Goals, objectives, and policies

Goal 5.1 To develop and implement a transportation network that is coordinated and consistent with municipal, County, state, federal and regional planning programs and planning programs of adjacent jurisdictions.

Objective 5.1A. To prepare an annual report of transportation planning needs and implementation activities to document consistency with the plans of federal, state, regional and local planning programs and provide for adequate private sector input.

Policy 5.1A.1. Assess annual roadway needs. The County shall prepare an annual roadway needs assessment. The annual needs assessment shall rely on the latest available traffic volumes and growth rates to project potential deficiencies in five and ten years, and shall be used to provide input into the FDOT Five-Year Work Program, the Martin County Capital Improvements Plan and the Capital Improvements Element of the CGMP. Changes in roadways shall be included in the annual needs assessment and, where appropriate, added to the Capital Improvements Plan and Capital Improvements Element.

Policy 5.1A.2. Assess other transportation needs. The County shall regularly assess the needs of other transportation systems, including public transportation, rail, sidewalks, bikeways and greenway trails, through updates to the MPO's Long Range Transportation Plan.

Policy 5.1A.3. Establish coordination procedures with municipalities. Martin County shall establish specific coordination procedures with municipalities, Treasure Coast Regional Planning Council and the FDOT to assure ongoing communication. Such communication shall be further assured through regular meetings with these agencies. The Martin MPO will be used to enhance coordination between the agencies and municipalities named above.

Policy 5.1A.4. Seek public participation in transportation planning. The County shall evaluate public participation in planning and implementing the transportation improvement program and, if necessary, initiate changes to improve opportunities for private sector representatives to provide input.

Policy 5.1A.5. Plan for comprehensive long range transportation needs. The Long Range Transportation Plan, the Transit Development Plan and related annual reports shall consider the State's adopted Five-Year Work Program, Florida Transportation Plan, state land development plan, strategic regional policy plan and applicable roadway plans of local municipalities.

Policy 5.1A.6. Functionally classify all roadways. The County will coordinate with the State in continuing review and evaluation of the State's functional classification system for major roadways.

Policy 5.1A.7. Amend the CGMP to incorporate construction changes. The County will amend the CGMP if construction of any of the transportation improvements identified in the Long Term Concurrency Management System are eliminated, deferred or delayed. The amendment shall specify the default LOS standard, if any, that will be binding for issuance of development orders and permits.

Policy 5.1A.8. Prepare annual peak-hour LOS report. Martin County will develop an annual peak-hour LOS map or report.

Objective 5.1B. To ensure that the Long Range Transportation Plan is consistent with the Future Land Use Element and map and with proposed population densities and housing and employment patterns.

Policy 5.1B.1. Ensure Transportation CGMP amendments are consistent with other elements and plans. All proposed amendments to the Transportation Element will include a comprehensive statement of findings documenting that the proposed modification is consistent with the future land use map, the five-year FDOT Work Program and plans of neighboring jurisdictions (where applicable).

Policy 5.1B.2. Ensure other CGMP amendments are consistent with this Element. All proposed amendments to the Future Land Use Map shall be consistent with this Transportation Element, the FDOT Five-Year Work Program, and transportation plans of neighboring jurisdictions.

Policy 5.1B.3. Review and provide input to the FDOT Work Program. The County and MPO shall provide input and review each subsequent version of the FDOT Five-Year Work Program.

Policy 5.1B.4. Review local governments' traffic plans. The County and MPO will provide input and review the traffic circulation plans and programs of local municipalities and adjoining counties for compatibility with this element.

Policy 5.1B.5. Notify public of transportation planning activities. The County will establish a mailing list to ensure that all interested agencies are informed of transportation-related activities and improvements via copies of correspondence.

Policy 5.1B.6. Encourage mixed-use developments. Where allowed by law, Martin County shall encourage mixed-use developments, such as traditional neighborhood developments, that minimize trips and maintain traffic-generating attractors within the development. Martin County shall consider establishing Transportation Concurrency Exception Areas, Transportation Concurrency Management Areas or Multimodal Districts to promote non-vehicular mobility, as allowed by law. Chapter 18 designates Martin County Community Redevelopment Areas as Transportation Concurrency Exception Areas.

Goal 5.2 To establish an integrated transportation system consistent with future development plans.

Objective 5.2~~3~~A. To consider safety, aesthetics, socioeconomic impacts (i.e., neighborhood disruption) and adequate neighborhood circulation when implementing transportation improvement projects.

Policy 5.2~~3~~A.1. Apply design criteria for gateways. The County shall apply the adopted design criteria for landscaping and signage along new and existing roadways designated as gateways to the community. It shall also implement an annual program to landscape and maintain median strips and rights-of-way in coordination with the FDOT, where appropriate.

Policy 5.2~~3~~A.2. Provide for landscape buffers. The County's minimum right-of-way requirements for roadways shall provide for linear landscape buffers.

Policy 5.2~~3~~A.3. Promote safe roadway designs. The County shall promote roadway designs that are safe and efficient by:

(1) Requiring adequate storage and areas for merging;

(2) Prohibiting hazardous access from driveways and traffic lanes by using safe systems of ingress and egress (i.e., turn lane policies);

(3) Requiring acceleration and deceleration lanes, turning lanes or parallel access lanes, where appropriate;

(4) Minimizing conflicts between roadway, pedestrian, bicyclist and rail traffic; and

(5) Providing adequate capacity for emergency evacuation and emergency response vehicles.

Policy 5.2~~3~~A.4. Separate vehicles from pedestrians. Traffic flow systems shall be designed to achieve reasonable separation of vehicles and pedestrians, particularly in areas where children are concentrated, including schools, parks and residential areas.

Policy 5.2~~3~~A.5. Prepare Crash Surveillance Report. Martin County shall continue to refine the crash *reporting* system to produce crash rate information for applicable road links and intersections and incorporate this information into priority setting for improvements for the five-year road program. Every other year, the Public Works Department prepares a Crash Surveillance Report that identifies, analyzes and provides recommendations for reducing high-hazard intersections and fatal crashes as well as pedestrian and bicycle crashes.

Policy 5.2~~3~~A.6. Maintain file of traffic studies. The County shall maintain a current file of all traffic studies transmitted in support of proposed private developments. These studies shall use the data requirements and analysis techniques required by Article 5 of the Land Development Regulations.

Policy 5.2~~3~~A.7. Monitor traffic flow. The County shall regularly monitor traffic flow and shall undertake special traffic studies to develop specific local programs to:

(1) Assure that the County's traffic counting programs are coordinated with and provide data to the City of Stuart and the FDOT;

(2) Resolve existing or anticipated traffic circulation problems and issues;

(3) Support special grant programs;

(4) Respond to specific policies of the federal or state government or other regional or local public agencies.

Policy 5.2~~3~~A.8. Protect neighborhoods. The County will ensure that development of major transportation routes (rail or roadway) discourages neighborhood displacement and protects community and neighborhood integrity.

Policy 5.2~~3~~A.9. Encourage neighborhood circulation. In reviewing proposed developments, the County shall encourage adequate neighborhood circulation and multiple access points from neighborhoods to the arterial/collector system. Safe and convenient on-site traffic flow and parking shall be required for all development. Facilities shall be designed with efficient internal circulation.

Policy 5.2~~3~~A.10. Manage access. Driveways and medians shall be designed to meet appropriate County and FDOT standards. Driveways and medians shall be coordinated with on-site standards, on-site traffic operations and parallel access roads. To maximize roadway capacity and safety, the number of driveway connections should be minimized while their spacing should be maximized.

Policy 5.2~~3~~A.11. Limit access connections on SW Citrus Boulevard. Driveway and side street connections on CR-726 (SW Citrus Boulevard) will be spaced a minimum of 660 feet apart between the Troupe Indiantown Drainage District canal crossing and CR-76A (SW 96th Avenue).

Policy 5.2~~3~~A.12. Restrict parking on arterials and collectors. The County shall restrict on-street parking on all arterial and collector roads based on criteria set forth in the Land Development Regulations.

Policy 5.2A.13. Plan for off-road travel. The County shall continue to work with the East Coast Greenway Alliance to plan a north-south and east-west trail system for off-road, non-motorized travel, extending the full length of the County. The County shall maximize use of the trails listed in Table 9-1 and ensure consistency with Policy 9.1J.3.

Objective 5.2~~3~~B. To plan and develop a transportation system that preserves environmentally sensitive areas; conserves energy and natural resources; reduces greenhouse gases and carbon emissions; and minimizes adverse environmental impacts.

Policy 5.2~~3~~B.1. Avoid improvements in hazardous and sensitive areas. The County shall avoid transportation improvements that encourage or subsidize increased development in coastal high-hazard areas or environmentally sensitive areas identified in the Coastal Management and the Conservation and Open Space Elements.

Policy 5.2~~3~~B.2. Avoid access to sensitive areas. To prevent undue pressure for the development of sensitive areas, interchanges and other road/rail improvements shall not be placed or constructed in a manner that would provide access to environmentally protected or sensitive areas or other areas to be conserved.

Policy 5.2~~3~~B.3. Limit facilities in sensitive areas. If no feasible alternative exists, needed transportation facilities may traverse environmentally protected or sensitive lands or conservation areas. However, such access shall be limited and shall incorporate design techniques that minimize negative impacts on natural systems, such as:

- Utilizing bridges, box culverts, and other means to elevate facilities over environmentally sensitive lands or conservation areas to allow for continued wildlife migration and to maintain a consistent rate and volume of water flow; and
- Installing fences along non-elevated facilities in a manner that encourages wildlife migration under the elevated facilities rather than across those non-elevated (at-grade) facilities.

Policy 5.2~~3~~B.4. Replace bascule span bridges. Where feasible, bascule span bridges (drawbridges) shall *either* be replaced with fixed span bridges or modified in order to reduce environmental impacts and potential traffic circulation problems.

Policy 5.2~~3~~B.5. Prevent erosion in road/rail routes. New roadways or rail routes shall be designed to prevent and control soil erosion; minimize clearing and grubbing operations; minimize stormwater runoff; and avoid unnecessary changes in drainage patterns.

Policy 5.2~~3~~B.6. Support energy-efficient transportation. The County shall pursue and support *transportation* systems (e.g., express buses, high-occupancy vehicles, bikeways) that reduce air quality degradation and help conserve energy.

Policy 5.2~~3~~B.7. Seek opportunities for intermodal facilities. The County shall seek opportunities for land-based and water-based intermodal logistics facilities as a means of increasing transportation efficiency and reducing vehicular travel.

Objective 5.2C. To plan and maintain a transportation system that is resistant to flooding threats, excessive heat, and socioeconomic vulnerabilities.

Policy 5.2.C.1. Develop prioritization criteria. The County shall develop and adopt specific performance criteria to evaluate the level of resiliency considered in the design of a transportation network project.

Policy 5.2C.2. Prioritize projects that are resilient to extreme weather. The County shall prioritize projects that will improve extreme weather resiliency or that will harden infrastructure against Sea Level Rise (SLR).

Goal 5.3 To develop, operate, and maintain an efficient and cost-effective roadway network that provides for ease of mobility and meets the adopted Q/LOS ~~standards~~target.

Objective 5.3~~2~~A. To ensure that no roadways in Martin County operate at a level of service lower than the standard established in Policy 5. 3~~2~~A.1.

Policy 5.3~~2~~A.1. Establish a base qualitative level of service. The qualitative level of service (Q/LOS) ~~standard~~ target for ~~all~~ roadways in unincorporated Martin County is Q/LOS D in the peak hour/peak direction. Standards for the State Highway System are guided by FDOT's latest 'LOS Policy'. The methodology for determining roadway facilities' qualitative level of service shall adhere to the methodologies identified in the latest FDOTs Multimodal Q/LOS Handbook.

Policy 5.3~~2~~A.2. Ensure roadway capacity is available. The County shall pursue implementation of development agreements or planned unit developments and other mechanisms to help ensure that road projects are constructed and adequate roadway capacity is available to accommodate the impacts of new development.

Policy 5.3~~2~~A.3. Apply a transportation impact fee. All development shall be subject to the applicable transportation impact fee. Impact fees shall continue to be utilized, as appropriate, on state and County transportation networks to make capacity improvements needed to accommodate new development.

Policy 5.3~~2~~A.4. Provide impact fee credit for improvements not site-related. Developments requiring site plan approval shall be required to dedicate sufficient rights-of-way to meet the minimum widths set forth in Policy 5.3~~2~~C.2. These developments may be required to construct roadway improvements, not site-related, to meet projected State/County transportation needs. Any roadway construction and/or right-of-way dedication required by a development order and implemented by a developer, other than site-related improvements, shall be credited against road impact fees in accordance with Article 6 of the Land Development Regulations.

Policy 5.3~~2~~A.5. Review development order proposals. The County shall review master and final site plan applications for consistency with the projects listed in the Capital Improvements Element, for right-of-way needs measured against Policy 5.3~~2~~C.2, and for impacts on the adopted LOS standards.

Policy 5.3~~2~~A.6. Require a transportation analysis. A transportation analysis in accordance with Article 5 of the Land Development Regulations shall be provided by all proposed residential and nonresidential developments.

Policy 5.3~~2~~A.7. Correlate development orders to level of service. Master site plans that reserve capacity and final site plans shall not be approved except in the following circumstances:

(1) All road links, bridges, and intersections affected by the development are operating at or above the ~~base~~ qualitative LOS ~~standard~~target. Procedures for analyzing the potential traffic impacts on roadways and the ability of the roadway segments to accommodate the traffic impact and the anticipated traffic volumes are adopted in Article 5 of the Land Development Regulations, including the specification of impact criteria. In all cases, adopted roadway qualitative LOS ~~standards~~ targets throughout the County shall be maintained; or

(2) The site plan falls within a designated Transportation Concurrency Exception Area; or

(3) If one or more link, bridge, and/or intersection affected by the development is operating below the base LOS standard, one of the following conditions applies:

(a) The improvement~~s~~ needed to ~~provide~~ meet the ~~base~~ qualitative LOS target ~~are~~ is under construction; or

(b) The improvement~~s~~ needed to ~~provide~~ meet the ~~base~~ qualitative LOS target ~~are~~is the subject of a binding, fully executed contract for construction; or

(c) The improvement~~s~~ needed to ~~provide~~ meet the ~~base~~ qualitative LOS target ~~are~~is programmed to start construction no later than the third year of either the FDOT's Five-Year Work Program or Martin County's Capital Improvements Plan, and to complete construction by the fifth year; or

(d) The improvement~~s~~ needed to ~~provide~~ meet the ~~base~~ qualitative LOS target ~~are~~is guaranteed in an enforceable development agreement. Such agreement may include development agreements pursuant to Florida Statutes section 163.3220 or an agreement or development order issued pursuant to Florida Statutes chapter 380, provided that road improvements required by a Development of Regional Impact (DRI) development order shall not be considered for concurrency for property outside the boundaries of the DRI unless either provisions of Policy 5.3~~2~~A.7.(~~2~~3)(a) or (b) above are satisfied;

(e) The improvement needed to meet the qualitative LOS target is the subject of an agreement to pay for or construct its proportionate share of the improvements in a manner consistent Florida Statutes section 163.3180(5)(h)(1), provided the proportionate-share contribution or construction is sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility as set forth in the Land Development Regulations; or

(~~e~~f) There is an approved Traffic Congestion Mitigation Plan that will enable the road and bridge system within the affected traffic area or roadways and bridges outside the affected area to meet the qualitative LOS ~~standards~~ target in this policy. Procedures for analyzing potential traffic impacts on roadways and the ability of roadway segments to accommodate both the traffic impact and anticipated traffic volumes are in Article 5 of the Land Development Regulations, including the specification of impact criteria. In all cases, adopted roadway qualitative LOS ~~standards~~ target throughout the County will be maintained; or

(~~f~~g) The project has de minimis traffic impacts (defined as an impact that would not affect more than one (1) percent of the ~~maximum~~ generalized service volume of the affected transportation facility at the ~~adopted~~ qualitative level of service target). No impact will be de minimis if the sum of the existing roadway volumes and the projected volumes from the approved projects would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility. However, the impact of a single-family home on an existing lot will constitute a de minimis impact on all roadways, regardless of the level of deficiency of the roadway. Further, no impact will be de minimis if it would exceed the adopted level of service of any affected designated hurricane evacuation route.

Policy 5.3~~2~~A.8. Pursue joint ventures on state roads. The County and the MPO shall pursue joint participation agreements with the FDOT for improvement of state roadway deficiencies identified in this element. As with past and current joint participation ventures between the County and FDOT, the ~~following~~ delineation of responsibilities should be assigned for the following: right-of-way acquisition; design; and construction.

Policy 5. 3~~2~~A.9. Prohibit residential development on Hutchinson Island. All new residential development on Hutchinson Island served by the ~~Evans Crary Bridge~~Stuart or Jensen Beach causeways shall be limited to single-family residences at a density of two units per gross upland acre.

Policy 5.3~~2~~A.10. Plan and implement traffic congestion mitigation. The County shall increase the efficiency of the existing thoroughfare system and reduce peak hour/peak season congestion by developing traffic congestion mitigation plans using accepted and innovative transportation system management techniques.

Policy 5.3~~2~~A.11. Investigate strategies to enhance transportation network. Martin County shall investigate the various transportation management strategies, as appropriate, to improve system efficiency and enhance safety.

Policy 5. 3~~2~~A.12. Promote "Complete Streets". To the extent feasible, the County shall promote and implement the concept of "Complete Streets" that accommodate all users, including motorized vehicles, bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.

Policy 5.3~~2~~A.13. Require connectivity of new commercial development. The County shall enhance the efficiency of the major roadway network by requiring new adjacent commercial developments, located along or accessed by arterial and collector roadways, to provide for circulation between sites and to maintain connectivity of the street network consistent with Article 4 of Division 19 of the Land Development Regulations.

Policy 5.3~~2~~A.14. Require connectivity between residential and nonresidential development. The County shall encourage new residential developments to provide for interconnectivity with non-residential developments to promote overall mobility.

Policy 5.3~~2~~A.15. Require connectivity among existing nonresidential development. Where possible, the County shall require and initiate interconnectivity among existing adjacent non-residential developments, while minimizing negative impacts to existing residential developments.

Objective 5.3~~2~~B. To strive to make the levels of service on the Strategic Intermodal System consistent with the level of service D adopted for the County roadway system.

Policy 5.3~~2~~B.1. Seek strategies to shift traffic from SIS. Martin County will analyze and identify financially feasible strategies to facilitate the movement of local traffic from roadways that are part of the Strategic Intermodal System onto roadways that are not part of these systems.

Objective 5.3~~2~~C. To protect existing and future rights-of-way from building encroachment.

Policy 5.3~~2~~C.1. Establish building setbacks for future transportation needs. Building setbacks, as established in the County's Land Development Regulations shall reserve sufficient space for future traffic circulation and reduce the undesirable and adverse impacts of noise, congestion, and related safety hazards associated with intensified future land uses.

Policy 5.3~~2~~C.2 Establish minimum right-of-way widths. Minimum right-of-way widths, as established in the County's Land Development Regulations, shall reserve sufficient space for future traffic circulation and reduce the undesirable and adverse impacts of noise, congestion, and related safety hazards associated with intensified future land uses.

Policy 5.3~~2~~C.4. Adopt a thoroughfare right-of-way plan. Within one year after adoption of a Long Range Transportation Plan update, the County shall evaluate the Needs Assessment plan to determine whether new or existing corridors will require right-of-way in addition to the minimum width set forth in Land Development Regulations. Should such corridors exist, the County shall adopt and/or update a Thoroughfare Right-of-Way Plan to reflect the need and purpose for each designated corridor.

Policy 5.3~~2~~C.5. Coordinate with municipalities. Martin County shall coordinate with the City of Stuart, the Village of Indiantown, and other jurisdictions ~~on potential corridors subject to Policy 5.2C.6.~~ in conjunction with the analysis for updates to the Long Range Transportation Plan. Martin County shall continue to coordinate with the City of Stuart, the Towns of Sewall's Point, Ocean Breeze Park, and Jupiter Island, and the Village of Indiantown to protect rights-of-way on state and county roads in municipal jurisdictions.

Policy 5.3~~2~~C.6. Earmark funds for right-of-way acquisition. The County shall include in its annual Capital Improvements Element a minimum of $100,000.00 ~~earmarked~~ for ~~an advanced~~ right-of-way acquisition ~~program~~.

~~**Goal 5.3** To establish an integrated transportation system consistent with future development plans.~~

~~*Objective 5.3A.* To consider safety, aesthetics, socioeconomic impacts (i.e., neighborhood disruption) and adequate neighborhood circulation when implementing transportation improvement projects.~~

~~*Policy 5.3A.1. Apply design criteria for gateways.* The County shall apply the adopted design criteria for landscaping and signage along new and existing roadways designated as gateways to the community. It shall also implement an annual program to landscape and maintain median strips and rights-of-way in coordination with the FDOT, where appropriate.~~

~~*Policy 5.3A.2. Provide for landscape buffers.* The County's minimum right-of-way requirements for roadways shall provide for linear landscape buffers.~~

~~*Policy 5.3A.3. Promote safe roadway designs.* The County shall promote roadway designs that are safe and efficient by:~~

~~(1) Requiring adequate storage and areas for merging;~~

~~(2) Prohibiting hazardous access from driveways and traffic lanes by using safe systems of ingress and egress (i.e. turn lane policies);~~

~~(3) Requiring acceleration and deceleration lanes, turning lanes or parallel access lanes, where appropriate;~~

~~(4) Minimizing conflicts between roadway, pedestrian, bicyclist and rail traffic; and~~

~~(5) Providing adequate capacity for emergency evacuation and emergency response vehicles.~~

~~*Policy 5.3A.4. Separate vehicles from pedestrians.* Traffic flow systems shall be designed to achieve reasonable separation of vehicles and pedestrians, particularly in areas where children are concentrated, including schools, parks and residential areas.~~

~~*Policy 5.3A.5. Prepare Crash Surveillance Report.* Martin County shall continue to refine the crash *reporting* system to produce crash rate information for applicable road links and intersections and incorporate this information into priority setting for improvements for the five-year road program. Every other year, the Public Works Department prepares a Crash Surveillance Report that identifies, analyzes and provides recommendations for reducing high-hazard intersections and fatal crashes as well as pedestrian and bicycle crashes.~~

~~*Policy 5.3A.6. Maintain file of traffic studies.* The County shall maintain a current file of all traffic studies transmitted in support of proposed private developments. These studies shall use the data requirements and analysis techniques required by Article 5 of the Land Development Regulations.~~

~~*Policy 5.3A.7. Monitor traffic flow.* The County shall regularly monitor traffic flow and shall undertake special traffic studies to develop specific local programs to:~~

~~(1) Assure that the County's traffic counting programs are coordinated with and provide data to the City of Stuart and the FDOT;~~

~~(2) Resolve existing or anticipated traffic circulation problems and issues;~~

~~(3) Support special grant programs;~~

~~(4) Respond to specific policies of the federal or state government or other regional or local public agencies.~~

~~*Policy 5.3A.8. Protect neighborhoods.* The County will ensure that development of major transportation routes (rail or roadway) discourages neighborhood displacement and protects community and neighborhood integrity.~~

~~*Policy 5.3A.9. Encourage neighborhood circulation.* In reviewing proposed developments, the County shall encourage adequate neighborhood circulation and multiple access points from neighborhoods to the arterial/collector system. Safe and convenient on-site traffic flow and parking shall be required for all development. Facilities shall be designed with efficient internal circulation.~~

~~*Policy 5.3A.10. Manage access.* Driveways and medians shall be designed to meet appropriate County and FDOT standards. Driveways and medians shall be coordinated with on-site standards, on-site traffic operations and parallel access roads. To maximize roadway capacity and safety, the number of driveway connections should be minimized while their spacing should be maximized.~~

~~*Policy 5.3A.11. Limit access connections on SW Citrus Boulevard.* Driveway and side street connections on CR-726 (SW Citrus Boulevard) will be spaced a minimum of 660 feet apart between the Troupe Indiantown Drainage District canal crossing and CR-76A (SW 96th Avenue).~~

~~*Policy 5.3A.12. Restrict parking on arterials and collectors.* The County shall restrict on-street parking on all arterial and collector roads based on criteria set forth in the Land Development Regulations.~~

~~*Policy 5.3A.13. Plan for off-road travel.* The County shall continue to work with the East Coast Greenway Alliance to plan a north-south and east-west trail system for off-road, non-motorized travel, extending the full length of the County. The County shall maximize use of the trails listed in Table 9-1 and ensure consistency with Policy 9.1J.3.~~

~~*Objective 5.3B.* To plan and develop a transportation system that preserves environmentally sensitive areas; conserves energy and natural resources; reduces greenhouse gases and carbon emissions; and minimizes adverse environmental impacts.~~

~~*Policy 5.3B.1. Avoid improvements in hazardous and sensitive areas.* The County shall avoid transportation improvements that encourage or subsidize increased development in coastal high-hazard areas or environmentally sensitive areas identified in the Coastal Management and the Conservation and Open Space Elements.~~

~~*Policy 5.3B.2. Avoid access to sensitive areas.* To prevent undue pressure for the development of sensitive areas, interchanges and other road/rail improvements shall not be placed or constructed in a manner that would provide access to environmentally protected or sensitive areas or other areas to be conserved.~~

~~*Policy 5.3B.3. Limit facilities in sensitive areas.* If no feasible alternative exists, needed transportation facilities may traverse environmentally protected or sensitive lands or conservation areas. However, such access shall be limited and shall incorporate design techniques that minimize negative impacts on natural systems, such as:~~

- ~~Utilizing bridges, box culverts, and other means to elevate facilities over environmentally sensitive lands or conservation areas to allow for continued wildlife migration and to maintain a consistent rate and volume of water flow; and~~
- ~~Installing fences along non-elevated facilities in a manner that encourages wildlife migration under the elevated facilities rather than across those non-elevated (at-grade) facilities.~~

~~*Policy 5.3B.4. Replace bascule span bridges.* Where feasible, bascule span bridges (drawbridges) shall *either* be replaced with fixed span bridges or modified in order to reduce environmental impacts and potential traffic circulation problems.~~

~~*Policy 5.3B.5. Prevent erosion in road/rail routes.* New roadways or rail routes shall be designed to prevent and control soil erosion; minimize clearing and grubbing operations; minimize stormwater runoff; and avoid unnecessary changes in drainage patterns.~~

~~*Policy 5.3B.6. Support energy-efficient transportation.* The County shall pursue and support *transportation* systems (e.g. express buses, high-occupancy vehicles, bikeways) that reduce air quality degradation and help conserve energy.~~

~~*Policy 5.3B.7. Seek opportunities for intermodal facilities* The County shall seek opportunities for land-based and water-based intermodal logistics facilities as a means of increasing transportation efficiency and reducing vehicular travel.~~

Goal 5.4. To establish the County as friendly to pedestrians and bicyclists by developing a safe ~~bicycle and pedestrian transportation system~~ network of non-motorized pathway accessible to all major public and private facilities.

Objective 5.4A. To improve the transportation system to appropriately accommodate bicycl~~e~~ists and pedestrians. ~~design and facility requirements.~~

Policy 5.4A.1. Report crashes involving bicyclists and pedestrians. The County ~~shall develop a bicycle and pedestrian crash reporting program~~utilize the crash record database to identify road segments and intersections having frequent bicyclist- and pedestrian-related crashes, with particular attention given to hazards, bottlenecks, and barriers.

Policy 5.4A.2. ~~Construct sidewalks and bicycle facilities in~~ Encourage non-motorized pathways on ~~s~~State ~~projects~~ arterials and collectors. The County shall ~~request~~ encourage the construction of sidewalks and bicycle facilities in conjunction with the construction, reconstruction, or change ~~in~~ on any ~~s~~State~~-facility~~ owned arterial or collector having a context classification of C2T (Rural Town), C3R and C3C (Suburban Residential and Commercial), C4 (Urban General), and C5 (Urban Center)~~within five miles of an urban area~~.

Policy 5.4A.3. Include bicycle lanes on new/resurfaced County arterials and collectors ~~and arterials~~. The County shall ~~mandate~~ provide bicycle lanes or paved shoulders (or the equivalent) on all new or resurfaced ~~collector or~~ County-owned arterials and collectors ~~roadways~~ that are not physically or financially constrained.

Policy 5.4A.4. Construct sidewalks on County arterials and collectors ~~and arterials~~. The County shall strive to provide a sidewalk along both sides of all County-owned arterials and collectors having a context classification of C2T (Rural Town), C3R and C3C (Suburban Residential and Commercial), C4 (Urban General), and C5 (Urban Center).

Policy 5.4A.5. Develop a sidewalk and bicycle facilities improvement program. The County shall develop an improvement and maintenance program for sidewalks and bicycle facilities that establishes a committee to review and recommend prioritized improvements to sidewalks and bicycle facilities ~~and recommend improvements~~.

Policy 5.4A.6. Prioritize needed sidewalks and bicycle facilities. The County shall identify and prioritize sidewalks and bicycle facilities intended to connect or complete both existing and proposed facilities in a manner that provides a complete pedestrian and bicyclist circulation system. The County shall consider such improvements in the Capital Improvements Plan.

Policy 5.4A.7. Identify and seek funding for ~~sidewalks and bicycle facilities~~non-motorized pathways. The County shall identify and seek funding sources for sidewalks and bicycle facilities improvements and maintenance programs.

Policy 5.4A.8. Require pedestrian displays at traffic signals. ~~Where appropriate and in conjunction with the FDOT, t~~The County shall ~~require or~~ coordinate with the State and provide pedestrian visual displays and audible count-down devices at all signalized intersections with pedestrian crosswalks. ~~the time of traffic signal installation and modification, and shall pursue signal coordination with the State.~~

Policy 5.4A.9. Meet the needs of bicyclists and pedestrians in developments. The County shall encourage ~~the development of~~ communities that foster non-motorized ~~vehicular~~ travel by~~.~~ ~~The County shall~~ requiring~~e~~ ~~developers to provide bicycle facilities and sidewalks~~ non-motorized pathways in proposed developments. ~~in accordance with acceptable engineering standards. The County shall encourage the development of communities that foster nonvehicular travel.~~

Policy 5.4A.10. Inform public of bicycle facility and sidewalk standards. The County shall inform public and private sector planning/engineering and development agencies of the most recent standards for sidewalks and bicycle facilities from the FDOT and American Association of State Highway and Transportation Officials (AASHTO).

Policy 5.4A.11. Enhance bicyclist and pedestrian safety along bridges and major arterials. The County shall develop standards and encourage the State to develop standards that increase the safety of bicyclists and pedestrians along bridges and major arterials, which may include providing a rigid barrier between the facilty and the travelway where the posted speed is 40 mph or greater or where the bridge is longer than ¼-mile.

Policy 5.4A.12. Establish a base level of traffic stress. The County shall evaluate and establish level of traffic stress targets for the public non-motorized pathway system in unincorporated Martin County

based on context classification and methodologies established in the FDOT's Multimodal Q/LOS Manual.

Objective 5.4B. To develop a network of non-motorized pathways that connects pedestrians and bicyclists~~e transportation system that connects all~~ to major travel destinations ~~to~~ and population concentrations.

Policy 5.4B.1. ~~Establish pedestrian and bicycle facilities~~ Provide non-motorized pathways around schools. In accordance with ~~guidelines from the~~ AASHTO and ~~the~~ FDOT guidelines, the County shall ~~establish~~ provide non-motorized pathways that connect surrounding neighborhoods to ~~pedestrian and bicycle facilities around~~ schools, with emphasis on areas not serv~~ic~~ed by school buses.

Policy 5.4B.2. Provide pedestrians and bicyclists ~~and pedestrians~~ access to ~~retirement and handicapped~~ residential~~ce~~ centers serving the public, the disabled, and the elderly. In accordance with AASHTO ~~or~~ and FDOT guidelines, the County shall provide ~~for~~ pedestrians and bicyclists~~e~~ access to residential centers that serve the public, the disabled, and the elderly. ~~in areas encompassing retirement and handicapped residence centers, as well as public, commercial and service buildings~~. This ~~should~~ includes bicycle parking ~~at these locations~~.

Policy 5.4B.3. Provide pedestrians and bicyclists access to non-residential centers serving the public. In accordance with AASHTO and FDOT guidelines, the County shall provide pedestrians and bicyclists access to non-residential centers that serve the public. This includes bicycle parking.

Policy 5.4B.4~~3~~. Develop ~~sidewalks and bicycle facilities~~ non-motorized pathways in public areas. The County shall work with local municipalities, neighboring counties, and the Florida Department of Environmental Protection to develop ~~sidewalks and bicycle facilities~~ non-motorized pathways in beach access areas, community, regional, and state parks, and other facilities, such as ~~off-roadway travel corridors and~~ drainage ~~canal~~, railroad, and utility corridors. ~~rights-of-way.~~

Policy 5.4B.5~~4~~. Provide ~~sidewalks and bicycle facilities~~ non-motorized pathways at County facilities. The County shall assure that all County facilities, which are accessible to the public, ~~(~~such as libraries, community centers, and administrative offices~~)~~, address the needs of bicyclists and pedestrians. ~~Where sidewalks and bicycle facilities are needed, the County shall incorporate the current FDOT design standards.~~

Goal 5.5 To ensure the coordination and continuation of an efficient and economical system of public ~~transportation~~ transit to benefit all County residents, in an effort to reduce the reliance on single-occupancy vehicles and fuels that emit high levels of carbon, thereby reducing greenhouse gases.

Objective 5.5A. To provide an efficient public ~~transportation services~~ transit system with safe and convenient transit shelters and accommodations for the special needs of the transportation disadvantaged based on existing and proposed land uses, especially those that are major trip generators and attractors.~~; safe and convenient public transportation terminals; land uses; and accommodation of the special needs of the transportation disadvantaged.~~

Policy 5.5A.1. Provide financial support for public ~~transportation~~ transit. The County shall provide local financial support towards the public ~~transportation~~ transit system, as required by federal or state grants, including the required match and operations deficit. The County shall encourage provision of public ~~transportation~~ transit services by qualified public and private agencies.

Policy 5.5A.2. Fund the needs of the transportation disadvantaged. The County shall continue to ~~maintain the current level of service~~ provided ~~through its~~ funding contributions to meet the needs of the transportation disadvantaged.

Policy 5.5A.3. Plan for a regional public ~~transportation~~ transit authority. The County shall assist the Martin MPO in long range planning and development of strategies for the creation of a regional public ~~transportation~~ transit authority.

Policy 5.5A.4. Provide ~~transportation~~ transit service to the elderly and disadvantaged. The County shall ~~support the designated transportation coordinator's top priority of providing~~ prioritize a safe and convenient ~~transportation~~ transit system to accommodate the special needs of the physically, socially, and economically disadvantaged riders of all ages.

Policy 5.5A.5. Support the paratransit system. The County shall continue to support a paratransit system (i.e., van pool) and shall educate the public concerning this alternative transportation service~~s~~.

Policy 5.5A.6. Encourage additional funding ~~to~~ for the transportation ~~provider~~ disadvantaged and individuals with disabilities. The County shall investigate additional funding sources and encourage additional funding ~~sources available to~~ for the CTC and Marty Access ~~transportation provider~~.

Policy 5.5A.7. Encourage employers to promote public ~~transportation~~ transit. The County shall assist the ~~FDOT~~ Business Development Board of Martin County, the Martin County Economic Council, and the various Chambers of Commerce to encourage and/or require major employers in the County to use innovative means of providing their employees access to public ~~transportation~~ transit ~~to their employees~~ while recognizing the availability of public transportation alternatives and the limitations of constrained roadways. Examples of potential programs include flexible work hours and~~,~~ sponsored car/van pool programs.

Policy 5.5A.8. Require major industrial development to incorporate access to public ~~transportation~~transit. Any new major industrial development within one-half mile of a public ~~transportation~~ transit corridor, as designated through the adoption of the Transit Development Plan, shall incorporate at least one public ~~transportation~~ transit stop (such as a shelter, bus bay, or loop).

Policy 5.5A.9. Strive to expand the ~~fixed-route public transportation~~ transit system. ~~The Indiantown to Stuart shuttle, the Stuart shuttle, and the Treasure Coast Connector routes should be~~The County shall strive to expand~~ed~~ or add to the transit system to provide access to the community centers in each of the Community Redevelopment Areas, transit centers, ~~with access to~~ passenger rail stations, regional and community parks, and other major ~~shopping~~ retail centers.

Policy 5.5A.10. Strive to expand access to rail transportation. ~~To~~ The County shall collaborate with the Florida East Coast (FEC) Railway, CSX Transportation, and ~~the~~ potential service providers to develop a plan to coordinate ~~potential~~ expanded freight and passenger rail access ~~routes to~~ outside the urban corridor of the County.

Objective 5.5B. To continue to protect existing public transportation rights-of-way.

Policy 5.5B.1. Establish minimum lane widths to support public ~~transportation~~ transit. The County's minimum right-of-way requirements for roadways shall ~~ensure~~ provide for ~~that~~ lanes that are wide enough to accommodate public ~~transportation~~ transit vehicles.

Objective 5.5C. To continue to protect future public transportation rights-of-way and exclusive public ~~transportation~~ transit corridors, as appropriate, as part of the long-range planning process.

Policy 5.5C.1. Establish a base level of service. The County shall establish level of service targets for the public transit system in unincorporated Martin County based on the methodologies established in the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual (TCQSM). The LOS targets should consider: frequency of service; service area coverage; hours of operation; perceived travel time; access and passenger loading; and reliability.

Policy 5.5C.~~1~~2. Accommodate curbside pick-up and bus movement. The designation of rights-of-way and construction/reconstruction of arterial and collector roadways and residential streets shall allow for adequate curbside pick-up and bus turning in appropriate areas.

Policy 5.5C.~~2~~3. Designate public ~~transportation~~ transit corridors. In coordination with the ~~master public transportation~~ Transit Development ~~p~~Plan ~~being developed by the MPO and the FDOT~~, ~~exclusive~~ public ~~transportation~~ transit corridors shall be designated ~~as needed~~. Implementation of this policy ~~shall~~ should improve roadway levels of service on the roadways as people reduce vehicle use in favor of ~~mass transport~~ public transit.

Objective 5.5D. To establish transit within Martin County to connect to nearby major regional hubs such as Port St. Lucie, Palm Beach County, and points beyond.

Policy 5.5D.1. Encourage transit-friendly neighborhoods. The County shall establish transit corridors and transit neighborhood centers that provide for specific design features to encourage and support the use of transit.

Goal 5.6 To provide for an airport transportation system consistent with the planning programs of Martin County, state, federal, regional and local jurisdictions.

Objective 5.6A. To coordinate land use and transportation planning and implementation at Witham Field with the development of aviation facilities. This shall be a continuing objective.

Policy 5.6A.1. Require development within boundary consistent with the County Code. All development *or* redevelopment on the airport property shall be consistent with the Future Land Use Map series and Martin County Land Development Regulations. No expansion of Witham Field shall occur outside the boundaries shown on Figure 5-~~9~~8, the Airport Boundary~~Plan~~ without an amendment to the CGMP.

~~Editor's note(s) — Figure 5-9 is on file in the office of the Martin County Growth Management Department and available on the County's website.~~

Policy 5.6A.2. Operate as an integral part of the state aviation system. ~~The airport~~ Witham Field shall operate as an integral part of the Florida Aviation system as administered by the FDOT.

Policy 5.6A.3. Operate in conformance with state and federal regulations. Martin County shall operate ~~all airport facilities~~ Witham Field in conformance with applicable state and federal regulations.

Policy 5.6A.4. Operate and construct airport facilities consistent with the County Code. In constructing or operating airport-related facilities, the County, lessee or any agent responsible for providing services at ~~airport facilities~~Witham Field shall abide by the CGMP of the County and the City of Stuart (where appropriate), especially the ~~c~~Coastal ~~m~~Management, Future ~~l~~Land ~~u~~Use, ~~c~~Conservation and Open Space, and Transportation ~~aviation and traffic circulation~~ ~~e~~Elements.

Policy 5.6A.5. Coordinate road improvements and development. The Airport Director ~~Department~~ shall coordinate all related roadway improvements and development activities at ~~the airport~~ Witham Field with the Growth Management Department, all involved agencies, and concerned members of the public.

Policy 5.6A.6. Include costs and responsible entity for all improvements in CIE. The appropriate costs and responsible agency for all improvements in the Airport Master Plan and the FDOT Five-Year Work Program shall be reflected in the Capital Improvements Element.

Policy 5.6A.7. Require all permits prior to construction. No construction or related activities shall commence at ~~the airport~~ Witham Field until all required permits and leases are obtained.

Policy 5.6A.8. Utilize professional expertise of available resources. Martin County shall utilize the professional expertise and advice of planning and administrative staff of the County, City of Stuart, Treasure Coast Regional Planning Council, FDOT, Florida Department of Environmental Protection, and the FAA.

Policy 5.6A.9. Encourage support for funding. Through the County's legislative and congressional *delegations*, the County Commission shall encourage support for funding applications recommended by Martin County.

Goal 5.7 To make all feasible and safe efforts to increase the capacity of navigation and weather reporting facilities at Witham Field to meet current and projected needs of County residents while recognizing the limitations imposed by existing surrounding residential areas.

Objective 5.7A. To keep taxiways and transient ramps in an acceptable state of repair and maintenance to ensure optimum use of all available capacity.

Policy 5.7A.1. Keep one crosswind runway lit. Martin County shall ensure that one crosswind runway at Witham Field is kept lit.

Policy 5.7A.2. Coordinate surface transportation to ensure access. ~~Martin County~~ The Airport Director shall coordinate with Martin County and the FDOT to ensure adequate access to the airport is provided via the existing and proposed surface transportation network ~~to ensure adequate access to the airport~~.

Objective 5.7B. To ensure Witham Field Airport is developed as directed by Martin County, in accordance with the existing Airport Facilities and Layout Plan, ~~the Regional Comprehensive Policy Plan, and~~ the Continuing Florida Aviation System Planning Process, and the FAA Master Plan.

Policy 5.7B.1. Develop a runway improvement plan. A program for adequate pavement, lighting and directional aid improvements to selected runways shall be developed for a five-year period.

Policy 5.7B.2. Develop parking, taxiways, and blast pad improvement plan. Adequate additional parking (vehicular and aircraft), taxiways and blast pads shall be developed in accordance with the existing plan and annual updates of the FDOT Five-Year Work Program and the FAA Master Plan.

Policy 5.7B.3 Provide additional service upgrades by the FBOs. Additional service upgrades shall be provided by the fixed base operators at Witham Field in accordance with the existing fixed base operator standards and any updates.

Goal 5.8. The County shall limit the expansion of runways and taxiways.

Objective 5.8A. To update the Martin County Airport/Witham Field Airport Master Plan as necessary to comply with the FAA's National Plan of Integrated Airport Systems.

Policy 5.8A.1. Limit role to General Aviation Airport. The Martin County Airport shall continue its role as a General Aviation Airport. The airport shall not become certified under Federal Aviation Regulation (FAR) Part 139 and therefore shall not be eligible to accept scheduled commercial airline service operating under Federal Aviation Regulation Part 121.

Policy 5.8A.2. Require CGMP amendment for runway extension(s). Extension or expansion of the runway distances listed below shall require an amendment to the CGMP.

Runway	TORA	TODA	ASDA	LDA
12	5826	5826	5826	5366
30	5826	5826	5826	5826
16	5000	5000	4120	3790
34	5000	5000	4750	3870
7	4646	4646	4646	4646
25	4646	4646	4646	4646

- Take Off Run Available (TORA): Start of take-off run to 200 feet before the beginning of the runway protection zone.
- Take Off Distance Available (TODA): Equal to the total amount of usable pavement.
- Accelerate Stop Distance Available (ASDA): Usable pavement after providing for a standard (1,000-foot) safety area (600-foot safety area if an Engineered Materials Arresting System~~,~~ (EMAS) is used).
- Landing ~~d~~Distance ~~a~~Available (LDA): Usable pavement from landing threshold to beginning *of standard safety area.*

Policy 5.8A.3. Restrict service capacity. The Board of County Commissioners shall not approve any Capital Improvements Element amendment that would expand the Witham Field annual service capacity.

Policy 5.8A.4. Require lessee or facility acquirer to pay cost of benefits. Any plan for lease or acquisition of airport facilities shall be based on an economic study that assures that those benefiting shall pay the cost, and that acquisition and improvements shall not increase ad valorem taxes.

Policy 5.8A.5. Include assessment of effects in study of airport expansion or relocation. The study of any airport expansion and/or a new airport location shall include an assessment of all positive and negative effects on the surrounding community.

Policy 5.8A.6. Coordinate other types of transportation with future needs. Martin County shall coordinate roadway and transit service improvements with the future needs of seaports, airports, and other related transportation facilities.

Goal 5.9. To provide aviation facilities that efficiently and safely meet the needs of the citizens of Martin County.

Objective 5.9A. To ensure that airport operations in Witham Field's clear zones, approach surfaces, transition surfaces, horizontal surfaces or conical surfaces are not obstructed.

Policy 5.9A.1. Adhere to height restrictions. Height restrictions adopted by the County shall be adhered to.

Policy 5.9A.2. Prohibit structures that interfere with airport operations. The County shall encourage ~~A~~all municipalities in the County ~~shall~~ to enact ordinances prohibiting structures or obstructions that affect takeoff and landing at airports.

Objective 5.9B. To ensure Witham Field's airport safety record continues and to enhance operational safety.

Measure: Facilities are regularly inspected and problem areas are corrected.

Policy 5.9B.1. Maintain security systems, parking areas, taxiways and runways. Airport security systems, parking areas, taxiways and runways shall be maintained to ensure optimum safety at all times.

Policy 5.9B.2. Provide runway ~~500-foot wide~~ safety areas ~~or EMAS~~. Each runway ~~should~~ shall have either a 500-foot-wide safety area of maintained graded turf or an ~~. The Board of County Commissioners has voted to install~~ Engineered Materials Arresting System (EMAS). ~~at the ends of runways 12 and 30. When installed, the EMAS shall replace the graded turf requirement for these runways.~~

Objective 5.9C. To maintain and improve aviation facilities at Witham Field.

Measure: An annual inventory of facilities is conducted prior to assignment in the annual Transportation Improvement Program.

Policy 5.9C.1. Annually inventory all infrastructure. All infrastructure, ~~such as~~ including, but not limited to, the drainage system, safety fencing, taxiways, lighting, pavement markings, and aprons shall be inventoried and assigned to an annually updated maintenance program ~~by airport management in coordination with Martin County~~.

Policy 5.9C.2. Provide adequate restroom and storage facilities and water outlets. All restrooms and storage facilities shall be adequate~~,~~ and water outlets (for aircraft cleaning) shall be provided. ~~and storage facilities shall be upgraded at Witham Field.~~

~~*Objective 5.9D.* To encourage the continued public use of Indiantown Airport and investigate its long term potential as a recreation airport.~~

~~*Policy 5.9D.1. Support community efforts to continue public use and operation of Indiantown Airport.* Martin County shall cooperate with the Indiantown community in its efforts to ensure that the Indiantown Airport continues to operate for the public.~~

Goal 5.10 To ensure that provisions for future aviation transportation facilities are developed in a manner that minimizes adverse environmental impacts.

Objective 5.10A. To ensure improvements at any airport facility are in accordance with the County's Land Development Regulations.

Policy 5.10A.1. Site new or expanded facilities on least environmentally sensitive lands. New or *expanded* airport/aviation facilities shall be sited on the least environmentally sensitive lands, and shall be consistent with the Conservation and Open Space Element.

Policy 5.10A.2. ~~Restrict future land plan to~~ Ensure development is compatible with airport uses. The ~~future land use plan of~~ zoning applied to any airport ~~facility~~ in unincorporated Martin County shall ~~be~~ restrict~~ed~~ uses to those ~~uses~~ that are compatible with the airport and its environs.

Policy 5.10A.3. Identify methods to protect natural resource. Prior to expansion of existing airport/aviation facilities or siting of new aviation facilities, methods for protection of natural resources shall be identified.

Policy 5.10A.4. Preserve native or endangered species of fauna and flora. Improvement of the airport shall be in accordance with the County's conservation and open space policies regarding the preservation of native or endangered species of fauna and flora.

Policy 5.10A.5. Retain additional surface water runoff. Additional surface water runoff caused by airport expansion shall be retained on-site.

Objective 5.10B. To minimize noise created by airport operations by following the accepted FAA standards for similar general aviation airports.

Measure: A comprehensive noise abatement plan for Witham Field has been developed as part of the Airport's FAR Part 150 Study.

Policy 5.10B.1. Require takeoffs and landings to comply with federal standards. To minimize noise impacts beyond the boundaries of the airport, the takeoff or landing of aircraft shall comply with federal standards.

Policy 5.10B.2. Implement measures to reduce potential noise impacts. The Martin County Board of County Commissioners shall continue to implement measures to reduce potential noise impacts from aviation activities at ~~publicly~~County-owned public-use airports.

Policy 5.10B.3. Monitor progress of noise compatibility program. The Martin County Board of County Commissioners shall continue to monitor the progress of the airport's noise compatibility program.

Goal 5.11 To provide a transportation system that is effectively coordinated with railroad operations.

Objective 5.11A. Minimize delays to pedestrians, cyclists, motorists, and boaters. The County shall seek ways to minimize delays to users of the public transportation system, including pedestrians, cyclists, motorists, and boaters.

Policy 5.11A.1. Require preemption at all railroad crossings adjacent to signalized intersections. The County shall coordinate with the railroad operator(s) and the Florida Department of Transportation to establish the appropriate phase sequencing for preempted traffic signals on roadway crossings located between 200 and 500 feet from a signalized intersection.

Policy 5.11A.2. Support grade-separated rail crossings. The County shall support vertical separation of the grade crossing of SR-714 (SE Monterey Road) over the Florida East Coast (FEC) Railway to eliminate delays and potentially hazardous conflicts for all users.

Policy 5.11A.3. Identify grade separated pathways for pedestrians and cyclists. The County shall identify and seek funding for one or more public pathways over the Florida East Coast (FEC) Railway.

Policy 5.11A.4. Support the replacement of the St. Lucie River railroad bridge. The County shall encourage and support the award of eligible FDOT and USDOT grants to be used for the design and implementation of a plan to replace and expand the current 1933 single-track railroad drawbridge with a higher doubletrack drawbridge, providing better access for boaters and less interruption for motorists.

Policy 5.11A.5. Support the construction of a passenger train station. The County shall collaborate with the City of Stuart to establish and maintain a passenger train station and parking garage that will result in significant public benefits, including improved quality of life for residents and economic development for the community.

Goal 5.12 To recognize, support, and maintain marine transportation as a driver of local economics, recreation, and enjoyment.

Objective 5.12A. Coordinate dredging of the St. Lucie Inlet and local waterways. The County shall coordinate and support the dredging of the St. Lucie Inlet and local waterways, using the most environmentally sensitive methods, to provide direct marine navigational benefits and economic benefits by enabling access by larger vessels to boat builders, marinas, and service facilities.

Policy 5.12A.1. Prioritize maintenance dredging. The County shall continue to prioritize and seek funding for the maintenance dredging of the St. Lucie Inlet and reinforce this request with comprehensive data regarding marine industries.

Policy 5.12A.2. Assess shoaling and dredging needs. The County will consider developing a dredging working group of members from the Florida Inland Navigational District, the South Florida Water Management District, the US Army Corps of Engineers, and the Marine Industries Association of the Treasure Coast to assess shoaling and dredging needs throughout the waterways following annual storm seasons.

Policy 5.12A.3. Maintain the channel in Manatee Pocket. The County shall maintain the channel in the Manatee Pocket to enable deeper-draft vessels to access local marinas and service facilities.

CPA 24-05,

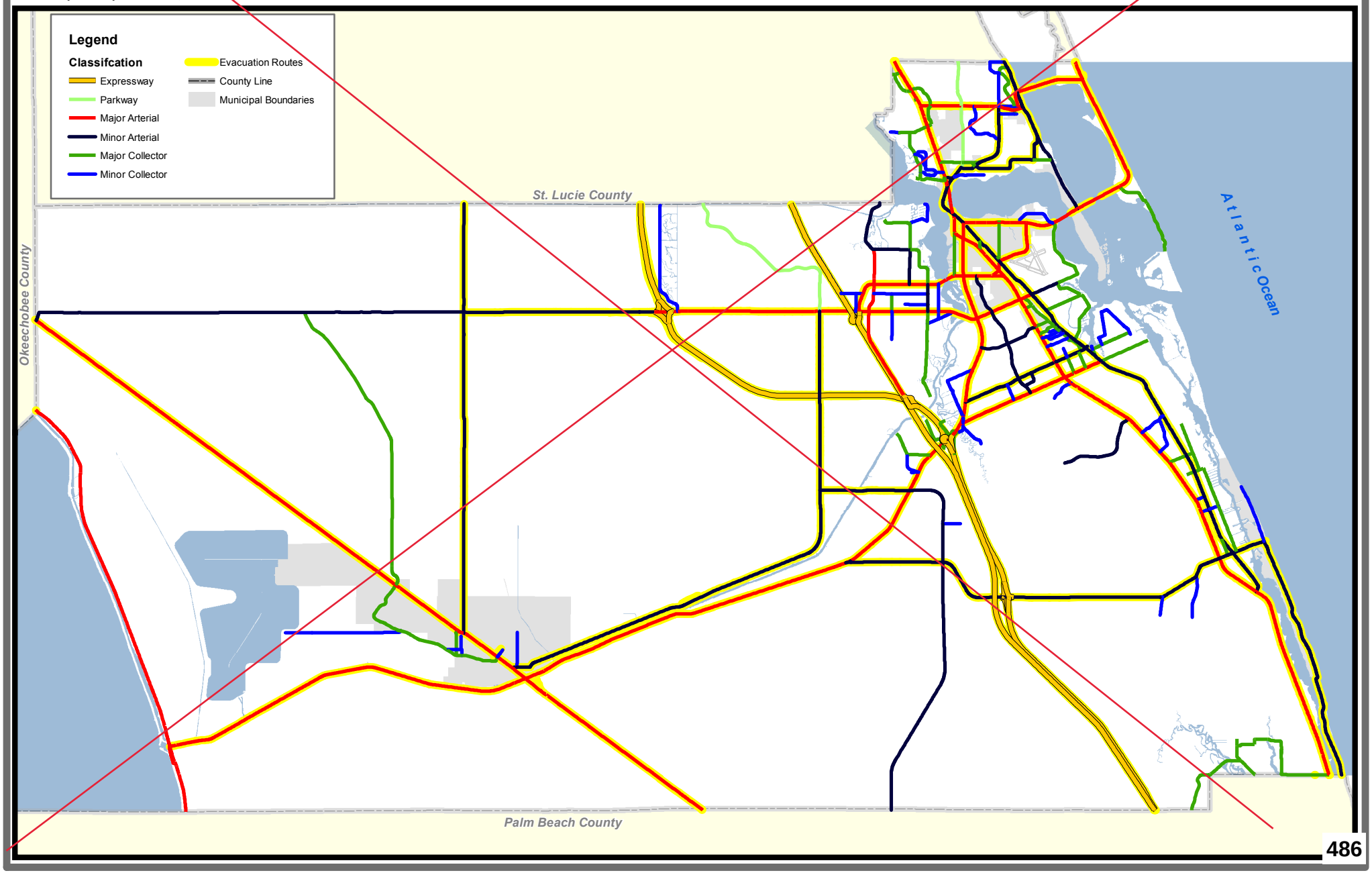
Transportation Element

Existing Figures proposed for deletion

Martin County

Adopted September 14, 2021

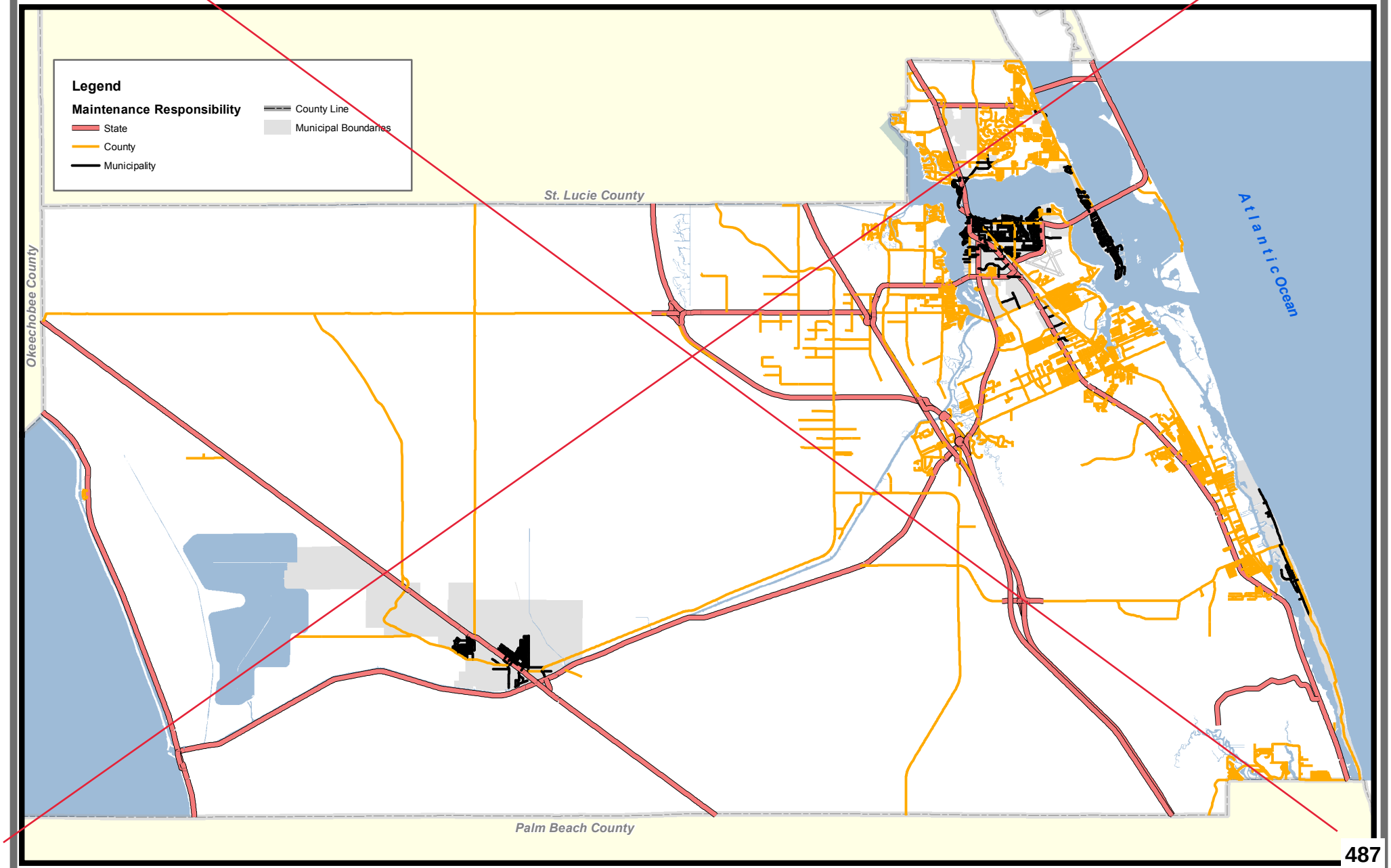
2021 Transportation Map
Roadway Functional Classification and Evacuation
Figure 5-1A



Martin County

Adopted September 14, 2021

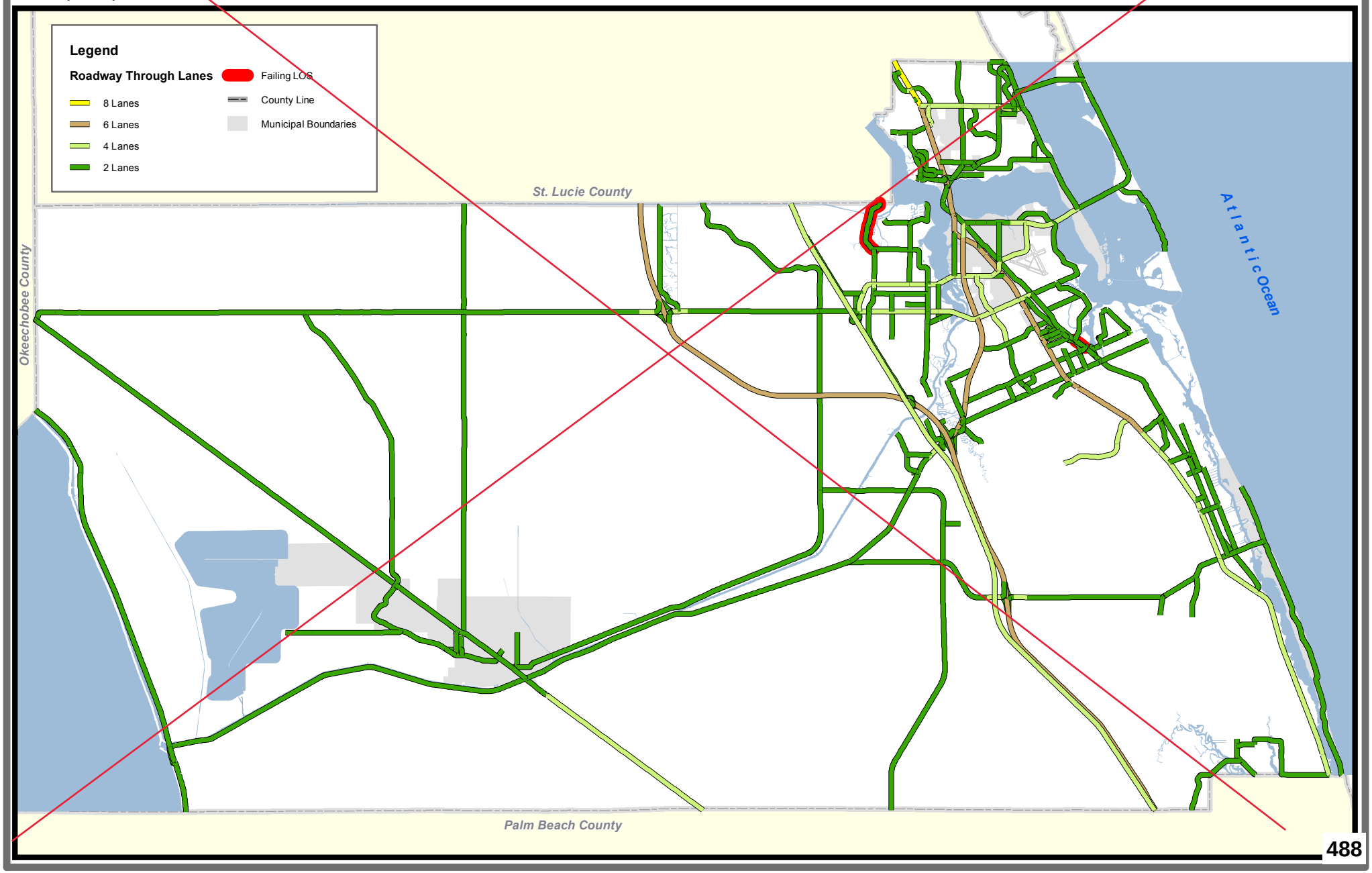
2021 Transportation Map
Roadway Maintenance
Figure 5-1B



Martin County

Adopted September 14, 2021

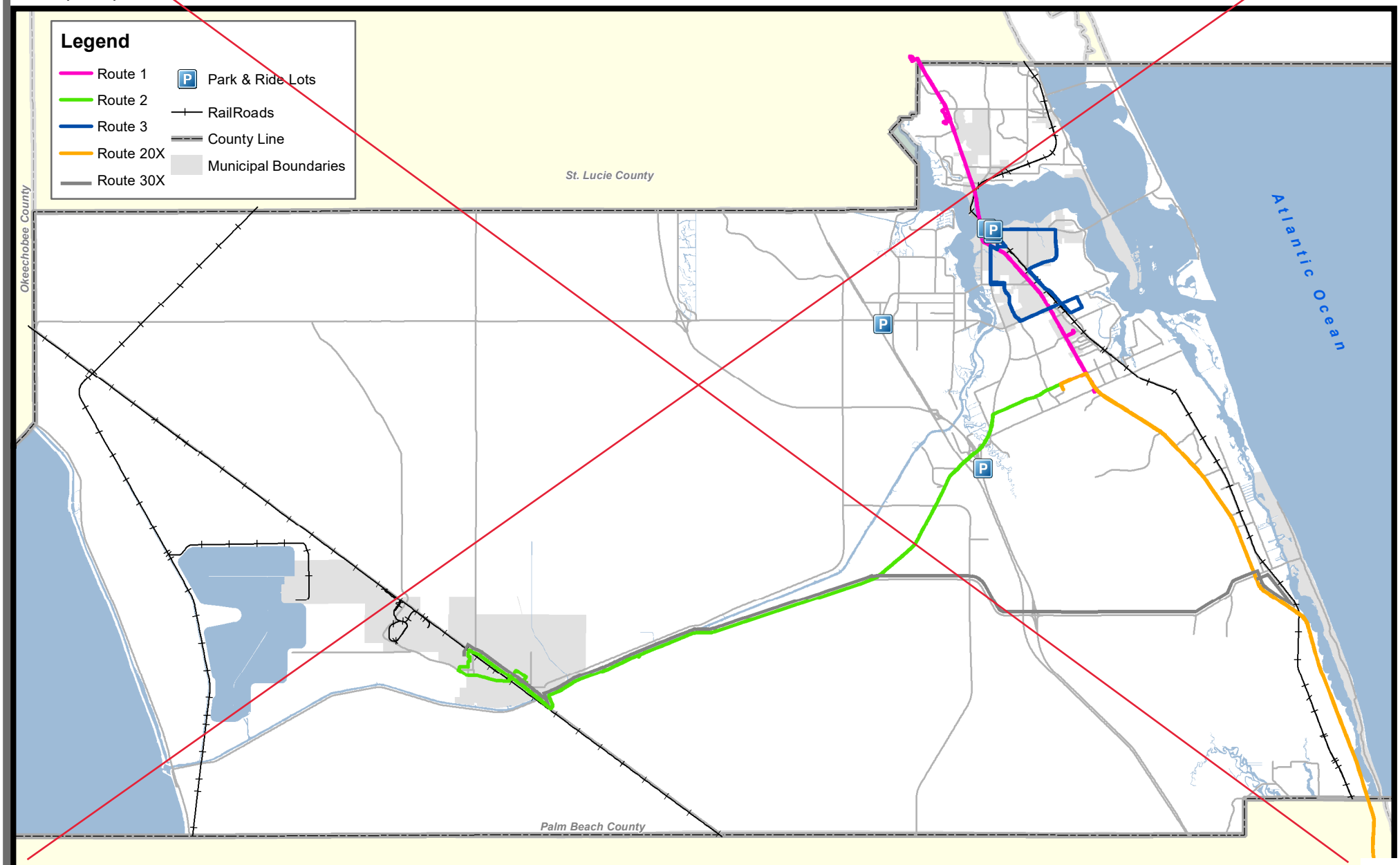
2021 Transportation Map
Roadway Lanes and Level of Service
Figure 5-1C



Martin County

Adopted September 14, 2021

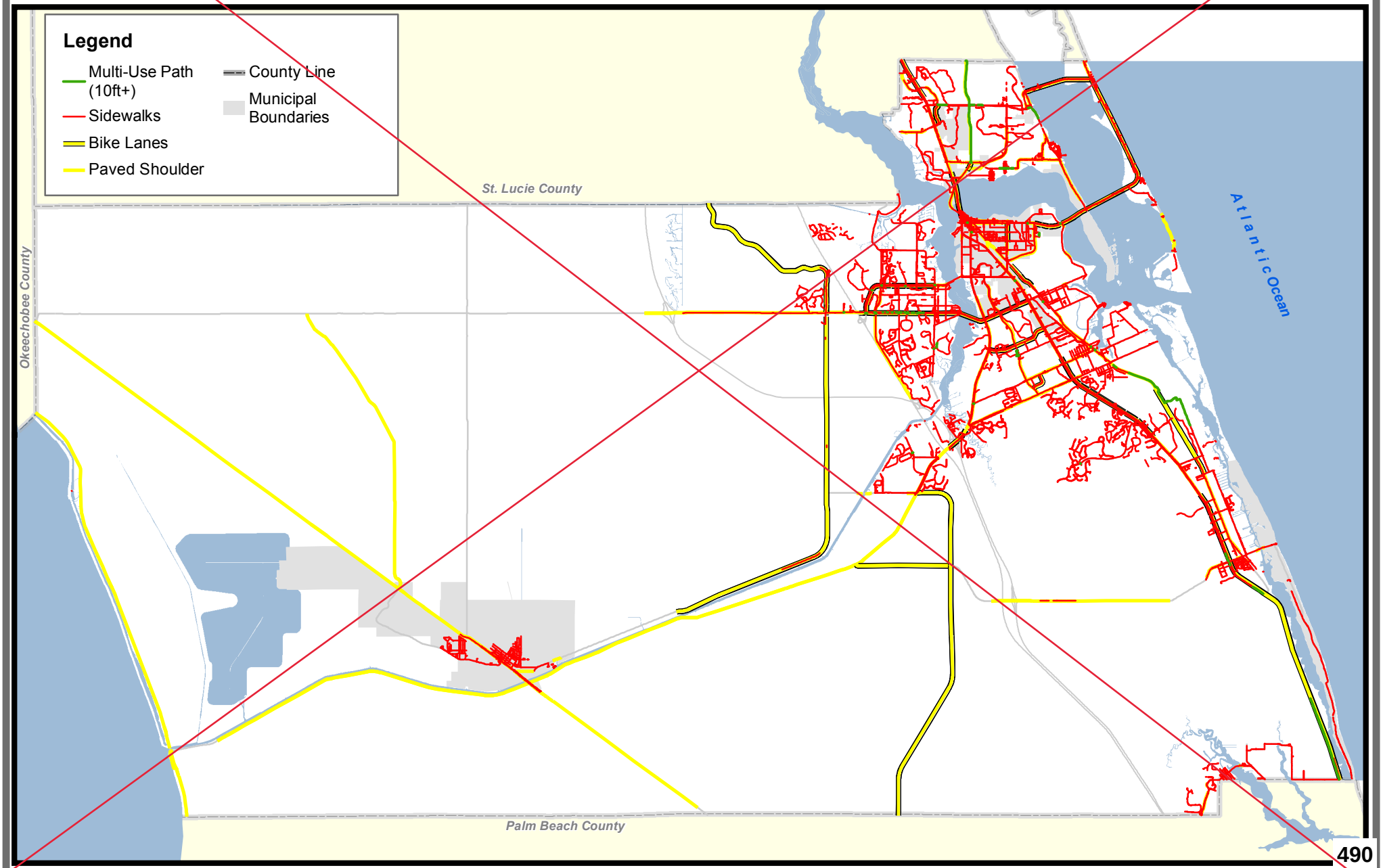
2021 Transportation Map
Public Transportation
Figure 5-3



Martin County

Adopted September 14, 2021

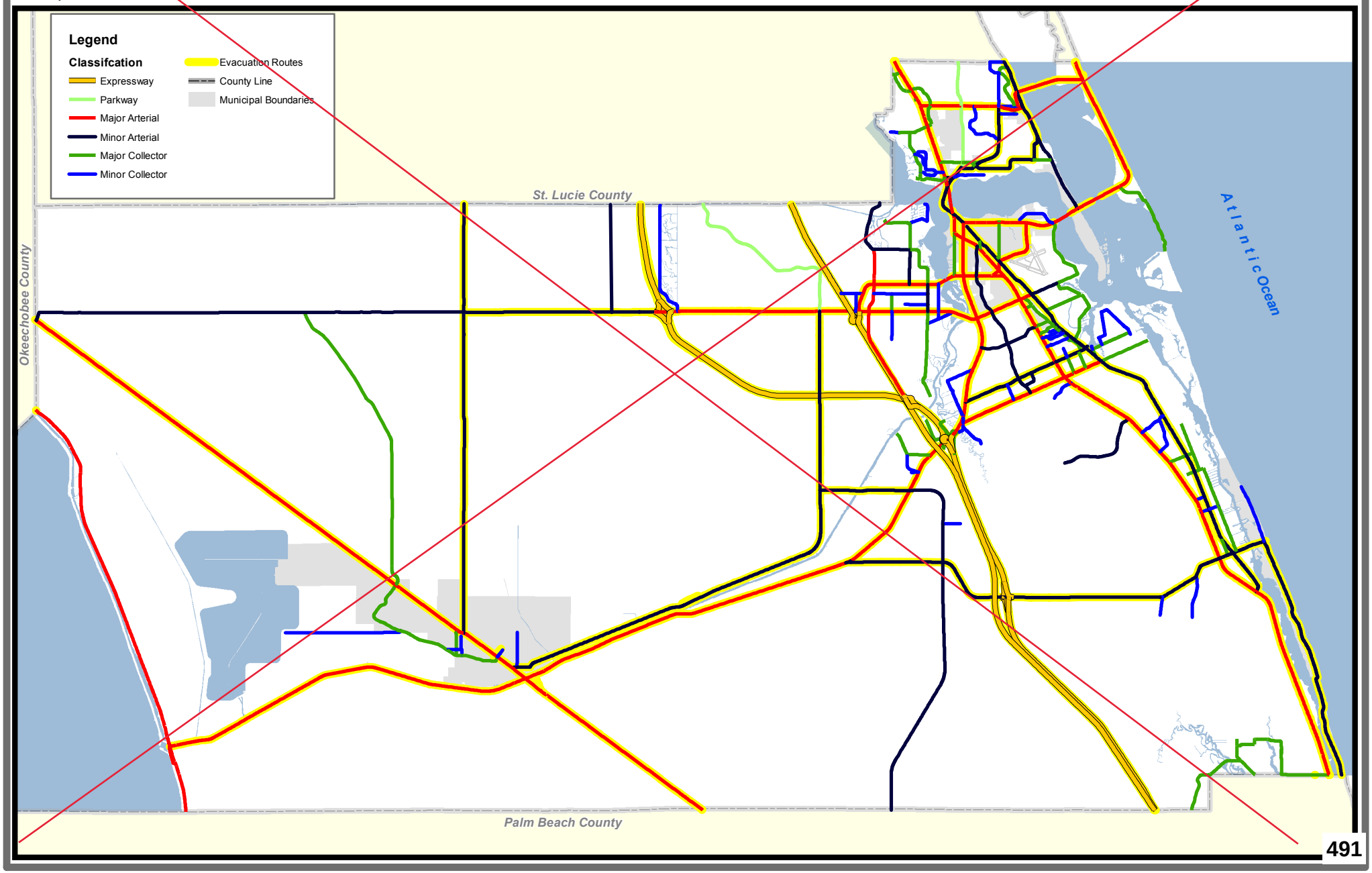
2021 Transportation Map
Non Motorized Transportation System
Figure 5-4



Martin County

2045 Transportation Map
Roadway Functional Classification and Evacuation
Figure 5-5A

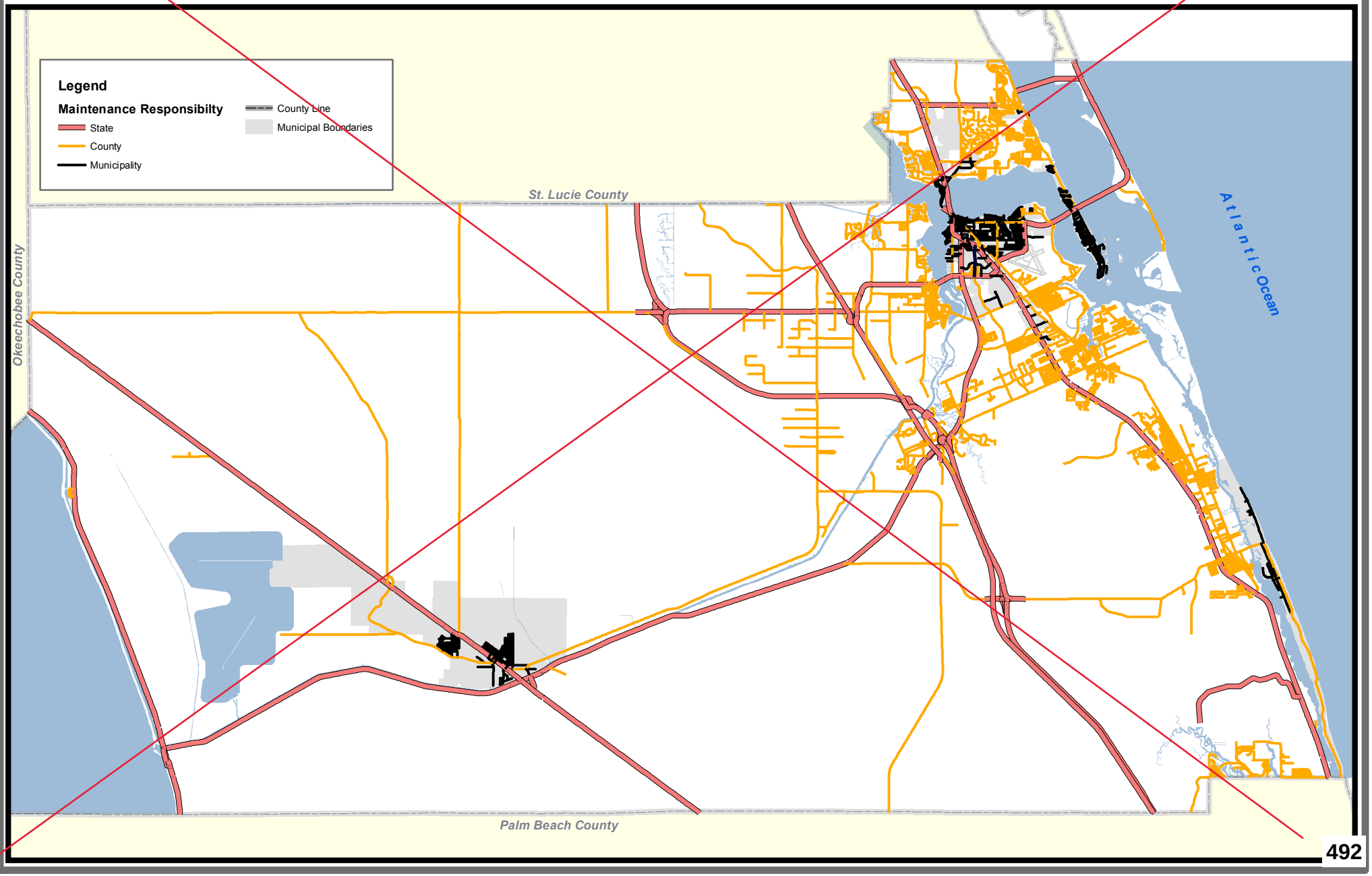
September 14, 2021



Martin County

Adopted September 14, 2021

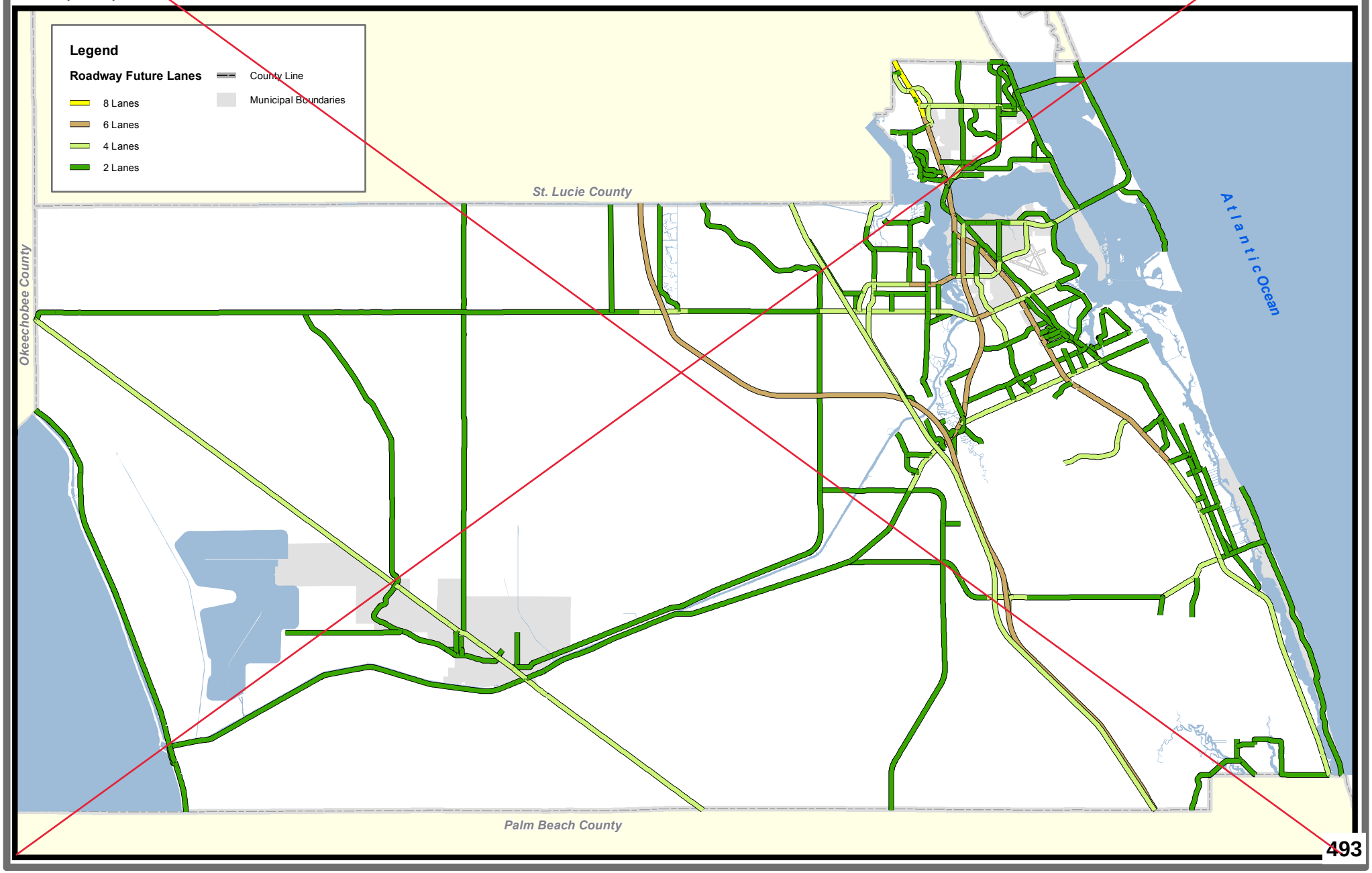
2045 Transportation Map
Roadway Maintenance
Figure 5-5B



Martin County

Adopted September 14, 2021

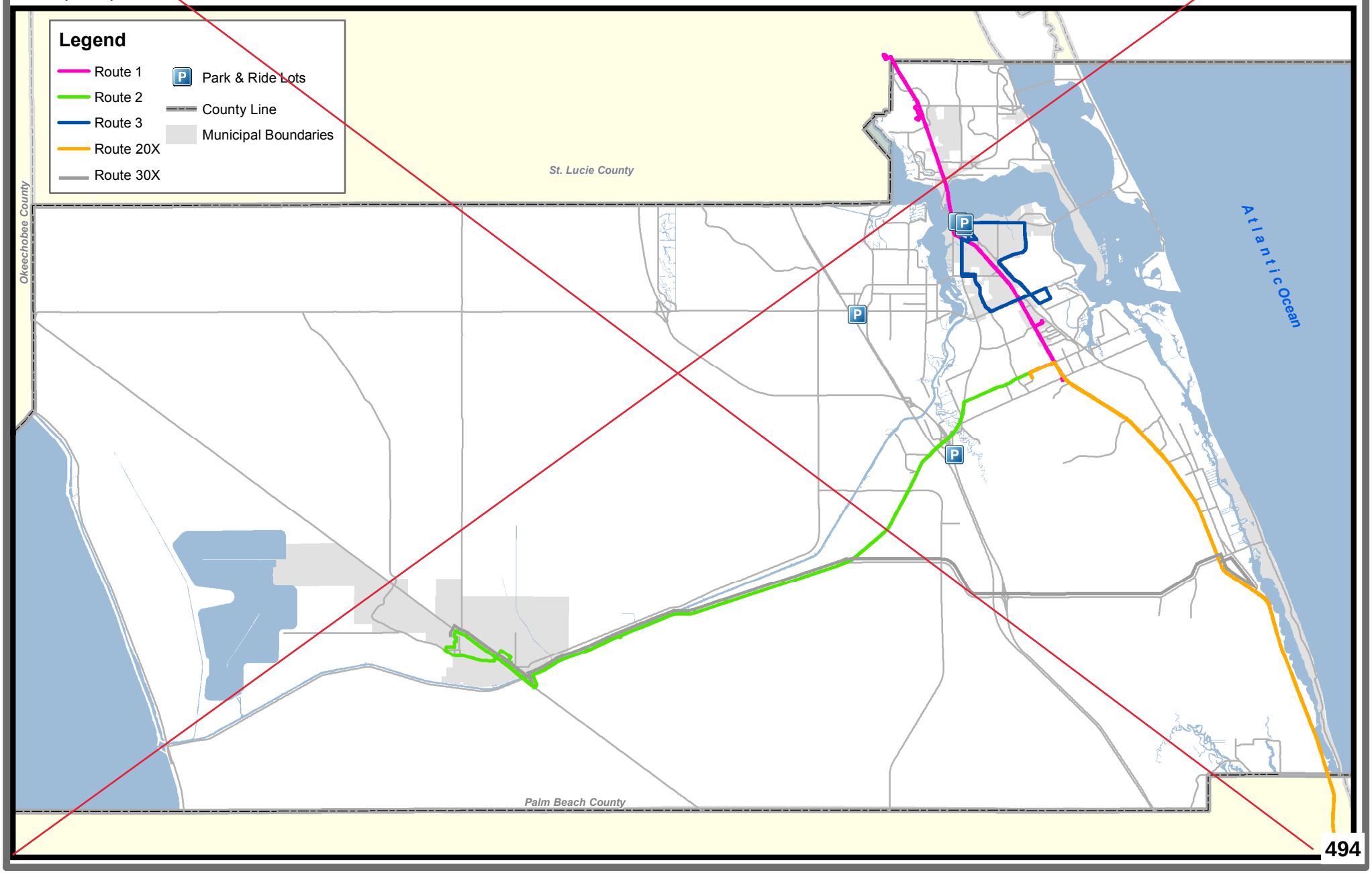
2045 Transportation Map
Roadway Lanes
Figure 5-5C



Martin County

Adopted September 14, 2021

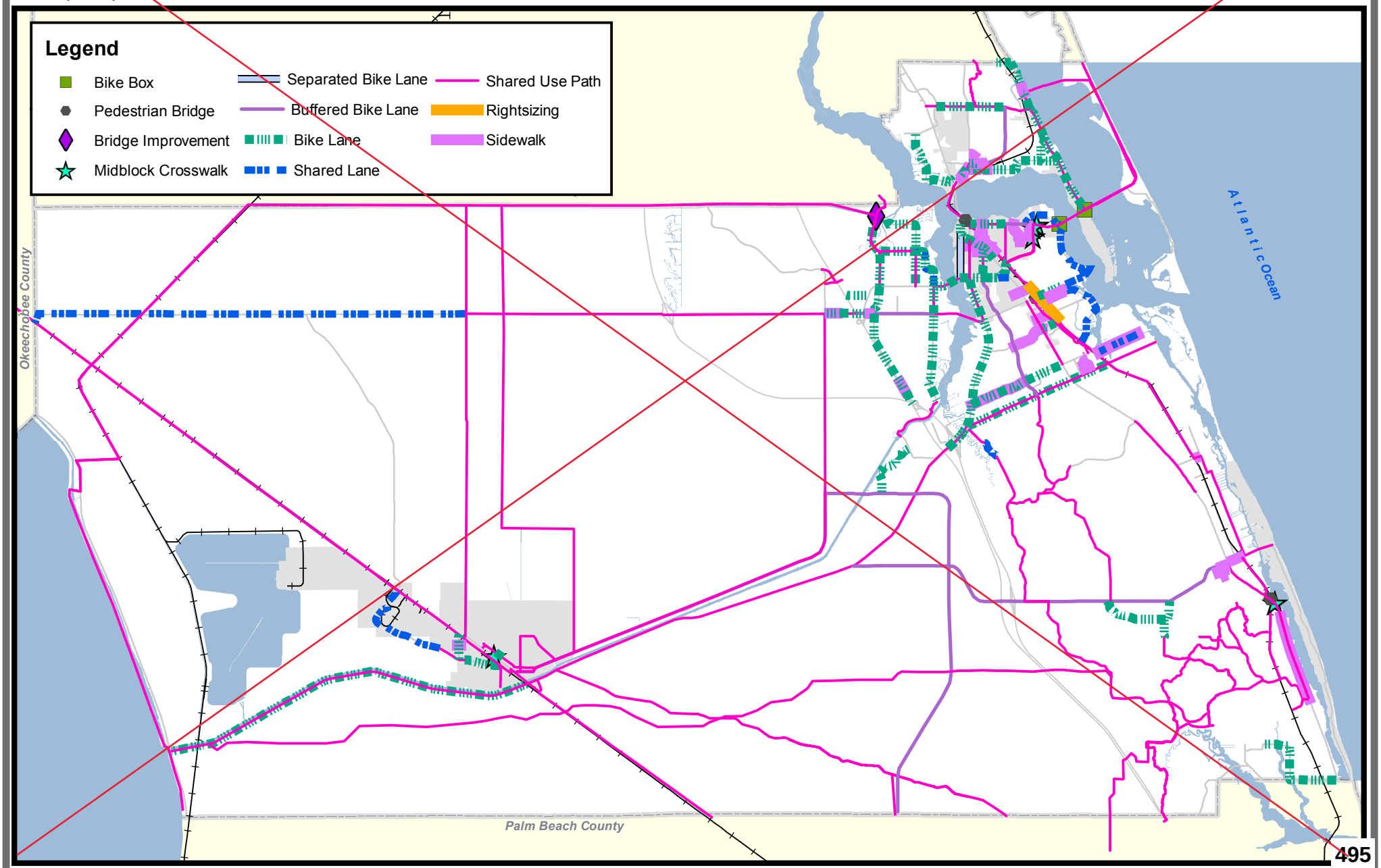
2045 Transportation Map
Public Transportation
Figure 5-7



Martin County

Adopted September 14, 2021

2045 Transportation Map
Non Motorized Transportation System
Figure 5-8



LEGEND

EXISTING	FUTURE	ITEM
		Airport Property Line
		Airport Security Fence
	N/A	Off-Airport Fence
BRL	BRL	35' Building Restriction Line (BRL)
RVZ	RVZ	Runway Visibility Zone Line (RVZ)
ROFA	ROFA	Runway Object Free Area Line (OFA)
RSA	RSA	Runway Safety Area Line (RSA)
RPZ	RPZ	Runway Protection Zone Line (RPZ)
LOS	LOS	Line of Sight (LOS)
ROFZ	ROFZ	Runway Object Free Zone (ROFZ)
		Airfield Pavement
N/A		Airfield Pavement to be Abandoned
		Buildings
		Uplands Preservation Area
		Preservation Area
N/A		Non-Aviation Development Area
N/A		General Aviation Development Area
		Windcone
		Airport Reference Point (ARP)
		NAVAIDS
		Rotating Beacon
N/A		Land To Be Acquired
		Water Features
	N/A	Topographic Contours
N/A		Airfield Pavement to be Removed
N/A		Homes to be Acquired (See Note 7)
N/A		Homes Potentially Eligible For Acquisition (See Note 8)
N/A		Adjusted Airport Controlled Property Pending FAA Approval

DECLARED DISTANCES

RUNWAY END		DECLARED DISTANCE EXISTING	DECLARED DISTANCE ULTIMATE
12	TORA	5826	N/A
	TODA	5826	N/A
	ASDA	5826	N/A
	LDA	5166	N/A
30	TORA	5826	5366
	TODA	5826	SAME
	ASDA	5826	SAME
	LDA	5366	5826
7	TORA	N/A	N/A
	TODA	N/A	N/A
	ASDA	N/A	N/A
	LDA	N/A	N/A
25	TORA	N/A	N/A
	TODA	N/A	N/A
	ASDA	N/A	N/A
	LDA	N/A	N/A
16	TORA	5000	SAME
	TODA	5000	SAME
	ASDA	4120	SAME
	LDA	3790	SAME
34	TORA	5000	SAME
	TODA	5000	SAME
	ASDA	4750	SAME
	LDA	3870	SAME

DISPLACED THRESHOLD COORDINATES (NAD 83)

RUNWAY END		EXISTING DEG.	EXISTING MIN.	EXISTING SEC.	ULTIMATE DEG.	ULTIMATE MIN.	ULTIMATE SEC.
12	LATITUDE	27	10	53.25	27	10	53.92
	LONGITUDE	80	13	46.20	80	13	48.25
30	LATITUDE	27	10	37.10	NONE		
	LONGITUDE	80	12	57.29	NONE		
7	LATITUDE	NONE			NONE		
	LONGITUDE	NONE			NONE		
25	LATITUDE	NONE			NONE		
	LONGITUDE	NONE			NONE		
16	LATITUDE	27	11	15.68	SAME		
	LONGITUDE	80	13	16.34	SAME		
34	LATITUDE	27	10	41.86	SAME		
	LONGITUDE	80	12	58.17	SAME		

RUNWAY END COORDINATES (NAD 83)

RUNWAY END		EXISTING DEG.	EXISTING MIN.	EXISTING SEC.	ULTIMATE DEG.	ULTIMATE MIN.	ULTIMATE SEC.
12	LATITUDE	27	10	55.51	SAME		
	LONGITUDE	80	13	53.06	SAME		
30	LATITUDE	27	10	35.52	SAME		
	LONGITUDE	80	12	52.51	SAME		
7	LATITUDE	27	10	54.00	SAME		
	LONGITUDE	80	13	44.36	SAME		
25	LATITUDE	27	11	11.05	SAME		
	LONGITUDE	80	12	56.58	SAME		
16	LATITUDE	27	11	18.64	SAME		
	LONGITUDE	80	13	17.92	SAME		
34	LATITUDE	27	10	34.00	SAME		
	LONGITUDE	80	12	53.95	SAME		

NOTES

1. INTERIM ALP.
2. ULTIMATE RWY ENDS, DECLARED DISTANCES, RPZS, AND AIRPORT PROPERTY DATA SHOWN ARE IN ACCORDANCE WITH MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS DECISION ADOPTED DURING COUNTY COMMISSION MEETING HELD 4/1/08.
3. AS DIRECTED BY THE FAA - FUTURE USE OF THIS LAND TO BE ADDRESSED IN THE NEXT FULL AIRPORT MASTER PLAN UPDATE.
4. ONLY DEPARTURE RPZS SHOWN FOR RUNWAY 16-34 AS THEY ARE MORE CRITICAL THAN ARRIVAL RPZ'S.
5. ALL NORTHING AND EASTING COORDINATES REPORTED ARE RELATIVE TO NAD 83, GRID, INTERNATIONAL FOOT DATUM.
6. ALL ELEVATIONS REPORTED ARE RELATIVE TO 0.00' MSL (NGVD '88 DATUM)
7. HOMES AND ASSOCIATED LAND IDENTIFIED AS BEING ACQUIRED FOR NOISE COMPATABILITY WILL BE INCORPORATED INTO AIRPORT PROPERTY AS FURTHER PROTECTION OF APPROACHES AND RPZ'S.
8. HOMES AND ASSOCIATED LAND IDENTIFIED FOR POTENTIAL ACQUISITION PENDING FUNDING AVAILABLTY AND FURTHER ACTION BY BOCC.
9. DIMENSIONS OF EMAS PENDING FAA REVIEW OF FINAL EMAS DESIGN.

CONSTRUCTION NOTICE REQUIREMENT

To protect operational safety and future development, all proposed construction on the airport must be coordinated with the FAA Airports District Office prior to construction. FAA's review takes approximately 60 days.

DEVIATIONS TO STANDARDS

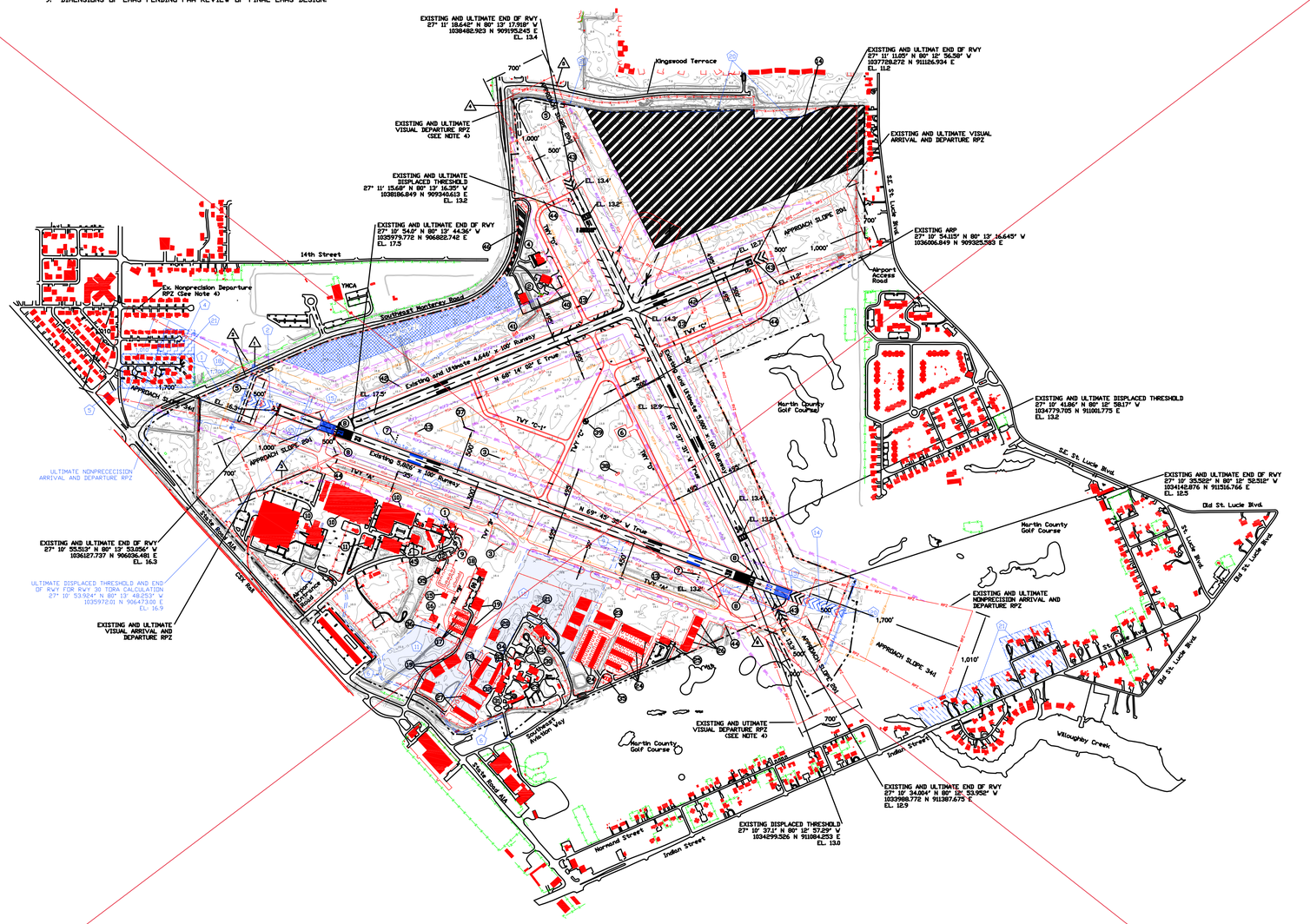
	EXISTING	ULTIMATE
1	Southeast Monterey Road is located within RWY 12 RPZ & OFA	SAME
2	Existing Airport Security Fence is located within the RWY 12 OFA	SAME
3	Existing Airport Security Fence is located within the RWY 07 OFA	SAME
4	Southeast Monterey Road is located within RWY 16 RPZ	SAME
5	Kingswood Terrace is located within RWY 16 RPZ	SAME
6	Existing Airport Security Fence is located within RWY 34 OFA & RSA	SAME
7	N/A	SAME

EXISTING AIRPORT FACILITIES LEGEND

No.	FACILITY DESCRIPTION
1	Airport Administration Building
2	Air Traffic Control Tower
3	Primary Lighted Wind Indicator
4	Airport Maintenance Building
5	Noise Berms (approximate location)
6	Compass Rose
7	Precision Approach Path Indicator (PAPI-4)
8	Runway End Identifier Light (REILs)
9	Airport Rotating Beacon
10	Vought Manufacturing Buildings
11	Vought Cafeteria
12	Vought Office Buildings
13	Supplemental Wind Cone
14	Uplands Preservation Area
15	Stuart Jet Center Conventional Hangar
16	Stuart Jet Center Conventional Hangar
17	Galaxy Aviation Shade Hangars
18	Galaxy Aviation Terminal
19	Galaxy Aviation Conventional Hangars
20	Private Hangar
21	Private Warbird Hangar
22	Sheriff's Hangar - Martin County
23	Stuart Jet Center Conventional Hangar
24	Stuart Jet Center T-Hangars
25	Stuart Jet Center Terminal
26	Stuart Jet Center Conventional Hangars/Office
27	Witham Aero Club T-hangars
28	Witham Aero Club T-hangars
29	Building Maintenance - Martin County
30	Road Control - Martin County
31	General Service Administration - Martin County
32	Vehicle Maintenance - Martin County
33	Tire Shop - Martin County
34	Mosquito Control - Martin County
35	Stuart Jet Center Fuel Farm
36	Galaxy Fuel Farm
37	Automated Weather Observation System (AWOS)
38	Area of Asbestos Abatement (2,131 SF)
39	Airport Reference Point (ARP)
40	Martin County Sheriff Hangar And Helipad
41	Martin County ESD Hangar And Helipad
42	PAPI-2
43	Blast Pads
44	Run-Up Aprons
45	Airport Leased Offices
46	Preservation Area

ULTIMATE AIRPORT FACILITIES LEGEND

No.	FACILITY DESCRIPTION
1	Relocate Noise Berm
2	450' EMAS (See Note 9)
3	(Reserved For Future Use)
4	Homes Potentially Eligible For Acquisition (See Note 8)
5	New Airport Security Fence
6	Airport Interior Access Road
7	Airport Rescue and Fire Facility
8	(Reserved For Future Use)
9	Taxiways
10	Stuart Jet Development Area
11	Galaxy Aviation Development Area
12	(Reserved For Future Use)
13	(Reserved For Future Use)
14	470' EMAS (See Note 9)
15	Runway End Identifier Light (REIL)
16	PAPI-4
17	(Reserved For Future Use)
18	Noise Berm To Be Removed
19	(Reserved For Future Use)
20	Relocate Airport Security Fence
21	Homes to be Acquired (See Note 7)
22	(Reserved For Future Use)



RUNWAY DATA

ITEM	RUNWAY 12-30 EXISTING		RUNWAY 12-30 ULTIMATE		RUNWAY 7-25 EXISTING		RUNWAY 7-25 ULTIMATE		RUNWAY 16-34 EXISTING		RUNWAY 16-34 ULTIMATE	
AIRPORT REFERENCE CODE	D-II		SAME		D-II		SAME		D-II		SAME	
RUNWAY DIMENSIONS	5,826' X 100'		SAME		4,646' X 100'		SAME		5,000' X 100'		SAME	
TRUE BEARING	N 69°45'55" W		SAME		N 68°14'02" W		SAME		N 25°37'31" W		SAME	
EFFECTIVE GRADIENT (%)	0.079		SAME		0.128		SAME		0.03		SAME	
% WIND COVERAGE (13 KNOTS)	95.7%		SAME		94.7%		SAME		91.1%		SAME	
% WIND COVERAGE (16 KNOTS)	98.7%		SAME		98.9%		SAME		97.0%		SAME	
PAVEMENT TYPE	ASPHALT		SAME		ASPHALT		SAME		ASPHALT		SAME	
MAX. ELEVATION (NAVD 88)	17.4'		SAME		17.5'		SAME		14.3'		SAME	
RUNWAY LIGHTING	MIRL		SAME		MIRL		SAME		NONE		SAME	
RUNWAY MARKING	NON-PRECISION		SAME		VISUAL		SAME		VISUAL		SAME	
TAXIWAY LIGHTING	MITL		SAME		MITL		SAME		NONE		MITL	
LOAD BEARING CAPACITY BY GEAR TYPE												
SWL (lbs.)	65,000		SAME		55,000		SAME		58,000		SAME	
DWL (lbs.)	105,000		SAME		90,000		SAME		95,000		SAME	
DTW (lbs.)	190,000		SAME		160,000		SAME		170,000		SAME	
	RW 12	RW 30	RW 12	RW 30	RW 7	RW 25	RW 7	RW 25	RW 16	RW 34	RW 16	RW 34
NAVIGATIONAL AIDS	NONE	NONE	GPS-A	GPS-A	NONE	NONE	SAME	SAME	NONE	NONE	SAME	SAME
VISUAL AIDS	PAPI/REIL	PAPI/REIL	SAME	SAME	NONE	NONE	SAME	SAME	NONE	NONE	SAME	SAME
APPROACH SLOPE (AC5300-13)	34 : 1	34 : 1	SAME	SAME	20 : 1	20 : 1	SAME	SAME	20 : 1	20 : 1	SAME	SAME
APPROACH TYPE	NON PREC INS	NON PREC INS	SAME	SAME	VISUAL	VISUAL	SAME	SAME	VISUAL	VISUAL	SAME	SAME
RSA LENGTH PRIOR TO LANDING THRESHOLD	1000	1000	910	600	1000	1000	SAME	SAME	1000	1000	SAME	SAME
RUNWAY OBJ. FREE AREA WIDTH	800'	800'	800'	800'	800'		SAME		800'		SAME	
ROFA LENGTH BEYOND RWY END	1,000'	1,000'	450'	600'	1,000'		SAME		1,000'		SAME	
RUNWAY SAFETY AREA WIDTH	500'	500'	500'	500'	500'		SAME		500'		SAME	
RSA LENGTH BEYOND RWY END	1,000'	1,000'	450'	600'	1,000'		SAME		1,000'		SAME	

AIRPORT DATA

ITEM	EXISTING	ULTIMATE
AIRPORT ELEVATION AMSL (NAVD 88)	18'	SAME
AIRPORT REFERENCE POINT (ARP)		
LATITUDE (NAD 83)	27° 10' 54.12" N	SAME
LONGITUDE (NAD 83)	80° 13' 16.65" W	SAME
MEAN MAX. TEMP. (HOTTEST MO.)	90° F	SAME
AIRPORT CLASSIFICATION	GEN. AVIATION	SAME
AIRCRAFT DESIGN GROUP	D-II	SAME
DESIGN AIRCRAFT	MIX	GULFSTREAM IV
AIRPORT ACREAGE	728 AC.	SAME

Figure 5-9

N

Magnetic Declination 5°43' W (May 2005)
Annual Rate of Change = 4' W/year

0 500 1000
SCALE IN FEET

SUBMITTED BY: JACOBS Carter Burgess ON THE DATE OF:

FOR APPROVAL BY:
MARTIN COUNTY

APPROVED BY

TITLE DATE

FAA APPROVAL STAMP

No.	REVISIONS	DATE
1	UPDATE OF 10/27/04 APPROVED ALP	5/27/08

THE CONTENTS OF THIS PLAN DO NOT NECESSARILY REFLECT THE OFFICIAL VIEWS OR POLICY OF THE FAA. ACCEPTANCE OF THIS DOCUMENT BY THE FAA DOES NOT IN ANY WAY CONSTITUTE A COMMITMENT ON THE PART OF THE UNITED STATES TO PARTICIPATE IN ANY DEVELOPMENT DEPICTED HEREIN NOR DOES IT INDICATE THAT THE PROPOSED DEVELOPMENT IS ENVIRONMENTALLY ACCEPTABLE IN ACCORDANCE WITH APPROPRIATE PUBLIC LAWS.

MARTIN COUNTY AIRPORT/WITHAM FIELD

AIRPORT LAYOUT PLAN

STUART, FLORIDA

PLANNED BY: BKL
DRAWN BY: SM/RWM
REVIEWED BY: MAO
DATE: 10/25/2006 SHEET: 2 OF 15

JACOBS Carter Burgess
101 N. 1ST AVE. SUITE 3100
Phoenix, AZ 85003
(602) 253-1200

CPA 24-05,
Transportation Element
Figures Proposed

Martin County

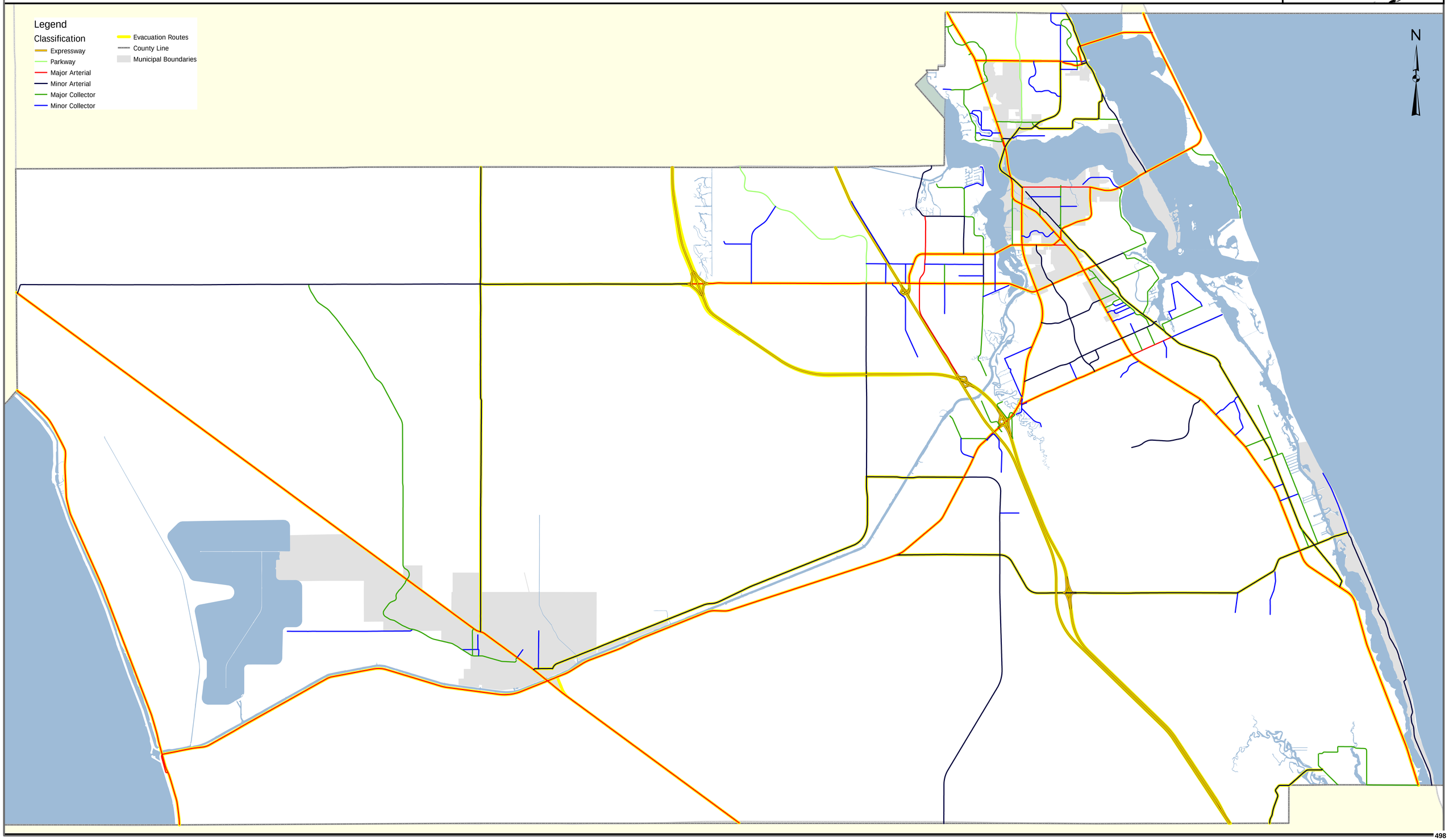
Draft August 2024

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

Figure 5-1A
Roadway Functional Classification and Evacuation Routes
Existing Transportation Map

0 1.5 3 6 9 12 Miles

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



Martin County

Draft August 2024

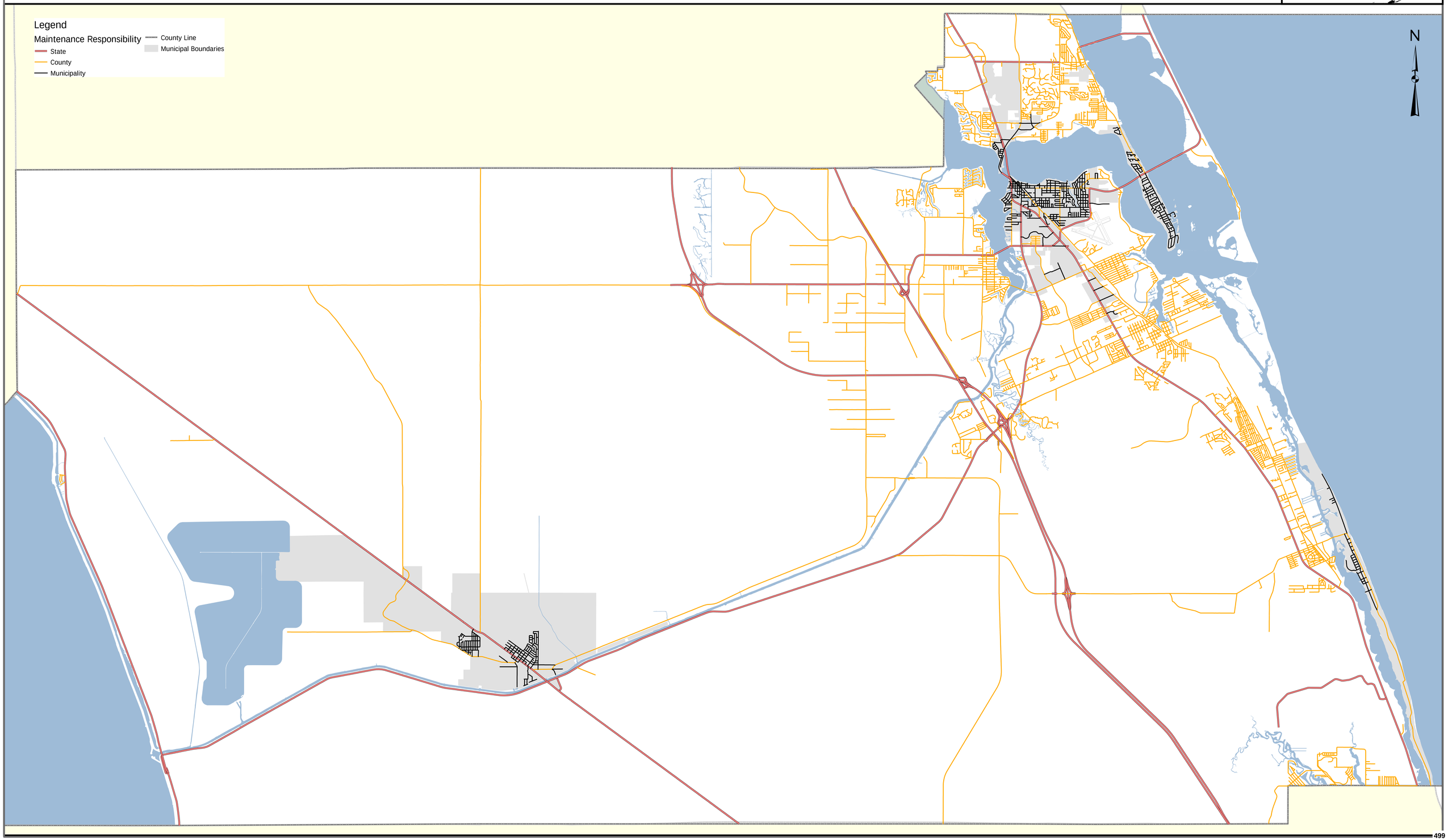
This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Figure 5-1B
Roadway Maintenance
Existing Transportation Map

0 1.5 3 6 9 12 Miles

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

Location Map



Martin County

Draft August 2024

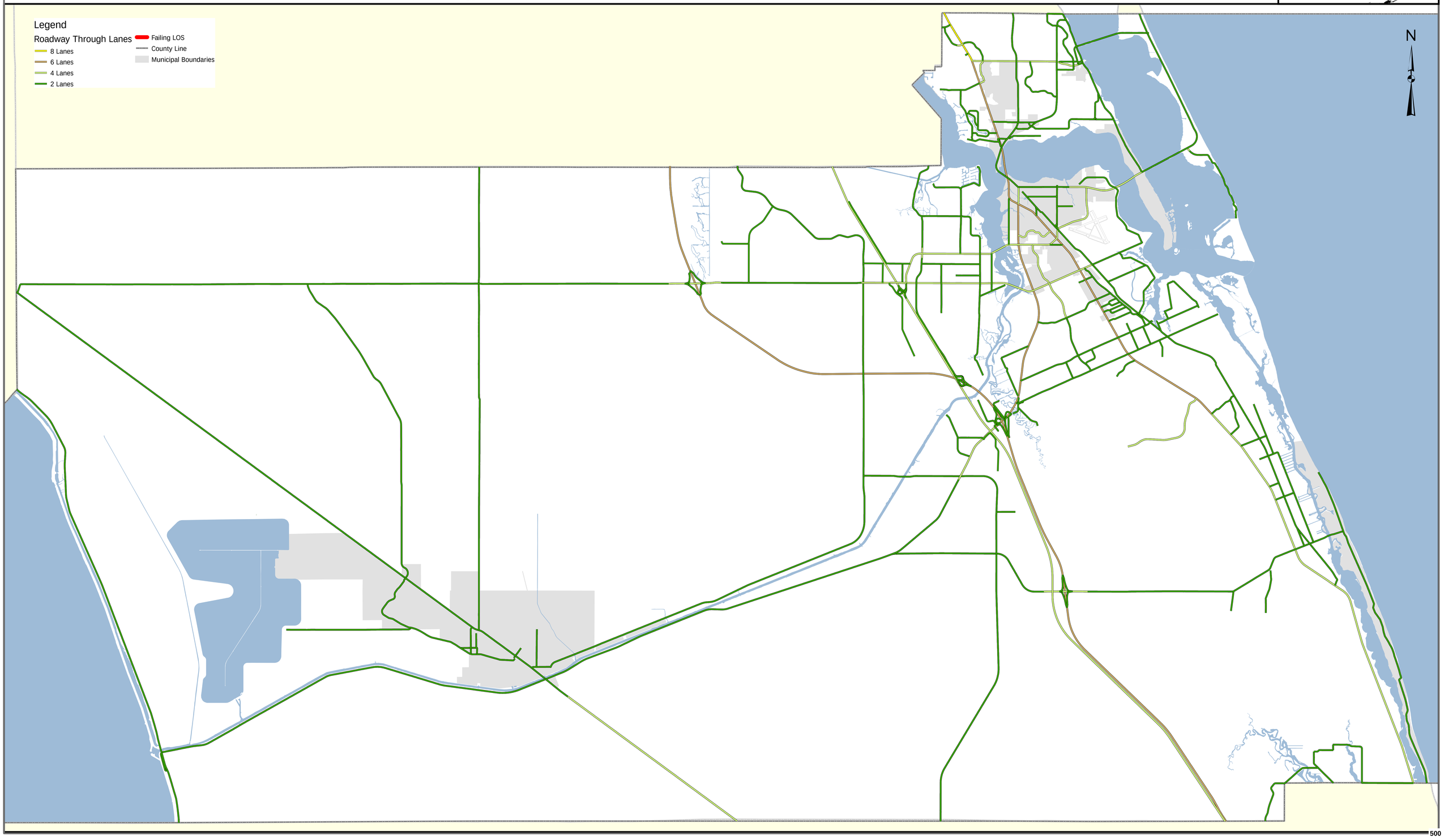
This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Figure 5-1C
Roadway Lanes and Failing Level of Service
Existing Transportation Map

0 1.5 3 6 9 12 Miles

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

Location Map



500

Martin County

Draft August 2024

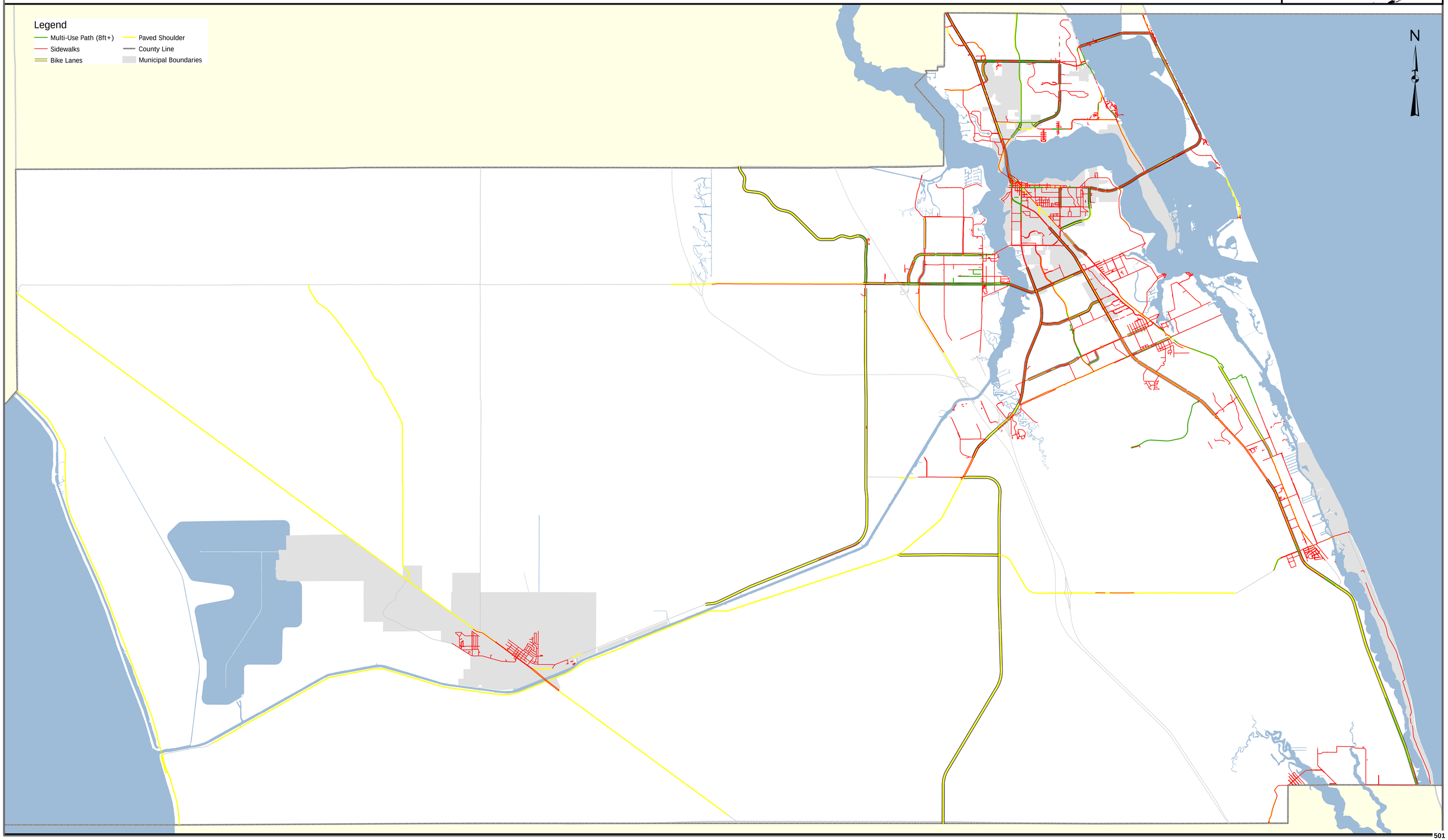
This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Figure 5-2
Public Pathways
Existing Transportation Map

0 1.5 3 6 9 12 Miles

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

Location Map



Martin County

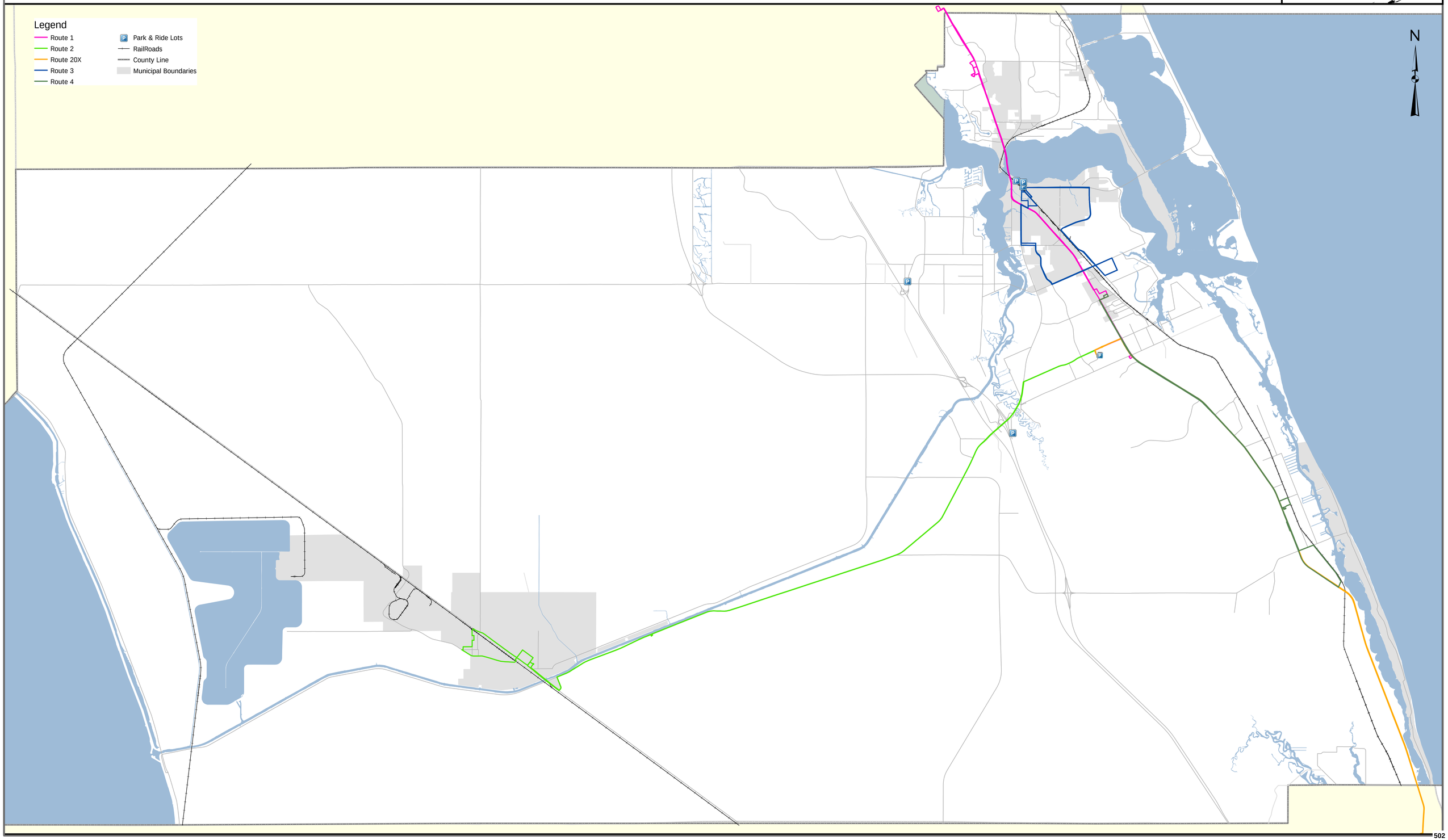
Draft August 2024

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

Figure 5-3
Public Transportation
Existing Transportation Map

0 1.5 3 6 9 12 Miles

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



Martin County

Draft August 2024

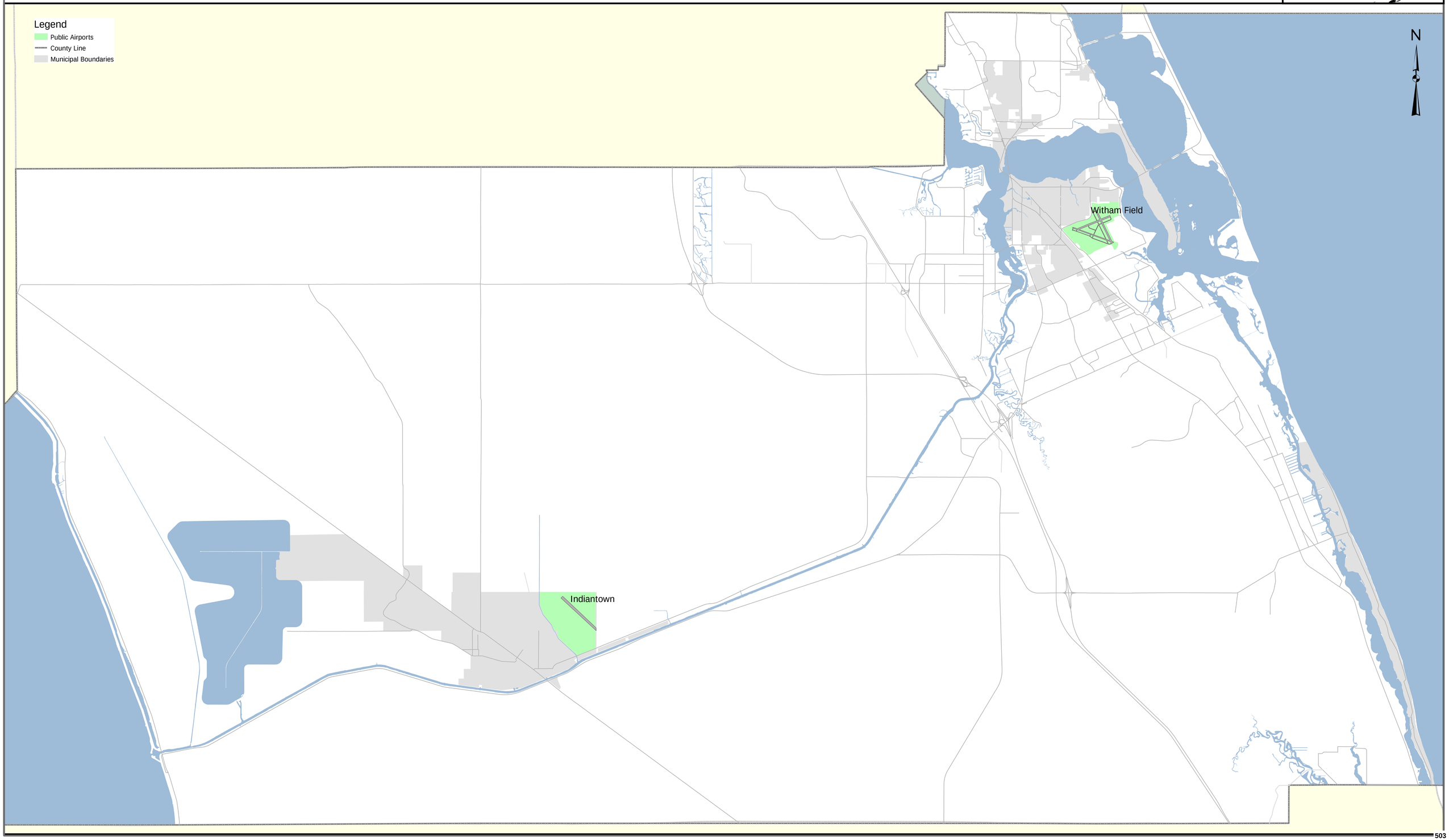
This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Figure 5-4
Public Airport Facilities
Existing Transportation Map

0 1.5 3 6 9 12 Miles

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

Location Map



Martin County

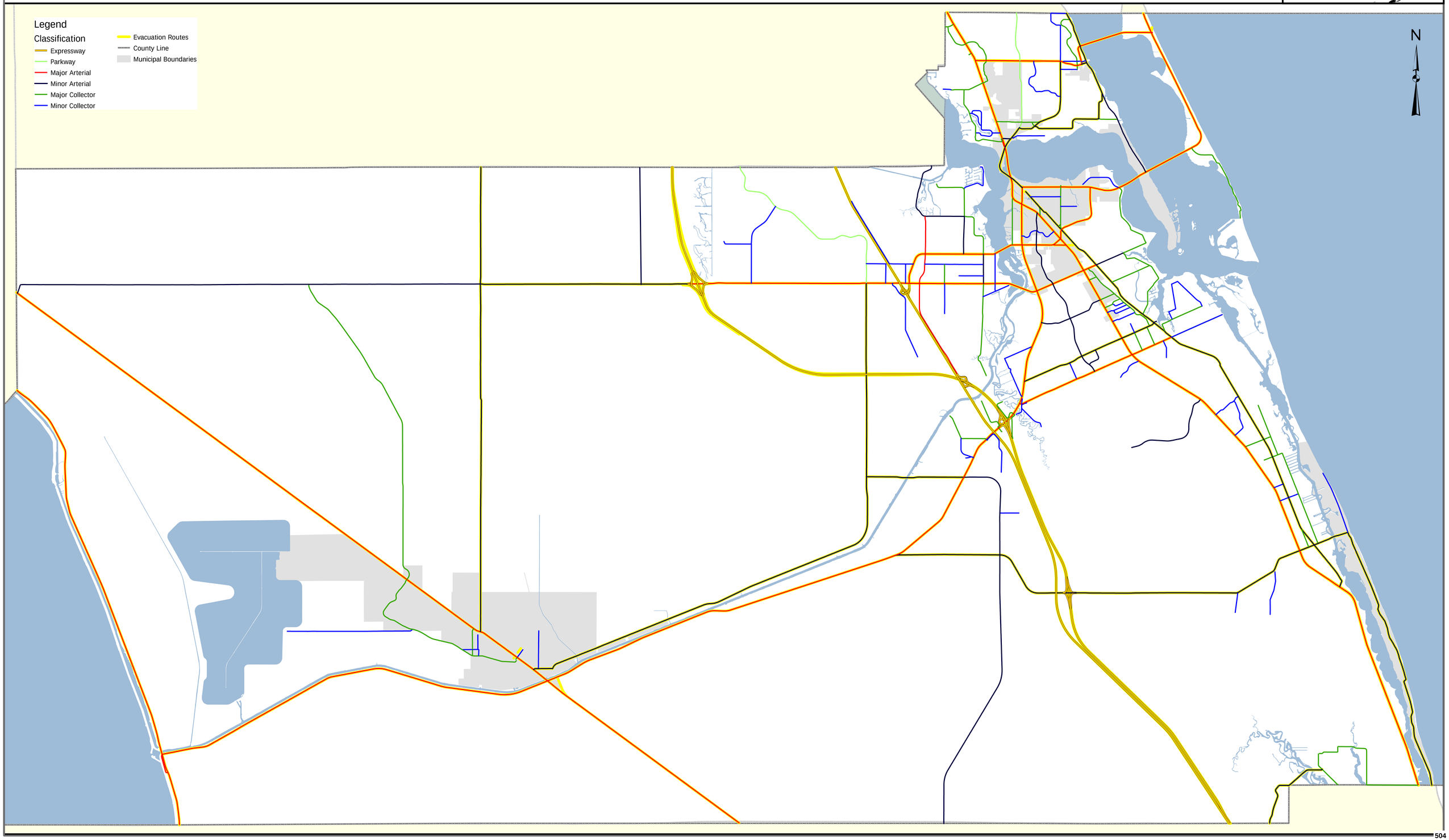
Draft August 2024

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

Figure 5-5A
Roadway Functional Classification and Evacuation Routes
Future Transportation Map

0 1.5 3 6 9 12 Miles

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



Martin County

Draft August 2024

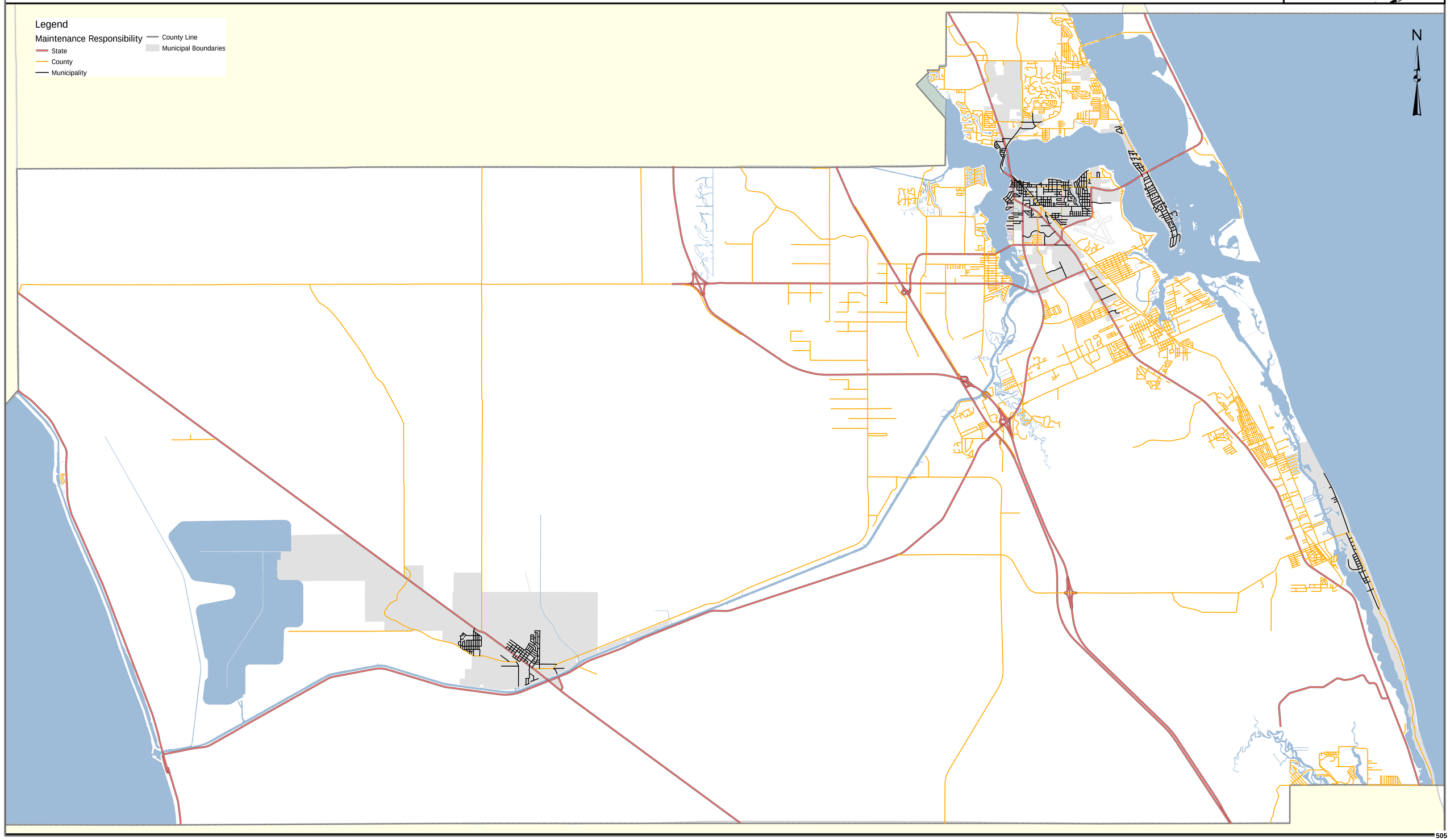
This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Figure 5-5B
Roadway Maintenance
Future Transportation Map

0 1.5 3 6 9 12 Miles

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

Location Map



Martin County

Draft August 2024

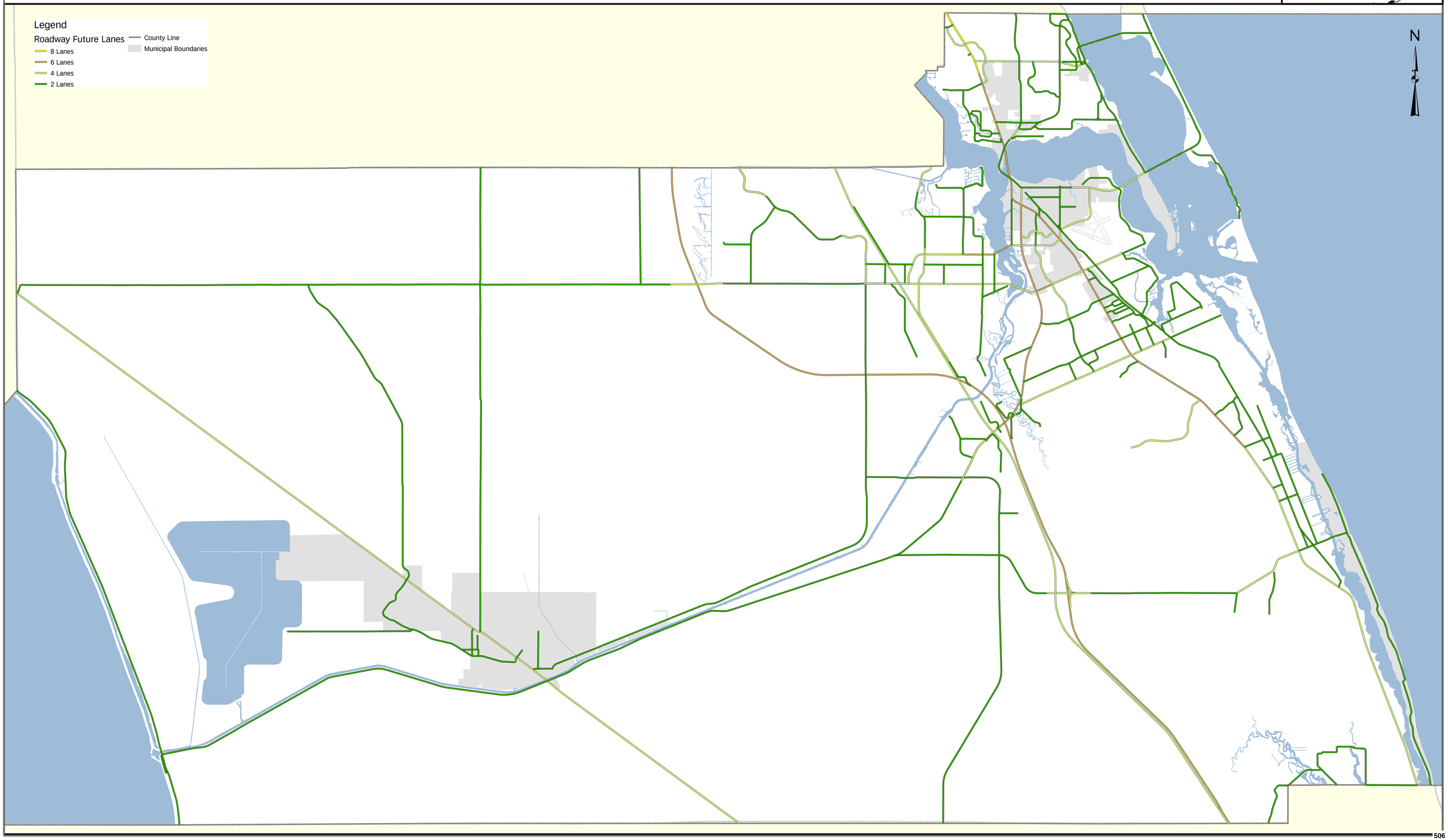
This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Figure 5-5C
Roadway Lanes
Future Transportation Map

0 1.5 3 6 9 12 Miles

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

Location Map



Martin County

Draft August 2024

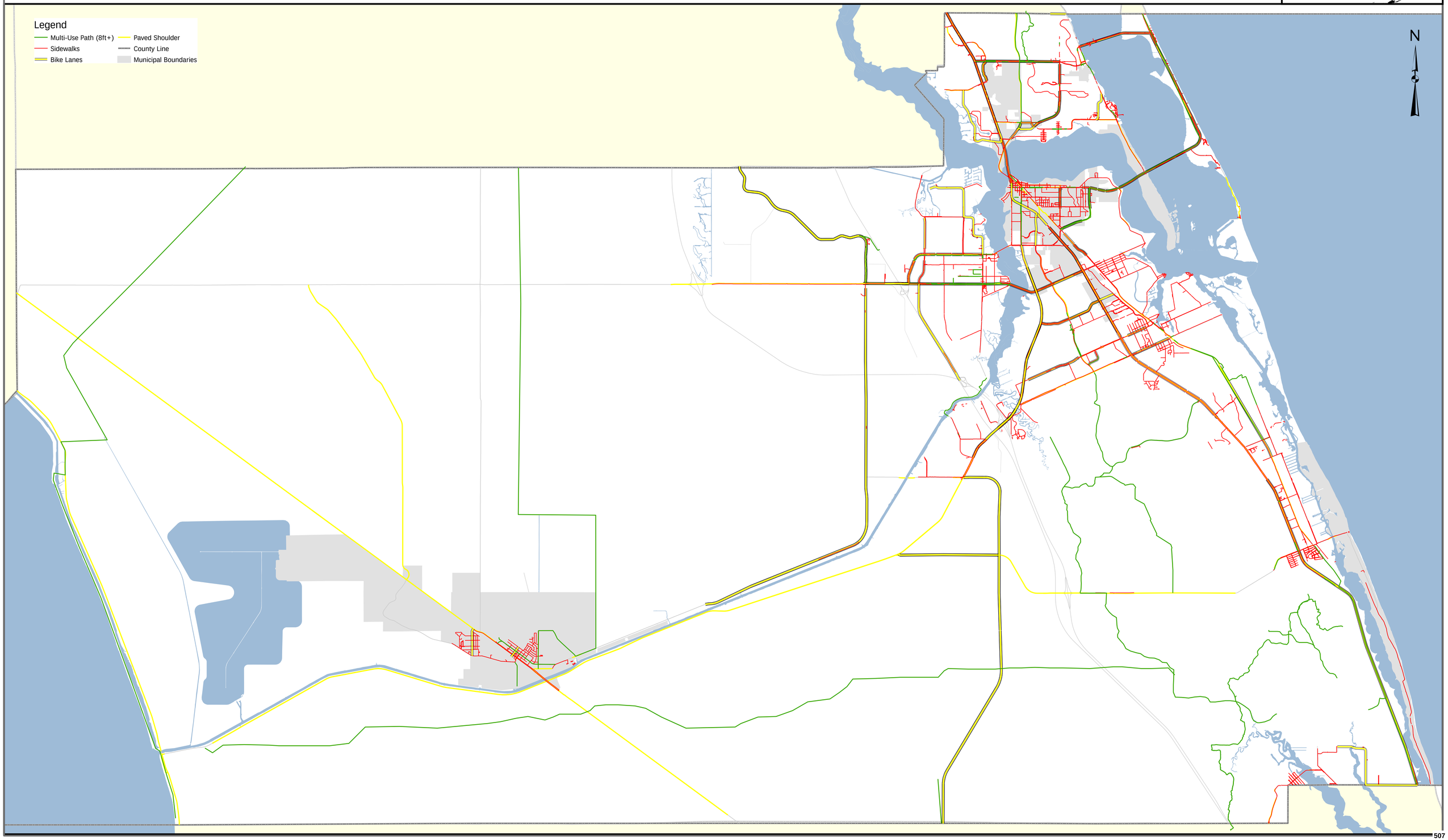
This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Figure 5-6
Public Pathways
Future Transportation Map

0 1.5 3 6 9 12 Miles

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

Location Map



Martin County

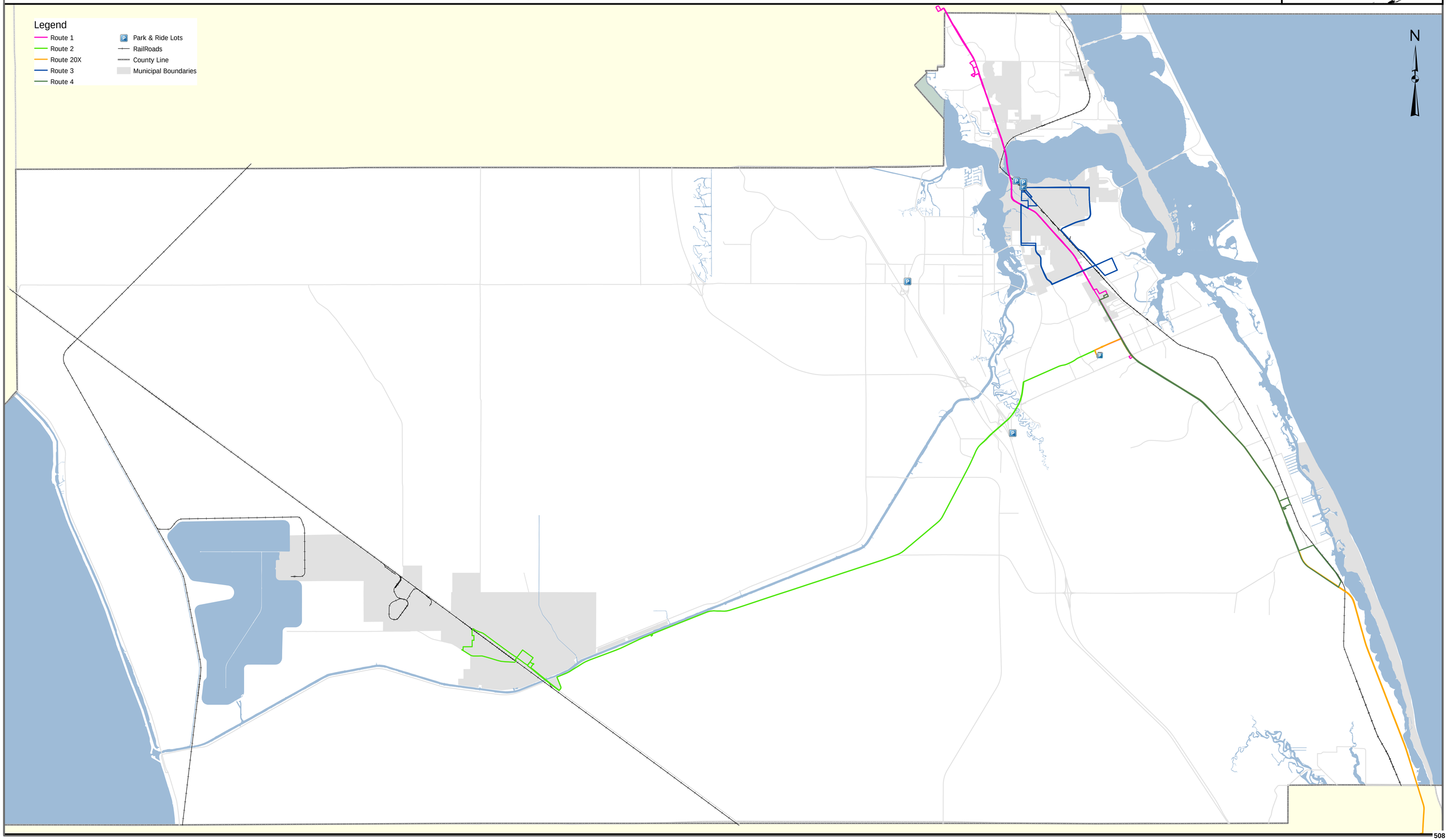
Draft August 2024

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

Figure 5-7
Public Transportation
Future Transportation Map

0 1.5 3 6 9 12 Miles

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



Martin County

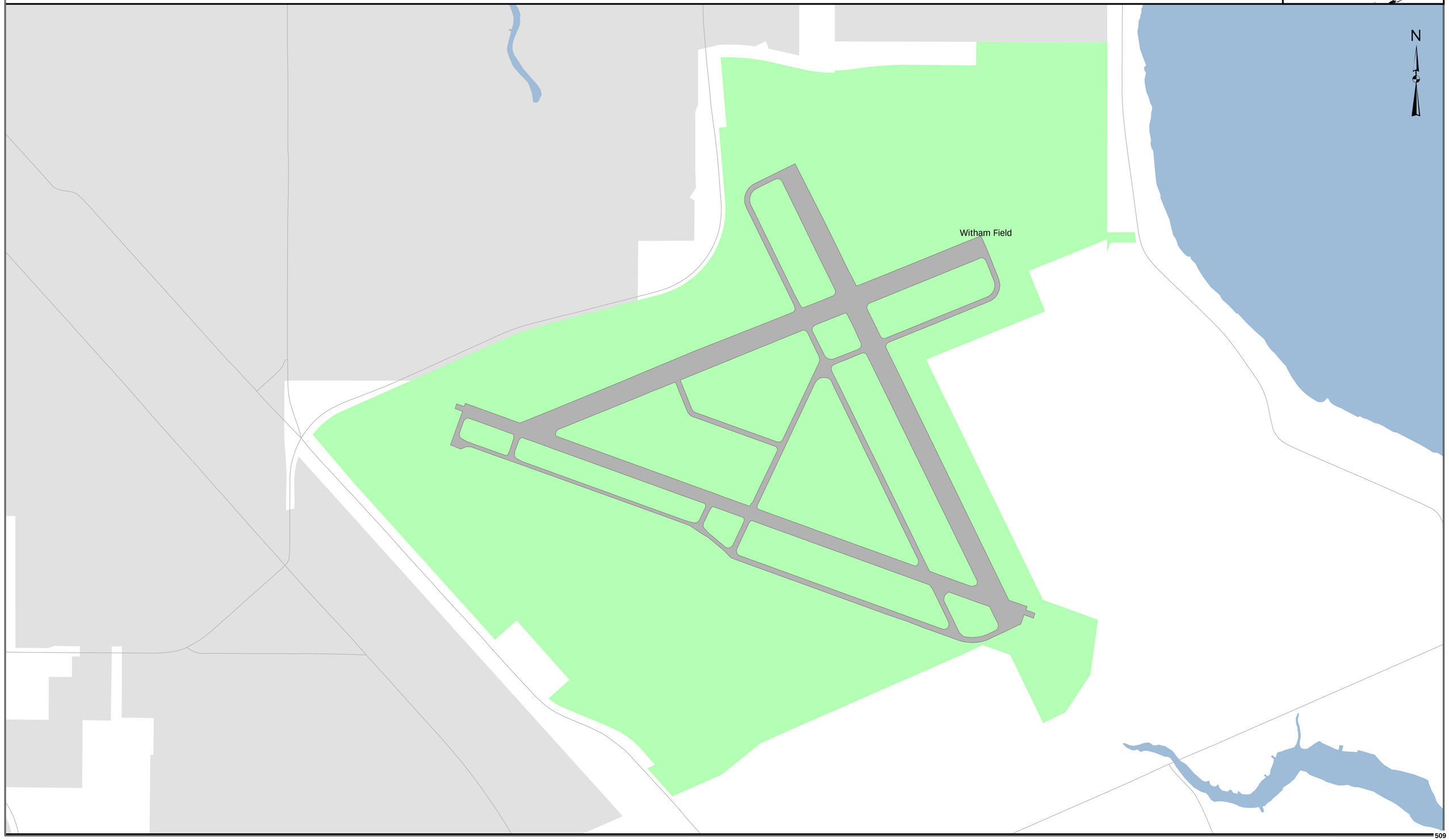
Draft August 2024

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

Figure 5-8
Public Airport Boundary
Future Transportation Map

0 0.1 0.2 0.4 0.6 0.8 Miles

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



9/24/2024

PUBLIC COMMENT REGARDING COMPREHENSIVE PLAN AMENDMENTS

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 5:24 PM
To: Maria Harrison
Subject: FW: Public Hearings on 9/24 and 10/22 must be delayed

From: carol quackenbos <cquackenbos@gmail.com>
Sent: Monday, September 23, 2024 4:34 PM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Public Hearings on 9/24 and 10/22 must be delayed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Carol Quackenbos

Stuart resident

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:21 AM
To: Maria Harrison
Subject: FW: Urgent assistance needed

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Rebecca Dima

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:16 AM
To: Samantha Lovelady
Subject: Urgent request needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:28 AM
To: Maria Harrison
Subject: FW: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

From: Denise Belizar <wridea@aol.com>
Sent: Monday, September 23, 2024 10:22 AM
To: Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>; commish@martin.fl.us
Subject: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

As Martin County residents for over two decades, we have valued the guidance that our county's well-thought-out Comprehensive Plan has placed on growth, and the protection that has meant for our environmental resources. It has truly resulted in the Martin County difference.

While some changes to the Comp Plan over time have been necessary, we are dismayed to see the extent to which its provisions have been eroded – or attempted to be eroded – in recent years. The latest proposed changes could greatly negatively impact our population density, environment, waterways, scarce resources and overall quality of life. There needs to be a more detailed examination of each change to ensure that it is both necessary and the optimal solution to the current situation.

We implore the sitting Martin County commissioners to do the right thing and delay the Sept 24 and Oct. 22 public hearings for comprehensive plan amendments, zoning changes, and a variance until the new commission is seated.

To be frank, the voters have already spoken in choosing to select new commissioners who have promised to be extremely judicious in making any revisions to our Comp Plan. To rush ahead with these changes prior to the new commissioners being seated is insulting to and dismissive of your voting public. It reeks of disingenuous, deceitful politics. You are better than that. At least, we hope you are.

Please delay the Sept 24 and Oct. 22 public hearings until the new commission is seated.

Denise and Ed Belizar
Jensen Beach residents

Maria Harrison

From: Stacey McKindles
Sent: Monday, September 23, 2024 9:27 AM
To: Maria Harrison
Subject: FW: Next County Commission Meeting Ashley Capital / Martin Commerce Park

Please see email below. Let me know if there is anything you need me to help with.

Stacey

From: Edward Ciampi <eciampi@martin.fl.us>
Sent: Sunday, September 22, 2024 7:54 PM
To: Stacey McKindles <comaide5@martin.fl.us>
Subject: Fwd: Next County Commission Meeting Ashley Capital / Martin Commerce Park

Please forward this email to growth
management to be added to the record.
Thank you

Begin forwarded message:

From: Jess Griffin <jessjgj@yahoo.com>
Date: September 22, 2024 at 5:22:19 PM EDT
To: Edward Ciampi <eciampi@martin.fl.us>, Stacey McKindles <comaide5@martin.fl.us>
Subject: Next County Commission Meeting Ashley Capital / Martin Commerce Park

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Ed,

I hope you are well and truthfully glad you got reelected. I am writing out of pure frustration. The last time I contacted you with this sentiment was 5 plus years ago relating to the pigeon issues with Stuart West BOD and my former neighbor. You were at least open to listening and offering comments and coming out to survey the situation, which was much appreciated personally.

I have been following and attending all meetings I was aware of both on a community level and the most recent LPA meeting relating to the subject line. My beef is not with Ashley Capital, it is with the staff, and communications or lack of from the county government.

First of all, I contacted by both email and phone numerous times to get on the blast list relating to this project. It never happened even though I finally had a conversation with a Lady in Growth management several months ago confirming I was on the list. This was not in fact true. One resident of SW managed to get some notification from someone and proceeded to let our community know about the LPA meeting last week just a few days before the meeting. This may have been worked on with Ashley but there has been little/no communication from the staff for the rest of us. There has been zero communication from growth management to the residents interested without any advance notice. I received a copy of the March staff report not from an official communication, and had dig to get a copy of the latest proposed changes to text amendments in the last 10 days. We should not have to take a special technology course just to get on the county's system and be properly notified. I was an interested party from Day 1.

I used the 3 minute public comments section at the LPA meeting. I also asked if the meeting was going to be recorded. As of Sunday late afternoon it has not been posted, and it is on the Agenda for Tuesday morning. Many people were not able to attend, likely because of the horrible weather we had Thursday. The fact you as a county commission are going to take this up when no one in the public has had a chance to review anything is not right.

I personally think the number of Free Standing Urban Service Districts that have been approved recently in this area, with Martin Highway and road access limited to two lanes with only one small section of road to Citrus (a distance of 4.5 miles) have any turn out lanes is a complete abdication and dereliction of the county government's duty. For 5 plus years we have had to deal with gridlock and constant construction along 714 from the new bridge to Citrus. There are 48 areas to access Martin Highway from Citrus to I 95. The traffic issues are going to be much worse because the other areas under construction for the last 5 years did not have that many access points. With the amount of traffic currently this is problematic most weekdays for multiple hours of the day already. All the county staff and LPA want to focus on Water and Sewer. There has not been ANY focus on the most critical infrastructure need TRANSPORTATION and ROADS, which should really be taking place proactively with both the state and county governments. My sense is whether growth management, LPA or the County attorney that attended, they all want to check the boxes on a punch list. No one is taking even a remotely big picture perspective on this matter except for one current LPA member. Someone has to do it and if they are in the Government they need to communicate it effectively with the residents.

I am not fan of what has happened in St Lucie County but they at least had some good sense in building four lanes (plus turnouts) before they started building everything out on Village Parkway between Tradition and Becker Road. When brought up at the LPA meeting the comments were "we need a comprehensive plan". We actually have one already. The county needs to quit granting all these exceptions without anything close to adequate infrastructure in place. I personally see the current abuse of the Free Standing Urban Service District similarly to States passing Medical Marijuana laws and then people find a doctor to write scripts like candy to those seeking it. I do not want to see Martin turn into Broward and Palm Beach. I live in those areas for over 20 years before moving here almost 17 years ago. I am afraid if someone does not take a principled stand in County government my greatest fears in this area will become reality.

I plan on attending the Commission meeting and will try to address some other points in my 3 minutes. I wanted to at least communicate some prior. Feel free to forward this to other members of the County Commission and Growth Management or have it posted on the Comments section.

Thanks you for your consideration in advance.

Jess Griffin

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept 24 Public Hearing

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Sunday, September 22, 2024 3:43 PM
To: Commish@martin.fl.us; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Sept 24 Public Hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Commissioners,

Please delay the September 24 and October 22 Public hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

Citizens have repeatedly stated, in the public workshops hosted by the Treasure Coast Regional Planning Council, that they do NOT want changes to our Comp Plan. This was the most frequently expressed item on the "wish list" that staff asked citizens to compile.

The citizens say: 1) No to changes in the Comp Plan, 2) Control growth and development, 3) Protect and preserve wildlife, waterways, native vegetation and agricultural lands, 4) Reduce traffic congestion 5) Maintain the Martin County difference.

The above are the guidelines the new commissioners have promised to follow. These guidelines must be meticulously applied to each and all of the proposed comp plan amendments. Some of the upcoming proposals encourage costly urban sprawl with its consummate environment, water, and neighborhood zoning area destruction.

Please do NOT push forward with these Martin-busting votes. It would be an improper attempt to silence the voices of residents who have clearly spoken.

Respectfully,
Drs. Mary Starzinski and Kathy Petteruti

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept. 24, 2024 Public hearing

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Saturday, September 21, 2024 3:07 PM
To: commish@martin.fl.us; Stacey Hetherington <shetherington@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>
Subject: Sept. 24, 2024 Public hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

We are opposed to all the Amendments and Zoning Protections,
that Change the Current Comprehensive Plan:

At the Public workshops hosted by the T.C. Regional Planning Council.
the majority of attendees said they wanted
no changes that govern growth and development in the County
we want the established protection of preserves, wildlife, open spaces and agricultural land.
we need reduction in traffic congestion
The Regional Planning Council at the costly of $100,000 recommended
to the Sept. 24th meeting just the Opposite!!

It is obvious that these changes at the Sept. 24th meeting are being "railroaded" through before the 2 New Commissioners have a chance to Vote. Mr. Ciampi actually lost his election if you compare the votes for his opponents.

One of the most outrageous amendments concerns the addition of 12 "Cottages" to the new Golf Course plan that originally in their application, said there would be no housing. Now from 6 to 12; when does it stop

It is imperative that this Public Hearing be postponed until November or December when there is appropriate time for Resident's to speak at the meeting.

Respectfully,
Barbara Gingras-Schmucker
John McArdle
3130 SE Indian Wells Place
Stuart, Fl. 34997

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:35 AM
To: Maria Harrison
Subject: FW: September 24, 2024 Public Hearings

From: Clyde Dulin
Sent: Friday, September 20, 2024 3:54 PM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: September 24, 2024 Public Hearings

From: tomhelga@comcast.net <tomhelga@comcast.net>
Sent: Friday, September 20, 2024 3:42 PM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: September 24, 2024 Public Hearings

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Commish@martin.fl.us; sheard@martin.fl.us; eciampi@matin.fl.us; dsmith@martin.fl.us; hjenkins@martin.fl.us; hetheringtonstacey@martin.fl.us; swoods@martin.fl.us; ddonaldson@martin.fl.us; klevee@martin.fl.us; cdulin@martin.fl.us; pschilli@martin.fl.us; slove@martin.fl.us;

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Thomas and Helga Galli

Samantha Lovelady

From: Renee Delahunty <rmld111@aol.com>
Sent: Friday, September 20, 2024 7:37 PM
To: Samantha Lovelady
Subject: Stop the Rush to Crush

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Any discussion regarding comprehensive plan amendments, zoning changes, and a variance should be delayed until the newly elected commission is seated.

I was in attendance at the public workshops hosted by the Treasure Coast Regional Planning Council, and I heard citizens repeatedly stating that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

The People Have Voted
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr
Jensen Beach, FL

Sent from the all new AOL app for iOS

Samantha Lovelady

From: Janet Jorden <jjorden@mac.com>
Sent: Thursday, September 19, 2024 4:23 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Packed Agendas

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The only reason I am able to think of for packing the Commission's agendas prior to the new commissioners taking their place on the dais is an effort to hurry through unwanted amendments.

We, the voters, have made our wishes very clear both through public meetings and at the ballot box. I strongly urge the commissioners to table all votes on Comp plan amendments, zoning changes and a variance until the new commissioners are seated. There is not an ethical reason for all of these votes to be taking place at warp speed.

Sincerely,

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL

Clyde Dulin

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Thursday, September 19, 2024 4:58 AM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith
From: Donna Melzer, Martin County Resident
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that takes time. Sept. 24 and Oct. 22 scheduled public

hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

Clyde Dulin

From: P S <sunshine50@bellsouth.net>
Sent: Thursday, September 19, 2024 9:42 AM
To: Clyde Dulin
Subject: Fwd: Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Sent from my iPhone

Begin forwarded message:

From: P S <sunshine50@bellsouth.net>
Date: September 19, 2024 at 9:37:48 AM EDT
To: Commish@martin.fl.us
Subject: Comp Plan Changes

Understanding that those who are leaving office may not care or be affected directly by their vote on this issue, why the need to rush! The people have spoken loudly on this issue many times over the years and spoke again in this last election. As more out of state residents come to Martin County, you should be supporting what has made is so great to begin with... the local long, time residents and their voice. Do not ruin what makes Martin County different in an effort to compete for growth and sprawl... keep our comp plan the way it is and prove we are different and this is why people want to come and live here, not to change what it is!!

Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Patty

Native Floridian and long time Martin resident.

Maria Harrison

From: Clyde Dulin
Sent: Thursday, September 19, 2024 11:12 AM
To: Paul Schilling; Maria Harrison; Samantha Lovelady; Joan Seaman
Subject: FW: Wait on the vote please

I recommend we print these emails and put them on the dais for next Tuesday. That way we can scan and file instead of struggling with PDF.

From: cwieds@gmail.com <cwieds@gmail.com>
Sent: Thursday, September 19, 2024 11:06 AM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Wait on the vote please

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Yes this is a formatted email, but I do believe you need to wait on the vote until the new elected group is able to vote.

Thank you for your consideration

Sincerely,

Chris and Anne Wiedenmayer

6322 SE Morning Dove Way, Hobe Sound 33455

Paul Schilling

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:14 PM
To: Paul Schilling
Subject: Growing Slowly

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my PAD!

Samantha Lovelady

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:18 PM
To: Samantha Lovelady
Subject: Slow the Growth

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Let's make sure we have the infrastructure before we keep building.

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my 👁PAD!

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:33 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:17 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:24 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Mr Dulin,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: dm5855@icloud.com
Sent: Thursday, September 19, 2024 12:29 PM
To: Samantha Lovelady
Subject: Public hearings 9/24/2024 & 10/22/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: Sabrina Roemisch <sabroemisch@gmail.com>
Sent: Thursday, September 19, 2024 3:06 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Hearings for comprehensive plan amendments

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Sabrina Glover
Martin County Resident

Sent from my iPhone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:34 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:19 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Thursday, September 19, 2024 3:39 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Sarah Woods <swoods@martin.fl.us>
Sent: Thursday, September 19, 2024 3:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Elysse Elder <eelder@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5446 (o) 772-288-5439 (f)

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:17 PM
To: Sarah Woods <swoods@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Ms Woods,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: ALLEN ATKINSON <4starfire@bellsouth.net>
Sent: Thursday, September 19, 2024 11:08 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; Sarah Woods; Don Donaldson; Kimberlee Levee; Paul Schilling; Samantha Lovelady
Subject: Not to Rush

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Allen and Pat Atkinson

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Samantha Lovelady; Clyde Dulin
Subject:	FW: Proposed Land Use Change: Ashley Capital
Date:	Thursday, September 19, 2024 3:36:08 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: E Ortiz <enortiz30@gmail.com>
Sent: Thursday, September 19, 2024 1:35 PM
To: Comish <Comish@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>
Subject: Proposed Land Use Change: Ashley Capital

Dear Commissioners and Mr. Schilling,

I'm writing today to express my objection to a proposed amendment to the Comprehensive Growth Management plan, that will be forthcoming from Ashley Capital, regarding property on the SE corner of I95/Martin Hwy (CR714), and their proposal to transform that area that is currently zoned as residential (AR-5A), and Agricultural, into a commerical industrial park (Martin Commerce Park). The Application is CPA 23-09 and CPA 23-10.

We are residents of Stuart West since 2014. I, like many neighbors, specifically bought in this area of the county due to the rural nature, and the fact that surrounding land was zoned in a way that would maintain this. I stand firm that this proposed project is inconsistent with our community, which was here first, and inconsistent with the currently approved land use and zoning. Myself and many in my neighborhood also have significant concerns about negative impacts to our property values if this project comes to fruition.

There is a large contingent of residents in both the Stuart West and Cobblestone communities that share the same concerns, and we will be prepared to fight this project as much as possible.

I urge you to consider the best interest of your consitituents over the desire of a capital investment firm and deny the land use change. Martin County residents love this county and the way that it was planned and do not want to see it become overpopulated and overcommercialized.

Thank you all for your service, and your time.

Sincerely,
Erika Ortiz
900 SW San Antonio Drive
Palm City, Fl 34990

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Samantha Lovelady; Clyde Dulin
Subject:	FW: Proposed zoning change across from Stuart West on 714
Date:	Thursday, September 19, 2024 7:46:40 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Kyle Romero <kyle.e.romero@gmail.com>
Sent: Wednesday, September 18, 2024 5:33 PM
To: Paul Schilling <pschilli@martin.fl.us>; Comish <Comish@martin.fl.us>
Subject: Proposed zoning change across from Stuart West on 714

Dear Martin County Commissioners and Mr. Schilling,

I am writing to you this evening to express my objection to a proposed amendment to the Comprehensive Growth Management plan, that will be forthcoming from Ashley Capital, regarding property on the SE corner of I95/Martin Hwy (CR714), and their proposal to transform that area that is currently zoned as residential (AR-5A), and Agricultural, into a commercial industrial park (Martin Commerce Park). The Application is CPA 23-09 and CPA 23-10.

My wife and I moved to Martin County a little over a year ago and we specifically chose the community of Stuart West due to the rural atmosphere like many of our neighbors as well as our neighbors in the Cobblestone community. This proposed project is highly inconsistent with its current zoning and would have serious impacts to our communities which would include but not be limited to noise, traffic, and property values. My wife and I will be extremely upset if the zoning is changed and this commercial industrial park is to be built. We understand change is inevitable and that Martin County is growing, but in the short time that we've been here it seems to have exploded. I commute daily to Tradition and am saddened with each passing day at the destruction of the natural land to build more and more homes, businesses, and industrial parks and displacing the natural wildlife. As stated previously, we specifically moved to the western portion of Martin County due to its rural nature and I really don't want to see Martin County follow in St. Lucie County's footsteps and this zoning change is one step closer. I love getting off at exit 110 and seeing nature and not industrial parks, warehouses, and gas stations. This is what makes Martin County beautiful and I hope it continues to stay that way.

I am unable to attend the meeting tomorrow but I urge you to seriously consider the impacts of allowing this proposed zoning change as it will not only affect the local landscape and wildlife, but the community and Martin County as a whole, as well as the ~400 people who will be affected the greatest who love our beautiful communities of Stuart West and Cobblestone.

Thank you for your service as well as consideration on this very important matter.

Kyle & Erin Romero
10200 SW Tarzan Terrace
Palm City, 34990

THE GUARDIANS OF MARTIN COUNTY

BOARD OF DIRECTORS

F. ANTHONY ZUNINO
President

JOYCE BULLEN GAY
Vice President

BARBARA U. BIRDSEY
Treasurer

JOHN F. SEDWITZ
Secretary

PETER H. CONZE, JR.
Former President

EMILIE MEAD PRYOR

EXECUTIVE DIRECTOR

D. GREG BRAUN

COUNSEL

MICHAEL D. DURHAM, ESQ.

ADVISORY BOARD

JEFF CORWIN

KIMBERLEIGH DINKINS

JARED GAYLORD

RUTH C. MEAD

KATE MILLER

SALVADOR OROFINO

EVE SAMPLES

GEORGE H. SHATTUCK, JR.

JACQUI THURLOW-LIPPISCH

MABEL H. VOGEL

ERIC T. WESEL

DR. JOSEPH L. WOOLSTON

GUARDIANS EMERITI

MAGGY HURCHALLA

NATHANIEL P. REED

FOUNDER

BERNHARD M. AUER

September 17, 2024

Mr. Paul Schilling
Growth Management Director
Martin County Administrative Center
2401 SE Monterey Rd
Stuart, FL, 34994

Subject: Proposed Martin Commerce Center; CPA Text, FLUM and Rezoning

Dear Mr. Schilling:

When the Rural Lifestyle Zoning Code was approved by the Martin County Commission in September 2022, it was the understanding of the Guardians of Martin County that the approval was based on the County's agreement to complete a study of "the western lands".

The Guardians have reviewed the information provided associated with the Comprehensive Plan Amendments that would be necessary for approval of the proposed Martin Commerce Center, including the Text Amendment, the Future Land Use Amendment and the re-zoning of the property. Without the study of the western lands having been completed, the Guardians believe that it would be premature to approve the development of the Martin Commerce Center. It is miles from the existing Primary and Secondary Urban Service District boundaries, and we believe that orderly development in the western lands should be the result of a comprehensive study, not based on a sequence of approvals of free-standing Urban Service Districts.

In the absence of a new study by Martin County, the Guardians have contracted with the University of Florida's Center for Landscape Conservation Planning and 1000 Friends of Florida to perform a study on Martin County's western lands. We anticipate holding a public meeting in early December to describe the project and seek input from the community.

Please distribute this correspondence to the members of the Local Planning Agency, existing County Commissioners, and Commissioners-elect, and add it into the record for NPH-1, NPH-2, and the rezoning request for the Martin Commerce Park.

Thank you for your consideration. If you have any questions or would like to discuss the Guardians position, please feel free to reach out to me at (561)-758-3417, by e-mail at ExecDirector@theguardiansofmartincounty.com or at the letterhead address.

Sincerely,

D. Greg Braun

D. Greg Braun
Executive Director

THEGUARDIANSOFMARTINCOUNTY.COM and SAVEMARTINNOW.COM
P.O. Box 1489, Hobe Sound, FL 33475 | (772) 546-7480

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING 1-800-435-7352 WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE.
© 2013 THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY.
REGISTRATION# CH30115

From: Paul Schilling
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: Email
Date: Monday, September 16, 2024 7:50:22 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

-----Original Message-----
From: Elizabeth Christian <ejanechristian01@gmail.com>
Sent: Saturday, September 14, 2024 6:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Email

This Email Sent From External Sender

Please include my email in any comments . I am not for rural changes of any kind!
Sent from my iPhone

Clyde Dulin

From: Paul Schilling
Sent: Thursday, September 12, 2024 5:16 PM
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: LPA running roughshod over citizen input

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: brucemon12 <brucemon12@gmail.com>
Sent: Thursday, September 12, 2024 4:56 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: LPA running roughshod over citizen input

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The text amendments to the comp plan have ZERO INPUT FROM RESIDENTS. NOT FAIR!!! Golf cottages can have 12 bedrooms per cottage? Motel 12??? Rural Lifestyle designation expansion without citizen input is NOT FAIR. We demand our voices and objections be accounted for.

Bruce Montefusco
Hobe Sound

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Clyde Dulin
Subject:	FW: LPA Mtg. Thursday, September 12, 2024 7pm
Date:	Tuesday, September 10, 2024 3:51:47 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Tuesday, September 10, 2024 3:40 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: LPA Mtg. Thursday, September 12, 2024 7pm

Let it me Known That:
We object to the expansion of the Urban Services Boundary.

We further object to the expansion of the "cottages" at the Three Lakes Golf Course.

We also object to the results of the Treasure Coast Regional Planning Council on the principal that the entire proposal is not understandable.

We have 2 newly elected Commissioners and feel that they should have some in these future developments.

Barbara Schmucker
John R. McArdle, Jr.
3130 SE Indian Wells Place
Stuart, Fl. 34997

From:	Clyde Dulin
To:	Joan Seaman
Cc:	Samantha Lovelady; Paul Schilling
Subject:	FW: Comments for 9/12/24 LPA Meeting
Date:	Wednesday, September 11, 2024 2:52:48 PM

This public comment can be attached to each Plan amendment on the 9-12-24 LPA agenda. Thanks.

From: Denise Belizar <wridea@aol.com>
Sent: Wednesday, September 11, 2024 1:16 PM
To: Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Cc: Commissioners <Commissioners@martin.fl.us>
Subject: Comments for 9/12/24 LPA Meeting

I request that my remarks below be included in the public comments at the aforementioned meeting. Thank you.

- Continuing amendments to our County's comprehensive plan to accommodate more "Rural Lifestyle" changes are uncalled for and are being rushed through without adequate time for public review and comment. There is no need to rush these changes through at this time. What is being hidden here, and why?
- Why are the "golf cottages" being proposed to double in occupancy? Wasn't the original plan for these cottages only recently submitted to begin with? What has changed to necessitate this request?
- What happened to the promise that the Rural Lifestyle change was a one-time-only thing?
- I strongly oppose the drive to ram these four amendments through so quickly, and request that they be tabled for now so that they can be explained in detail in a public forum. Martin County residents deserve to be informed about what these amendments mean, what they will cost, and how they will affect our county's lifestyle, economy and environment.

denise belizar
wridea@aol.com
772-971-0430

BOARD OF DIRECTORS

F. ANTHONY ZUNINO
President

JOYCE BULLEN GAY
Vice President

BARBARA U. BIRDSEY
Treasurer

JOHN F. SEDWITZ
Secretary

PETER H. CONZE, JR.
Former President

EMILIE MEAD PRYOR

EXECUTIVE DIRECTOR

D. GREG BRAUN

COUNSEL

MICHAEL D. DURHAM, ESQ.

ADVISORY BOARD

JEFF CORWIN

KIMBERLEIGH DINKINS

JARED GAYLORD

RUTH C. MEAD

KATE MILLER

SALVADOR OROFINO

EVE SAMPLES

GEORGE H. SHATTUCK, JR.

JACQUI THURLOW-LIPPISCH

MABEL H. VOGEL

ERIC T. WESEL

DR. JOSEPH L. WOOLSTON

GUARDIANS EMERITI

MAGGY HURCHALLA

NATHANIEL P. REED

FOUNDER

BERNHARD M. AUER

September 9, 2024

Mr. Paul Schilling
Growth Management Director
Martin County Administrative Center
2401 SE Monterey Rd
Stuart, FL, 34994

Subject: CPA 24-10; Sanitary Sewer Services

Dear Mr. Schilling:

The Guardians of Martin County appreciate the efforts of staff and consultants to make improvements to Chapter 10 of the Comprehensive Plan as part of the Evaluation and Appraisal Report process. We have reviewed the proposed Amendments and offer the following comments:

Section 10.1.A (final paragraph)

Until such time as all areas of all Community Redevelopment Areas have full Sanitary Sewer Services, the Guardians request that this paragraph not be deleted. It is our opinion that providing sewer services within the CRAs is a higher priority than extending services to other areas within the Urban Service Districts and areas outside the USD.

Policy 10.1B.5 Residential Levels of Service (Un-numbered Table)

Wastewater Treatment Systems are designed to treat pathogens, but have minimal effects on nutrient concentrations, which are a leading cause of the deterioration of waters in Martin County. The Guardians would like an explanation of why current Level of Service of 100 gallons per capita per day, for both residential and non-residential purposes, should be increased to 195 gpd.

Please distribute this correspondence to the members of the Local Planning Agency, existing County Commissioners, Commissioners-elect, and the TCRPC consultant, and add it into the Record for NPH-2, Comp Plan Amendment # 24-10.

Thank you for your consideration. If you have any questions and/or your consultants would like to discuss any of these suggestions, please feel free to reach out to me at (561)-758-3417, by e-mail at ExecDirector@theguardiansofmartincounty.com or at the letterhead address.

Sincerely,

D. Greg Braun

D. Greg Braun
Executive Director

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING 1-800-435-7352 WITHIN THE STATE. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE.
© 2013 THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY.
REGISTRATION# CH30115

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Clyde Dulin
Subject:	FW: URGENT REQUEST
Date:	Monday, September 9, 2024 8:00:10 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: loydb <loydb@bellsouth.net>
Sent: Sunday, September 8, 2024 3:41 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: URGENT REQUEST

LPA board : Please do not recommend that the Board of County Commissioners approve or reject any amendments to our Comprehensive Plan until newly elected Commissioners are seated and more study and evaluation can be accomplished on behalf of the Citizens.

Sincerely,
Walter Loyd
150 SW Cabana Point Circle
Stuart, Fl. 34994

Sent from my Verizon, Samsung Galaxy smartphone

From: sarah heard
To: Sarah Heard
Subject: Fwd: More Comp Plan Amendments headed to LPA
Date: Saturday, August 10, 2024 3:42:21 PM

---------- Forwarded message ---------
From: **Virginia Sherlock** <vsherlock@lshlaw.net>
Date: Sat, Aug 10, 2024 at 10:59 AM
Subject: More Comp Plan Amendments headed to LPA
To: Virginia Sherlock <vsherlock@lshlaw.net>
CC: Virginia Sherlock <vsherlock@lshlaw.net>

Still more massive changes to the Martin County Comprehensive Growth Management Plan will be presented to the Local Planning Agency on Thursday, with staff proposing revisions on virtually every page of the 34-page Coastal Management Element (Chapter 8) and on many pages of the Overall Goals and Definitions (Chapter 2) and Conservation and Open Space Element (Chapter 9).

Amendments to the Comp Plan are offered as part of the Evaluation and Appraisal Report process, with staff recommending changes to the Plan with assistance from the Treasure Coast Regional Planning Council as a paid consultant.

Although TCRPC conducted interviews with residents and held public meetings to find out what changes citizens felt were necessary, the EAR amendments proposed thus far do not reflect citizen comments. Instead, the proposed revisions are mostly technical and virtually unintelligible with a number of legally superfluous provisions.

The EAR amendments will be presented to the County Commission in November for transmittal to the state for review. Final adoption will be sought next year – after voters decide whether to re-elect development-friendly Commissioners Doug Smith and Ed Ciampi and elect Susan Gibbs Thomas – all of whom have received campaign contributions from Rural Lifestyle project property owners and developers, planners, and engineers who benefit from overdevelopment – or to replace them with more citizen-friendly commissioners – Blake Capps, Eileen Vargas and Michael Syrkus.

In addition to the three Comp Plan Amendments, LPA members will vote Thursday on a PUD Zoning Agreement Master and Final Site Plan for a 43-lot residential development on 29.23 acres between SE Cove Road and SE Salerno Road called Pepperwood Assemblage.

The disclosure of interests affidavit identifies the realtor for the project as Reed Hartman, son and business partner of LPA member Rick Hartman.

The property owner is JAMSZ Properties, Inc., owner of a 6-acre parcel in Palm City that Ed Ciampi convinced his colleagues to purchase for more than $4 million in County funds last year to avoid a proposed apartment project that, while in compliance with County development regulations approved by Ciampi, neighboring property owners opposed.

The LPA meeting begins at 7:00 p.m. on Thursday in Martin County Commission Chambers. You can download the agenda at

https://martin.legistar.com/DepartmentDetail.aspx?ID=39443&GUID=52FD16B4-3EEC-4E39-8581-A16495CBE3E1&Search=

The County does not provide e-mail addresses for LPA members. If you wish to make comments regarding the agenda, e-mail staff at pschilli@martin.fl.us and cdulin@martin.fl.us. Request that your comments be presented to the LPA and copy Commissioners at comish@martin.fl.us.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

From:	Kate Miller
To:	Paul Schilling; Comish
Subject:	no amendments to the comp plan.! No sneaking amendments in over the summer!
Date:	Saturday, August 10, 2024 11:24:27 AM

This Email Sent From External Sender

The comp plan has made Martin County a paradise for those who live there. You are making it a developers' paradise. We will remember at election time. Katharine Miller, 103 River Rd, Hobe Sound, FL 33455

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: PH-3

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners **DATE:** February 18, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Paul Schilling
Growth Management Director

REF: Item #25-0511
SUBJECT: **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-05, TRANSPORTATION ELEMENT, A TEXT AMENDMENT**

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.

Please see the attached newspaper advertisement for the EAR-based Plan amendment public hearings and additional public comment.

DGD/PS/jk

Reviewed by County Attorney's Office

Martin County - Growth Management
Advertiser:
N/A
Agency:
A-14-All
Section-Page-Zone(s):
2-7-25 EAR Adoption
Description:
10983177
Ad Number:
N/A
Insertion Number:
3 Col x 18 in
Size:
N/A
Color Type:
The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Friday, February 7, 2025

Judge pauses buyout for federal employees

Maureen Groppe and Joey Garrison
USA TODAY

A federal judge on Thursday paused the Trump administration's deadline for more than 2 million federal employees to decide by the end of the day whether to resign or stay in their jobs in order to allow time for labor unions to challenge the plan's legality.

U.S. District Judge George O'Toole in Boston issued a temporary restraining order and set a hearing for Monday.

The Trump administration's lawyers had argued that extending the deadline on the last day would "markedly disrupt the expectations of the federal workforce, inject tremendous uncertainty into a program that scores of federal employees have already availed themselves of, and hinder the administration's efforts to reform the federal workforce."

Unions representing many of the nation's federal workers charge that the new Republican administration's "unprecedented offer" violates the law.

"We will continue to aggressively defend our members' rights," said Everett Kelley, president of the American Federation of Government Employees, one of the unions challenging the offer.

Workers were given barely more than a week to accept the administration's blanket buyout, which union officials say did not appear to have followed federal procedures for reducing the size of the workforce.

Federal employees were told they would receive eight months of pay and benefits through September if they resigned by Thursday.

But Congress hasn't approved funding for federal agencies past March 14. Democrats in Congress have warned federal workers not to accept the offer, citing this and their lack of trust in Trump to deliver the payments.

Unions have warned workers considering Trump's offer that there's no guarantee the president can or will stick to it. They've also said the offer lacks basic information about whether they might still be required to work for the government; whether they can get a private-sector job while still being paid by the federal government; and how their pensions, health insurance and other benefits and rights would be affected.

Demonstrators protest the Trump administration's plans to shrink the federal workforce outside the headquarters of the Office of Personnel Management on Wednesday in Washington. ALEX WONG/GETTY IMAGES

Critics have said the administration's goal is to make working for the federal government so unpleasant that employees will be driven out.

The administration on Tuesday warned federal employees could be furloughed if they do not accept the buyout and that "the majority of federal agencies will be downsized," with the Defense Department as an exception.

Federal workers who stay in their jobs have been told they must return to in-person work, embrace new "performance standards" and be "reliable, loyal and trustworthy" in their work, among other new "reforms" across the government.

Trump is pushing both to dramatically shrink the size of government and replace bureaucrats his team has perceived as hostile to his agenda with loyalists.

The offer came in a surprise email that hit inboxes at 6:04 p.m. on Jan. 28 with the subject line: "The Fork in the Road."

Israel will draw up plan to relocate Palestinians

Cybele Mayes-Osterman
USA TODAY

Israel's defense minister said European nations that accused the country of disproportionate attacks in the Gaza Strip are "legally obligated" to accept Palestinian refugees as Middle Eastern countries rejected President Donald Trump's proposal to relocate all of the enclave's residents.

On Thursday, Israeli Defense Minister Israel Katz said he directed Israel's defense forces to draw up "a plan that will allow any resident of Gaza who wishes to leave to do so, to any country willing to receive them." He said the army would provide "exit options via land crossings, as well as special arrangements for departure by sea and air."

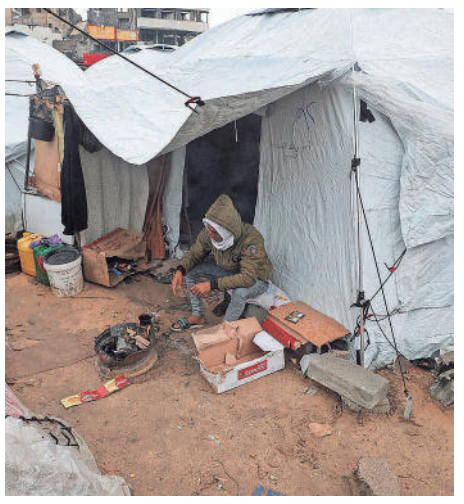
Countries "such as Spain, Ireland, Norway, and others" that have accused Israel of disproportionate attacks on civilians and violations of laws governing war "are legally obligated to allow Gazans to enter their territory," he wrote on X.

It comes after Trump deviated from decades of American foreign policy in the Middle East in his proposal on Tuesday to "take over" and "own" the war-torn Gaza Strip. The White House quickly walked back his comments, with spokesperson Karoline Leavitt telling reporters that Trump "has not committed to putting boots on the ground in Gaza" or to pay for its rebuilding.

But his statements still sent shock waves through Middle Eastern countries that worked to broker the ceasefire and hostage release deal struck between Israel and Hamas last month after more than a year of war.

Saudi Arabia, which has long refused to normalize its relations with Israel without the creation of a Palestinian state, said its position was still "firm and unwavering."

In a call with French President Emmanuel Macron, Egyptian President Abdel Fattah el-Sissi urged other countries to "support the implementation of the two-state solution," according to a statement from his office.


A Palestinian man sits outside a tent in the rain on Thursday in Gaza City, Gaza Strip. DAWOUD ABU ALKAS/REUTERS

Forcibly displacing civilians is a war crime under the Geneva Conventions. Humanitarian organizations have already accused Israel of the intentional displacement of Palestinians, which they say amounts to "ethnic cleansing."

But Trump's proposal would go a step further – "it would move the U.S. from being complicit in war crimes to direct perpetration of atrocities," Lama Fakih, of Human Rights Watch, said in a statement on Wednesday.

"It is vital to stay true to the bedrock of international law," United Nations Secretary-General António Guterres told Trump on Wednesday. "It is essential to avoid any form of ethnic cleansing."

Israel launched its 15-month siege of Gaza after Hamas, the militant group that governs the Palestinian enclave, launched a surprise attack on Israel, killing 1,200 Israelis and taking around 250 hostages.

In the ensuing conflict, more than 47,000 Palestinians were killed, according to the Hamas-run Gaza Health Ministry, including more than 13,000 children. Much of the enclave was reduced to rubble and 90% of its population was displaced.

Contributing: Reuters

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County (Board) will conduct public hearings on Tuesday, February 25, 2025, March 11, 2025, and March 25, 2025, beginning at 9:00 A.M. each day, or as soon thereafter as may be heard, to consider adoption of ordinances amending the Martin County Comprehensive Growth Management Plan resulting from the Evaluation and Appraisal Report. The Board requested the amendments based on statutory requirements. The proposed amendments will be presented in Public Hearings over the three dates as follows:

February 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-01, AMENDING THE TEXT OF CHAPTER 1, PREAMBLE, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-03, AMENDING THE TEXT OF CHAPTER 3, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-05, AMENDING THE TEXT OF CHAPTER 5, TRANSPORTATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-06, AMENDING THE TEXT OF CHAPTER 6, HOUSING ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-07, AMENDING THE TEXT OF CHAPTER 7, RECREATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-16, AMENDING THE TEXT OF CHAPTER 16, ARTS, CULTURE, AND HISTORIC PRESERVATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-17, AMENDING THE TEXT OF CHAPTER 17, PUBLIC SCHOOLS FACILITIES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 11, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-02, AMENDING THE TEXT OF CHAPTER 2, OVERALL GOALS AND DEFINITIONS, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-08, AMENDING THE TEXT OF CHAPTER 8, COASTAL MANAGEMENT ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-09, AMENDING THE TEXT OF CHAPTER 9, CONSERVATION AND OPEN SPACE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-10, AMENDING THE TEXT OF CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-11, AMENDING THE TEXT OF CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-12, AMENDING THE TEXT OF CHAPTER 12, SOLID AND HAZARDOUS WASTE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-13, AMENDING THE TEXT OF CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-04, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-14, AMENDING THE TEXT OF CHAPTER 14, CAPITAL IMPROVEMENTS ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

The Public Hearings listed above on February 25, 2025, and March 11, 2025 will begin on the specified date and will be continued to March 25,2025. The Board will conclude all of the Public Hearings and vote on the proposed amendments on March 25, 2025. All interested persons are invited to attend and be heard.

Each day of the Public Hearings will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department at (772) 288-5495.

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

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

Check out the classified ads everyday.
FIND A JOB
LIST A HOME
BUY A CAR
ADOPT A PET
BUY A BOAT
FIND A RENTAL

From: The Guardians of Martin County
To: Sarah Heard
Subject: Community Updates from Commissioner Heard 10/30/2024
Date: Wednesday, November 6, 2024 9:33:25 AM

View this email in your browser

The Guardians continue engagement with Martin County regarding proposed amendments to the County's Comprehensive Growth Management Plan (Comp Plan) that have the potential to adversely affect the quality of life that we all cherish.

See Commissioner Sarah Heard's summary below describing recent actions taken by the County Commission.

The Guardians provided comments on several of the proposed Comp Plan Amendments that have now been transmitted to Tallahassee for review by various state agencies.It is our understanding that commissioners-elect Blake Capps (District 3) and Eileen Vargas (District 1) will likely have taken their seats prior to a future adoption hearing.

Live Responsibly, Protect Our Future.

Commissioner Heard's Newsletter

Martin County Commissioner Sarah Heard
District 4 Newsletter - October 30, 2024

Contact Information
Commissioner Sarah Heard
sheard@martin.fl.us
Executive Aide Sarah Philion
comaide4@martin.fl.us
(772) 221-2358

Dear Friends,

October 9th was a cruel and destructive day for many homeowners in Martin County, especially hundreds of homeowners in District 4. We have seldom experienced ravaging tornados in Florida but 3 monstrous tornados, spawned by Hurricane Milton, wiped out neighborhoods on that day. Especially hard hit were Manatee Lakes, New Monrovia, The Preserve, Mariner Sands, Port Salerno and Rocky Point.

So many first hand accounts are terrifying. With no warning, front doors exploded, windows exploded, glass flying everywhere, furniture hurtling by, cars flipped over like toys, roofs exploding overhead and vanishing. Miraculously, in the midst of all that powerful mayhem, no one was killed. But, lots of folks

lost their worldly goods and the homes that held them.

Martin County makes me most proud and thankful as we respond to emergencies. The outpouring of love and support and aid has been wonderful.

The path of the storm's destruction was really uneven in Martin County. For 90% of our residents the tornadoes had no impact. But, for many the deprivation and destruction and realization are just beginning. The road to recovery will be long and hard.

I want all residents to know that recovery in these damaged neighborhoods is Martin County's top priority. Keeping these neighborhoods intact and rebuilding are our top priority. We will see you through this. We will keep you safe and sound.

Resources are available. We will help you connect to them. Please call our office if you need information or help. 772-221-2358.

Here are some critical resources including links and phone numbers.

FEMA 800-621-3362
Hope Florida 833-438-4673
United Way 772-283-4800
House of Hope 772-286-4673
Elevate Hope
Salvation Army 772-228-1471
Martin County Human Services SHIP Assistance, 772-288-5456
Covenant Fellowship Baptist Church
Catholic Charities 561-345-2000
Senator Gayle Harrell, 772-221-4019
Representative Toby Overdorf, 772-221-4961
John Snyder, 772-403-1064

We are sorry for your losses.

We are determined to help in every way possible. We have been faithfully and diligently removing storm debris daily since the hurricane. Martin County will remove all of your storm debris for free but it needs to be put in our right of way in order for us to take it away. We cannot trespass on your private property. We will do as many sweeps as necessary to clean up the hardest hit neighborhoods.

Sarah Heard

Board Summary from 09/24/2024

CNST-13 was a request to terminate the Palm City Boys and Girls Club lease. It was formerly a Martin County fire station. It was leased to the Boys and Girls Club in 2006. They will be moving their services to the newly constructed Boys and Girls Club on Martin Luther King Boulevard in Stuart.

The future of the buildings and property in Palm City are unknown at present.

PH-8 was a public hearing to consider transmittal of Comprehensive Plan Amendment (CPA) 23-09, Martin Commerce Park.

This was a proposal to allow a 167 acre parcel of land located between I-95 and SW 84th Avenue on the South side of SW Martin Highway to be appointed a Freestanding Urban Services District and to allow the extension of municipal water and sewer to leapfrog over agricultural lands to provide these urban services. No more than 1,100,000 square feet of industrial uses are proposed on 101 of these

167 acres.

Policy 4.13A.10 requires that industrial development in Martin County only is allowed within the Primary Urban Services District, which is miles away from this site.

The 1,717 acre Ag Tec parcel was approved by the majority Board in 2010. It remains vacant. It is owned by Ashley Capital, the owner of this 167 acre parcel.

The Commercial and Industrial Land Analysis, ordered by the majority Board and completed in 2023 concludes that the County has a significant inventory of industrial land for the present and the future. In fact, the acreage of vacant industrial land is more than twice the acreage of developed industrial land in the County.

Since 2011, only an average of 9 acres of industrial land are developed each year.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

PH-9 was a request to consider transmittal of Comprehensive Plan Amendment (CPA) 23-10, Martin Commerce Park, a Future Land Use Map amendment.

This was a request to amend the Future Land Use Map, to change the designation of 167 acres of land from Agricultural and Agricultural Ranchette to Industrial.

All the adjacent future land uses are agricultural and agricultural ranchette.

There are 4 criteria to consider when changing the future land use designation of a parcel. At least ONE must be met in order to recommend approval of the change.

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

None of the criteria has been met.

Further, the proposal meets all of the criteria for defining urban sprawl.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

Board Summary from 10/22/2024

CNST-8 was a request for approval of an agricultural easement from Becker B-14 Grove as a condition of approval for the Discovery Planned Unit Development (PUD) zoning agreement.

As a special condition of the Discovery PUD zoning agreement, Becker is required to place the 846 acre Becker Tree Farm parcel into a permanent agricultural easement.

The deed for the easement is to be granted to Martin County and Conservation Florida, a non-profit corporation.

Our October 22, 2024 meeting included the transmittal of our Evaluation and Appraisal Report (EAR) which was a re-write of our Comprehensive Plan. The state requires that all jurisdictions that have Comprehensive Plans conduct an EAR every 7 or so years to guarantee that each Comprehensive Plan is compliant with all changes to the Florida Statutes in the preceding 7 years.

PH-1 was a public hearing to transmit the EAR for Chapter 4, the Future Land Use Element. Chapter 4 is considered the most important in the Comprehensive Plan. One of the most critical features of Chapter 4 is the methodology requirements of the Residential Capacity Analysis, which is used to determine when, where and how to expand the Urban Services Districts when necessary. There are currently 10 and 15 year triggers that demand actions on these decisions.

The EAR does away with the requirement that the Residential Capacity Analysis be used to determine expansion of the Urban Boundaries.

Now, instead, policy for expansions is vaguely worded in Policy 4.7. To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.

No data, analysis, metrics, methodologies are provided to plan our future development.

Wetland deliniation is changing, too. Maps will no longer be used. Nor will hydric soils be evaluated. Instead, flyovers and remote and drone observations will generally inform us where wetlands exist.

Table 4-1 contains disturbing information. Though we don't allow any impacts to wetlands, between 2017 and 2024, nearly 1500 acres of wetlands disappeared. Between 2009 and 2024, 57,000 acres were developed in Martin County, according to table 4-1.

The airtight planning policies of Chapter 4 have guided and protected residents and resources for over 40 years. This EAR amendment does away with too many of our protections.

PH-4 was the EAR amendment to Chapter 5, the Transportation Element.

Roads in Martin County are given Level of Service ratings from A (free flow) to B (reasonably free flow) to C (stable flow) to D (approaching unstable flow) to E (unstable flow) to F (forced or breakdown flow). Martin County targets LOS D as our tolerable goal. Surely we should raise our standards.

PH-5 was the EAR amendment to Chapter 14, our Capital Improvements Element.

Among the changes to Chapter 14 are basic life support and fire response times from 6 minutes 90% of the time in Urban Areas to advanced life support in 8 minutes 90% of the time in Urban Areas.

Similarly, basic life support and fire response in Rural areas goes from 15 minutes 90% of the time to Advanced Life Support in 20 minutes 90% of the time.

PH-7 was the EAR amendment to Chapter 6, the Housing Element.

Included in this chapter's changes are elimination of the Vacant Residential Lands Inventory and Residential Capacity Analysis as planning requirements.

PH-8 was the EAR amendment to Chapter 7, the Recreation Element.

Included in this chapter's changes are directions to encourage Planned Unit Development (PUD) Zoning in development review instead of relying upon the requirements of straight zoning.

All of the EAR amendments will be transmitted to Tallahassee for review. Staff expects state reviews to be completed in early 2025. They will then be considered be the new Board for adoption.

PH-17 was an item to consider adoption of Comprehensive Plan Amendment (CPA) 24-23, Three Lakes Golf Club.

Three Lakes Golf Club is another of the developments outside the Urban Boundary that are permitted under the new Rural Lifestyles land use.

Golf cottages are allowed in the Rural Lifestyle land use. They are for the use of the members and their guests. They do not count toward the maximum gross density. 54 golf cottages are allowed with up to 324 bedrooms.

This amendment was to allow each cottage to have up to 12 bedrooms, doubling current capacity of 6 bedrooms each.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DPQJ-1 was a request for an amendment to the Three Lakes Golf Club Planned Unit Development (PUD).

This project is approximately 1219 acres and is located west and east of Kanner Highway approximately 2.4 miles southwest of I-95.

The majority Board approved 2 golf courses, a golf clubhouse and 14 accessory golf cottages in June 2023, utilizing well and septic systems.

In February 2024, the Board majority approved the future land use change from agricultural to rural lifestyle.
In June 2024, the Board majority approved the extension of municipal water and sewer to the entire property.

This is the first amendment to the proposed PUD. Improvements on this property now include a helipad, and employee dormitory for 70 workers, 48 cottages (that do not count toward maximum density) with 262 bedrooms (averaging 6770 square feet each), tennis courts, pickleball courts, a 19,000 square foot spa, yoga studio, pools, one 30,000 square foot clubhouse, one 33,000 square foot clubhouse, and a bridge over Kanner Highway, connecting the east and west sections of the property.

Ciampi, Jenkins, and Smith voted to approve. Heard and Hetherington opposed, with Hetherington objecting to the change from a tunnel under Kanner to a bridge over Kanner.

DPQJ-2 was a request for approval of the first amendment to The Ranch Planned Unit Development (PUD) zoning agreement.

The subject site is located south and west of the intersection of SW Kanner Highway and SW Bridge Road. The site includes approximately 3460 acres on the south side of Kanner and 442 acres on the north side of Kanner adjacent to the St. Lucie Canal.

The Board majority approved The Ranch PUD in April of 2024. Approved uses include 175 single family lots, golf cottages (that do not count toward maximum density and can each have up to 12 bedrooms), two 18-hole golf courses, a short course, range house and training center, golf practice facilities, a clubhouse, residential multi-slip docking facility, 2 spa and wellness facilities and a tunnel under Kanner Highway connecting the east and west parcels.

And though Article 4, Division of Land Development Regulations prohibits any excavation below 20 feet, The Ranch will be excavating to a depth of 40 feet.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DEPT-4 was a proposal to replace the Sand Dune Cafe at Jensen Beach.

The project is currently in design for building replacement with a 3,000 square foot commercial kitchen and dinning building, access improvements and associated site work.

The project was approved unanimously.

DEPT-5 was a water quality conditions and project update by John Maehl, our Environmental Resources Administrator. For well over 2 decades, Martin County has employed the most stellar team of environmental resource managers in the State of Florida. Their dedication and innovation are peerless. These are just some of the most recent achievements. Use this **link** to see the presentation.

Veterans Workshop

Disaster Recovery Center

Upcoming Martin County Board Meetings

Board of County Commissioners Upcoming Meetings

Commission Chambers - 1st Floor
2401 SE Monterey Rd, Stuart, FL 34996

November 12, 2024
November 19, 2024
December 10, 2024

MCTV Television Information - **MCTV Links and Info**
Martin County YouTube Chanel: **YouTube Channel Click Here**

Please share this message with your friends and neighbors!

Share Tweet Forward

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES

AT 1-800-HELP-FLA (435-7352) OR http://www.FloridaConsumerHelp.com. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE. THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY. REGISTRATION# CH30115.

Copyright © 2024 The Guardians of Martin County, All rights reserved.
You are receiving this email because of your relationship to The Guardians of Martin County

Our mailing address is:
The Guardians of Martin County
P.O. BOX 1489
Hobe Sound, Fl 33475

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list

From: Elaine Macomber
To: Comish
Subject: Our Community First!
Date: Sunday, November 10, 2024 9:20:05 AM

Dear Commissioners:
I support responsible decision-making that reflects our community's needs.

The commission is making decisions on projects like Brightline, cell towers, comp plan, and the proposed Wawa without full transparency or public input.

Please do not throw our tax dollars down the drain!

Elaine Macomber
Palm City, FL 34990

John 3:16

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0513 | PH-4 | **Meeting Date:** 2/25/2025

PLACEMENT: Public Hearings

TITLE:

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-03, INTERGOVERNMENTAL COORDINATION ELEMENT, A TEXT AMENDMENT

EXECUTIVE SUMMARY:

This is a request to consider the adoption of Comprehensive Plan Amendment 24-03, a text amendment to Chapter 3, Intergovernmental Coordination Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Clyde Dulin, AICP
Title: Comprehensive Planning Administrator

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Plan Amendment

BACKGROUND/RELATED STRATEGIC GOAL:

In accordance with Section 163.3184(4), Florida Statutes, evaluation and appraisal plan amendments must follow the state coordinated review process.

All plan amendments require three public hearings. The first public hearing is before the Local Planning Agency. At the second hearing, the Board of County Commissioners (Board) determines whether to transmit or not to transmit plan amendments as part of a set of amendments. After the hearing, the County has 10 working days to send the amendments to the State Land Planning Agency (State).

The State will issue an objections, recommendations, and comments (ORC) report regarding the proposed plan amendment(s) within 60 days after receipt of the amendment package. Any other unit of local government or government agency may provide comments within 30 days after receipt by the State Land Planning Agency of the complete proposed plan or plan amendment.

Martin County must hold the adoption public hearing within 180 days after receipt of the ORC report. If the County fails to hold an adoption hearing within 180 days after receipt of the ORC report, the

amendments shall be deemed withdrawn unless extended by agreement with notice to the State Land Planning Agency and any affected person that provided comments on the amendment. After the adoption hearing, adopted plan amendments must be transmitted within 10 working days to the State and any other agency or local government that provided timely comments.

The State has 45 days to determine if the plan amendments are in compliance with Florida Statutes and will issue a notice of intent to find that the plan amendments are in compliance or not in compliance. A plan amendment adopted under the state coordinated review process shall go into effect pursuant to the State Land Planning Agency's notice of intent. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Decisions approving or rejecting proposed amendments constitute legislative actions because they involve the policy making function of the Board. They are different from rezoning and site plan decisions which are quasi-judicial actions involving the application of general rules of policy to specific situations. If approval of a comprehensive plan amendment is challenged by an affected person, the approval will be sustained if it complies with Florida Statutes regarding (1) procedural requirements (e.g. proper notice, public hearing), and (2) substantive requirements (e.g. adequate data and analysis, internal consistency). The fairly debatable standard is applicable to the review and requires judicial approval of a Board approval if reasonable persons could differ as to the propriety of the decision. For example, if a petitioner were to claim that an amendment adopted a provision that was not consistent with an existing provision of the CGMP, the court would strike down the amendment only if the court found no reasonable person would think that the two provisions are consistent.

The Local Planning Agency reviewed the amendment on June 20, 2024 and voted 4-0 to recommend approval. The Board of County Commissioners reviewed the amendment on September 10, 2024 and voted 5-0 to continue the public hearing to October 22, 2024. On October 22, 2024, the BCC voted to transmit this amendment to the State Land Planning Agency. The State provided the ORC report on December 30, 2024.

ISSUES:

Staff has scheduled the public hearings for adoption of the EAR based plan amendments on the following dates:

- February 25, 2025
- March 11, 2025
- March 25, 2025

At each of the dates listed above, the Board will be asked to consider amendments to one or more chapters of the CGMP. Each public hearing will be opened on its scheduled day. The public hearings on February 25, 2025 and March 11, 2025 will be continued to March 25, 2025. During the March 25, 2025 Board meeting, the continued public hearings will be reopened for the Board to vote on adoption of the amendment. After adoption, each amendment must be transmitted to the State Land Planning Agency within 10 days.

Please see the attached staff report for analysis of the proposed amendment.

LEGAL SUFFICIENCY REVIEW:

This is a legislative matter. Legislative decisions are those in which the local government formulates policy rather than applying specific rules to a particular situation. A local government's approval or denial of an issue in its legislative capacity is typically subject to a fairly debatable standard of review. Fairly debatable means that the government's action must be upheld if reasonable minds could differ as to the propriety of the decision reached. Decisions subject to the fairly debatable standard of review need only be rationally related to a legitimate public purpose, such as the health, safety, and welfare of the public, to be valid. Given this broad discretion, only decisions that are arbitrary and capricious or illegal are subject to serious legal challenge.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board continue this public hearing to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

ALTERNATIVE RECOMMENDATIONS

Move that staff provide more information and continue the item to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

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 EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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.

REQUEST NUMBER:	CPA 24-03: Chapter 3, Intergovernmental Coordination Element
Report Issuance Date:	January 30, 2025
APPLICANT:	Martin County Board of County Commissioners
REPRESENTED BY:	Paul Schilling Growth Management Director Martin County Board of County Commissioners
PLANNER-IN-CHARGE:	Stephanie Heidt, AICP, Treasure Coast Regional Planning Council, Deputy Executive Director

PUBLIC HEARINGS:	Date	Action
Local Planning Agency (LPA):	June 20, 2024	Approve 4-0
Board of County Commission Transmittal:	Oct. 22, 2024	Approval to transmit 5-0
Board of County Commission Adoption:	March 25, 2025	

APPLICANT REQUEST: A text amendment to Chapter 3 of the Comprehensive Growth Management Plan (CGMP), to implement the recommended changes of the adopted Evaluation and Appraisal Report (EAR).

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments to Chapter 3, Intergovernmental Coordination.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY: Changes proposed for Chapter 3 are largely housekeeping changes such as: recognizing the Village of Indiantown incorporating in 2017; reflecting the updated agency names that have changed; revising as needed dates to interlocal agreements with various agencies; and updating goals, policies, and objectives to bring the CGMP into compliance with current legislation.

BACKGROUND: The Evaluation and Appraisal Report (EAR), is a required part of the State growth management process and could be generally described as a mechanism for determining whether the need exists to amend the County's Comprehensive Growth Management Plan. Due to changes made by the Florida Legislature in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports to the State reviewing agencies. Instead, local governments, at least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, must determine if a need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must

prepare and transmit within 1 year such plan amendment or amendments for review pursuant to the State Coordinated review process in s. 163.3184. Additionally, local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Staff began this work effort last year. The County Commission has been briefed via memos and Board items. The following chart summarizes the work done.

Aug. 29, 2023	Treasure Coast Regional Planning Council (TCRPC) presented a community public outreach workshop
Nov. 21, 2023	BCC authorized notifying the State Land Planning Agency by letter that amendments are necessary.
Jan. 18, 2024	Treasure Coast Regional Planning Council (TCRPC) presented a second community public outreach workshop
Feb. 15, 2024	LPA reviewed the full EAR.
Feb. 20, 2024	State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and established November 27, 2024 as the deadline for transmittal of EAR based amendments to State Agencies.
Mar. 5, 2024	BCC received a report from TCRPC summarizing public input and adopted Resolution 24-3.2 initiating and adopting EAR based amendments.

The Local Planning Agency must conduct a public hearing on each amendment and provide a recommendation. The Board of County Commissioners must hold a transmittal public hearing on each amendment, prior to November 27, 2024 and then the amendments will be reviewed by the various state and regional agencies that participate in the State Coordinated Review Process. After that review the Board of County Commissioners must hold its adoption public hearing.

CONTENT AND FORMAT:
The attached amendment consists of an updated Chapter 3. The attached Chapter contains, in strike and underline, the proposed changes to the Element to implement the recommendations of the EAR and any local issues identified.

DATA AND ANALYSIS:
Treasure Coast Regional Planning Council staff and Growth Management Department staff are coordinating with staff from other County departments and various relevant agencies, as needed, on the proposed changes. All Data and Analysis supportive of this chapter will be submitted to State Land Planning Agency as part of the transmittal packet. Copies are available in the Growth Management Department, upon request.

ISSUES:

1. Several minor changes have been made to the Goals, Objectives, and Policies section of the element, including:

- Table 3.1, *Coordinating Entities – Martin County* has been updated to include the Village of Indiantown and South Martin Regional Utilities; and update various agency names that have been changed since the last EAR.
- Section 3.2.B. *Coordinating Mechanisms* has been revised to reference the Treasure Coast Transportation Council, which coordinates regional planning with St. Lucie and Indian River counties, and the membership of the MPO policy Board.
- References to the County's agreement with Waste Management related to the solid waste disposal has been updated to reflect current contract dates.
- Policy 3.1A.4 is updated to reflect the renaming of the "Engineering" department to "Public Works."
- Policy 3.1E.4. *Coordination on utilities services*, is revised to reference the change in the name of the Indiantown Utilities Company and the expiration date for the interlocal agreement with Town of Jupiter Island concerning joint planning.
- Policy 3.1J.3. *Provision of technical memorandums to School Board* is revised to reflect current statutory requirements related to population projects.

FIGURES/ATTACHMENTS
LPA Minutes
Objections Recommendations and Comments
Draft ordinance with draft Chapter 3, shown in ~~strikeout~~ and <u>underline</u> as "Exhibit A"
Public Comment

Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Chair, District 1, 11/2024
Thomas Campenni, District 2, 11/2026
Bob Thornton, District 3, 11/2024
James Moir, District 4, 11/2026
Rick Hartman, Vice Chairman, District 5, 11/2024
Juan Lameda, School Board Liaison, 12/2024

Thursday, June 20, 2024	**7:00 PM**	**Commission Chambers**

CALL TO ORDER

Ms. Norton Chair, called the meeting to order at 7:02 pm. A quorum was present.

ROLL CALL

Present: Niki Norton, Chair
Thomas Campenni
Bob Thornton
Rick Hartman, Vice Chair

Absent: James Moir
Juan Lameda – School Board Liaison

Staff Present:
Deputy County Attorney .....Elysse Elder
Growth Management Director.....Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Agency Recorder/Notary.....Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 JUNE 6, 2024

The Board is asked to approve the minutes from June 6, 2024

Agenda Item: 24-1028

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

QJP-1 QUASI-JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-Judicial proceedings must be conducted with more formality than a legislative proceeding. In Quasi-Judicial proceedings, parties are entitled – as a matter of due process to cross-examine witnesses, present evidence, demand that the 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.

Agenda Item: 24-1030

NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 24-22 HOUSE SOUND TRAIN STATION FLUM

Request to consider an application for a proposed amendment to assign a Future Land Use designation to the recently abandoned 5,465 square feet (0.13 acre) Right-of-Way at the corner of SE Vulcan Avenue and SE Athena Street in the Hobe Sound CRA.

Requested by: Martin County Board of County Commissioners

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

Agenda Item: 24-1032

STAFF: Mr. Dulin presented.

LPA: Mr. Hartman asked Mr. Dulin to clarify what the surrounding properties were zoned as and who owns them.

STAFF: Mr. Dulin explained what areas in question were Right-of-Way (ROW) as well as what area will continue to allow access on Vulcan for residents; these are owned by Martin County.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

NPH-2 LAND DEVELOPMENT REGULATIONS 24-04, ARTICLE 12, HOBE SOUND TRAIN STATION SUBDISTRICT (QUASI-JUDICIAL)

A Public Hearing to consider a request to amend the Land Development Regulations Article 12 to assign an appropriate subdistrict on an abandoned right-of-way totaling approximately 5,465 square feet (0.13 acre) of land located at the corner of SE Vulcan Avenue and SE Athena Street in the Hobe Sound CRA.

Requested by: Martin County Board of County Commissioners

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

Agenda Item: 24-0599

***For the Record:**

LPA: Ex-parte communication disclosures: None. Intervener(s) present: None.
All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Dulin presented.

LPA: There were no questions or comments from the LPA Members.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-03 INTERGOVERNMENTAL COORDINATION

A proposed text amendment to Chapter 3 Intergovernmental Coordination Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1033

STAFF: Mr. Dulin with Ms. Stephanie Heidt, AICP, Deputy Executive Director of the Treasure Coast Regional Planning Council presented.

LPA: There were no questions or comments from the LPA Members.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-07 RECREATION

A proposed text amendment to Chapter 7, Recreation Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1034

STAFF: Mr. Dulin presented.

LPA: Mr. Hartman asked for clarification regarding a reference in the documents to a future County gun range and off-road vehicle park.

STAFF: Mr. Dulin stated that there was a reference to these previously that also included an aquatic center. The aquatic center (Sailfish Splash Waterpark) was completed. He does not believe that the Parks Department has a future plan for a gun range or off-road vehicle park. The area that was once discussed for an off-road vehicle park is now a High School.

LPA: Mr. Hartman asked if a future public gun range could still come up.

STAFF: Mr. Dulin stated there is nothing stopping the County from including something like that in the future.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

COMMENTS:

1. **PUBLIC** – None.

2. **STAFF** – Mr. Schilling stated that there are several items scheduled for the next meeting on July 18, 2024. Ms. Elder reminded the Members that their financial disclosure forms are due by July 1, 2024, and that she will send directions to everyone on Monday via e-mail.

3. **LPA** – Mr. Campenni stated he will not be at the July 18, 2024, meeting. Ms. Norton and Mr. Thornton said they will be there. Mr. Hartman said he thinks he will be able to attend.

ADJOURN:

The Local Planning Agency meeting of June 20, 2024, adjourned at 7:27 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

7/20/2024
Date Signed

Approved by:

Niki Norton, Chair

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

December 30, 2024

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

Dear Mayor Ciampi,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Martin County (Amendment No. 24-04ER), which was received on October 31, 2024. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing two comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

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

FloridaCommerce staff is available to assist the County to address the comments. If you have any questions related to this review, please contact Christina Nazaire, Choose or enter job title, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

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

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Paul Schilling, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

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

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Martin County 24-04ER

FloridaCommerce has identified two comments regarding Martin County's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the County could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with County staff and is available to assist the County to address the comments.

Comment 1: ***Five Year Capital Improvements Schedule***

The proposed amendment includes multiple references to the Five-Year Capital Improvements Plan (CIP) but does not include the CIP in the County's Comprehensive Plan. Excluding the CIP is inconsistent with the requirements of section 163.3177(3)(a)4., F.S.

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The County must include the Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Comment 2: ***Intergovernmental Coordination***

FloridaCommerce recommends that Martin County coordinate with the Florida Department of Environmental Protection (FDEP) to address their comments regarding the proposed amendment.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***https://floridajobs.secure.force.com/cp/) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

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

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

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

_____ Ordinance number and adoption date.

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

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

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

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

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

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

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

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

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

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

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

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 22, 2024

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

Martin County 24-04ER Proposed Comprehensive Plan Amendment State Coordinated Review

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The Department's review of the proposed policies focused on important state resources and facilities that would be adversely impacted if the amendment is adopted, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails and conservation easements; solid waste; and water and wastewater treatment; and the Everglades ecosystem restoration.

PROPOSED AMENDMENTS

The proposed amendment updates the text and maps of the Martin County (County) Comprehensive Plan based on the most recent Evaluation and Appraisal Report (EAR). The update includes changes to the County's Infrastructure Element (Element) to address the sanitary sewer feasibility requirements of s. 163.3177(6)(c)3, F.S. The proposed update to the Element includes new Goal 10.4 and Objectives 10.4.A and 10.4.B, which direct the County to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any applicable developments, and updates Table 10-2 to identify the current capacity and the 20-year projected wastewater flow at wastewater treatment facilities under full or partial governance of the County.

DEPARTMENT COMMENTS

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a Basin Management Action Plan (BMAP) within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address

the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

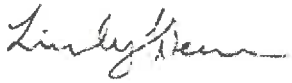
Section 163.3177(6)(c)3, F.S., requires local governments to include a feasibility analysis that identifies the wastewater facilities (name and location) that could receive sanitary sewer flows after connection, the current capacity of the identified wastewater facilities and any transmission facilities, the projected wastewater flows for the next 20 years, including expected future new construction and connections of OSTDSs to sanitary sewer, and a timeline for the construction of any sanitary sewer determined to be feasible.

While the County's proposed amendment addresses several of the above informational requirements, the Element lacks any construction timeline(s) for the connection of applicable developments to the sanitary sewer system. To be consistent with s. 163.3177(6)(c)3, F.S., the Element should be updated to include the construction timeline(s) for any sanitary sewer determined to be feasible. As the statutory deadline (July 1, 2024) has passed, the County should include this information in the Element as soon as possible to address the existing noncompliance with the statute.

CONCLUSION

The Department is providing technical assistance comments consistent with s. 163.3168(3), F.S. The comments will not form the basis of a challenge. If you should require assistance or additional information, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Sincerely,



Lindsay Weaver, Environmental Specialist II
Office of Intergovernmental Programs

cc: Donna Harris, Florida Department of Commerce

From:	Paul Schilling
To:	Clyde Dulin; Joan Seaman
Subject:	FW: FWC"s Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)
Date:	Wednesday, November 20, 2024 5:28:12 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Wednesday, November 20, 2024 5:17 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>; Gruver, Pamela <Pamela.Gruver@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>; DCPexter@Commerce.fl.gov
Subject: FWC's Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)

Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(4), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147

Martin County 24-04ER_60351

Florida Department of Transportation
RON DESANTIS
GOVERNOR
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
JARED W. PURDUE, P.E.
SECRETARY

January 22, 2025

Mr. James D. Stansbury, Chief
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

RE: Martin County 24-04ER Proposed Comprehensive Plan Amendment
FDOT Technical Assistance Comments

Dear Mr. Stansbury:

The Florida Department of Transportation (FDOT), District Four, has reviewed the Martin County 24-04ER, proposed Evaluation and Appraisal Reort (EAR) amendments to the Comprehensive Growth Management Plan (CPA). The CPA was transmitted under the State Coordinated Review (SCR) Process. The proposed Comprehensive Plan includes Evaluation and Appraisal Report (EAR)-based amendments to 16 elements of the Comprehensive Plan. This EAR-based Comprehensive Plan Amendment was transmitted by the Board of County Commissioners in accordance with the requirements of Florida Statutes (F.S.) Chapter 163.

The County's proposed EAR-based amendments update the existing Comprehensive Plan, consistent with changes to Florida Statutes. Based on a review of the amended Plan, FDOT is providing technical assistance comments consistent with Section 163.3168(3) F.S. The technical assistance comments will not form the basis of a challenge. These comments can strengthen the local government's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

This review generally focuses on the goals, objectives, and policies that could impact the State Highway System (SHS) and Strategic Intermodal System (SIS) facilities that pass through the County, as listed below:

- S.R. 91/Florida's Turnpike (SIS)
- S.R. 9/I-95 (SIS)
- S.R. 710 (SIS)
- S.R. 15/U.S. 98 (SIS)
- S.R. 5/U.S. 1
- S.R. 714/Martin Highway
- S.R. 76/Kanner Highway

- S.R. 732/Jensen Beach Blvd.
- S.R. 732/NE Causeway Blvd.
- One CSX, one South Central Florida Express (SCXF) and two FEC Railroads (SIS)
- Atlantic Intracoastal Waterway (SIS)

General Comments

Technical Assistance Comment #1 – Resiliency and Sustainability

The Comprehensive Plan includes comprehensive discussions of climate change, resiliency and sustainability strategies throughout and in line with the 2045 Florida Transportation Plan (FTP) Policy Element (the 2055 FTP is currently under development and is expected to be completed in 2025). The 2045 FTP provides guidance to transportation agencies as they develop and implement policies, plans, and projects related to agile, resilient and quality infrastructure to counter the effects of changes in the climate and changing technology. FDOT supports these strategies and offers additional guidance that may be useful to the County.

Recommendation for Technical Assistance Comment #1

FDOT encourages the County to utilize the growing body of studies and tools available to address vulnerable/at risk transportation infrastructure in Martin County, including but not limited to the Resiliency chapter in the Florida Planning Emphasis Areas online publication[1] and the FTP Resilience initiative[2] . Additionally, the Martin MPO completed a Transportation Network Resiliency Study[3], which serves as a mechanism/ methodology on how to consider resiliency/climate change in the transportation planning process.

Technical Assistance Comment #2 – Stakeholder Interviews

The Comprehensive Plan EAR, Public Input Summary, notes that 30 one-on-one interviews with elected officials, staff, residents, and business owners were conducted. Although FDOT maintains four SIS and five State roadways in Martin County, FDOT (as well as other regional agencies) was not identified/contacted to illicit input, concerns and priorities that may impact the County's vision and goals.

Recommendation for Technical Assistance Comment #2

In future updates to the Comprehensive Plan, FDOT encourages the County to consider coordination and outreach with FDOT and other related regional agencies (i.e. South Florida Water Management District, Florida Department of Environmental Protection, etc.) prior to developing new/updated goals, objectives, and policies. FDOT offers a wealth of resources that could benefit the County and its residents in developing a safe and accessible transportation network.

---

[1] https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/policy/metrosupport/resources/fdot-pea-resource-guide-for-mpos.pdf?sfvrsn=b31a71ef_2
[2] http://floridatransportationplan.com/resilience.htm
[3] https://martinmpo.com/emphasis-areas/resiliency/

Intergovernmental Coordination Element (ICE)

Technical Assistance Comment #3 – Future Land Use Change Conflicts

ICE Section 3.3.B states that there is potential for conflict regarding land use changes in areas bordering the Primary Urban Service District, municipalities, the Indiantown area, and changes to areas traditionally viewed as rural; as well as concern related to improving traffic circulation and providing street interconnectivity. Objective 3.1D references coordination of the impacts of all planning and development activities proposed in the Comprehensive Plan with development activities in the municipalities, adjacent counties, the region and the State. The subsequent Policies do not include FDOT as a coordinating partner.

Recommendation for Technical Assistance Comment #3

Any development that could potentially impact the operations on a State/SIS facility should be coordinated with FDOT prior to approval. Please consider adding a policy that requires coordination with FDOT on any planning/development activity that is adjacent to, in close proximity to, or could potentially have an impact on a State/SIS facility.

Additionally, the County should coordinate with the FDOT District Four Community Planning Coordinator, Larry Hymowitz (larry.hymowitz@dot.state.fl.us), to ensure the close integration of transportation and land use. This improved level of coordination could offer new and enhanced opportunities to assist the County with the latest and appropriate guidance and strategies to enhance and preserve the State/SIS.

Future Land Use Element (FLUE)

Technical Assistance Comment #4 – General

Table 4-2 is described in the Comprehensive Plan text as “the future land use designations by acreage for Martin County”; however, the table title is listed as, “Existing Land Uses at Time of Evaluation and Appraisal Report 2017 and 2024”. Additionally, the acreages in this table do not match the text descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element).

Recommendation for Technical Assistance Comment #4

Please clarify the data in this table and revise the text and/or the Table 4-2 title. Additionally, clarify the differences between the acreages for the future land uses depicted in Table 4-2 and in the future land use descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element.

Technical Assistance Comment #5 – General

The Comprehensive Plan includes a Mixed-Use Village (MUV) future land use category under FLU Policy 4.13A.15; however, the MUV category is not included in Table 4-2.

Recommendation for Technical Assistance Comment #5
Please clarify that the data in Table 4-2 is consistent with the future land use categories in the Future Land Use Element.

Technical Assistance Comment #6
The Comprehensive Plan includes details on the County's housing needs and types, however, there are no direct links to the FLUE nor TE related to residential development and designing it to be compatible in scale, type, and density to adjacent roadway context classifications.

Recommendation for Technical Assistance Comment #6
FDOT recommends that the County consider adding a Policy that aligns housing and development with the FDOT Context Classification System, linking land use and transportation. FDOT offers various resources to help the County achieve compatible residential development next to an adjacent roadway, such as the FDOT Context Classification Tool[4]. Example of new policy language is as follows:

> *"The County shall implement FDOT's context classification system for the development of context-sensitive housing within Martin County."*

Transportation Element (TE)

Technical Assistance Comment #7 – Functional Classification
TE Figures 5-1A and 5-5A include references to FDOT's Functional Classification System, including Major Arterial Roads. It should be noted that according to the most recent FDOT Roadway Characteristics Inventory (RCI) Handbook (2024)[5] and the FHWA Highway Functional Classification Concepts[6] report, Major Arterial is not listed as a functional classification.

Recommendation for Technical Assistance Comment #7
Please update the TE to remove references to the Major Arterial functional classification category, including Policy 2.1.1.1 and Figures 5-1A and 5-5A, and update the maps for consistency with the 2024 RCI Handbook and federal guidelines. By utilizing FDOT's functional classification categories, consistency is ensured among agencies, including metropolitan and rural planning agencies, local officials and FHWA Division Offices; related to a roadway's expectations about design, including its speed, capacity and relationship to existing and future land use development.

[4] https://experience.arcgis.com/experience/77c7386c09924809bf8c08476eab9da8/page/Explorer-Tool/
[5] https://www.fdot.gov/statistics/rci/default.shtm
[6] www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/fcauab.pdf

	Interstate	1
	Other Freeways and Expressways	2
	Other Principal Arterial	3
	Minor Arterial	4
	Major Collector	5
	Minor Collector	6
	Local	7

Technical Assistance Comment #8 – Transportation Level of Service (LOS)

FDOT notes that the TE (and Capital Improvements Element) include references to FDOT's latest 'LOS Policy' in Policy 5.3A.1, but does not list the LOS targets identified in the Policy for State/SIS roads.

Recommendation for Technical Assistance Comment #8

FDOT recommends that Policy 5.3A.1 be revised to specifically reference the LOS "Targets" per FDOT Topic No. 000-525-006-c (Level of Service Targets for the State Highway System, effective April 19, 2017) for the SHS during peak travel hours as "D" in urbanized areas and "C" outside urbanized areas. These LOS targets are used by the Department to plan, design, and operate the State Highway System at an acceptable level of service for the traveling public.

Technical Assistance Comment #9 – Transportation Level of Service (LOS)

TE Policy 5.5C.1 notes that the County will establish LOS targets for the public transit system; however, no timeline is provided.

Recommendation for Technical Assistance Comment #9

Although Martin County's public transportation system is exempt from concurrency, if the County maintains Policy 5.5C.1, it is recommended that the County include a timeline for implementation of a transit LOS along with target milestones. As the County pursues LOS targets for transit, it may be helpful to understand how other Counties/Municipalities have implemented a LOS target. For reference, the Tallassee-Leon County Comprehensive Plan includes a multimodal level of service (LOS) which includes a Transit LOS of "C" and performance targets under Policy 1.5.5 of the Mobility Element.

Technical Assistance Comment #10 – Freight

Policy 5.5A.10 states that the County shall collaborate with the Florida East Coast (FEC) Railway, CSX Transportation, and the potential service providers to develop a plan to coordinate expanded freight and passenger rail access outside the urban corridor of the County. There is no mention of coordination with FDOT on the potentially expanded freight network.

Recommendation for Technical Assistance Comment #10

FDOT encourages the County to reach out to the District 4 Freight Coordinator related to any infrastructure project, development or redevelopment that could impact the rail network or expansion of the rail network. FDOT Freight and Rail Office (FRO) is responsible for assisting in the development of Florida's rail system, both passenger and freight, and championing Florida's multimodal freight programs. The FDOT District 4 Freight Coordinator, Justin Stroh (Justin.Stroh@dot.state.fl.us), works with the FRO to implement the Florida Rail System Plan, rail safety, rail project development and management, rail research, and Strategic Intermodal System (SIS) implementation. Portions of the FEC and CSX rail lines in Martin County are part of the SIS network and play a vital role in maintaining the mobility and economic growth within the area. The County freight network consists of State/SIS roadways and railroad lines.

Technical Assistance Comment #11 – Vision Zero

Policy 5.2.B.2 states that the County utilizes a crash record database and that high crash areas are incorporated into the Capital Improvements Program annually; however, there are no references to the Martin County MPO's Vision Zero Plan.

Recommendation for Technical Assistance Comment #11

Consider adding a new policy in the Comprehensive Plan that acknowledges the MPO's Vision Zero Plan, the State's Target Zero Action Plan, and coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator. Example of new policy language is as follows:

> *"The County shall review the need for implementation of a Vision Zero Plan to reduce/eliminate fatalities and serious injuries in the County, including coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator, and to ensure consistency with the MPO's Vision Zero and the State's Target Zero Action Plans."*

FDOT offers numerous tools, data and additional resources that can aid the County in achieving safety objectives[7].

Technical Assistance Comment #12 – Pedestrian and Bicyclist Outreach

The TE includes multiple references to improvements geared towards pedestrian and bicyclist mobility, however, there is no mention of education or outreach.

Recommendation for Technical Assistance Comment #12

FDOT recommends that the County add a new policy related to pedestrian and bicycle outreach and education. For implementation purposes, coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address

[7] https://www.fdot.gov/agencyresources/target-zero

pedestrian and bicycle safety, education and enforcement. Example of new policy language is as follows:

> *"The County shall expand on its safety initiative through educational and outreach activities geared towards the nonmotorists that walk and bike in the County, as well as the motorists that travel on the roads within the County. Additionally, the County shall coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address pedestrian and bicycle safety, education and enforcement"*

The District 4 Community Traffic Safety Coordinator works with the State Safety Office and local/regional partners to implement safety related community events, high visibility enforcement funding, free bicycle helmets, pedestrian and bicycle trainings, etc.

Technical Assistance Comment #13 – Access Management

Access management is the coordinated planning, regulation, and design of access between roadways and land development. No specific policies related to access management were found in the Comprehensive Plan.

Recommendation for Technical Assistance Comment #13

FDOT recommends that the County include an access management policy that specifically addresses access management along the County's roadways. Example of new policy language is as follows:

> *"The County shall consult with FDOT in the coordinating of planning, regulation, and design of access between roadways and land development to preserve the safety and efficiency of the transportation system."*

Additionally, FDOT approval is required for any access or access modifications to SHS/SIS facilities. As a result, FDOT recommends that the County coordinate directly with the FDOT District Access Management Manager for District Four (D4AccessManagement@dot.state.fl.us) regarding any access modifications along SHS/SIS facilities. For reference, Florida Administrative Code 14-96 and 14-97 provide standards for the State Highway System Access Control Classification System and Access Management. Additional information is available on the State's Access Management Guidelines[8] website, which includes the FDOT 2023 Multimodal Access Management Guidebook and the 2024 Multimodal Access Management Applications Guide.

[8] https://www.fdot.gov/planning/systems/systems-management/access-management

Coastal Management Element (CME)

Technical Assistance Comment #14

Section 8.2.B of the CME includes strategies to reduce flooding on evacuation routes; however, these strategies are limited to elevating certain roads.

Recommendation for Technical Assistance Comment #14

Consider adding additional strategies to reduce flooding on evacuation routes along with elevating roadways – such as nature-based and traditional hardscape stormwater infrastructure.

Conservation and Open Space Element (C&OSE)

Technical Assistance Comment #15

The C&OE references assets such as scenic roadway corridors and the impacts of emissions-producing road traffic; however, there is no mention of coordination with FDOT on environmental impacts to State highway facilities.

Recommendation for Technical Assistance Comment #15

Consider incorporating FDOT and/or, specifically, the FDOT Office of Environmental Management[9] as a potential reviewer/partner agency into this element, as certain conservation areas in Martin County are adjacent to state and state-maintained roads and infrastructure. FDOT offers numerous resources such as trainings, webinars, guidance documents, and programmatic practices, such as:

- *Wildlife Crossing Guidelines*
- *FDOT Programmatic Approach for Minor Transportation Activities*
- *FDOT Conservation Plan for the Florida Panther*
- *FDOT Guidance on Bat Exclusion Practices*
- *Stakeholder Guidance for Native Florida Plants*

Capital Improvement Element (CIE)

Technical Assistance Comment #16

Policy 14.1A.8, Objective 14.1C, as well as other policies in the CIE, reference the Schedule of Capital Improvements; however, the Schedule of Capital Improvements is not included in the amendment package.

Recommendation for Technical Assistance Comment #16

Please include the Schedule of Capital Improvements in the amendment package for reference. As noted in Florida Statutes 163.3177(3)(a)4, a schedule of capital improvements should include, "…any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted

[9] https://www.fdot.gov/environment/protected-species-and-habitat

level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding."

Public School Facilities Element (PSFE)

Technical Assistance Comment #17

Public School Facilities Element Policy 17.1F.3 states that the County, City, Village and the MPO will coordinate with the school board on planning and construction of sidewalks and bike paths to and from school and recreational facilities. Additionally, Policy 17.1C.3 includes language related to transportation infrastructure and safe access necessary to support a new school. The PSFE however does not reference the FDOT Safe Routes to School (SRTS) Program nor coordination with FDOT.

Recommendation for Technical Assistance Comment #17

FDOT recommends the addition of specific language pertaining to pedestrian and bicycle safety within the policy, targeting the reduction of fatalities and serious injuries of vulnerable road users on roadways in the County's transportation network. This aligns with the overarching goal of the FDOT Safe Routes to School (SRTS) Program to increase the number of children who walk or bicycle to school by funding projects that remove the barriers currently preventing them from doing so. Those barriers can include a lack of infrastructure, unsafe infrastructure, and a lack of programs that promote walking and bicycling through education/encouragement programs aimed at children, parents, and the community.

Thank you for coordinating on the review of this proposed Comprehensive Plan EAR-based amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at larry.hymowitz@dot.state.fl.us or at (954) 777-4663.

Sincerely,

Larry Hymowitz

Larry Hymowitz
Community Planning Specialist
Policy & Mobility Planning Section
Planning & Environmental Management Office
FDOT District Four

CC: Paul Schilling, Growth Management Director (pschilli@martin.fl.us), Martin County, FL
DCP External Agency Comments (dcpexter@commerce.fl.gov) – Florida Commerce
D4 Planning Reviews (d4-planningreviews@dot.state.fl.us) – FDOT District Four

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B8

From: Staff

Date: November 25, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 24-04ER

Introduction

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

The amendment package from the Martin County was received on October 31, 2024 and contains amendments to the Preamble; Overall Goals and Definitions; Intergovernmental Coordination; Future Land Use; Transportation; Housing; Recreation; Coastal Management; Conservation and Open Space; Sanitary Sewer Services; Potable Water Services/10 Year Water Supply Facilities Work Plan; Solid and Hazardous Waste; Drainage and Natural Groundwater Aquifer Recharge; Capital Improvements; Art, Culture, and Historic Preservation; and Public School Facilities elements of the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendments are based on the County's Evaluation and Appraisal Review (EAR). The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern. On November 21, 2023, the County sent a letter to the Florida Department of Commerce (now FloridaCommerce) notifying the state land planning agency (SLPA) that amendments are necessary. Once a letter of intent is sent to the SLPA, a local government must complete the EAR process, prepare their plan amendments, and transmit them within one year. Due to the amount of amendment materials, the proposed amendments, shown in ~~strikeout~~ and underline format, are included on Council's website as a supplement. The following summarizes the proposed amendments.

Preamble

Proposed amendments include:

1. Revising Section 1.7.B *Housing unit demand projection* to reflect proposed changes in the housing unit demand projection in Chapter 4, Future Land Use Element.
2. Revising Section 1.7.B *Housing unit demand projection* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in the housing unit demand projection for unincorporated Martin County.
3. Revising Section 1.7.C *Residential capacity calculations* to reflect proposed changes for residential capacity calculations in Chapter 4, Future Land Use Element.
4. Revising Section 1.7.C *Residential capacity calculations* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in residential capacity calculations for unincorporated Martin County.
5. Revising Section 1.7.C *Residential capacity calculations* to change the existing 15-year planning period language to now specify a 20-year planning period.
6. Revising Section 1.11.C *Procedure upon application* to correct numbering errors in subsections (1), (3), and (4).
7. Revising Section 1.11.C.(2) and Section 1.11.D.(5) to correct references to other subsections of the Comprehensive Growth Management Plan.

Overall Goals and Definitions

Proposed amendments include:

1. Adding "residential" to Policy 2.1A.1(1) to clarify that no land uses or development shall exceed 15 residential units per acre. This policy also adds the acronym "MUV" for Mixed-Use Village.
2. Revising Policy 2.2A.2 to reference Policy 9.1G.2(7) in Chapter 9, Conservation and Open Space Element, regarding the exceptions for altering wetlands.
3. Adding Policy 2.2A.7 to reference Policy 9.1G.4 in Chapter 9, Conservation and Open Space Element, regarding the exceptions to wetland buffer zone provisions.
4. Revising Policy 2.2C.9(1) to reference Policy 8.1C.1 in Chapter 8, Coastal Management Element, to ensure internal consistency.
5. Revising Policy 2.2C.9(2)(e) to include a sentence about stormwater design and the consideration of tidal inundation and sea level rise impacts.
6. Adding Objective 2.2F to reference resiliency planning as outlined in Chapter 8, Coastal Management Element.
7. Revising Policy 2.4C.1 to change the planning period timeframe from 15 years to 20 years.
8. Revising the definition for "affordable housing" to remove reference to a specific section of Florida Statutes.
9. Revising the definition for "Preliminary Development Order" to remove the term "Development of Regional Impact (DRI)."
10. Adding a definition for "enhanced nutrient-reducing onsite sewage treatment and disposal system" to Section 2.4. The definition for "onsite sewage treatment and disposal system" has been revised to match the latest definition outlined in Florida Statutes.

11. Deleting the definition for "housing units in actual use" to be consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
12. Adding the Village of Indiantown to various definitions to provide for the inclusion of the Village in various agreements, committees, and organizations as appropriate for the newly incorporated municipality.
13. Revising the definition for "living shorelines" to broaden the definition to include all native vegetation for the purpose of providing habitat and not just limiting this function to grasses.
14. Revising the definition for "public facility" to remove classifications for "mandatory" and "nonmandatory" public facilities.
15. Adding a definition for the term "resilience" in response to updates in Chapter 8, Coastal Management Element, regarding resilience planning.
16. Revising the definition for "seasonal population (housing)" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
17. Deleting the definition for "vacant seasonal housing units" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.

Intergovernmental Coordination Element

Proposed amendments include:

1. Updating Table 3.1, *Coordinating Entities – Martin County* to include the Village of Indiantown and South Martin Regional Utilities; and update various agency names that have been changed since the last EAR.
2. Revising Section 3.2.B. *Coordinating Mechanisms* to reference the Treasure Coast Transportation Council, which coordinates regional planning with St. Lucie and Indian River counties, and updating the membership of the MPO Policy Board.
3. Updating references to the County's agreement with Waste Management related to solid waste disposal to reflect current contract dates.
4. Updating Policy 3.1A.4 to reflect the renaming of the "Engineering" department to "Public Works."
5. Revising Policy 3.1E.4. *Coordination of utilities services*, to reference the change in the name of the Indiantown Utilities Company and the expiration date for the interlocal agreement with the Town of Jupiter Island concerning joint planning.
6. Revising Policy 3.1J.3. *Provision of technical memorandums to School Board* to reflect current statutory requirements related to population projections.

Future Land Use Element

Proposed amendments include:

1. Updating Tables 4-1, 4-2, 4-3 and 4-4, and Figure 4-1 to reflect current data and statistics.
2. Adding a parcel control number to Policy 4.7A.14, Allowable development outside the Primary Urban Service District.
3. Revising text in Section 4.1.B. describing Figure 9-1, Composite Wetland Map. This text change is proposed for consistency with proposed changes to Chapter 9, Conservation and Open Space, Policy 9.1G.2.

4. Revising text in Section 4.2.A. (1) for internal consistency with Chapter 8, Coastal Management Element.
5. Revising Objective 4.5C. and Policy 4.5C.1. to note that USDA Natural Resources Conservation Service soil data, available on the web, will be used.
6. Revising Objective 4.5E. and Policy 4.5E.2 barrier island development regulations to provide consistency with Chapter 8, Coastal Management Element.
7. Updating numerous locations in the chapter to show a 15-year planning period stricken and replaced with a 20-year planning period.
8. Adding policies 4.9A.3 and 4.10B.5 that permit residential and commercial development (occurring on the respective future land use designations) to share infrastructure and preserve areas.
9. Revising Section 4.2.A (9) and Policy 4.1D.6 to disconnect the planning periods from the Residential Capacity Analysis and making it a guideline instead of a directive.
10. Deleting several policies to eliminate dependence on decennial Census data in the Residential Capacity Analysis methodology.

Transportation Element

Proposed amendments include:

1. Reordering the features for consistency among the existing system, the future system, and the goals (for example, airports consistently follow pathways and transit).
2. Introducing the concepts of qualitative level of service (Q/LOS) targets for roadways and level of traffic stress targets for pathways consistent with the FDOT's latest Multimodal Q/LOS Handbook.
3. Renaming the non-motorized transportation systems, expanding the background, and providing future needs for pathways.
4. Renaming public transportation and updating the background and future needs for transit.
5. Updating the background and future needs for airports.
6. Expanding the background and providing future needs for railroads.
7. Expanding the background and providing future needs for waterways.
8. Adding a provision for an applicant to enter into an agreement to pay for or construct its proportionate share of required improvements.
9. Adding a policy for vulnerability assessment/resiliency.
10. Adding a policy for future pathway level of traffic stress targets.
11. Adding a policy supporting a passenger train station.
12. Clarifying that dredging of waterways will be done with environmentally sensitive methods.
13. Adding a Policy to enhance bicyclist and pedestrian safety along bridges and major arterials.
14. Removing references to the high-speed ferry to Fort Pierce that was discussed in the Regional Waterways Plan.

Housing Element

Proposed amendments include:

1. Updating references to reports used to account for and analyze the existing housing stock in the County to plan for future growth. Revisions include updates to programs and reports, and

a reference to an interlocal agreement between the County, the School District, Stuart, and Indiantown.

2. Updating data within tables with currently available data collected from recognized sources including the Shimberg Center for Housing Studies, U.S. Census Bureau 2018-2022 American Community Survey, and the U.S. Department of Housing and Urban Development.
3. Adding several tables to better understand and plan for availability of housing units that are affordable for all levels of income, several tables have been added that reflect current data relative to housing conditions in the County.
4. Revising Section 6.3.C. to reflect Board direction, maintain consistency with Section 4.2.A.(9), and be consistent with Florida Statutes.
5. Adding Section 6.3.E. to reference enacted legislation related to local government authority for affordable housing development.
6. Adding Policy 6.1D.3.(7) related to exceptions or waivers of impact fees for development or construction of housing that is affordable.
7. Updating Policy 6.1E.10. to reference the Martin County Community Land Trust, which was created in 2023.
8. Updating Policy 6.1E.11. to reflect current legislative requirements.

Recreation Element

Proposed amendments include:

1. Removing references to the Development of Regional Impact process.
2. Updating the Parks and Recreation Master Plan regarding required updates.
3. Removing a reference to a 2003 feasibility study.
4. Revising Policy 7.1B.7 related to reviewing beach access every year instead of every five years.
5. Revising Policy 7.1B.9. related to seeking grants for water safety programs.

Coastal Management Element

Proposed amendments include:

1. Updating acronyms related to the Basin Management Action Plan, Comprehensive Everglades Restoration Plan, and Total Maximum Daily Load related to water quality.
2. Updating Section 8.1 to include the County's Atlantic shoreline in the description.
3. Adding references to comply with state statutes related to Peril of Flood legislation.
4. Updating Section 8.2.B to include language from the Sea Level Rise Report and the Statewide Regional Evacuation Study prepared by the Florida Division of Emergency Management and the Treasure Coast Regional Planning Council.
5. Updating and adding relevant figures related to storm surge evacuation zones, and clarifying the location and definition of the coastal high hazard area.
6. Updating section 8.3.A to add needs for shoreline protection, water quality, and resiliency and the need for natural resource protection.
7. Adding references and modifying sections related to resiliency planning and implementation as a result of the Sea Level Rise report.

8. Added a policy to indicate that tidal inundation and sea level rise impacts will be considered during stormwater design.

Conservation and Open Space Element

Proposed amendments include:

1. Updating rainfall data and dates from the South Florida Water Management District.
2. Revising Policy 9.1G.2(1) related to wetlands to provide consistency with other elements.
3. Adding the definition of Special Upland Habitats.
4. Revising policies to update the County's regulation of exotic pest plant species.

Sanitary Sewer Services Element

Proposed amendments include:

1. Adding a new Goal and Objectives to comply with state legislative requirements related to sewage treatment and system evaluation.
2. Deleting information that is no longer relevant.
3. Updating tables to new reflect local conditions.

Potable Water Services Element/ 10 Year Water Supply Facilities Work Plan

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Revising planning periods in accordance with Florida Statutes.
3. Adding a 9.5-acre parcel owned by Martin County to be included in the list of exceptions to receive water services.
4. Revising Figures 11-1 and 11-2 to correct a scrivener's error of the Martin County Consolidated Utility Service Area.
5. Revising Policy 11.4.B *Proposed modifications to the Consolidated Water System* to recognize changes in conditions.

Solid and Hazardous Waste

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Updating dates, terms and statistics.

Drainage and Natural Groundwater Aquifer Recharge Element

1. Adding additional elements in Section 13.1.B. to provide consistency with the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Adding sea level rise to the control of water subsection; the environmental concerns subsection; and adding a new restoration section.

3. Deleting Indiantown from Section 13.2.
4. Revising Section 13.2.B to include the most recent studies that have been conducted within Martin County.
5. Updating Section 13.2.D to reflect language in the Land Development Code and criteria that may be used in establishing finish floor elevations in areas at risk as defined by the Florida Department of Environmental Protection (FDEP) for reducing flood risk and infrastructure damage.
6. Adding additional study needs to determine the existing level of service along with proposed capital improvements to mitigate level of service deficiencies; and adding resiliency elements related to surface water study needs.
7. Updating Section 13.3., Groundwater System and Aquifer Recharge, with the most recent information.
8. Revising Table 13-2 with more up-to-date data for historical and projected average gross water demands.
9. Adding Policy 13.1A.17, Improve water quality of surface waters, to show that the county will continue its efforts on reducing pollutants.
10. Adding sea level rise to Policy 13.1C.1, Funding for stormwater management, to ensure that proposed infrastructure has considered flood risk from sea level rise or any other threat that may cause a flood risk.
11. Revising Policy 13.1G.18. to add the City of Stuart and Village of Indiantown in coordination efforts for water allocation plans.
12. Updating Section 13.5.A to give the status of the C-44 Reservoir and Stormwater Treatment Area project; adding green infrastructure to protective initiatives; and adding the County wastewater treatment and onsite sewage treatment and disposal system (OSTDS) plan.
13. Deleting references to the NPDES program for the establishment of water quality monitoring criteria.
14. Adding water quality to Policy 13.2A.10.
15. Deleting Policy 13.2A.11 as it does not align with the County's position on base flows conditions in the St. Lucie River and Estuary.
16. Adding green infrastructure to Policy 13.3A.2.
17. Revising Policy 13.4A.12 to indicate Martin County shall prioritize septic tank problem areas for connection to centralized wastewater disposal facilities pursuant to 163.3177, F.S.

Capital Improvements Element

Proposed amendment include:

1. Revising level of service standards set forth in Policy 14.1A.2. for consistency with Chapter 5, the Transportation Element, Chapter 10, the Sanitary Sewer Services Element, Chapter 11, the Potable Water Services Element, and Chapter 13, the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Revising the level of service standards set forth in Policy 14.1A.2 related to Life Support and Fire Suppression.
3. Revising the level of service standards set forth in Policy 14.1A.3 related to Category B facilities for consistency with Section 1.7.E of Chapter 1, Preamble, regarding weighted average population.

4. Revising Policy 14.1C.5(1)(b)(2) and Policy 14.1C.5(1)(c) to remove the word "mandatory" from classifying public facilities because the County no longer classifies its public facilities as "mandatory" or "non-mandatory."
5. Revising Policy 14.1E.1(7) to change section references from specific policies to specific chapters of the CGMP.

Art, Culture and Historic Preservation Element

Proposed amendment include:

1. Updating background information and existing conditions to reflect current information obtained from a 2022 study.
2. Revising policies to reflect the renaming of the Public Art Site Committee to the Public Art Advisory Committee and terminating the Public Art Master Plan and the Five-Year Plan, which was done by Ordinance No. 1103 in 2019.
3. Relocating Policy 16.5.1 to Objective 16.5H and renumbering as 16.5H.4 as this is a more appropriate location.

Public School Facilities Element

Proposed amendments include:

1. Minor changes are proposed to the Goals, Objectives, and Policies.
2. Updating Section 17.2.B *School Enrollment* to include information related to decreased enrollment statistics in public schools between 2019 and 2023 and increased enrollment in charter schools during the 2022-2023 school year.
3. Updating Section 17.2.D *Fiscal Considerations* with current information on the District's capital assets and long-term debt.
4. Revising Policy 17.1B.6 to add language related to school capacity created by development.
5. Updating Policies 17.1E.1 and 17.1E.2 to include the Village of Indiantown in annual reviews of the Public Schools Facilities Element.
6. Updating Policy 17.1F.3 to include the Village of Indiantown and the Martin Metropolitan Planning Organization in ongoing efforts for coordination of sidewalks and bike paths to facilitate travel to and from schools and recreational facilities.

<u>Regional Impacts</u>

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

<u>Extrajurisdictional Impacts</u>

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 5, 2024. No extrajurisdictional impacts have been identified.

Conclusion

Chapter 163.3184, Florida Statutes, states that a regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council. It is noted that Council reviewed and provided the proposed amendments for the Housing, Intergovernmental Coordination, Public School Facilities, and Arts, Culture, and Historic Preservation elements as part of the County's EAR process. Therefore, no review and comments are provided for those elements. The balance of the elements were analyzed by the County and Council had conducted a review and considered any appropriate comments.

The County is to be commended for the extensive amount of work done throughout the last year to ensure that this review included input from all stakeholders in the community. The resulting amendments include the input and expertise from all County departments, coordinating agencies, and the public.

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

Council Action – January 17, 2025

To avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approved this report and authorized its transmittal to Martin County and FloridaCommerce on November 26, 2024.

At the January 17, 2025 Council meeting, Commissioner Leet from St. Lucie County moved approval of the staff report. Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

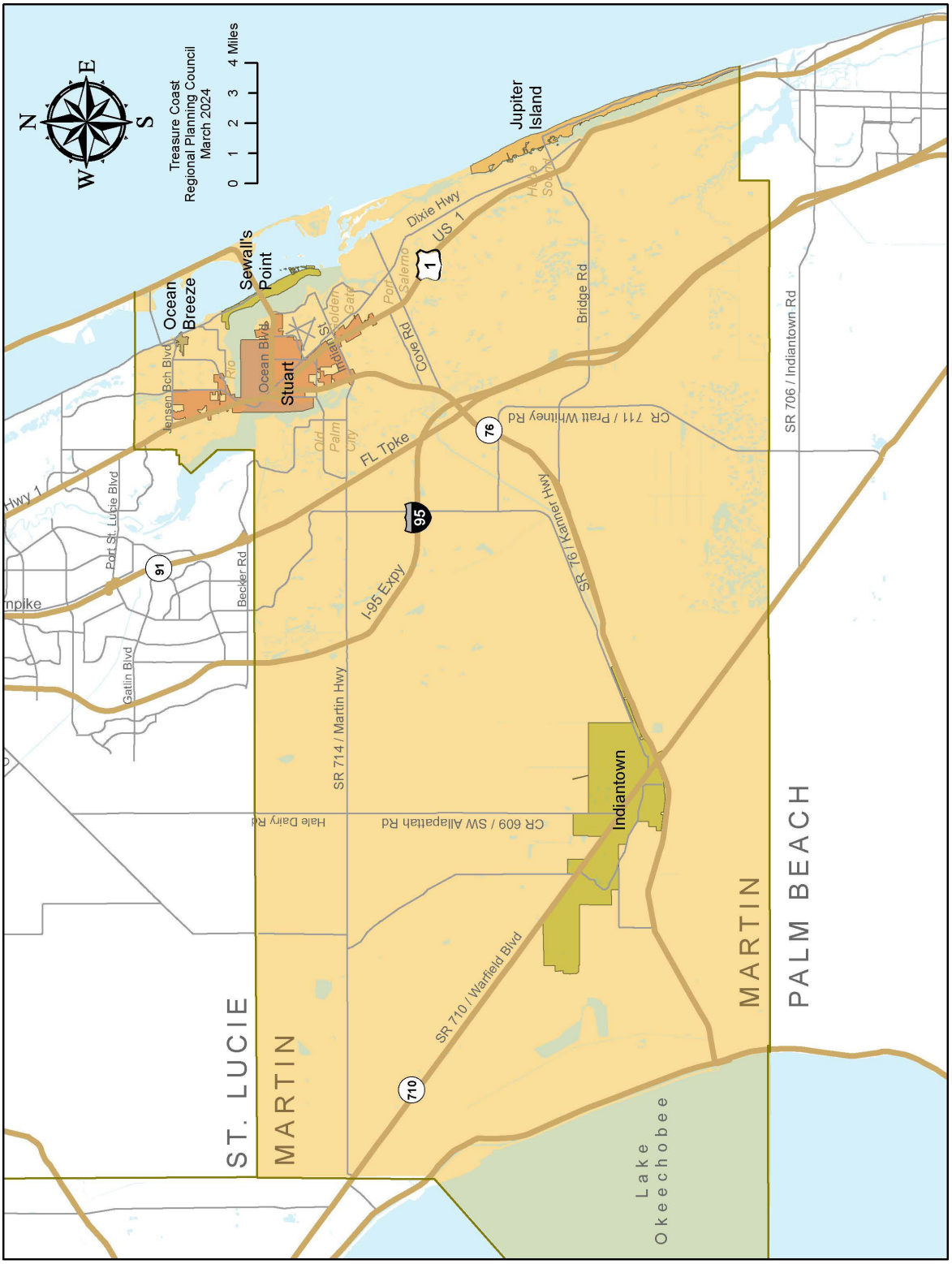
Attachment

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1
General Location Map



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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER ____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-03, AMENDING THE TEXT OF CHAPTER 3, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, the Local Community Planning Act requires a Comprehensive Plan to be reviewed through an Evaluation and Appraisal process every seven years on a schedule determined by the Florida Department of Commerce; and

WHEREAS, Martin County completed and adopted its Evaluation and Appraisal Report on March 5, 2024; and

WHEREAS, amendments to Chapter 3, Intergovernmental Coordination Element were identified in the Evaluation and Appraisal Report; and

WHEREAS, on June 20, 2024, the Local Planning Agency considered the proposed Comprehensive Plan amendment at a duly advertised public hearing; and

WHEREAS, on September 10, 2024 and October 22, 2024, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on February 25, 2025, at a duly advertised public hearing, which was continued to March 25, 2025, this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

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

PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT CPA 24-03.

Comprehensive Growth Management Plan Amendment 24-03 is hereby adopted as follows: A text amendment to Chapter 3, Intergovernmental Coordination Element of the Martin County Comprehensive Growth Management Plan as set forth in Exhibit "A" attached and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART VII. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 25TH DAY OF MARCH, 2025.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY:_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM
& LEGAL SUFFICIENCY:

BY:_____
SARAH W. WOODS
COUNTY ATTORNEY

Exhibit A

Text proposed for deletion is shown ~~stricken~~ and text proposed for addition is shown underlined.

Supplement 55 provided by MuniCode is the base document for the EAR based changes shown.

Chapter 3 INTERGOVERNMENTAL COORDINATION ELEMENT

Adopted:	February 20, 1990	By Ordinance No. 373
Amended:	October 26, 1993	By Ordinance No. 430
Amended:	December 15, 1998	By Ordinance No. 537
Amended:	September 28, 1999	By Ordinance No. 555
Amended:	December 11, 2001	By Ordinance No. 606
Amended:	December 16, 2003	By Ordinance No. 638
Amended:	December 11, 2007	By Ordinance No. 779
Amended:	August 5, 2008	By Ordinance No. 801
Amended:	December 16, 2009	By Ordinance No. 844
Amended:	February 27, 2018	By Ordinance No. 1049
Amended:		

Acronyms used in this chapter:

BCC	Board of County Commissioners
CGMP	Comprehensive Growth Management Plan
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FIND	Florida Inland Navigation District
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
SFWMD	South Florida Water Management District
TCRPC	Treasure Coast Regional Planning Council
TCTC	Treasure Coast Transportation Council
TPO	Transportation Planning Organization

Section 3.1. Background

3.1.A. *Introduction.* The Intergovernmental Coordination Element aims to enhance coordination between Martin County and other governmental entities. It provides guidelines and mechanisms to address potential conflicts and aid collaboration with adjacent local governments and with local, regional and state agencies. The main focus of this coordination is on preparing and revising the Comprehensive Growth Management Plan (CGMP), reviewing and approving new developments, and providing services.

Section 3.2. Existing Conditions

3.2.A. *Introduction.* Martin County currently has effective, ongoing working relationships with its adjacent jurisdictions. The County provides for planning through joint meetings with adjacent municipalities, the Martin County School Board, the Metropolitan Planning Organization (MPO), and other local governments. Technical advisory committees, citizen advisory committees and neighborhood advisory committees for the Community Redevelopment Agency, provide for citizen input. Lastly, the County enjoys cooperation with the South Florida Water Management District (SFWMD) and other State and regional agencies.

The ~~four~~ five municipalities in Martin County are Town of Ocean Breeze ~~Park~~, the City of Stuart, the Town of Sewall's Point, ~~and~~ the Town of Jupiter Island, and the Village of Indiantown. The City of Port St. Lucie and St. Lucie County border Martin County to the north, and The Village of Tequesta, Town of Jupiter, and Palm Beach County border Martin County to the south.

When appropriate, the County enters into Interlocal Agreements or Memorandums of Understanding (MOU) to ensure effective coordination of public services and improve collaboration with adjacent local governments and other entities. Table 3.1 summarizes Martin County's collaborative relationships.

Table 3.1
Coordinating Entities—Martin County

Coordinating Entity	Coordination Mechanism	Subject of Relationship	Primary Responsibility	Nature of Relationship
Municipality				
City of Stuart	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements and biannual meetings
Town of Sewall's Point	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements and biannual meetings
Town of Jupiter Island	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements and biannual meetings
Town of Ocean Breeze ~~Park~~	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements and biannual meetings
Village of Indiantown	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements and biannual meetings
Adjacent County/Municipality				
Palm Beach County	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements
Okeechobee County	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements
St. Lucie County	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements

Village of Tequesta	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements
City of Port St. Lucie	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements
Town of Jupiter	Direct contact with staff and formal written communication	Intergovernmental coordination	County Administrator	Formal agreements ~~and biannual meetings~~
Regional				
South Florida Water Management District	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Treasure Coast Regional Planning Council	Direct contact with staff and formal written communication	Review/coordination	Affected department	Procedural/BCC appointees
Local				
Martin County School Board	Direct contact with staff and formal written communication	Interlocal agreement	County Administrator	Interlocal agreement and biannual meetings
Housing Authority	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
FEC Railway	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Communicate as needed
Troup Indiantown ~~Drainage~~ Water Control District	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Board representative
~~Hobe Groves Drainage District~~ Hobe St Lucie Conservancy District	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Board representative

Jupiter Inlet District	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Board representative
Palmar Water Control District	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Board representative
Loxahatchee River District	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
South Martin Regional Utilities	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
State				
Florida Dept. of Transportation	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Dept. of ~~Economic Opportunity~~ Commerce	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Dept. of Children and Families	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Dept. of Environmental Protection	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Fish and Wildlife Conservation Commission	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Florida Inland Navigation District	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Public Service~~s~~ Commission	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural

Dept. of Revenue	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Dept. of State	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Dept. of Agriculture and Consumer Services	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Office of Tourism, Trade and Economic Development	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural/MOU
Federal				
~~Dept. of~~ Environmental Protection Agency	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Dept. of Housing and Urban Development	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Dept. of Commerce	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Federal Highway Administration	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
U.S. Army Corps of Engineers	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Federal Aviation Administration	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Dept. of Interior	Direct contact with staff and	Review/permitting/coordination	Affected department	Procedural

	formal written communication			
Office of Environmental Quality	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural
Wetlands Reserve Program of the Dept. of Agriculture	Direct contact with staff and formal written communication	Review/permitting/coordination	Affected department	Procedural

3.2.B. *Coordination mechanisms.* Martin County uses a variety of mechanisms to ensure effective coordination of public services at all levels of government.

Metropolitan Planning Organization. The Martin County MPO, established in 1993, serves a metropolitan planning area that shares borders with Martin County. Members of the public regularly participate in MPO planning through its advisory committees, public hearings and special community meetings. The Martin County MPO has formed the Treasure Coast Transportation Council (TCTC) with ~~a regional partnership with~~ the St. Lucie Transportation Planning Organization (TPO) and the Indian River County MPO to discuss and coordinate regional transportation planning activities and priorities. The ~~On regional roadway and improvement projects, the~~ Martin MPO also partners with the ~~St. Lucie TPO, the Indian River County MPO and the~~ Palm Beach ~~County MPO~~ Transportation Planning Agency (TPA) on an as-needed basis. The Martin County MPO is governed by a Policy Board with membership as follows:

5 ~~4~~ County Commissioners

2 City of Stuart Commissioners

1 Town of Sewall's Point Commissioner

~~1 Florida Department of Transportation (FDOT) representative~~

~~1 Indiantown Community Redevelopment Area (non-voting) representative~~

1 Village of Indiantown Council Member

~~2 ex officio (non-voting) St. Lucie TPO board members~~

Metropolitan planning organizations are mandated by federal legislation to coordinate transportation plans and fund improvements in any area with a population of 50,000 or more. They are governed by federal legislation and overseen by the state department of transportation to establish a "3-C" (continuing, cooperative and comprehensive) planning process. They are required to consider congestion, public transportation and intermodal management systems through active public involvement. Many other transportation delivery requirements must be met, as described in the most recently enacted federal legislation~~, the "Safe, Accountable, Flexible, Efficient, Transportation Equity Act - a Legacy for Users," called SAFETEA-LU~~.

Joint meetings and workshops. Martin County holds regularly scheduled joint meetings with the School Board and with the City of Stuart and the Village of Indiantown ~~other municipalities~~ to coordinate public services. The Board of County Commissioners (BCC) participates in workshops to discuss specific topics and programs. Joint meetings and work groups facilitate discussions, negotiations and the development of plans requiring the involvement of the County and municipalities or agencies. Coordination mechanisms are generally established for a specific purpose, such as development of a housing study, review of impact fees or public land acquisition. Work

groups and meetings also provide an excellent forum for assisting local governments to update their comprehensive plans.

Technical advisory committees. Martin County has numerous technical advisory committees on various topics, including affordable housing, airport noise, Community Development Block Grants, Countywide community redevelopment and land acquisition. Technical advisory committees provide an opportunity for developing strategies to address state, regional and county mandates related to various community concerns. Committees generally make recommendations to the BCC regarding planning issues, construction projects, funding requests and other issues affecting Martin County.

Interlocal agreements and memorandums of understanding. Interlocal agreements are governed by the Florida Interlocal ~~Agreement~~ Cooperation Act of 1969, Section 163.01, Florida Statutes. They serve as coordination mechanisms through which Martin County either receives a service from another unit of local government or provides a service to a unit of local government that lies outside the County's jurisdiction. A memorandum of understanding (MOU) is an agreement that spells out common understanding of interagency communication and cooperation between parties. MOUs are similar to interlocal agreements but are less formal and are generally not recorded in the public records.

Examples of interlocal agreements for services provided include those for potable water and sanitary sewer, joint use of park land and facilities, and provision of technology services to municipalities. Examples of MOUs the County maintains include maintenance agreements for landscaping, shared use of fiber-optic cable and specification of responsibilities of a community redevelopment area for services provided by the Engineering Department. Martin County uses both interlocal agreements and MOUs to coordinate between governmental entities, home owner associations and others.

Section 163.31777 of the Florida Statutes requires counties, municipalities and school boards to enter into interlocal agreements to establish the means for coordinating the plans and processes of district school boards and local government. The agreement specifies each entity's responsibilities for coordination and planning and implements ~~state-mandated~~ school concurrency policies which require that adequate school space is available to serve population growth approved through permitting of new residential developments. All parties are required to attend staff working group meetings and exchange information on population projections, student enrollment and other data related to school capacity.

Section 3.3. Future Needs

3.3.A.*Analysis.* Through analyses of its intergovernmental coordination processes, Martin County has been able to coordinate the goals, objectives and policies in its CGMP with the plans and objectives of other local, regional, state and federal agencies. This ensures compatible development and adequate public services across jurisdictional boundaries. Continuous monitoring ensures effective communication.

As Table 3-1 shows, coordination mechanisms vary in substance and degree of formality. The following paragraphs describe some of the more significant coordination mechanisms and provide a brief analysis of their effectiveness.

Metropolitan Planning Organization. The MPO and its associated subcommittees provide an efficient forum for intergovernmental coordination on transportation issues. All concerned parties, elected officials, staff and citizens are involved to maximize input and resources. Differences arise when the goals, objectives and policies of the County and the wishes of its citizens are not adequately conveyed to the representatives or are not correctly perceived. The CGMP Transportation Element should provide clear policy direction to the MPO representatives.

Joint meetings and workshops. Workshops provide an excellent forum for discussion and vetting of important issues. Joint meetings with staff or elected officials of local jurisdictions provide them an opportunity to meet face to face with County staff or elected officials, respectively. Martin County should continue to hold regularly scheduled joint meetings and workshops as appropriate to provide better public services.

Technical advisory committees. The success and effectiveness of technical advisory committees depends on the members' knowledge, participation and level of commitment. Such committees provide an excellent intergovernmental forum when membership includes staff from local or regional agencies and members with special interest or knowledge. Martin County should continue its support of technical advisory committees and regularly evaluate the success of their missions and effectiveness of their members.

Interlocal agreements and MOUs. Martin County should continue its use of interlocal agreements and MOUs where appropriate to provide for coordination and planning and the division of duties and responsibilities among the County, municipalities and other agencies.

3.3.B. *CGMP elements.* The following paragraphs identify specific issues in each of the CGMP elements that would benefit from improved intergovernmental coordination.

Future Land Use Element. There is the potential for conflict regarding land use changes in areas bordering the Primary Urban Service District, municipalities, the Indiantown area, and changes to areas traditionally viewed as rural. The County will need to hold joint meetings, workshops and public hearings to clarify public policy on issues of importance to the community.

Transportation Element. Improving traffic circulation and providing street interconnectivity is an area of concern for the County. The MPO provides a forum for addressing regional transportation issues and prioritizing public road projects.

Housing Element. Affordable housing is an issue for Martin County. Pressure is increasing to redevelop mobile home areas for higher-value homes, rents have increased substantially, and sale prices have increased for houses and condominiums. The County coordinates with developers, the community redevelopment agency and non-profit housing providers to find ways to provide an adequate supply of affordable housing.

Recreation Element. Interlocal agreements are the mechanism for providing public/private use on private land and school property. The County should continue this practice when possible. County staff should meet with the public and the Parks and Recreation Advisory Committee when planning for future services.

Coastal Management Element. Coordination issues focus on redevelopment, conservation and hurricane evacuation. The Herbert Hoover Dike surrounding Lake Okeechobee, the quality of the water entering and leaving Lake Okeechobee and the effects of global warming on coastal areas are major concerns for Martin County. The County should coordinate with SFWMD, the Florida Department of Environmental Protection (FDEP), U.S. Army Corps of Engineers and others to find solutions to address these issues.

Conservation Element. Coordination mechanisms are formed as needed to deal with conservation and environmental concerns. The Land Acquisition Selection Committee is responsible for evaluating and prioritizing parcels identified for acquisition by the County and will be used as needed. The Committee is composed of representatives of business and environmental organizations and the BCC.

Sanitary Sewer and Potable Water Elements. Public policy issues are regularly under debate concerning provision of water and wastewater services. The County holds joint meetings, workshops and public hearings to create public policy on provision of water and wastewater service. The County should continue to coordinate with adjacent municipalities and the public to clarify public policy on issues of importance to the community. In 2017 Martin County adopted an amendment to Chapter 11 to include a 10-year water supply plan that is consistent with the Upper East Coast Water Supply Plan provided by SFWMD.

Solid Waste Element. In 2002, the BCC approved the closure of the Palm City II landfill and entered into ~~a 30-year~~ an agreement with Okeechobee County Landfill (Waste Management, Inc. of Florida). The initial term of the disposal agreement began on November 17, 2004 and expired on November 16, 2019. A 1st renewal term began on December 17, 2019 and will expire on September 30, 2027. A 2nd renewal term for 7 years is available and requires 180 days notice from Martin County if it intends to negotiate a 2nd renewal term. Household refuse for disposal is processed at the Martin County Transfer and Recycling Facility in Palm City. The County coordinates

with the FDEP and the SFWMD to protect groundwater, surface water and air from contamination. No pressing needs for additional planning coordination have been identified for this element.

Drainage Element. The management of surface water and groundwater resources is important to the long-term environmental quality and economic viability of Martin County. The County has committed to preserve and enhance surface water quality, as stated in the Coastal Management and Conservation and Open Space Elements. Martin County coordinates with the SFWMD and the FDEP to study and develop management plans for drainage areas in the County. Further coordination efforts should include public forums to inform and receive input from the public.

Capital Improvements Element. As part of the Capital Improvements Element (CIE), the Capital Improvement Plan (CIP) identifies public facilities that will be required to accommodate the County's projected population during the next 10 years. The CIP consists of standards for public facilities expressed as levels of service, a schedule of required projects and a schedule of revenues to fund the projects.

By its very nature, the CIP is a coordinated Countywide effort to define what services the County will provide, what facilities are needed to provide those services and how the County will pay for the facilities. Coordination among departments, the public, the federal and state governments, and local jurisdictions is essential in preparing the CIP. To ensure the CIP meets the needs of the community, further coordination efforts should include joint meetings, workshops and public hearings.

Schools Element. In accordance with Section 163.31777, Florida Statutes, Martin County adopted a Public Schools Facilities Element on August 5, 2008. ~~It has not been in effect long enough to determine whether its coordination mechanisms have been sufficient. At this time, no pressing needs for additional planning coordination have been identified.~~ The staff of the Martin County School District meet ~~regularly~~ as needed with County staff to coordinate population projections and school siting.

Strategic Regional Policy Plan. The Treasure Coast Regional Planning Council (TCRPC) conducted a review of activities needed to comply with requirements for consistency review in each element and within the framework of the Strategic Regional Policy Plan for the Treasure Coast. It revealed no pressing needs for additional planning coordination. The County will participate in updates to the Strategic Regional Policy Plan.

In summary, Martin County continues its coordination processes among adjacent local governments and with local, regional and state agencies. The Intergovernmental Coordination Element should be reviewed and amended as necessary to reflect new coordination tasks and issues.

Section 3.4. Goal, Objectives and Policies

Goal 3.1 To establish processes to ensure coordination of the adopted CGMP with the comprehensive plans of the incorporated municipalities, adjacent counties, TCRPC and the State; and with the plans of the Martin County School Board and other units of local government and state and federal agencies that provide services but do not have regulatory authority over the use of land.

Objective 3.1A. To continue to formalize the process for intergovernmental coordination with Martin County's municipalities; adjacent counties and their municipalities; local, state and federal agencies that provide services and/or have permitting and regulating authority; and other public entities such as the Martin County School Board and units of local government that provide services but lack regulatory authority in the County.

> *Policy 3.1A.1. Responsibility for intergovernmental coordination.* The County Administrator shall be responsible for ensuring an effective intergovernmental coordination program for Martin County.
>
> *Policy 3.1A.2. External representation on boards and committees.* As part of its ongoing coordination efforts, Martin County shall invite the governments and appropriate public and private entities with which it shares coordination responsibilities to appoint ad hoc representatives to appropriate County boards and committees.

Policy 3.1A.3. Staff participation in intergovernmental coordination. As needed, the County shall make available elected commissioners and staff to participate in intergovernmental coordination activities with other governmental, public and private entities.

Policy 3.1A.4. Transportation coordination. The County shall:

(1) Continue formal meetings with representatives of FDOT and the County's key staff members from the ~~Engineering~~ Public Works and Growth Management departments regarding project planning, funding, proportionate fair share mitigation, scheduling and implementation;

(2) Exchange updated data with the FDOT regarding traffic and socioeconomic conditions, as needed.

(3) Coordinate through the MPO to ensure local government input in establishing priorities of federal and state transportation improvements;

(4) Coordinate planning and priority setting of regional transportation improvements needed in Martin, St. Lucie, Indian River and Palm Beach counties.

(5) Notify the FDOT, as appropriate, for participation in development reviews of proposed developments located within 2 miles of I-95, State Road 710, and Florida's Turnpike in an effort to identify and implement strategies to eliminate, reduce, or mitigate impacts from development on the Strategic Intermodal System (SIS).

Policy 3.1A.5. Elected officials' role in regional transportation issues. Elected officials, including representatives ~~of~~ in Congress and the State Legislature, should address regional issues such as air travel, ~~and bypass corridor~~ alternatives to U.S. 1, ~~including the St. Lucie Bypass Corridor,~~ and high-speed rail.

Policy 3.1A.6. Coordination with FEC Railway. The County shall continue to coordinate with the Florida East Coast Railway (Railway). Coordination shall rely on:

(1) Clear and timely communication between Martin County and the Railway indicating repair schedules, train schedules, cargo content and so forth;

(2) Formulation of a schedule to repair/upgrade Railway crossings;

(3) Enforcement of existing contracts with the Railway to increase safety at railroad crossings;

(4) Establishment of policies and/or contracts that may be necessary.

Policy 3.1A.7. Responsibility for dredging issues. Martin County shall continue to rely on the Florida Inland Navigation District (FIND) to prepare dredged material management plans, and determine storage needs for dredge spoil and identify disposal sites.

Policy 3.1A.8. Reporting on compliance with state dredging regulations. Martin County will coordinate with outside reviewers, and interested members of the public for the creation of all long-range dredged material management plans. Martin County staff shall attend FIND Board meetings as needed to facilitate communication. Within one year of acceptance of any dredged material management plan, Martin County shall prepare a report outlining the changes required to the CGMP to comply with state regulations and remain consistent with the findings of the dredged material management plan.

Policy 3.1A.9. Resolution of dredging conflicts. Conflicts between Martin County and a public agency seeking a dredge spoil disposal site shall be resolved through the dispute resolution process consistent with Florida Statutes.

Objective 3.1B. To arrange for specific-purpose, formal, interlocal agreements to address services, facilities or operations that are of mutual concern and interest to the relevant jurisdictions.

Policy 3.1B.1. Provision for solid waste management. The County shall provide for solid waste management per the policies contained in Section 12.4. of the CGMP.

Policy 3.1B.2. Coordination with municipalities on recreational facilities. The County shall coordinate with the City of Stuart, Ocean Breeze ~~Park~~, Sewall's Point, ~~and~~ Jupiter Island, and Indiantown for sharing of recreational facilities through ongoing planning and formal written agreements, per the policies contained in Section 7.4. of the CGMP.

Policy 3.1B.3. Coordination with School Board on recreational facilities. The sharing of recreational facilities between the County and the School Board shall be governed by interlocal agreements. Interlocal agreements shall address operating hours and costs; insurance and liability coverage; division of administrative duties; and guarantees of public access under defined conditions and hours.

Policy 3.1B.4. Interjurisdictional natural resource management. As part of its ongoing program of environmental resource protection, the County shall support the development and adoption of interjurisdictional natural resource management plans for the Atlantic Ocean, St. Lucie River, Indian River Lagoon, Loxahatchee River, Lake Okeechobee, the Everglades, the Savannas and any significant corridors of native habitat of endangered, threatened or special-concern species. Martin County will continue to partner with SFWMD, U.S. Army Corps of Engineers and the State of Florida to coordinate on decisions on the Comprehensive Everglades Restoration Plan (CERP) and the Northern Everglades Plan in accordance with the policies in Section 9.4 and 13.4, CGMP.

Policy 3.1B.5. Coordinate on solid waste management. Martin County shall coordinate on an ongoing basis with Okeechobee County and other adjacent counties as needed regarding landfill planning issues.

Objective 3.1C. To continue informal intergovernmental coordination activities with municipalities in Martin County and adjacent counties; local, state and federal agencies that have permitting and regulating authority; and public entities that provide services but lack regulatory authority in Martin County.

Policy 3.1C.1. Coordination on the St. Lucie River estuary. The County shall continue to coordinate with the SFWMD and the Marine Resource Council to promote awareness of new information concerning the St. Lucie River estuary system and the impacts of development on the functions and values of the estuary system, and to promote the provisions of the Indian River Lagoon Management Plan and the Comprehensive Everglades Restoration Plan.

Policy 3.1C.2. Joint commission meetings ~~with City of Stuart~~. The City of Stuart, the Village of Indiantown, the School Board, and Martin County shall host twice-yearly joint commission meetings to provide a mechanism for open discussion of issues.

Policy 3.1C.3. Attendance at SFWMD Board meetings. Martin County staff shall attend SFWMD Board meetings, as needed to facilitate communication regarding drainage and water management issues.

Policy 3.1C.4. Attendance at FIND Board meetings. Martin County staff shall attend FIND Board meetings, as needed to facilitate communication regarding conservation and coastal management issues.

Policy 3.1C.5. Participation in SFWMD land purchase activities. As an ongoing effort, the County shall actively participate in the SFWMD land purchase programs and identify parcels it wants to purchase that coincide with the needs of the SFWMD.

Policy 3.1C.6. Coordination with Corps of Engineers on St. Lucie Canal. As an ongoing effort, the County shall encourage the U.S. Army Corps of Engineers to stabilize bank erosion along the St. Lucie Canal in an environmentally acceptable manner that controls sedimentation in the St. Lucie estuary.

Policy 3.1C.7. Coordination on Lake Okeechobee. Martin County will coordinate with the U.S. Army Corps of Engineers and the South Florida Water Management District on all issues concerning Lake

Okeechobee, the Herbert Hoover Dike and any drainage structures within Martin County. Martin County staff shall regularly attend meetings as needed to facilitate communication with the public and the U.S. Army Corps of Engineers and the South Florida Water Management District.

Policy 3.1C.8. Coordination with FIND on water-related recreation. As an ongoing effort, the County shall involve the FIND in County water-related recreation plans. This includes boat ramps, fishing access and beaches.

Policy 3.1C.9. Collaboration with FDEP on shoreline erosion. As an ongoing effort, the County shall work with the FDEP to identify major factors causing shoreline erosion and measures to abate the erosion and preserve and restore shorelines.

Policy 3.1C.10. Collaboration with SFWMD on protection of coastal resources. The County shall continue to work with the SFWMD to protect coastal water resources, through the CGMP, Land Development Regulations, or other methods.

Policy 3.1C.11. Coordination with FDEP on wetlands protection. As an ongoing effort, the County shall coordinate with the FDEP in managing development and conservation decisions in a way that protects the values and functions of wetlands, spoil islands and submerged lands, plus other shoreline protection measures, as appropriate.

Policy 3.1C.12. Coordination with TCRPC on socioeconomic data. As an ongoing effort, Martin County shall coordinate with the TCRPC in collecting and centralizing data on socioeconomic variables for long-range planning and project monitoring.

Policy 3.1C.13. Coordination with TCRPC on affordable housing. As an ongoing effort, the County shall coordinate with the TCRPC regarding the provision of affordable and specialized housing in the Treasure Coast region.

Policy 3.1C.14. Coordination with FDOT on fishing access. As an ongoing effort, the County shall coordinate with the FDOT to encourage provision of fishing access on or near all appropriate state and federal bridges.

Policy 3.1C.15. Participation in meetings of other agencies. Martin County staff shall attend meetings of other organizations and agencies, as appropriate, to further the goals of the CGMP.

Objective 3.1D. To coordinate the impacts of all planning and development activities proposed in the CGMP with development activities in the municipalities, adjacent counties, the region and the State.

Policy 3.1D.1. Coordination with local governments on development applications. The County shall coordinate with its municipalities and each adjacent county to review all applications and approvals for rezoning and/or land use amendments that abut Martin County.

Policy 3.1D.2. Notification to adjacent local governments on development applications. The County shall require that applicants notify, in writing, the Town of Ocean Breeze ~~Park~~, Sewall's Point, Jupiter Island, the City of Stuart, the Village of Indiantown, and adjacent counties and cities of all applications for rezonings, land use amendments and large-scale site plan approvals on lands that abut their borders.

Policy 3.1D.3. Liaison with regulatory agencies. The County shall encourage the establishment of liaisons between state regulatory agencies and the County.

Policy 3.1D.4. Coordination with municipalities on annexation issues. Martin County shall identify annexation issues that pertain to each of its municipalities. The County shall then coordinate with the affected municipality to participate in workshops on the issues.

Policy 3.1D.5. Informal mediation to resolve conflicts. The County shall use the Treasure Coast Regional Planning Council's dispute resolution process to mediate the resolution of conflicts with other local governments and regional agencies, as authorized by Section 163.3177, F.S.

Objective 3.1E. To maintain a concurrency management system consistent with Florida Statutes that includes coordination procedures for establishing and maintaining level-of-service standards for public facilities operated by federal, state, regional or local entities other than Martin County.

Policy 3.1E.1. Coordination of public services. The County shall coordinate the timing, location and capacity of public facilities to ensure that required services will be available when needed and are economically feasible.

Policy 3.1E.2. Participation in transportation planning. Through its membership in the MPO, the County shall participate in development of the MPO's Unified Planning Work Program, Transportation Improvement Plan and Long Range Transportation Plan.

Policy 3.1E.3. Coordination on concurrency management for public facilities. The County shall continue to coordinate with municipalities regarding concurrency management for public facilities. Levels of service must be coordinated at all levels of government.

Policy 3.1E.4. Coordination on utilities services. The County shall coordinate with both privately owned and government-owned utilities in and adjacent to Martin County (i.e., South Martin Regional Utilities, Village of Indiantown Utilities ~~Company~~, City of Stuart Water and Sewer Department, Village of Tequesta Water Department, Loxahatchee River District and Town of Jupiter Island). On December 7, 2004, Martin County and the Town of Jupiter Island formally adopted an interlocal agreement concerning a joint planning area for South Martin Regional Utilities and the Martin County Consolidated Water System. This interlocal agreement expires in January of 2025.

Policy 3.1E.5. Collaboration with FDOT on state roads. The County shall continue to work with the FDOT on maintaining and improving levels of service for state roads.

Policy 3.1E.6. Monitoring for surface water management. As an ongoing program and in conjunction with the SFWMD, the County shall monitor the performance of off-site drainage facilities, evaluate existing and potential future problems or issues, and pursue the funding of necessary structural and nonstructural system improvements for effective surface water management. New developments must make all improvements as required in Section 13.4 of the CGMP.

Policy 3.1E.7. Provision of public services. Martin County shall continue to maintain and improve its provision of public services, including water and wastewater service; road and drainage maintenance; recreation; library; fire and emergency medical service; and police protection. The departments responsible for individual county services shall provide information, as requested, to other agencies and the public to assure that services are meeting the needs of Martin County residents and visitors.

Policy 3.1E.8. Coordination with SFWMD on water conservation. County staff shall coordinate with the SFWMD to develop an appropriate strategy for coordinating and/or jointly sponsoring potable water conservation activities.

Policy 3.1E.9. Maintenance of 10-year water plan. Martin County shall maintain a 10-year Water Supply Facilities Work Plan to provide a linkage between growth management and the SFWMD's Upper East Coast Water Supply Plan. Amendments to the Water Supply Facilities Work Plan shall be due within 18 months after the SFWMD adopts, updates or amends the Upper East Coast Water Supply Plan.

Policy 3.1E.10. Coordination on potable water. Martin County shall coordinate with SFWMD, all suppliers of potable water, and municipalities within Martin County on issues of potable water supply. The County shall make available information regarding changes in land use, population and demand projections, Level of Service, and other information relevant to the provision of potable water.

Objective 3.1F. To continue an intergovernmental coordination process to ensure the County gives full consideration to the impacts of developments proposed in the CGMP on other governmental entities.

Policy 3.1F.1. Liaison with state and federal agencies. The County shall establish formal liaison with state and federal agencies that have permitting responsibility in Martin County.

Policy 3.1F.2. Collaboration with TCRPC on regional issues. The County shall continue to work with the TCRPC to identify regional issues and assist in the periodic updating of the Strategic Regional ~~Comprehensive~~ Policy Plan.

Objective 3.1G. To continue public participation activities in the planning and policy formulation process as an ongoing activity.

Policy 3.1G.1. Public workshops. Martin County shall continue to use public workshops and hearings to solicit public opinion prior to initiation of any policy program.

Policy 3.1G.2. Public information on governmental activities. Martin County shall provide public information regarding federal, state and local governmental activities.

Policy 3.1G.3. Consideration of public comments. Martin County shall make provisions to assure the timely consideration of public comments and response to them.

Objective 3.1H. To coordinate, on an ongoing basis, the implementation of the CGMP with the plans of the Martin County School Board; City of Stuart; Towns of Sewall's Point, Jupiter Island and Ocean Breeze ~~Park~~; Village of Indiantown; City of Port St. Lucie; Village of Tequesta; and the counties of Palm Beach, St. Lucie and Okeechobee.

Policy 3.1H.1. Notification on public workshops and hearings. Martin County shall notify the municipalities within its boundaries and the adjacent municipalities and counties about all public workshops and public hearings pertaining to the CGMP.

Policy 3.1H.2. Sharing of data. Martin County shall continue to share materials with its municipalities to ensure the consistency of the data, inventory and analysis and the goals, objectives and policies of its plan with other local plans.

Policy 3.1H.3. Participation in comprehensive plan reviews. Martin County shall participate in the local government review and adoption proceedings of comprehensive plans and plan amendments for the municipalities within its boundaries and for adjacent counties and municipalities.

Policy 3.1H.4. Coordination on review of School Impact Fee Ordinance. Martin County and the Martin County School Board shall coordinate a biennial review of the School Impact Fee Ordinance to ensure that new developments bear their proportionate share of the cost of providing new school facilities.

Policy 3.1H.5. School board approval of site plans. Before approval of final site plans, for planned unit developments or other developments of three or more residential units, the County shall require applicants to obtain a statement of "no objection" from the School Board or its designee.

Policy 3.1H.6. Coordination with School Board. As an ongoing effort, the County and the Martin County School Board shall coordinate closely on issues of joint concern. These include educational programs regarding hazardous wastes, joint use of recreational facilities, program planning for special project activities and other similar topics.

Policy 3.1H.7. Collaboration on regional transportation planning. Martin County shall participate with the MPO and other transportation planning organizations in adjacent areas of the Treasure Coast region in planning for the long-range transportation needs of the County.

Policy 3.1H.8. Collaboration with Okeechobee County. Martin County shall establish formal lines of communication with Okeechobee County to resolve issues of mutual concern such as corridor enhancement, development projects, impacts of a major evacuation from Martin County, potential

commuter rail and regional aviation systems, and protection of environmentally sensitive areas in the County that abut Lake Okeechobee.

Policy 3.1H.9. Coordination with municipalities on recreation. Martin County shall coordinate with its municipalities (City of Stuart, Sewall's Point, Jupiter Island, ~~and~~ Ocean Breeze ~~Park~~, and Indiantown) to respond to recreation needs in accordance with the policies in Section 7.4 of the CGMP and the Parks and Recreation Master Plan.

Policy 3.1H.10. Coordination with School Board on travel to schools. As an ongoing effort, the County shall coordinate with the School Board regarding the construction of sidewalks/bikepaths to facilitate travel to and from school and recreational facilities in accordance with the policies in Section 17.5 of the CGMP and the Interlocal Agreement for School Facilities Planning and Siting.

Objective 3.1I. To continue to coordinate with local, state and federal entities on evacuation plans for a natural disaster or an emergency at the nuclear power plant on Hutchinson Island, to protect the general welfare, public and private property, and human lives.

Policy 3.1I.1. Adherence to nuclear emergency plan. Martin County shall adhere to the Florida Radiological Emergency Management Plan for Nuclear Power Plants and recommend appropriate revisions to the plan to the Division of Emergency Management. The section titled 'ANNEX R St. Lucie Site Plan' of the Plan shall be followed regarding coordination among Martin, St. Lucie, Indian River, Palm Beach and Brevard counties during an emergency at the St. Lucie Nuclear Power Plant.

Policy 3.1I.2. Participation in nuclear emergency exercises. The Martin County Division of Emergency Management, in coordination with the St. Lucie Department of Emergency Management, shall participate in yearly emergency exercises at the St. Lucie Nuclear Power Plant.

Policy 3.1I.3. Participation in regional emergency preparedness. Martin County shall participate in updating the TCRPC Emergency Preparedness Plan and update its own plans, policies and procedures accordingly.

Policy 3.1I.4. Municipalities' contribution to emergency planning. Martin County shall continue to encourage all its municipalities to provide input to the BCC regarding emergency planning and assist in planning and implementing evacuation routes, as appropriate.

Policy 3.1I.5. Lake Okeechobee. Martin County will coordinate with Okeechobee County, Palm Beach County, SFWMD, U.S. Army Corps of Engineers, and the Florida Division of Emergency Management, for preparation of plans for hurricane preparedness, evacuation, and post disaster management for areas east of the Herbert Hoover Dike. Martin County shall adhere to the Herbert Hoover Dike, Martin County, Florida, Comprehensive Emergency Management Plan and recommend revisions to the plan as appropriate.

Objective 3.1J. In collaboration with the municipalities and the Martin County School Board, to coordinate the planning and location of proposed sites for educational facilities and review of site plans and off-site impacts.

Policy 3.1J.1. Coordination with School Board on school siting. Martin County and the Martin County School Board shall coordinate school siting and planning in accordance with the policies of Chapter 17, Public Schools Facilities Element, and the Interlocal Agreement for School Facilities Planning and Siting. Due to the unique locational requirements for public schools imposed by state and federal requirements and considering the benefits to the community of locating public schools in a municipality or the Primary or Secondary Urban Service District, it may not be possible to achieve consistency with every policy of the CGMP in the same manner as with other types of development. Therefore, this policy provides a mechanism for balancing the goals, objectives and policies of the CGMP. This mechanism shall be the sole means of determining that the siting and construction of public schools are consistent with the CGMP.

The Interlocal Agreement for School Facilities Planning and Siting shall provide a standard process for determining the sites available to meet the needs identified by the School Board and for objectively scoring and ranking the suitability of potential sites. The scoring and ranking system of the interlocal agreement shall favor sites that:

(1) Are consistent with federal and state guidelines for school siting;

(2) Are in close proximity to existing or planned population centers and student populations;

(3) Maximize the use of existing or planned capital facilities for transportation, including bicycle and pedestrian facilities, stormwater management, potable water and wastewater facilities; and maintain adopted levels of service for mandatory public facilities to the maximum extent practical;

(4) Are in close proximity to complementary uses, such as public parks and libraries; and

(5) Avoid negative impacts to wetlands and upland habitats. Where negative impacts cannot be avoided, the scoring and ranking system shall favor sites for which permits can be obtained that allow such impacts to be minimized and mitigated, in accordance with state and federal permitting requirements.

The interlocal agreement shall include provisions for an alternatives analysis designed to demonstrate the extent to which each potential school site, relative to other potential sites, can meet the projected needs of the population and maximize the public benefit, as measured by the criteria set forth in paragraphs (1) through (5) above.

A school site located in accordance with Policy 4.7A.12 that is on a site within a municipality or within the Primary or Secondary Urban Service District and that is selected pursuant to an interlocal agreement adopted in accordance with this policy, shall be considered to be the most appropriate site available to satisfy the identified public education need while maintaining consistency with the goals, objectives and policies of the CGMP to the maximum extent practical. The siting and construction of a public school on any such site shall be considered consistent with the CGMP.

Policy 3.1J.2. Participation on School Board: planning committee. Martin County shall continue its participation on the School Board Long Range Planning Committee in order to provide timely input in planning for public school development or expansion.

Policy 3.1J.3. Provision of technical memorandums to School Board. Martin County shall annually provide the approved Population Technical ~~Memorandum~~ Bulletin, which includes population projections in satisfaction of Section 163.3177(1)(f)3 ~~163.177(6)(h)(2)~~ of the Florida Statutes, and a list of approved residential site plans to the Martin County School Board.

Policy 3.1J.4. Provision of relevant planning materials to School Board. Martin County shall provide the School Board with copies of all development applications to be considered by staff, Local Planning Agency and the BCC that may affect the School Board. The development applications shall include rezonings, site plan approvals and proposed changes to County ordinances.

Policy 3.1J.5. School Board provision of Capital Improvement Plan. Each fiscal year, the School Board shall submit to the Martin County Growth Management Department an approved, updated, financially feasible five-year Capital Improvement Plan. Martin County shall incorporate this School Board Capital Improvement Plan into the Martin County Capital Improvements Element/Capital Improvement Plan. Martin County shall use this information to update school impact fees, when necessary.

Policy 3.1J.6. Sharing of information with School Board. Martin County and the School Board shall work diligently to ensure a free flow of information between the two boards and their respective staffs. This shall include coordinated and cooperative efforts to plan for future schools, land use changes, development trends, disaster preparedness and joint use facilities (collocation). The exchange of

information shall include long-range planning for future schools and land uses; planning alternative and disaster emergency use of School Board transportation and physical plant facilities; and coordination of school boundaries with future land uses and development trends.

Policy 3.1J.7. School Board representation on MPO. The Martin County School Board shall designate a staff member as a representative of the Technical Advisory Committee of the MPO, and the County shall provide technical assistance, as needed, to the School Board Long Range Planning Committee or any other similar committee or group dealing with School Board planning issues.

Policy 3.1J.8. School Board input on development affecting schools. In accordance with the policies of Chapter 17, Public Schools Facilities Element, and the Interlocal Agreement for School Facilities Planning and Siting, the School Board may provide comments to Martin County on comprehensive plan amendments and any development under review by the County. Generally, the comments should focus on the impact of the proposed development on existing school capacity; expansion of existing school facilities; planned or proposed school construction to service the proposed development area(s); and the estimated student enrollment projections generated by the proposed development.

From:	Leslie Ertl
To:	Stacey Hetherington; Harold Jenkins; Doug Smith; Edward Ciampi
Cc:	Sarah Heard
Subject:	comp plan/ developement
Date:	Monday, September 9, 2024 11:29:45 AM

Good morning - I am writing as your constituent to appeal to you to represent US not developers. Elected officials should stay in touch with the needs of their constituents. Please stop approving projects and changing the comp plan for more money in your pockets. It is heartbreaking to watch you four and Gov Desantis selling our state. It is so blatant. Please take the time to analyze these requests. We will be living in flooded, overcrowded areas and endless traffic and loss of critical habitat.

Tomorrow's agenda would require several hours of discussion if staff and Commissioners were serious about giving the proposals thorough and balanced consideration. Instead – like the failed effort to rush through outrageous plans to add inappropriate facilities to Jonathan Dickinson and other state parks – Tuesday’s BOCC meeting has been planned to severely limit public participation and speed questionable proposals through a truncated process.

STOP DEVELOPEMENT IN AN IRRESPONSIBLE WAY AND START DOING YOUR JOBS - REPRESENT THE PEOPLE!!!

Leslie Ertl

From:	paul vallier
To:	Comish
Cc:	vsherlock@lshlaw.net; Alan Buchfuhrer; Jj Smith (new); Karl Thonnes; Mary Alice Rowley; Bob Shykes Thursday Worker; Bill Steuer; Charles L. Dietz; donnasmelzer@gmail.com; Gene Reed; Frank Gallieti; M.
Subject:	LPA and the MC Commission need to immediately pause
Date:	Sunday, September 8, 2024 3:42:19 PM

Are Commissioners Jenkins and Smith trying to pull a fast one before leaving office!? I hope not.

?????

"The Local Planning Agency will consider five proposed Comprehensive Plan Amendments at Thursday's meeting, including a text amendment that will further expand development in Rural Lifestyle communities."???!!

The LPA needs to be "at ease" until new commissioners take office. The voters have spoken and they want a new direction that respects our Comp plan!
Paul Vallier
Stuart

Sent from Yahoo Mail for iPhone

From: Sam Hay
To: Stacey Hetherington
Subject: Please protect the Comp Plan
Date: Sunday, September 8, 2024 10:17:17 AM

Commissioner Hetherington:

I urge you to protect what remains of the Comprehensive Plan at your meeting on Sept 10. You have already approved too many modifications to the Plan which have inevitably resulted in over-development in our county.

Please do not approve any further modifications which would further weaken the protections the Comp Plan was intended to provide. At the very least, delay any changes until they can be properly presented to the public and carefully considered.

Respectfully,
Sam Hay, Port Salerno

Joan Seaman

From: Clyde Dulin
Sent: Tuesday, July 30, 2024 4:30 PM
To: Allison Gates
Cc: Samantha Lovelady; Jenna Knobbe
Subject: FW: Comp Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Allison,
We need to provide the following email as public comment to the LPA this Thursday and we need to file it in the respective folders. Thanks

---

From: jlogan@gate.net <jlogan@gate.net>
Sent: Tuesday, July 30, 2024 11:42 AM
To: Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Cc: Comish <Comish@martin.fl.us>
Subject: Comp Plan Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Good morning,

I understand that you are currently reviewing amendments to the Comp Plan that would include changes to Indiantown's treatment when it comes to the residential capacity analysis and USD changes. May I ask, what is the rationale for these changes that reflect a benefit to residents of Martin County?

Did an independent traffic expert review and add comment on the proposed changes to the Transportation Chapter? We all are aware of the significant increase in population and traffic flow in Martin County and should definitely be cautious in any changes made related to same. If an expert did review, are those comments available?

ANY amendments related to our Comp Plan, which have been critical to preserving our wonderful way of life should, in my opinion, ONLY be approved if significant benefits are derived from them.

Best regards,

Jane Logan
Hobe Sound, FL
772-485-5503

From: Kate Miller
To: Paul Schilling; Comish
Subject: no amendments to the comp plan.! No sneaking amendments in over the summer!
Date: Saturday, August 10, 2024 11:24:27 AM

This Email Sent From External Sender

The comp plan has made Martin County a paradise for those who live there. You are making it a developers' paradise. We will remember at election time. Katharine Miller, 103 River Rd, Hobe Sound, FL 33455

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Clyde Dulin
Subject:	FW: URGENT REQUEST
Date:	Monday, September 9, 2024 8:00:10 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: loydb <loydb@bellsouth.net>
Sent: Sunday, September 8, 2024 3:41 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: URGENT REQUEST

LPA board : Please do not recommend that the Board of County Commissioners approve or reject any amendments to our Comprehensive Plan until newly elected Commissioners are seated and more study and evaluation can be accomplished on behalf of the Citizens.

Sincerely,
Walter Loyd
150 SW Cabana Point Circle
Stuart, Fl. 34994

Sent from my Verizon, Samsung Galaxy smartphone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 5:24 PM
To: Maria Harrison
Subject: FW: Public Hearings on 9/24 and 10/22 must be delayed

From: carol quackenbos <cquackenbos@gmail.com>
Sent: Monday, September 23, 2024 4:34 PM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Public Hearings on 9/24 and 10/22 must be delayed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Carol Quackenbos

Stuart resident

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:21 AM
To: Maria Harrison
Subject: FW: Urgent assistance needed

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Rebecca Dima

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:16 AM
To: Samantha Lovelady
Subject: Urgent request needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:28 AM
To: Maria Harrison
Subject: FW: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

From: Denise Belizar <wridea@aol.com>
Sent: Monday, September 23, 2024 10:22 AM
To: Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>; commish@martin.fl.us
Subject: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

As Martin County residents for over two decades, we have valued the guidance that our county's well-thought-out Comprehensive Plan has placed on growth, and the protection that has meant for our environmental resources. It has truly resulted in the Martin County difference.

While some changes to the Comp Plan over time have been necessary, we are dismayed to see the extent to which its provisions have been eroded – or attempted to be eroded – in recent years. The latest proposed changes could greatly negatively impact our population density, environment, waterways, scarce resources and overall quality of life. There needs to be a more detailed examination of each change to ensure that it is both necessary and the optimal solution to the current situation.

We implore the sitting Martin County commissioners to do the right thing and delay the Sept 24 and Oct. 22 public hearings for comprehensive plan amendments, zoning changes, and a variance until the new commission is seated.

To be frank, the voters have already spoken in choosing to select new commissioners who have promised to be extremely judicious in making any revisions to our Comp Plan. To rush ahead with these changes prior to the new commissioners being seated is insulting to and dismissive of your voting public. It reeks of disingenuous, deceitful politics. You are better than that. At least, we hope you are.

Please delay the Sept 24 and Oct. 22 public hearings until the new commission is seated.

Denise and Ed Belizar
Jensen Beach residents

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept 24 Public Hearing

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Sunday, September 22, 2024 3:43 PM
To: Commish@martin.fl.us; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Sept 24 Public Hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Commissioners,

Please delay the September 24 and October 22 Public hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

Citizens have repeatedly stated, in the public workshops hosted by the Treasure Coast Regional Planning Council, that they do NOT want changes to our Comp Plan. This was the most frequently expressed item on the "wish list" that staff asked citizens to compile.

The citizens say: 1) No to changes in the Comp Plan, 2) Control growth and development, 3) Protect and preserve wildlife, waterways, native vegetation and agricultural lands, 4) Reduce traffic congestion 5) Maintain the Martin County difference.

The above are the guidelines the new commissioners have promised to follow. These guidelines must be meticulously applied to each and all of the proposed comp plan amendments. Some of the upcoming proposals encourage costly urban sprawl with its consummate environment, water, and neighborhood zoning area destruction.

Please do NOT push forward with these Martin-busting votes. It would be an improper attempt to silence the voices of residents who have clearly spoken.

Respectfully,
Drs. Mary Starzinski and Kathy Petteruti

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept. 24, 2024 Public hearing

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Saturday, September 21, 2024 3:07 PM
To: commish@martin.fl.us; Stacey Hetherington <shetherington@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>
Subject: Sept. 24, 2024 Public hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

We are opposed to all the Amendments and Zoning Protections,
that Change the Current Comprehensive Plan:

At the Public workshops hosted by the T.C. Regional Planning Council.
the majority of attendees said they wanted
no changes that govern growth and development in the County
we want the established protection of preserves, wildlife, open spaces and agricultural land.
we need reduction in traffic congestion
The Regional Planning Council at the costly of $100,000 recommended
to the Sept. 24th meeting just the Opposite!!

It is obvious that these changes at the Sept. 24th meeting are being "railroaded" through before the 2 New Commissioners have a chance to Vote. Mr. Ciampi actually lost his election if you compare the votes for his opponents.

One of the most outrageous amendments concerns the addition of 12 "Cottages" to the new Golf Course plan that originally in their application, said there would be no housing. Now from 6 to 12; when does it stop

It is imperative that this Public Hearing be postponed until November or December when there is appropriate time for Resident's to speak at the meeting.

Respectfully,
Barbara Gingras-Schmucker
John McArdle
3130 SE Indian Wells Place
Stuart, Fl. 34997

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:35 AM
To: Maria Harrison
Subject: FW: September 24, 2024 Public Hearings

From: Clyde Dulin
Sent: Friday, September 20, 2024 3:54 PM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: September 24, 2024 Public Hearings

From: tomhelga@comcast.net <tomhelga@comcast.net>
Sent: Friday, September 20, 2024 3:42 PM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: September 24, 2024 Public Hearings

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Commish@martin.fl.us; sheard@martin.fl.us; eciampi@matin.fl.us; dsmith@martin.fl.us; hjenkins@martin.fl.us; hetheringtonstacey@martin.fl.us; swoods@martin.fl.us; ddonaldson@martin.fl.us; klevee@martin.fl.us; cdulin@martin.fl.us; pschilli@martin.fl.us; slove@martin.fl.us;

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Thomas and Helga Galli

Samantha Lovelady

From: Renee Delahunty <rmld111@aol.com>
Sent: Friday, September 20, 2024 7:37 PM
To: Samantha Lovelady
Subject: Stop the Rush to Crush

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Any discussion regarding comprehensive plan amendments, zoning changes, and a variance should be delayed until the newly elected commission is seated.

I was in attendance at the public workshops hosted by the Treasure Coast Regional Planning Council, and I heard citizens repeatedly stating that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

The People Have Voted
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr
Jensen Beach, FL

Sent from the all new AOL app for iOS

Samantha Lovelady

From: Janet Jorden <jjorden@mac.com>
Sent: Thursday, September 19, 2024 4:23 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Packed Agendas

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The only reason I am able to think of for packing the Commission's agendas prior to the new commissioners taking their place on the dais is an effort to hurry through unwanted amendments.

We, the voters, have made our wishes very clear both through public meetings and at the ballot box. I strongly urge the commissioners to table all votes on Comp plan amendments, zoning changes and a variance until the new commissioners are seated. There is not an ethical reason for all of these votes to be taking place at warp speed.

Sincerely,

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL

Clyde Dulin

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Thursday, September 19, 2024 4:58 AM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith
From: Donna Melzer, Martin County Resident
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that takes time. Sept. 24 and Oct. 22 scheduled public

hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

Clyde Dulin

From: P S <sunshine50@bellsouth.net>
Sent: Thursday, September 19, 2024 9:42 AM
To: Clyde Dulin
Subject: Fwd: Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Sent from my iPhone

Begin forwarded message:

From: P S <sunshine50@bellsouth.net>
Date: September 19, 2024 at 9:37:48 AM EDT
To: Commish@martin.fl.us
Subject: Comp Plan Changes

Understanding that those who are leaving office may not care or be affected directly by their vote on this issue, why the need to rush! The people have spoken loudly on this issue many times over the years and spoke again in this last election. As more out of state residents come to Martin County, you should be supporting what has made is so great to begin with... the local long, time residents and their voice. Do not ruin what makes Martin County different in an effort to compete for growth and sprawl... keep our comp plan the way it is and prove we are different and this is why people want to come and live here, not to change what it is!!

Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Patty

Native Floridian and long time Martin resident.

Maria Harrison

From: Clyde Dulin
Sent: Thursday, September 19, 2024 11:12 AM
To: Paul Schilling; Maria Harrison; Samantha Lovelady; Joan Seaman
Subject: FW: Wait on the vote please

I recommend we print these emails and put them on the dais for next Tuesday. That way we can scan and file instead of struggling with PDF.

From: cwieds@gmail.com <cwieds@gmail.com>
Sent: Thursday, September 19, 2024 11:06 AM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Wait on the vote please

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Yes this is a formatted email, but I do believe you need to wait on the vote until the new elected group is able to vote.

Thank you for your consideration

Sincerely,

Chris and Anne Wiedenmayer

6322 SE Morning Dove Way, Hobe Sound 33455

Paul Schilling

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:14 PM
To: Paul Schilling
Subject: Growing Slowly

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my PAD!

Samantha Lovelady

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:18 PM
To: Samantha Lovelady
Subject: Slow the Growth

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Let's make sure we have the infrastructure before we keep building.

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my 👁PAD!

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:33 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:17 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:24 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Mr Dulin,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: dm5855@icloud.com
Sent: Thursday, September 19, 2024 12:29 PM
To: Samantha Lovelady
Subject: Public hearings 9/24/2024 & 10/22/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: Sabrina Roemisch <sabroemisch@gmail.com>
Sent: Thursday, September 19, 2024 3:06 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Hearings for comprehensive plan amendments

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Sabrina Glover
Martin County Resident

Sent from my iPhone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:34 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:19 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Thursday, September 19, 2024 3:39 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Sarah Woods <swoods@martin.fl.us>
Sent: Thursday, September 19, 2024 3:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Elysse Elder <eelder@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5446 (o) 772-288-5439 (f)

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:17 PM
To: Sarah Woods <swoods@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Ms Woods,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: ALLEN ATKINSON <4starfire@bellsouth.net>
Sent: Thursday, September 19, 2024 11:08 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; Sarah Woods; Don Donaldson; Kimberlee Levee; Paul Schilling; Samantha Lovelady
Subject: Not to Rush

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Allen and Pat Atkinson

From: Paul Schilling
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: Email
Date: Monday, September 16, 2024 7:50:22 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

-----Original Message-----
From: Elizabeth Christian <ejanechristian01@gmail.com>
Sent: Saturday, September 14, 2024 6:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Email

This Email Sent From External Sender

Please include my email in any comments . I am not for rural changes of any kind!
Sent from my iPhone

Clyde Dulin

From: Paul Schilling
Sent: Thursday, September 12, 2024 5:16 PM
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: LPA running roughshod over citizen input

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: brucemon12 <brucemon12@gmail.com>
Sent: Thursday, September 12, 2024 4:56 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: LPA running roughshod over citizen input

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The text amendments to the comp plan have ZERO INPUT FROM RESIDENTS. NOT FAIR!!! Golf cottages can have 12 bedrooms per cottage? Motel 12??? Rural Lifestyle designation expansion without citizen input is NOT FAIR. We demand our voices and objections be accounted for.

Bruce Montefusco
Hobe Sound

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: PH-4

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners **DATE:** February 18, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Paul Schilling
Growth Management Director

REF: Item #25-0513
SUBJECT: **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-03, INTERGOVERNMENTAL COORDINATION ELEMENT, A TEXT AMENDMENT**

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.

Please see the attached newspaper advertisement for the EAR-based Plan amendment public hearings and additional public comment.

DGD/PS/jk

Reviewed by County Attorney's Office

Martin County - Growth Management
Advertiser:
N/A
Agency:
A-14-All
Section-Page-Zone(s):
2-7-25 EAR Adoption
Description:
10983177
Ad Number:
N/A
Insertion Number:
3 Col x 18 in
Size:
N/A
Color Type:
The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Friday, February 7, 2025

Judge pauses buyout for federal employees

Maureen Groppe and Joey Garrison
USA TODAY

A federal judge on Thursday paused the Trump administration's deadline for more than 2 million federal employees to decide by the end of the day whether to resign or stay in their jobs in order to allow time for labor unions to challenge the plan's legality.

U.S. District Judge George O'Toole in Boston issued a temporary restraining order and set a hearing for Monday.

The Trump administration's lawyers had argued that extending the deadline on the last day would "markedly disrupt the expectations of the federal workforce, inject tremendous uncertainty into a program that scores of federal employees have already availed themselves of, and hinder the administration's efforts to reform the federal workforce."

Unions representing many of the nation's federal workers charge that the new Republican administration's "unprecedented offer" violates the law.

"We will continue to aggressively defend our members' rights," said Everett Kelley, president of the American Federation of Government Employees, one of the unions challenging the offer.

Workers were given barely more than a week to accept the administration's blanket buyout, which union officials say did not appear to have followed federal procedures for reducing the size of the workforce.

Federal employees were told they would receive eight months of pay and benefits through September if they resigned by Thursday.

But Congress hasn't approved funding for federal agencies past March 14. Democrats in Congress have warned federal workers not to accept the offer, citing this and their lack of trust in Trump to deliver the payments.

Unions have warned workers considering Trump's offer that there's no guarantee the president can or will stick to it. They've also said the offer lacks basic information about whether they might still be required to work for the government; whether they can get a private-sector job while still being paid by the federal government; and how their pensions, health insurance and other benefits and rights would be affected.

Demonstrators protest the Trump administration's plans to shrink the federal workforce outside the headquarters of the Office of Personnel Management on Wednesday in Washington. ALEX WONG/GETTY IMAGES

Critics have said the administration's goal is to make working for the federal government so unpleasant that employees will be driven out.

The administration on Tuesday warned federal employees could be furloughed if they do not accept the buyout and that "the majority of federal agencies will be downsized," with the Defense Department as an exception.

Federal workers who stay in their jobs have been told they must return to in-person work, embrace new "performance standards" and be "reliable, loyal and trustworthy" in their work, among other new "reforms" across the government.

Trump is pushing both to dramatically shrink the size of government and replace bureaucrats his team has perceived as hostile to his agenda with loyalists.

The offer came in a surprise email that hit inboxes at 6:04 p.m. on Jan. 28 with the subject line: "The Fork in the Road."

Israel will draw up plan to relocate Palestinians

Cybele Mayes-Osterman
USA TODAY

Israel's defense minister said European nations that accused the country of disproportionate attacks in the Gaza Strip are "legally obligated" to accept Palestinian refugees as Middle Eastern countries rejected President Donald Trump's proposal to relocate all of the enclave's residents.

On Thursday, Israeli Defense Minister Israel Katz said he directed Israel's defense forces to draw up "a plan that will allow any resident of Gaza who wishes to leave to do so, to any country willing to receive them." He said the army would provide "exit options via land crossings, as well as special arrangements for departure by sea and air."

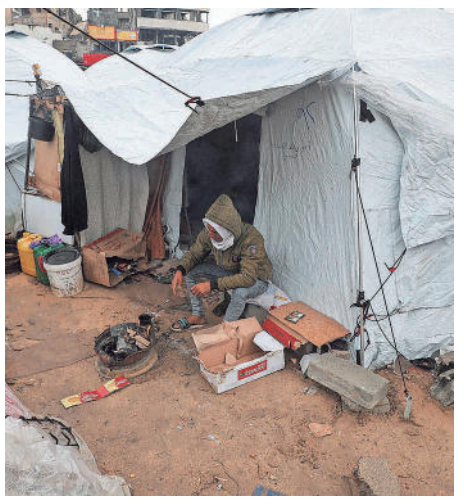
Countries "such as Spain, Ireland, Norway, and others" that have accused Israel of disproportionate attacks on civilians and violations of laws governing war "are legally obligated to allow Gazans to enter their territory," he wrote on X.

It comes after Trump deviated from decades of American foreign policy in the Middle East in his proposal on Tuesday to "take over" and "own" the war-torn Gaza Strip. The White House quickly walked back his comments, with spokesperson Karoline Leavitt telling reporters that Trump "has not committed to putting boots on the ground in Gaza" or to pay for its rebuilding.

But his statements still sent shock waves through Middle Eastern countries that worked to broker the ceasefire and hostage release deal struck between Israel and Hamas last month after more than a year of war.

Saudi Arabia, which has long refused to normalize its relations with Israel without the creation of a Palestinian state, said its position was still "firm and unwavering."

In a call with French President Emmanuel Macron, Egyptian President Abdel Fattah el-Sissi urged other countries to "support the implementation of the two-state solution," according to a statement from his office.


A Palestinian man sits outside a tent in the rain on Thursday in Gaza City, Gaza Strip. DAWOUD ABU ALKAS/REUTERS

Forcibly displacing civilians is a war crime under the Geneva Conventions. Humanitarian organizations have already accused Israel of the intentional displacement of Palestinians, which they say amounts to "ethnic cleansing."

But Trump's proposal would go a step further – "it would move the U.S. from being complicit in war crimes to direct perpetration of atrocities," Lama Fakih, of Human Rights Watch, said in a statement on Wednesday.

"It is vital to stay true to the bedrock of international law," United Nations Secretary-General António Guterres told Trump on Wednesday. "It is essential to avoid any form of ethnic cleansing."

Israel launched its 15-month siege of Gaza after Hamas, the militant group that governs the Palestinian enclave, launched a surprise attack on Israel, killing 1,200 Israelis and taking around 250 hostages.

In the ensuing conflict, more than 47,000 Palestinians were killed, according to the Hamas-run Gaza Health Ministry, including more than 13,000 children. Much of the enclave was reduced to rubble and 90% of its population was displaced.

Contributing: Reuters

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County (Board) will conduct public hearings on Tuesday, February 25, 2025, March 11, 2025, and March 25, 2025, beginning at 9:00 A.M. each day, or as soon thereafter as may be heard, to consider adoption of ordinances amending the Martin County Comprehensive Growth Management Plan resulting from the Evaluation and Appraisal Report. The Board requested the amendments based on statutory requirements. The proposed amendments will be presented in Public Hearings over the three dates as follows:

February 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-01, AMENDING THE TEXT OF CHAPTER 1, PREAMBLE, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-03, AMENDING THE TEXT OF CHAPTER 3, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-05, AMENDING THE TEXT OF CHAPTER 5, TRANSPORTATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-06, AMENDING THE TEXT OF CHAPTER 6, HOUSING ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-07, AMENDING THE TEXT OF CHAPTER 7, RECREATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-16, AMENDING THE TEXT OF CHAPTER 16, ARTS, CULTURE, AND HISTORIC PRESERVATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-17, AMENDING THE TEXT OF CHAPTER 17, PUBLIC SCHOOLS FACILITIES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 11, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-02, AMENDING THE TEXT OF CHAPTER 2, OVERALL GOALS AND DEFINITIONS, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-08, AMENDING THE TEXT OF CHAPTER 8, COASTAL MANAGEMENT ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-09, AMENDING THE TEXT OF CHAPTER 9, CONSERVATION AND OPEN SPACE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-10, AMENDING THE TEXT OF CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-11, AMENDING THE TEXT OF CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-12, AMENDING THE TEXT OF CHAPTER 12, SOLID AND HAZARDOUS WASTE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-13, AMENDING THE TEXT OF CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-04, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-14, AMENDING THE TEXT OF CHAPTER 14, CAPITAL IMPROVEMENTS ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

The Public Hearings listed above on February 25, 2025, and March 11, 2025 will begin on the specified date and will be continued to March 25,2025. The Board will conclude all of the Public Hearings and vote on the proposed amendments on March 25, 2025. All interested persons are invited to attend and be heard.

Each day of the Public Hearings will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department at (772) 288-5495.

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

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

Check out the classified ads everyday.
FIND A JOB
LIST A HOME
BUY A CAR
ADOPT A PET
BUY A BOAT
FIND A RENTAL

From: The Guardians of Martin County
To: Sarah Heard
Subject: Community Updates from Commissioner Heard 10/30/2024
Date: Wednesday, November 6, 2024 9:33:25 AM

View this email in your browser

The Guardians continue engagement with Martin County regarding proposed amendments to the County's Comprehensive Growth Management Plan (Comp Plan) that have the potential to adversely affect the quality of life that we all cherish.

See Commissioner Sarah Heard's summary below describing recent actions taken by the County Commission.

The Guardians provided comments on several of the proposed Comp Plan Amendments that have now been transmitted to Tallahassee for review by various state agencies.It is our understanding that commissioners-elect Blake Capps (District 3) and Eileen Vargas (District 1) will likely have taken their seats prior to a future adoption hearing.

Live Responsibly, Protect Our Future.

Commissioner Heard's Newsletter

Martin County Commissioner Sarah Heard
District 4 Newsletter - October 30, 2024

Contact Information
Commissioner Sarah Heard
sheard@martin.fl.us
Executive Aide Sarah Philion
comaide4@martin.fl.us
(772) 221-2358

Dear Friends,

October 9th was a cruel and destructive day for many homeowners in Martin County, especially hundreds of homeowners in District 4. We have seldom experienced ravaging tornados in Florida but 3 monstrous tornados, spawned by Hurricane Milton, wiped out neighborhoods on that day. Especially hard hit were Manatee Lakes, New Monrovia, The Preserve, Mariner Sands, Port Salerno and Rocky Point.

So many first hand accounts are terrifying. With no warning, front doors exploded, windows exploded, glass flying everywhere, furniture hurtling by, cars flipped over like toys, roofs exploding overhead and vanishing. Miraculously, in the midst of all that powerful mayhem, no one was killed. But, lots of folks

lost their worldly goods and the homes that held them.

Martin County makes me most proud and thankful as we respond to emergencies. The outpouring of love and support and aid has been wonderful.

The path of the storm's destruction was really uneven in Martin County. For 90% of our residents the tornadoes had no impact. But, for many the deprivation and destruction and realization are just beginning. The road to recovery will be long and hard.

I want all residents to know that recovery in these damaged neighborhoods is Martin County's top priority. Keeping these neighborhoods intact and rebuilding are our top priority. We will see you through this. We will keep you safe and sound.

Resources are available. We will help you connect to them. Please call our office if you need information or help. 772-221-2358.

Here are some critical resources including links and phone numbers.

FEMA 800-621-3362
Hope Florida 833-438-4673
United Way 772-283-4800
House of Hope 772-286-4673
Elevate Hope
Salvation Army 772-228-1471
Martin County Human Services SHIP Assistance, 772-288-5456
Covenant Fellowship Baptist Church
Catholic Charities 561-345-2000
Senator Gayle Harrell, 772-221-4019
Representative Toby Overdorf, 772-221-4961
John Snyder, 772-403-1064

We are sorry for your losses.

We are determined to help in every way possible. We have been faithfully and diligently removing storm debris daily since the hurricane. Martin County will remove all of your storm debris for free but it needs to be put in our right of way in order for us to take it away. We cannot trespass on your private property. We will do as many sweeps as necessary to clean up the hardest hit neighborhoods.

Sarah Heard

Board Summary from 09/24/2024

CNST-13 was a request to terminate the Palm City Boys and Girls Club lease. It was formerly a Martin County fire station. It was leased to the Boys and Girls Club in 2006. They will be moving their services to the newly constructed Boys and Girls Club on Martin Luther King Boulevard in Stuart.

The future of the buildings and property in Palm City are unknown at present.

PH-8 was a public hearing to consider transmittal of Comprehensive Plan Amendment (CPA) 23-09, Martin Commerce Park.

This was a proposal to allow a 167 acre parcel of land located between I-95 and SW 84th Avenue on the South side of SW Martin Highway to be appointed a Freestanding Urban Services District and to allow the extension of municipal water and sewer to leapfrog over agricultural lands to provide these urban services. No more than 1,100,000 square feet of industrial uses are proposed on 101 of these

167 acres.

Policy 4.13A.10 requires that industrial development in Martin County only is allowed within the Primary Urban Services District, which is miles away from this site.

The 1,717 acre Ag Tec parcel was approved by the majority Board in 2010. It remains vacant. It is owned by Ashley Capital, the owner of this 167 acre parcel.

The Commercial and Industrial Land Analysis, ordered by the majority Board and completed in 2023 concludes that the County has a significant inventory of industrial land for the present and the future. In fact, the acreage of vacant industrial land is more than twice the acreage of developed industrial land in the County.

Since 2011, only an average of 9 acres of industrial land are developed each year.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

PH-9 was a request to consider transmittal of Comprehensive Plan Amendment (CPA) 23-10, Martin Commerce Park, a Future Land Use Map amendment.

This was a request to amend the Future Land Use Map, to change the designation of 167 acres of land from Agricultural and Agricultural Ranchette to Industrial.

All the adjacent future land uses are agricultural and agricultural ranchette.

There are 4 criteria to consider when changing the future land use designation of a parcel. At least ONE must be met in order to recommend approval of the change.

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

None of the criteria has been met.

Further, the proposal meets all of the criteria for defining urban sprawl.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

Board Summary from 10/22/2024

CNST-8 was a request for approval of an agricultural easement from Becker B-14 Grove as a condition of approval for the Discovery Planned Unit Development (PUD) zoning agreement.

As a special condition of the Discovery PUD zoning agreement, Becker is required to place the 846 acre Becker Tree Farm parcel into a permanent agricultural easement.

The deed for the easement is to be granted to Martin County and Conservation Florida, a non-profit corporation.

Our October 22, 2024 meeting included the transmittal of our Evaluation and Appraisal Report (EAR) which was a re-write of our Comprehensive Plan. The state requires that all jurisdictions that have Comprehensive Plans conduct an EAR every 7 or so years to guarantee that each Comprehensive Plan is compliant with all changes to the Florida Statutes in the preceding 7 years.

PH-1 was a public hearing to transmit the EAR for Chapter 4, the Future Land Use Element. Chapter 4 is considered the most important in the Comprehensive Plan. One of the most critical features of Chapter 4 is the methodology requirements of the Residential Capacity Analysis, which is used to determine when, where and how to expand the Urban Services Districts when necessary. There are currently 10 and 15 year triggers that demand actions on these decisions.

The EAR does away with the requirement that the Residential Capacity Analysis be used to determine expansion of the Urban Boundaries.

Now, instead, policy for expansions is vaguely worded in Policy 4.7. To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.

No data, analysis, metrics, methodologies are provided to plan our future development.

Wetland deliniation is changing, too. Maps will no longer be used. Nor will hydric soils be evaluated. Instead, flyovers and remote and drone observations will generally inform us where wetlands exist.

Table 4-1 contains disturbing information. Though we don't allow any impacts to wetlands, between 2017 and 2024, nearly 1500 acres of wetlands disappeared. Between 2009 and 2024, 57,000 acres were developed in Martin County, according to table 4-1.

The airtight planning policies of Chapter 4 have guided and protected residents and resources for over 40 years. This EAR amendment does away with too many of our protections.

PH-4 was the EAR amendment to Chapter 5, the Transportation Element.

Roads in Martin County are given Level of Service ratings from A (free flow) to B (reasonably free flow) to C (stable flow) to D (approaching unstable flow) to E (unstable flow) to F (forced or breakdown flow). Martin County targets LOS D as our tolerable goal. Surely we should raise our standards.

PH-5 was the EAR amendment to Chapter 14, our Capital Improvements Element.

Among the changes to Chapter 14 are basic life support and fire response times from 6 minutes 90% of the time in Urban Areas to advanced life support in 8 minutes 90% of the time in Urban Areas.

Similarly, basic life support and fire response in Rural areas goes from 15 minutes 90% of the time to Advanced Life Support in 20 minutes 90% of the time.

PH-7 was the EAR amendment to Chapter 6, the Housing Element.

Included in this chapter's changes are elimination of the Vacant Residential Lands Inventory and Residential Capacity Analysis as planning requirements.

PH-8 was the EAR amendment to Chapter 7, the Recreation Element.

Included in this chapter's changes are directions to encourage Planned Unit Development (PUD) Zoning in development review instead of relying upon the requirements of straight zoning.

All of the EAR amendments will be transmitted to Tallahassee for review. Staff expects state reviews to be completed in early 2025. They will then be considered be the new Board for adoption.

PH-17 was an item to consider adoption of Comprehensive Plan Amendment (CPA) 24-23, Three Lakes Golf Club.

Three Lakes Golf Club is another of the developments outside the Urban Boundary that are permitted under the new Rural Lifestyles land use.

Golf cottages are allowed in the Rural Lifestyle land use. They are for the use of the members and their guests. They do not count toward the maximum gross density. 54 golf cottages are allowed with up to 324 bedrooms.

This amendment was to allow each cottage to have up to 12 bedrooms, doubling current capacity of 6 bedrooms each.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DPQJ-1 was a request for an amendment to the Three Lakes Golf Club Planned Unit Development (PUD).

This project is approximately 1219 acres and is located west and east of Kanner Highway approximately 2.4 miles southwest of I-95.

The majority Board approved 2 golf courses, a golf clubhouse and 14 accessory golf cottages in June 2023, utilizing well and septic systems.

In February 2024, the Board majority approved the future land use change from agricultural to rural lifestyle.
In June 2024, the Board majority approved the extension of municipal water and sewer to the entire property.

This is the first amendment to the proposed PUD. Improvements on this property now include a helipad, and employee dormitory for 70 workers, 48 cottages (that do not count toward maximum density) with 262 bedrooms (averaging 6770 square feet each), tennis courts, pickleball courts, a 19,000 square foot spa, yoga studio, pools, one 30,000 square foot clubhouse, one 33,000 square foot clubhouse, and a bridge over Kanner Highway, connecting the east and west sections of the property.

Ciampi, Jenkins, and Smith voted to approve. Heard and Hetherington opposed, with Hetherington objecting to the change from a tunnel under Kanner to a bridge over Kanner.

DPQJ-2 was a request for approval of the first amendment to The Ranch Planned Unit Development (PUD) zoning agreement.

The subject site is located south and west of the intersection of SW Kanner Highway and SW Bridge Road. The site includes approximately 3460 acres on the south side of Kanner and 442 acres on the north side of Kanner adjacent to the St. Lucie Canal.

The Board majority approved The Ranch PUD in April of 2024. Approved uses include 175 single family lots, golf cottages (that do not count toward maximum density and can each have up to 12 bedrooms), two 18-hole golf courses, a short course, range house and training center, golf practice facilities, a clubhouse, residential multi-slip docking facility, 2 spa and wellness facilities and a tunnel under Kanner Highway connecting the east and west parcels.

And though Article 4, Division of Land Development Regulations prohibits any excavation below 20 feet, The Ranch will be excavating to a depth of 40 feet.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DEPT-4 was a proposal to replace the Sand Dune Cafe at Jensen Beach.

The project is currently in design for building replacement with a 3,000 square foot commercial kitchen and dinning building, access improvements and associated site work.

The project was approved unanimously.

DEPT-5 was a water quality conditions and project update by John Maehl, our Environmental Resources Administrator. For well over 2 decades, Martin County has employed the most stellar team of environmental resource managers in the State of Florida. Their dedication and innovation are peerless. These are just some of the most recent achievements. Use this **link** to see the presentation.

Veterans Workshop

Disaster Recovery Center

Upcoming Martin County Board Meetings

Board of County Commissioners Upcoming Meetings

Commission Chambers - 1st Floor
2401 SE Monterey Rd, Stuart, FL 34996

November 12, 2024
November 19, 2024
December 10, 2024

MCTV Television Information - **MCTV Links and Info**
Martin County YouTube Chanel: **YouTube Channel Click Here**

Please share this message with your friends and neighbors!

Share Tweet Forward

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES

AT 1-800-HELP-FLA (435-7352) OR http://www.FloridaConsumerHelp.com. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE. THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY. REGISTRATION# CH30115.

Copyright © 2024 The Guardians of Martin County, All rights reserved.
You are receiving this email because of your relationship to The Guardians of Martin County

Our mailing address is:
The Guardians of Martin County
P.O. BOX 1489
Hobe Sound, Fl 33475

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list

From: Elaine Macomber
To: Comish
Subject: Our Community First!
Date: Sunday, November 10, 2024 9:20:05 AM

Dear Commissioners:
I support responsible decision-making that reflects our community's needs.

The commission is making decisions on projects like Brightline, cell towers, comp plan, and the proposed Wawa without full transparency or public input.

Please do not throw our tax dollars down the drain!

Elaine Macomber
Palm City, FL 34990

John 3:16

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0514 | PH-5 | **Meeting Date:** 2/25/2025

PLACEMENT: Public Hearings

TITLE:

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING ELEMENT, A TEXT AMENDMENT

EXECUTIVE SUMMARY:

This is a request to consider the adoption of Comprehensive Plan Amendment 24-06, a text amendment to Chapter 6, Housing Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Clyde Dulin, AICP
Title: Comprehensive Planning Administrator

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Plan Amendment

BACKGROUND/RELATED STRATEGIC GOAL:

In accordance with Section 163.3184(4), Florida Statutes, evaluation and appraisal plan amendments must follow the state coordinated review process.

All plan amendments require three public hearings. The first public hearing is before the Local Planning Agency. At the second hearing, the Board of County Commissioners (Board) determines whether to transmit or not to transmit plan amendments as part of a set of amendments. After the hearing, the County has 10 working days to send the amendments to the State Land Planning Agency (State).

The State will issue an objections, recommendations, and comments (ORC) report regarding the proposed plan amendment(s) within 60 days after receipt of the amendment package. Any other unit of local government or government agency may provide comments within 30 days after receipt by the State Land Planning Agency of the complete proposed plan or plan amendment.

Martin County must hold the adoption public hearing within 180 days after receipt of the ORC report. If the County fails to hold an adoption hearing within 180 days after receipt of the ORC report, the

amendments shall be deemed withdrawn unless extended by agreement with notice to the State Land Planning Agency and any affected person that provided comments on the amendment. After the adoption hearing, adopted plan amendments must be transmitted within 10 working days to the State and any other agency or local government that provided timely comments.

The State has 45 days to determine if the plan amendments are in compliance with Florida Statutes and will issue a notice of intent to find that the plan amendments are in compliance or not in compliance. A plan amendment adopted under the state coordinated review process shall go into effect pursuant to the State Land Planning Agency's notice of intent. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Decisions approving or rejecting proposed amendments constitute legislative actions because they involve the policy making function of the Board. They are different from rezoning and site plan decisions which are quasi-judicial actions involving the application of general rules of policy to specific situations. If approval of a comprehensive plan amendment is challenged by an affected person, the approval will be sustained if it complies with Florida Statutes regarding (1) procedural requirements (e.g. proper notice, public hearing), and (2) substantive requirements (e.g. adequate data and analysis, internal consistency). The fairly debatable standard is applicable to the review and requires judicial approval of a Board approval if reasonable persons could differ as to the propriety of the decision. For example, if a petitioner were to claim that an amendment adopted a provision that was not consistent with an existing provision of the CGMP, the court would strike down the amendment only if the court found no reasonable person would think that the two provisions are consistent.

The Local Planning Agency reviewed this amendment on July 18, 2024 and voted 5-0 to recommend approval. The Board of County Commissioners reviewed this amendment on September 10, 2024 and voted 5-0 to continue the public hearing to October 22, 2024. On October 22, 2024, the Board voted to transmit this amendment to the State Land Planning Agency. The State provided the ORC report on December 30, 2024.

ISSUES:

Staff has scheduled the public hearings for adoption of the EAR based plan amendments on the following dates:

- February 25, 2025
- March 11, 2025
- March 25, 2025

At each of the dates listed above, the Board will be asked to consider amendments to one or more chapters of the CGMP. Each public hearing will be opened on its scheduled day. The public hearings on February 25, 2025 and March 11, 2025, will be continued to March 25, 2025. During the March 25, 2025, Board meeting, the continued public hearings will be reopened for the Board to vote on adoption of the amendment. After adoption, each amendment must be transmitted to the State Land Planning Agency within 10 days.

Please see the attached staff report for analysis of the proposed amendment.

LEGAL SUFFICIENCY REVIEW:

This is a legislative matter. Legislative decisions are those in which the local government formulates policy rather than applying specific rules to a particular situation. A local government's approval or denial of an issue in its legislative capacity is typically subject to a fairly debatable standard of review. Fairly debatable means that the government's action must be upheld if reasonable minds could differ as to the propriety of the decision reached. Decisions subject to the fairly debatable standard of review need only be rationally related to a legitimate public purpose, such as the health, safety, and welfare of the public, to be valid. Given this broad discretion, only decisions that are arbitrary and capricious or illegal are subject to serious legal challenge.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board continue this public hearing to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

ALTERNATIVE RECOMMENDATIONS

Move that staff provide more information and continue the item to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

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 EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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.

REQUEST NUMBER:	CPA 24-6: Chapter 6, Housing Element
Report Issuance Date:	January 30, 2025
APPLICANT:	Martin County Board of County Commissioners
REPRESENTED BY:	Paul Schilling Growth Management Director Martin County Board of County Commissioners
PLANNER-IN-CHARGE:	Stephanie Heidt, AICP, Treasure Coast Regional Planning Council, Deputy Executive Director

PUBLIC HEARINGS:	Date	Action
Local Planning Agency (LPA):	July 18, 2024	Approve 5-0
Board of County Commission Transmittal:	October 22, 2024	Approval to transmit 4-1
Board of County Commission Adoption:	March 25, 2025	TBD

APPLICANT REQUEST: A text amendment to Chapter 6 of the Comprehensive Growth Management Plan (CGMP), to implement the recommended changes of the adopted Evaluation and Appraisal Report (EAR).

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments to Chapter 6, Housing Element.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY: Changes proposed for Chapter 6 are largely housekeeping edits such as updating data within tables and narratives; updating report names and dates; and policy revisions to bring the CGMP into compliance with current legislation.

BACKGROUND: The Evaluation and Appraisal Report (EAR), is a required part of the State growth management process and could be generally described as a mechanism for determining whether the need exists to amend the County's Comprehensive Growth Management Plan. Due to changes made by the Florida Legislature in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports to the State reviewing agencies. Instead, local governments, at least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, must determine if a need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must prepare and transmit within 1 year such plan amendment or amendments for review pursuant to the

State Coordinated review process in s. 163.3184. Additionally, local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Staff began this work effort last year. The County Commission has been briefed via memos and Board items. The following chart summarizes the work done.

Aug. 29, 2023	Treasure Coast Regional Planning Council (TCRPC) presented a community public outreach workshop
Nov. 21, 2023	BCC authorized notifying the State Land Planning Agency by letter that amendments are necessary.
Jan. 18, 2024	Treasure Coast Regional Planning Council (TCRPC) presented a second community public outreach workshop
Feb. 15, 2024	LPA reviewed the full EAR.
Feb. 20, 2024	State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and established November 27, 2024 as the deadline for transmittal of EAR based amendments to State Agencies.
Mar. 5, 2024	BCC received a report from TCRPC summarizing public input and adopted Resolution 24-3.2 initiating and adopting EAR based amendments.

The Local Planning Agency must conduct a public hearing on each amendment and provide a recommendation. The Board of County Commissioners must hold a transmittal public hearing on each amendment, prior to November 27, 2024 and then the amendments will be reviewed by the various state and regional agencies that participate in the State Coordinated Review Process. After that review the Board of County Commissioners must hold its adoption public hearing.

CONTENT AND FORMAT:
The attached amendment consists of an updated Chapter 6. The attached Chapter contains, in strike and underline, the proposed changes to the Element to implement the recommendations of the EAR and any local issues identified.

DATA AND ANALYSIS:
Treasure Coast Regional Planning Council staff and Growth Management Department staff are coordinating with staff from other County departments and various relevant agencies, as needed, on the proposed changes. All Data and Analysis supportive of this chapter will be submitted to State Land Planning Agency as part of the transmittal packet. Copies are available in the Growth Management Department, upon request.

ISSUES:

1. Minor changes have been made to the Goals, Objectives, and Policies section of the element including:

    - Updates to references of reports used to account for and analyze the existing housing stock in the County to plan for future growth. Revisions include updates to programs and reports,

and a reference to an interlocal agreement between the County, the School District, and the Cities of Stuart and Indiantown.

- Data within tables has been updated with currently available data. This data was collected from recognized sources including the Shimberg Center for Housing Studies, U.S. Census Bureau 2018-2022 American Community Survey, and the U.S. Department of Housing and Urban Development.
- In order to better understand and plan for availability of housing units that are affordable for all levels of income, several tables have been added that reflect current data relative to housing conditions in the County. These tables include data on tenure, age, rent, value, monthly cost of owner-occupied units, cost to income ratios, and substandard dwelling units.
- Section 6.3.C. is being revised to reflect current County analysis procedures for vacant residential land.
- Section 6.3.E. is being added to reference enacted legislation related to local government authority for affordable housing development.
- Policy 6.1D.3.(7) is being added related to exceptions or waivers of impact fees for development or construction of housing that is affordable.
- Policy 6.1E.10. is updated to reference the Martin County Community Land Trust, which was created in 2023.
- Policy 6.1E.11. is being updated to reflect current legislative requirements.

2. Attached to this staff report is an excerpt from the Evaluation and Appraisal Report. It is a matrix evaluating Plan policies in the chapter with tasks and completion deadlines

FIGURES/ATTACHMENTS

- Data and analysis relating to Chapter 6, Housing Element.
- Excerpt from the Evaluation and Appraisal Report, a Matrix for Evaluating Plan Policies.
- LPA approved minutes.
- Objections, Comments, and Recommendations (ORC) letter from reviewing state agencies.
- Draft ordinance with draft Chapter 6, Housing Element shown in ~~strikeout~~ and <u>underline</u> as "Exhibit A".
- Public comment relating to Chapter 6, Housing Element.

CPA 24-06
Housing Element
Data and Analysis

Municipalities City/County	2023	2025	2030	2035	2040	2045	2050
Jupiter Island	786	790	831	856	875	891	906
Ocean Breeze Park	608	619	643	662	677	690	701
Sewalls Point	2,038	2,074	2,154	2,220	2,269	2,311	2,350
Village of Indiantown	6,664	6,781	7,043	7,260	7,419	7,558	7,685
Stuart	19,264	19,601	20,359	20,986	21,447	21,849	22,216
Unincorporated	133,487	135,835	141,072	145,416	148,613	151,400	153,941
Total County	**162,847**	**165,700**	**172,100**	**177,400**	**181,300**	**184,700**	**187,800**

Source: Bureau of Economic and Business Research (BEBR), Volume 57, Bulletin 198, January 2024.

Physical Housing Characteristics for Occupied Housing Units

Note: The table shown may have been modified by user selections. Some information may be missing.

DATA NOTES	
TABLE ID:	S2504
SURVEY/PROGRAM:	American Community Survey
VINTAGE:	2022
DATASET:	ACSST1Y2022
PRODUCT:	ACS 1-Year Estimates Subject Tables
UNIVERSE:	None
MLA:	U.S. Census Bureau. "Physical Housing Characteristics for Occupied Housing Units." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S2504, 2022, https://data.census.gov/table/ACSST1Y2022.S2504?q=martin county, fl housing stock&moe=true. Accessed on February 22, 2024.
FTP URL:	None
API URL:	https://api.census.gov/data/2022/acs/acs1/subject
USER SELECTIONS	
GEOS	Martin County, Florida
TOPICS	Housing
EXCLUDED COLUMNS	None
APPLIED FILTERS	None
APPLIED SORTS	None
PIVOT & GROUPING	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None

VALUE COLUMNS	None
WEB ADDRESS	https://data.census.gov/table/ACSST1Y2022.S2504?q=martin%20county,%20fl%20housing%20stock&moe=true
TABLE NOTES	
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.
	Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.
	Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates
	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.
	The 2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineations due to differences in the effective dates of the geographic entities.

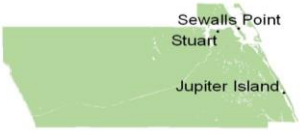
	Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
	Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+").** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.
COLUMN NOTES	None

	Martin County, Florida											
	Occupied housing units		Percent occupied housing units		Owner-occupied housing units		Percent owner-occupied housing units		Renter-occupied housing units		Percent renter-occupied housing units	
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	66,871	±2,417	66,871	±2,417	54,479	±2,516	54,479	±2,516	12,392	±1,890	12,392	±1,890
UNITS IN STRUCTURE												
1, detached	39,889	±2,318	59.7%	±3.1	37,498	±2,279	68.8%	±3.4	2,391	±857	19.3%	±6.4
1, attached	5,844	±1,180	8.7%	±1.7	4,741	±1,016	8.7%	±1.8	1,103	±620	8.9%	±4.8
2 apartments	1,187	±714	1.8%	±1.1	224	±170	0.4%	±0.3	963	±671	7.8%	±5.1
3 or 4 apartments	3,255	±961	4.9%	±1.4	1,635	±698	3.0%	±1.3	1,620	±715	13.1%	±5.7
5 to 9 apartments	3,904	±1,157	5.8%	±1.7	2,117	±772	3.9%	±1.4	1,787	±1,093	14.4%	±8.2
10 or more apartments	6,866	±1,383	10.3%	±2.0	3,874	±1,002	7.1%	±1.8	2,992	±1,117	24.1%	±8.7
Mobile home or other type of housing	5,926	±1,277	8.9%	±1.9	4,390	±1,136	8.1%	±2.1	1,536	±902	12.4%	±7.1
YEAR STRUCTURE BUILT												
2020 or later	1,185	±456	1.8%	±0.7	1,017	±409	1.9%	±0.7	168	±154	1.4%	±1.3
2010 to 2019	3,209	±871	4.8%	±1.3	2,480	±742	4.6%	±1.3	729	±414	5.9%	±3.4
2000 to 2009	11,925	±1,592	17.8%	±2.4	9,910	±1,370	18.2%	±2.6	2,015	±730	16.3%	±5.9
1980 to 1999	28,877	±2,576	43.2%	±3.4	23,685	±2,375	43.5%	±3.7	5,192	±1,398	41.9%	±8.7
1960 to 1979	17,046	±2,156	25.5%	±3.0	13,807	±1,978	25.3%	±3.2	3,239	±1,231	26.1%	±8.8
1940 to 1959	3,523	±1,034	5.3%	±1.6	2,871	±1,030	5.3%	±1.9	652	±477	5.3%	±3.8
1939 or earlier	1,106	±580	1.7%	±0.9	709	±472	1.3%	±0.9	397	±324	3.2%	±2.6
ROOMS												
1 room	974	±703	1.5%	±1.1	0	±239	0.0%	±0.4	974	±703	7.9%	±5.5
2 or 3 rooms	4,654	±1,128	7.0%	±1.7	2,530	±885	4.6%	±1.6	2,124	±756	17.1%	±6.0
4 or 5 rooms	25,003	±2,492	37.4%	±3.1	19,229	±2,176	35.3%	±3.1	5,774	±1,677	46.6%	±9.2
6 or 7 rooms	22,596	±2,007	33.8%	±3.1	19,375	±1,908	35.6%	±3.3	3,221	±936	26.0%	±7.7
8 or more rooms	13,644	±1,780	20.4%	±2.4	13,345	±1,775	24.5%	±3.2	299	±284	2.4%	±2.3
BEDROOMS												
No bedroom	974	±703	1.5%	±1.1	0	±239	0.0%	±0.4	974	±703	7.9%	±5.5
1 bedroom	2,947	±971	4.4%	±1.5	1,598	±757	2.9%	±1.4	1,349	±648	10.9%	±5.5
2 or 3 bedrooms	51,120	±2,428	76.4%	±2.5	41,820	±2,606	76.8%	±3.0	9,300	±1,955	75.0%	±8.5
4 or more bedrooms	11,830	±1,581	17.7%	±2.2	11,061	±1,493	20.3%	±2.7	769	±480	6.2%	±4.0
COMPLETE FACILITIES												
With complete plumbing facilities	66,822	±2,417	99.9%	±0.1	54,479	±2,516	100.0%	±0.4	12,343	±1,886	99.6%	±0.5
With complete kitchen facilities	66,377	±2,405	99.3%	±0.5	54,371	±2,490	99.8%	±0.3	12,006	±1,867	96.9%	±2.5
VEHICLES AVAILABLE												
No vehicle available	2,380	±877	3.6%	±1.3	1,647	±813	3.0%	±1.5	733	±446	5.9%	±3.5
1 vehicle available	25,515	±2,255	38.2%	±3.0	19,271	±1,861	35.4%	±3.0	6,244	±1,672	50.4%	±9.4
2 vehicles available	27,328	±2,345	40.9%	±3.2	22,913	±2,183	42.1%	±3.6	4,415	±1,026	35.6%	±8.0
3 or more vehicles available	11,648	±1,626	17.4%	±2.3	10,648	±1,486	19.5%	±2.6	1,000	±560	8.1%	±4.4
TELEPHONE SERVICE AVAILABLE												
With telephone service	66,392	±2,410	99.3%	±0.5	54,060	±2,493	99.2%	±0.6	12,332	±1,892	99.5%	±0.7
HOUSE HEATING FUEL												
Utility gas	2,151	±863	3.2%	±1.3	N	N	N	N	N	N	N	N
Bottled, tank, or LP gas	536	±357	0.8%	±0.5	N	N	N	N	N	N	N	N
Electricity	61,893	±2,275	92.6%	±1.7	N	N	N	N	N	N	N	N
Fuel oil, kerosene, etc.	0	±239	0.0%	±0.4	N	N	N	N	N	N	N	N
Coal or coke	0	±239	0.0%	±0.4	N	N	N	N	N	N	N	N
All other fuels	403	±254	0.6%	±0.4	N	N	N	N	N	N	N	N
No fuel used	1,888	±835	2.8%	±1.2	N	N	N	N	N	N	N	N

Martin County

Florida's 32nd most populous county

with 0.7% of Florida's population



Population

Census Population	Martin County	Florida
1980 Census	64,014	9,746,961
1990 Census	100,900	12,938,071
2000 Census	126,731	15,982,824
2010 Census	146,318	18,801,332
2020 Census	158,431	21,538,187
% change 2010-2020	8.3%	14.6%
Age		
% Under 18 years of age	16.5%	19.5%
% Aged 65 and over	31.4%	21.2%
% Median age	53.3	43.0
Race (alone) & Ethnicity		
% Not Hispanic-White	75.2%	51.5%
% Not Hispanic-Black or African American	4.6%	14.5%
% Not Hispanic-American Indian and Alaska Native	0.1%	0.2%
% Not Hispanic-Asian	1.4%	2.9%
% Not Hispanic-Native Hawaiian and Other Pacific Islander	0.0%	0.1%
% Not Hispanic-Some Other Race	0.3%	0.6%
% Not Hispanic-Two or More Races	3.0%	3.7%
% Hispanic or Latino (of any race)	15.3%	26.5%

Real Gross Domestic Product

Real GDP (Thousands of Chained 2017 Dollars)	Martin County	Florida
2017 GDP	7,438,578	1,014,866,863
Percent of the State	0.7%	
2018 GDP	7,744,419	1,050,433,812
Percent of the State	0.7%	
2019 GDP	7,752,528	1,079,271,045
Percent of the State	0.7%	
2020 GDP	8,370,060	1,068,377,540
Percent of the State	0.8%	
2021 GDP	8,291,578	1,164,778,182
Percent of the State	0.7%	
2022 GDP	8,801,544	1,218,430,197
Percent of the State	0.7%	

Population by Housing Type

	Martin County	Florida
Household Population	153,679	21,073,604
Household Population per Occupied Housing Unit	2.24	2.47
Group Quarters Population	4,752	464,583

Population Estimates

	Martin County	Florida
2021 Estimate	159,053	21,898,945
% change 2020-2021	0.4%	1.7%
2022 Estimate	161,655	22,276,132
% change 2020-2022	2.0%	3.4%
2023 Estimate	162,847	22,634,867
% change 2020-2023	2.8%	5.1%
Based on 2022 Estimate		
2025	165,941	23,218,811
2030	172,110	24,588,452
2035	177,154	25,675,568
2040	181,166	26,537,878
2045	184,605	27,270,041
2050	187,839	27,953,598

Housing

Housing Counts	Martin County	Florida
Housing units, 2020 Census	81,371	9,865,350
Occupied	68,750	8,529,067
Vacant	12,621	1,336,283

Building Permits

Units Permitted	Martin County	Florida
2000	1,384	155,269
2010	199	38,679
2020	544	164,074
2021	942	213,494
2022	1,334	211,962

Population Characteristics

	Martin County	Florida
Language Spoken at home (% of total persons aged 5 and over)		
Speak only English	86.2%	70.1%
Speak a language other than English	13.8%	29.9%
Speak English "very well"	8.9%	18.1%
Place of birth		
Foreign born	10.4%	21.1%
Veteran status		
Civilian population 18 and over	9.7%	7.9%

Density

Persons per square mile	Martin County	Florida
2000	228.1	296.4
2010	269.2	350.6
2020	291.3	401.4
2023	299.5	421.9

Migration

Residence 1 Year Ago Persons aged 1 and over	Martin County	Florida
Same house	89.0%	85.6%
Different house in the U.S.	10.4%	13.5%
Same county in Florida	4.2%	7.4%
Different county in Florida	3.6%	3.1%
Different county in another state	2.6%	3.0%
Abroad	0.6%	0.9%

Households and Family Households

Households	Martin County	Florida
Total households, 2000 Census	55,288	6,338,075
Family households, 2000 Census	36,194	4,210,760
% with own children under 18	32.8%	42.3%
Total households, 2010 Census	63,899	7,420,802
Family households, 2010 Census	40,148	4,835,475
% with own children under 18	32.1%	40.0%
Average Household Size, 2010 Census	2.23	2.48
Average Family Size, 2010 Census	2.75	3.01
Total households, 2020 Census	68,750	8,529,067
Family households, 2020 Census	42,972	5,571,482
% with own children under 18	29.1%	36.0%

According to Census definitions, a household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters. A family includes a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption.
Census counts may be corrected for Census Count Question Resolution (CQR).

Employment and Labor Force

Establishments 2022	Martin County	Florida
All industries	7,244	851,793
Natural Resource & Mining	72	5,563
Construction	875	80,911
Manufacturing	256	24,106
Trade, Transportation and Utilities	1,262	150,714
Information	91	17,691
Financial Activities	766	92,973
Professional & Business Services	1,682	215,872
Education & Health Services	761	95,774
Leisure and Hospitality	583	64,512
Other Services	698	58,508
Government	55	5,903

Establishments % of All Industries, 2022	Martin County	Florida
All industries	7,244	851,793
Natural Resource & Mining	1.0%	0.7%
Construction	12.1%	9.5%
Manufacturing	3.5%	2.8%
Trade, Transportation and Utilities	17.4%	17.7%
Information	1.3%	2.1%
Financial Activities	10.6%	10.9%
Professional & Business Services	23.2%	25.3%
Education & Health Services	10.5%	11.2%
Leisure and Hospitality	8.0%	7.6%
Other Services	9.6%	6.9%
Government	0.8%	0.7%

Average Annual Employment % of All Industries, 2022	Martin County	Florida
All industries	73,059	9,359,143
Natural Resource & Mining	0.6%	0.8%
Construction	9.0%	6.4%
Manufacturing	4.7%	4.4%
Trade, Transportation and Utilities	18.8%	20.5%
Information	0.9%	1.7%
Financial Activities	4.3%	7.0%
Professional & Business Services	14.9%	16.9%
Education & Health Services	20.9%	14.8%
Leisure and Hospitality	14.0%	13.2%
Other Services	3.9%	3.0%
Government	7.9%	11.2%

Industries may not add to the total due to confidentiality and unclassified.

Average Annual Wage 2022	Martin County	Florida
All industries	$54,801	$63,770
Natural Resource & Mining	$41,531	$43,504
Construction	$57,067	$63,021
Manufacturing	$63,969	$74,590
Trade, Transportation and Utilities	$50,916	$56,618
Information	$80,443	$109,068
Financial Activities	$102,388	$97,914
Professional & Business Services	$56,842	$79,380
Education & Health Services	$59,487	$62,057
Leisure and Hospitality	$31,011	$33,766
Other Services	$46,719	$47,178
Government	$57,993	$64,666

Labor Force as Percent of Population Aged 18 and Older	Martin County	Florida
2000	55.1%	64.2%
2010	54.8%	61.8%
2020	52.5%	58.7%
2021	54.9%	59.3%
2022	55.5%	60.1%
2023 preliminary	56.4%	61.1%

Unemployment Rate	Martin County	Florida
2000	4.2%	3.8%
2010	10.4%	10.8%
2020	6.4%	8.1%
2021	3.6%	4.6%
2022	2.7%	2.9%
2023 preliminary	2.8%	2.8%

Income and Financial Health

Personal Income ($000s)	Martin County	Florida
2000	$5,512,229	$471,588,082
2010	$8,051,912	$730,690,145
% change 2000-2010	46.1%	54.9%
2020	$15,495,382	$1,221,121,559
% change 2010-2020	92.4%	67.1%
2021	$16,605,201	$1,376,879,460
% change 2020-2021	7.2%	12.8%
2022	$17,875,112	$1,441,598,918
% change 2021-2022	7.6%	4.7%

Per Capita Personal Income	Martin County	Florida
2000	$43,301	$29,387
2010	$54,836	$38,778
% change 2000-2010	26.6%	32.0%
2020	$97,665	$56,561
% change 2010-2020	78.1%	45.9%
2021	$103,621	$63,078
% change 2020-2021	6.1%	11.5%
2022	$110,336	$64,806
% change 2021-2022	6.5%	2.7%

Earnings by Place of Work ($000s)		
2000	$2,160,664	$308,751,767
2010	$3,288,228	$439,036,383
% change 2000-2010	52.2%	42.2%
2020	$4,999,929	$683,698,267
% change 2010-2020	52.1%	55.7%
2021	$5,483,965	$768,399,192
% change 2020-2021	9.7%	12.4%
2022	$6,099,714	$844,048,879
% change 2021-2022	11.2%	9.8%

Median Income		
Median Household Income	$77,894	$67,917
Median Family Income	$96,881	$81,514

Workers Aged 16 and Over	Martin County	Florida
Place of Work in Florida		
Worked outside county of residence	32.5%	17.3%
Travel Time to Work		
Mean travel time to work (minutes)	27.1	27.9

Percent in Poverty, 2022		
All ages in poverty	10.1%	12.7%
Under age 18 in poverty	15.4%	17.3%
Related children age 5-17 in families in poverty	14.1%	16.1%

Personal Bankruptcy Filing Rate (per 1,000 population)	Martin County	Florida
12-Month Period Ending September 30, 2022	0.69	1.14
12-Month Period Ending September 30, 2023	0.82	1.16
State Rank	37	NA

NonBusiness Chapter 7 & Chapter 13

Reported County Government Revenues and Expenditures

Revenue 2020-21	Martin County	Florida*
Total - All Revenue Account Codes		
($000s)	$541,658.4	$81,512,347.2
Per Capita $	$3,405.52	$3,903.45
% of Total	100.0%	100.0%
Taxes		
($000s)	$230,675.0	$28,700,395.9
Per Capita $	$1,450.30	$1,374.40
% of Total	42.6%	35.2%
Permits, Fee, and Special Assessments		
($000s)	$23,783.0	$3,079,751.7
Per Capita $	$149.53	$147.48
% of Total	4.4%	3.8%
Intergovernmental Revenues		
($000s)	$76,825.3	$9,164,789.4
Per Capita $	$483.02	$438.88
% of Total	14.2%	11.2%
Charges for Services		
($000s)	$132,523.3	$23,760,013.8
Per Capita $	$833.20	$1,137.82
% of Total	24.5%	29.1%
Judgments, Fines, and Forfeits		
($000s)	$2,063.6	$338,738.4
Per Capita $	$12.97	$16.22
% of Total	0.4%	0.4%
Miscellaneous Revenues		
($000s)	$16,484.3	$4,467,076.4
Per Capita $	$103.64	$213.92
% of Total	3.0%	5.5%
Other Sources		
($000s)	$59,303.9	$12,001,581.6
Per Capita $	$372.86	$574.73
% of Total	10.9%	14.7%

* All County Governments Except Duval - The consolidated City of Jacksonville / Duval County figures are included in municipal totals rather than county government totals.

** (Not Court-Related)

Expenditures 2020-21	Martin County	Florida*
Total - All Expenditure Account Codes		
($000s)	$515,091.47	$77,064,319.71
Per Capita $	$3,238.49	$3,690.44
% of Total	100.0%	100.0%
General Government Services**		
($000s)	$130,258.08	$30,930,327.83
Per Capita $	$818.96	$1,481.19
% of Total	25.3%	40.1%
Public Safety		
($000s)	$164,768.51	$13,640,661.35
Per Capita $	$1,035.93	$653.22
% of Total	32.0%	17.7%
Physical Environment		
($000s)	$79,893.35	$5,265,524.83
Per Capita $	$502.31	$252.15
% of Total	15.5%	6.8%
Transportation		
($000s)	$38,201.38	$5,650,946.87
Per Capita $	$240.18	$270.61
% of Total	7.4%	7.3%
Economic Environment		
($000s)	$12,981.14	$1,975,239.15
Per Capita $	$81.62	$94.59
% of Total	2.5%	2.6%
Human Services		
($000s)	$6,867.78	$4,694,300.07
Per Capita $	$43.18	$224.80
% of Total	1.3%	6.1%
Culture / Recreation		
($000s)	$28,894.10	$1,794,823.73
Per Capita $	$181.66	$85.95
% of Total	5.6%	2.3%
Other Uses and Non-Operating		
($000s)	$42,982.57	$10,103,703.21
Per Capita $	$270.24	$483.84
% of Total	8.3%	13.1%
Court-Related Expenditures		
($000s)	$10,244.57	$3,008,792.67
Per Capita $	$64.41	$144.08
% of Total	2.0%	3.9%

Quality of Life

Crime	Martin County	Florida
Crime rate, 2020 (index crimes per 100,000 population)	1,321.8	2,158.0
Admissions to prison FY 2022-23	211	27,209
Admissions to prison per 100,000 population FY 2022-23	129.6	120.2

Health Insurance Status

Percent Insured by Age Group	Martin County	Florida
Under 65 years	84.3%	84.9%
Under 19 years	90.1%	92.7%
18 to 64 years	82.4%	82.2%

State Infrastructure

Transportation	Martin County	Florida
State Highway		
Centerline Miles	159.9	12,123.4
Lane Miles	603.0	45,337.5
State Bridges		
Number	75	7,079
State Facilities		
Buildings/Facilities (min. 300 Square Feet)		
Number	154	9,426
Square Footage	699,518	65,539,144
Conservation Land (land acres only)		
State-Owned (includes partially-owned)	86,886	5,689,323
% of Total Conservation Land (CL)	92.2%	54.9%
% of Total Area Land	25.1%	16.6%
% of Florida State-Owned CL	1.5%	

State and Local Taxation

2023	Martin County	
	County-Wide	Not County-Wide*
County	6.6017	2.6347
School	5.9430	
Municipal		1.1634
Special Districts	0.6207	

*MSTU included in Not County-Wide "County" category

Education

Public Education Schools Traditional Setting (2023-24)	Martin County School District	Florida
Total (state total includes special districts)	29	3,787
Elementary	14	1,877
Middle	5	565
Senior High	7	729
Combination	3	616

Educational attainment Persons aged 25 and older	Martin County	Florida
% HS graduate or higher	92.4%	89.3%
% bachelor's degree or higher	35.1%	32.3%

Other County Profiles
Criminal Justice County Profiles
School District Profiles

Prepared by:
Florida Legislature
Office of Economic and Demographic Research
111 W. Madison Street, Suite 574
Tallahassee, FL 32399-6588
(850) 487-1402 http://edr.state.fl.us

January 2024

Assessed Value, 2022	Source: Florida Department of Revenue, Name-Address-Legal File

Housing Type	Less than $50,000	$50,000 to $59,999	$60,000 to $69,999	$70,000 to $79,999	$80,000 to $89,999	$90,000 to $99,999	$100,000 to $124,999	$125,000 to $149,999	$150,000 to $174,999	$175,000 to $199,999	$200,000 to $249,999	$250,000 to $299,999	$300,000 to $399,999	$400,000 to $499,999	$500,000 to $599,999	$600,000 to $699,999	$700,000 to $799,999	$800,000 to $899,999	$900,000 to $999,999	$1,000,000 or More
Single Family	330	305	468	581	618	708	2101	2918	3194	3490	6446	5324	7105	3912	2031	1131	695	449	354	1771
Mobile Home	665	316	326	314	238	182	466	243	84	39	22	15	7	2	0	0	0	0	1	1
Condominium	602	377	428	571	476	515	1624	1323	995	557	982	609	783	406	130	58	56	31	25	119
Multifamily 9 or Less Units	0	1	1	3	5	6	13	17	34	44	198	331	158	57	28	7	4	3	2	1
Multifamily 10 or More	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	3	0	2	2	17

Housing Type	Single Family	Mobile Home	Condominium	Multifamily 9 or Less Units	Multifamily 10 or More
Less than $50,000	330	665	602	0	0
$50,000 to $59,999	305	316	377	1	0
$60,000 to $69,999	468	326	428	1	0
$70,000 to $79,999	581	314	571	3	0
$80,000 to $89,999	618	238	476	5	0
$90,000 to $99,999	708	182	515	6	0
$100,000 to $124,99	2101	466	1624	13	0
$125,000 to $149,99	2918	243	1323	17	0

					$150,000 to $174,99	3194	84	995	34	0										
					$175,000 to $199,99	3490	39	557	44	0										
					$200,000 to $249,99	6446	22	982	198	0										
					$250,000 to $299,99	5324	15	609	331	0										
					$300,000 to $399,99	7105	7	783	158	0										
					$400,000 to $499,99	3912	2	406	57	6										
					$500,000 to $599,99	2031	0	130	28	6										
					$600,000 to $699,99	1131	0	58	7	3										
					$700,000 to $799,99	695	0	56	4	0										
					$800,000 to $899,99	449	0	31	3	2										
					$900,000 to $999,99	354	1	25	2	2										
					$1,000,000 or	1771	1	119	1	17										
						43931	2921	10667	913	36		58468								

Year Structure Built, 2018-2022 5-Year Estimates

Geography	2010 or After	2000-2009	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or Earlier	Total	2010 or After (%)	2000-1999 (%)	1990-1999 (%)	1980-1989 (%)	1970-1979 (%)	1960-1969 (%)	1959 or Earlier (%)
Martin County	4349	12237	12954	24691	17730	4590	3144	502	1396	81593	5.3	15	15.9	30.3	21.7	5.6	6.2

Source:
U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Housing Units by Type, 2018-2022 5-Year Estimates

Geography	Single Family (1 att./detach.)	Margin of Error (+/-)	Multi-family (2 or more)	Mobile Home	Other	Total
Martin County	51201	1220	22816	7447	129	81593

Source:
U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Households by Tenure, 2018-2022 5-Year Estimates

Geography	Owner	Renter	Total
Martin County	53652	13072	66724

Source:
U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Substandard Housing, 2018-2022 5-Year Estimates

Geography	(1.01 or More Persons per Room)	% of Occupied Units Overcrowded	No Fuel Used	% of Occupied Units without Fuel	Lacking Complete Kitchen Facilities	% of Occupied Units without Complete Kitchen Facilities	Lacking Complete Plumbing Facilities
Martin County	699	1	1421	2.1	1042	1.3	425

Source:
U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Units without Complete Plumbing Facilities	0.5

Renter Households, Cost Burden by Income, 2022 Estimate (Summary)

	Housing Cost Burden		
Household Income	30% or less	30.1-50%	More than 50%
30% AMI or less	208	210	1751
30.01-50% AMI	421	877	1151
50.01-80% AMI	1211	1561	297
80.01-100% AMI	1110	478	35
Greater than 100% AM	3664	487	61

Source:
Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Owner-Occupied Households, Cost Burden by Income, 2022 Estimate (Summary)

		Housing Cost Burden		
Geography	Household Income	30% or less	30.1-50%	More than 50%
Martin County	30% AMI or less	723	520	2417
Martin County	30.01-50% AMI	2778	1596	1550
Martin County	50.01-80% AMI	5718	1395	812
Martin County	80.01-100% AMI	3905	1195	358
Martin County	Greater than 100% AMI	29349	1795	661

Source:

Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Households by Tenure & Income (% AMI), 2010-2050 Estimates and Projections (Detail)

Geography	Year	Tenure	Income	Households
Martin County	2010	Owner occupied	greater than 100% of AMI	28144
Martin County	2010	Owner occupied	greater than 30% but less than or equal to 50% of AMI	5260
Martin County	2010	Owner occupied	greater than 50% but less than or equal to 80% of AMI	7008
Martin County	2010	Owner occupied	greater than 80% but less than or equal to 100% of AMI	4852
Martin County	2010	Owner occupied	less than or equal to 30% of AMI	3241
Martin County	2020	Owner occupied	greater than 100% of AMI	30889
Martin County	2020	Owner occupied	greater than 30% but less than or equal to 50% of AMI	5754
Martin County	2020	Owner occupied	greater than 50% but less than or equal to 80% of AMI	7685
Martin County	2020	Owner occupied	greater than 80% but less than or equal to 100% of AMI	5302
Martin County	2020	Owner occupied	less than or equal to 30% of AMI	3550
Martin County	2022	Owner occupied	greater than 100% of AMI	31805
Martin County	2022	Owner occupied	greater than 30% but less than or equal to 50% of AMI	5924
Martin County	2022	Owner occupied	greater than 50% but less than or equal to 80% of AMI	7925
Martin County	2022	Owner occupied	greater than 80% but less than or equal to 100% of AMI	5458
Martin County	2022	Owner occupied	less than or equal to 30% of AMI	3660
Martin County	2025	Owner occupied	greater than 100% of AMI	32910
Martin County	2025	Owner occupied	greater than 30% but less than or equal to 50% of AMI	6127
Martin County	2025	Owner occupied	greater than 50% but less than or equal to 80% of AMI	8206
Martin County	2025	Owner occupied	greater than 80% but less than or equal to 100% of AMI	5643
Martin County	2025	Owner occupied	less than or equal to 30% of AMI	3791
Martin County	2030	Owner occupied	greater than 100% of AMI	34543
Martin County	2030	Owner occupied	greater than 30% but less than or equal to 50% of AMI	6425
Martin County	2030	Owner occupied	greater than 50% but less than or equal to 80% of AMI	8627
Martin County	2030	Owner occupied	greater than 80% but less than or equal to 100% of AMI	5918
Martin County	2030	Owner occupied	less than or equal to 30% of AMI	3985
Martin County	2035	Owner occupied	greater than 100% of AMI	35737
Martin County	2035	Owner occupied	greater than 30% but less than or equal to 50% of AMI	6652
Martin County	2035	Owner occupied	greater than 50% but less than or equal to 80% of AMI	8946
Martin County	2035	Owner occupied	greater than 80% but less than or equal to 100% of AMI	6123
Martin County	2035	Owner occupied	less than or equal to 30% of AMI	4130

Martin County	2040	Owner occupied	greater than 100% of AMI	36559
Martin County	2040	Owner occupied	greater than 30% but less than or equal to 50% of AMI	6808
Martin County	2040	Owner occupied	greater than 50% but less than or equal to 80% of AMI	9171
Martin County	2040	Owner occupied	greater than 80% but less than or equal to 100% of AMI	6264
Martin County	2040	Owner occupied	less than or equal to 30% of AMI	4236
Martin County	2045	Owner occupied	greater than 100% of AMI	37188
Martin County	2045	Owner occupied	greater than 30% but less than or equal to 50% of AMI	6929
Martin County	2045	Owner occupied	greater than 50% but less than or equal to 80% of AMI	9339
Martin County	2045	Owner occupied	greater than 80% but less than or equal to 100% of AMI	6370
Martin County	2045	Owner occupied	less than or equal to 30% of AMI	4312
Martin County	2050	Owner occupied	greater than 100% of AMI	37859
Martin County	2050	Owner occupied	greater than 30% but less than or equal to 50% of AMI	7052
Martin County	2050	Owner occupied	greater than 50% but less than or equal to 80% of AMI	9514
Martin County	2050	Owner occupied	greater than 80% but less than or equal to 100% of AMI	6481
Martin County	2050	Owner occupied	less than or equal to 30% of AMI	4389
Martin County	2010	Renter occupied	greater than 100% of AMI	3791
Martin County	2010	Renter occupied	greater than 30% but less than or equal to 50% of AMI	2213
Martin County	2010	Renter occupied	greater than 50% but less than or equal to 80% of AMI	2794
Martin County	2010	Renter occupied	greater than 80% but less than or equal to 100% of AMI	1452
Martin County	2010	Renter occupied	less than or equal to 30% of AMI	1970
Martin County	2020	Renter occupied	greater than 100% of AMI	4040
Martin County	2020	Renter occupied	greater than 30% but less than or equal to 50% of AMI	2340
Martin County	2020	Renter occupied	greater than 50% but less than or equal to 80% of AMI	2938
Martin County	2020	Renter occupied	greater than 80% but less than or equal to 100% of AMI	1548
Martin County	2020	Renter occupied	less than or equal to 30% of AMI	2072
Martin County	2022	Renter occupied	greater than 100% of AMI	4212
Martin County	2022	Renter occupied	greater than 30% but less than or equal to 50% of AMI	2449
Martin County	2022	Renter occupied	greater than 50% but less than or equal to 80% of AMI	3069
Martin County	2022	Renter occupied	greater than 80% but less than or equal to 100% of AMI	1623
Martin County	2022	Renter occupied	less than or equal to 30% of AMI	2169

Martin County	2025	Renter occupied	greater than 100% of AMI	4339
Martin County	2025	Renter occupied	greater than 30% but less than or equal to 50% of AMI	2523
Martin County	2025	Renter occupied	greater than 50% but less than or equal to 80% of AMI	3155
Martin County	2025	Renter occupied	greater than 80% but less than or equal to 100% of AMI	1677
Martin County	2025	Renter occupied	less than or equal to 30% of AMI	2237
Martin County	2030	Renter occupied	greater than 100% of AMI	4492
Martin County	2030	Renter occupied	greater than 30% but less than or equal to 50% of AMI	2615
Martin County	2030	Renter occupied	greater than 50% but less than or equal to 80% of AMI	3259
Martin County	2030	Renter occupied	greater than 80% but less than or equal to 100% of AMI	1743
Martin County	2030	Renter occupied	less than or equal to 30% of AMI	2321
Martin County	2035	Renter occupied	greater than 100% of AMI	4652
Martin County	2035	Renter occupied	greater than 30% but less than or equal to 50% of AMI	2711
Martin County	2035	Renter occupied	greater than 50% but less than or equal to 80% of AMI	3371
Martin County	2035	Renter occupied	greater than 80% but less than or equal to 100% of AMI	1813
Martin County	2035	Renter occupied	less than or equal to 30% of AMI	2409
Martin County	2040	Renter occupied	greater than 100% of AMI	4795
Martin County	2040	Renter occupied	greater than 30% but less than or equal to 50% of AMI	2797
Martin County	2040	Renter occupied	greater than 50% but less than or equal to 80% of AMI	3466
Martin County	2040	Renter occupied	greater than 80% but less than or equal to 100% of AMI	1876
Martin County	2040	Renter occupied	less than or equal to 30% of AMI	2487
Martin County	2045	Renter occupied	greater than 100% of AMI	4939
Martin County	2045	Renter occupied	greater than 30% but less than or equal to 50% of AMI	2879
Martin County	2045	Renter occupied	greater than 50% but less than or equal to 80% of AMI	3563
Martin County	2045	Renter occupied	greater than 80% but less than or equal to 100% of AMI	1940
Martin County	2045	Renter occupied	less than or equal to 30% of AMI	2559
Martin County	2050	Renter occupied	greater than 100% of AMI	5075
Martin County	2050	Renter occupied	greater than 30% but less than or equal to 50% of AMI	2962
Martin County	2050	Renter occupied	greater than 50% but less than or equal to 80% of AMI	3654
Martin County	2050	Renter occupied	greater than 80% but less than or equal to 100% of AMI	1999
Martin County	2050	Renter occupied	less than or equal to 30% of AMI	2631

Source:

Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Gross Rent, 2018-2022 5-Year Estimates

Geography	$200-$299	$300-$499	$500-$749	$750-$999	$1,000-$1,499	$1,500-$1,999	$2,000-$2,499	$2,500-$2,999	$3,000-$3,499	$3,500 or More	No Cash Rent	Total
Martin County	135	385	610	1527	4318	3090	1159	309	273	377	875	13072

Notes: Includes contract rent and utilities.

Source:
U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Owner Costs 2018-2022 5-Year Estimates (with a Mortgage)

Geography	$400-$499	$500-$599	$600-$699	$700-$799	$800-$899	$900-$999	$1,000-$1,249	$1,250-$1,499	$1,500-$1,999	$2,000-$2,499	$2,500-$2,999	$3,000-$3,499	$3,500-$3,999	>$4,000	Total
Martin County	125	147	269	593	612	755	2200	3097	4986	3683	3128	2296	1030	1863	24896

Notes: Monthly owner costs including mortgage (if any), taxes, insurance, utilities, and association fees.

Source:
U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Assisted Living Facility and Nursing Homes						
Name	Type	Street Address	City	Zip	Phone Number	Licensed Beds
ADDINGTON PLACE STUART	Assisted Living Facility	3400 SE ASTER LN	STUART	34994	(772) 223-0883	104
BROOKDALE JENSEN BEACH	Assisted Living Facility	1700 NE INDIAN RIVER DR	JENSEN BEACH	34957-5853	(772) 225-1355	165
BROOKDALE STUART	Assisted Living Facility	3401 SE ASTER LANE	STUART	34994	(772) 287-6001	55
DISCOVERY VILLAGE AT STUART	Assisted Living Facility	2625 SE COVE RD	STUART	34997	(772) 266-2500	135
GRAND OAKS OF JENSEN BEACH	Assisted Living Facility	125 NW JENSEN BEACH BLVD	JENSEN BEACH	34957	(772) 286-1844	66
GRAND OAKS OF PALM CITY LLC	Assisted Living Facility	3550 SW CORPORATE PKWY	PALM CITY	34990	(772) 529-6000	88
HARBORCHASE OF STUART	Assisted Living Facility	650 NW FORK RD	STUART	34994	(772) 261-2320	176
MCP STUART LODGE OPCO, LLC	Assisted Living Facility	1301 SE PALM BEACH RD	STUART	34994	(772) 463-7133	126
RESIDENCE OF STUART, INC (THE)	Assisted Living Facility	1048 NW FORK RD	STUART	34994-7603	(772) 692-2577	12
SHERIDAN AT HOBE SOUND, THE	Assisted Living Facility	5785 SE PINEHURST TRL	HOBE SOUND	33455	(772) 212-4740	144
SODALIS STUART	Assisted Living Facility	860 SE CENTRAL PARKWAY	STUART	34994	(772) 287-9909	100
SYMPHONY AT STUART	Assisted Living Facility	4900 SE WILLOUGHBY BLVD	STUART	34997	(772) 618-1565	112
THE CABANA AT JENSEN DUNES	Assisted Living Facility	1537 NE CEDAR ST	JENSEN BEACH	34957	(772) 332-1000	140
THE SENIOR LIVING CENTER AT MARTIN COUNTY	Assisted Living Facility	9555 SE FEDERAL HIGHWAY	HOBE SOUND	33455	(772) 546-5800	48
WATER'S EDGE ASSISTED LIVING	Assisted Living Facility	1500 SW CAPRI ST BLDG 1600	PALM CITY	34990-4518	(772) 223-6120	20
MARTIN COAST CENTER FOR REHABILITATION AND HEALTHCARE	Nursing Home	9555 SE FEDERAL HWY	HOBE SOUND	33455	(772) 546-5800	120
PALM CITY NURSING AND REHAB CENTER	Nursing Home	2505 SW MARTIN HWY	PALM CITY	34990	(772) 288-0060	120
SEABRANCH HEALTH AND REHABILITATION CENTER	Nursing Home	4801 SE COVE RD	STUART	34997-1602	(772) 286-9440	120
SOLARIS HEALTHCARE PARKWAY	Nursing Home	800 SE CENTRAL PKWY	STUART	34994	(772) 287-9912	177
STUART REHABILITATION AND HEALTHCARE	Nursing Home	1500 SE PALM BEACH RD	STUART	34994	(772) 283-5887	120
WATER'S EDGE HEALTH AND REHABILITATION	Nursing Home	1500 SW CAPRI ST	PALM CITY	34990	(772) 223-5863	56

Condominium Developments List, 2024

Property Name	Property Project Number	Street Address	City	County	Zip Code	Units
Beachwood Villas	PR1S004040	Amelia Island Plan	Amelia Island	Martin	32034	40
Heritage Enclave	PR76624	6104-6128 SE Portofino Circle	Hobe Sound	Martin	33455	20
Loblolly Bay	PR1P013402	8000 SE Little Harbor Dr	Hobe Sound	Martin	33455-3899	27
Pine Croft	PR1P014976	8100 SE Croft Cir	Hobe Sound	Martin	33455-6327	114
Seawatch At Loblolly Bay	PR1S020821	7950 SE Dock St	Hobe Sound	Martin	33445	6
Tranquility	PR70321	Bridge Rd & SE Flora Rd	Hobe Sound	Martin	33455	82
Villas of Hobe Sound	PR1P002818	9001 S.e. Dharlys St.	Hobe Sound	Martin	33455	152
Maritimes, The	PR1S008973	2051 NE Ocean Blvd.	Hutchinson Island	Martin	33494	53
Southern Isle	PR1S021966	3003 S.e. Island Point Lane	Hutchinson Island	Martin	33496	16
Two Thousand One Sailfish Point Blvd	PR1S000830	2001 SE Sailfish Pnt Blvd	Hutchinson Island	Martin	33494	64
Beach Club Colony	PR1S019353	200 North Elmar Drive	Jensen Beach	Martin	34957-2552	18
Beacon 21 Condo	PR1S012626	1551 NE 13th Ter	Jensen Beach	Martin	34957-5638	16
Beacon 21 Condo B	PR1S012627	155o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo C	PR1S012628	155o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo D	PR1S012629	155o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo Dolphin Village	PR1S009940	1421 NE 14th Court	Jensen Beach	Martin	34957	52
Beacon 21 Condo F	PR1S012630	155o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo G	PR1S012631	150o NE 13th Terrace	Jensen Beach	Martin	33457	16
Beacon 21 Condo H	PR1S012632	1551 NE 13th Ter	Jensen Beach	Martin	34957-5638	16
Beacon 21 Condo Manatee Village	PR1P022173	1662 NE Dixie Hwy	Jensen Beach	Martin	34957	8
Beacon 21 Condo Phases J,k,l,m	PR1S001638	1212,1236,1258 NE 14th Ct.	Jensen Beach	Martin	33457	32
Beacon 21 Condo Sailfish Village	PR1S009941	1662 NE Dixie Hwy	Jensen Beach	Martin	34957-6350	52
Dune (the)	PR1S006120	4651-4751 N.e. Ocean Blvd.	Jensen Beach	Martin	33457	31
Empress Condo The	PR1S007429	9600 S A1a	Jensen Beach	Martin	34957	117
Fairway Villasminium	PR1S001812	1530 NE Amy Ave	Jensen Beach	Martin	34957	16
Fairwinds Cove (dolphins Bay)	PR1X016050	3434 NE Causeway Blvd	Jensen Beach	Martin	34957-4219	0
Fairwinds Cove III-6	PR1M009248	3392 NE Causeway Blvd	Jensen Beach	Martin	34957-4245	16
Fairwinds Cove III-7	PR1M009249	3382 NE Causeway Blvd	Jensen Beach	Martin	34957-4244	16
Fairwinds Cove of Hutchson Island	PR1S010324	3434 NE 42nd St	Jensen Beach	Martin	34957-4219	80
Green Turtle Cove Condo Hutchinson Island	PR1S011248	3792 NE Ocean Blvd	Jensen Beach	Martin	34957-4316	80
Hutchinson Island Club	PR1S011275	10410 A1a	Jensen Beach	Martin	34957	92
Indian River Villas	PR75533	1867 NE Media Av	Jensen Beach	Martin	34957	6
Jensen Beach Club	PR1P014535	4470 NE Ocean Blvd	Jensen Beach	Martin	34957-4308	24
Miramar	PR1S010992	10000 S Ocean Blvd	Jensen Beach	Martin	34957-2446	63
Outrigger Harbour	PR72874	1405 Indian River Drive	Jensen Beach	Martin	34957	20
Palm Circle Park	PR1X017283	1375 NE Dixie Hwy	Jensen Beach	Martin	34957-6252	55
Portofino At Jensen Beach	PR71805	3984 Goldenrod Rd	Jensen Beach	Martin	34597	384
Resort Villas Condo 2	PR1S001804	Suite 103 Bessemer Bldg.	Jensen Beach	Martin	33457	40
River Club of Martin County Ph 1	PR1M009650	1600 NE Dixie Hwy	Jensen Beach	Martin	34957-6360	52
River Club of Martin County Ph 2	PR1M009651	1006 NE Dixie Hwy	Jensen Beach	Martin	34957-6229	136

River Vista	PR1S019163	1950 NE Indian River Dr	Jensen Beach	Martin	34957-5822	0
Savannas Club	PR1S011529	2027 NE Collins Circle	Jensen Beach	Martin	34957	113
Seaside of Stuart	PR1S018440	3541 NE Ocean Blvd	Jensen Beach	Martin	34957-4310	0
Venture Out At Indian River	PR1S017227	10701 S Ocean Dr	Jensen Beach	Martin	34957	138
Venture Out of St Lucie	PR1S016685	Rural Route 02	Jensen Beach	Martin	34957-9802	176
Villa Del Sol	PR1S005274	11000 S Ocean Dr	Jensen Beach	Martin	34957	72
Jupiter Hills Village II	PR1U019579	11830,11860,11890 SE Hills Cl	Jupiter	Martin	33469	15
Admiralty Condo, The	PR1S020333	1650 Southwest Chapman Way	Palm City	Martin	34990	49
Bay Haven	PR1S006133	St. Lucie Shores Dr. & 35th	Palm City	Martin	33490	5
Bayhead Village	PR1U000669	2500-2580 Seagrass Drive	Palm City	Martin	33490	40
Carriage Hill of Cutter Sound	PR1U021886	2381 SW Carriage Hill Terrace	Palm City	Martin	34990	0
Clubhouse Court	PR1U014954	3930,3931 SW Greenwood Way	Palm City	Martin	33490	48
Fox Club	PR1U014133	10664 SW Whooping Crane	Palm City	Martin	34990	48
Links At Palm Cove Condo The	PR69395	2371 SW Carriage Hill Terrace Pl	Palm City	Martin	34990	8
Palmetto Village	PR1U000667	13402-13480 Harbour Ridge	Palm City	Martin	33490	40
Piper's Landing Garden Apt Area # 9	PR1S011174	Mapp Road	Palm City	Martin	34990	16
Sawgrass Villas	PR69403	Sawgrass Villas Dr	Palm City	Martin	34490	50
Fisherman's Landing	PR1S001596	Se Binnacle Way	Port Salerno	Martin	34992-9999	9
Port Manatee	PR1S016230	Horseshore Pt Rd	Port Salerno	Martin	34992-9999	0
2800 Se Dune Drive	PR1P000829	2800 SE Dune Drive	Sailfish Point	Martin	33494	43
Anglers Cove	PR1S017306	1456 NE Ocean Boulevard	Stuart	Martin	34966	64
Banyan House (st. Lucie River)	PR1P011178	1600 SE St. Lucie Blvd	Stuart	Martin	34996-4213	64
Bayview At Indian River Plantation	PR1P022937	5700-5800 N.e. Island Cove Way	Stuart	Martin	34996	36
Beachwalk At Indian River Plantation	PR1G022405	579 NE Plantation Rd	Stuart	Martin	34996	56
Beachwood Villas	PR1S013947	2355 NE Ocean Blvd Po Box 19	Stuart	Martin	34995-0019	80
Beacon 21 Condo 3	PR1S003124	1662 NE Dixie Highway Po Box 689	Stuart	Martin	34995-0689	16
Buttonwood	PR1U006777	1701 NE Ocean Blvd	Stuart	Martin	34996-2928	18
Carribean Key	PR69636	3125 SE Indian St	Stuart	Martin	34996	10
Casa Del Sur South Condo Unit	PR76589	2800 SE Fairway W	Stuart	Martin	34997	4
Casa Del Sur South Condo Unit B	PR76590	2800 SE Fairway W	Stuart	Martin	34997	5
Cedar Pointe Village #1	PR1M017279	2929 S.e. Ocean Blvd. #1	Stuart	Martin	34996-2752	26
Cedar Pointe Village #2	PR1M016729	2929 S.e. Ocean Blvd. #2	Stuart	Martin	34996-2752	28
Cedar Pointe Village #3	PR1M016212	2929 S.e. Ocean Blvd. #3	Stuart	Martin	34996-2752	30
Cedar Pointe Village #4	PR1M015655	2929 S.e. Ocean Blvd. #4	Stuart	Martin	34996-2752	30
Cedar Pointe Village #5	PR1M019130	2929 S.e. Ocean Blvd. #5	Stuart	Martin	34996-2752	26
Cedar Pointe Village #6	PR1S015279	2929 SE Ocean Blvd #6	Stuart	Martin	34996-2752	150
Cedar Pointe Village #7	PR1X015274	2929 SE Ocean Blvd #7	Stuart	Martin	34996-2752	140
Cedar Pointe Village #8	PR1S016406	2929 SE Ocean Blvd #8	Stuart	Martin	34996-2752	190
Charleston On The Green	PR1P000602	Sect.r-4 Heritage Ridge	Stuart	Martin	33494	56
Circle Bay Yacht Club I	PR1S003911	1950 Palm Beach Rd	Stuart	Martin	34994-3962	88
Circle Bay Yacht Club II	PR1P003919	1950 Palm City Rd	Stuart	Martin	34994-4305	30
Circle Bay Yacht Club III	PR1P003920	1950 Palm City Rd	Stuart	Martin	34994-4305	21
Civitas Place	PR71815	101 SE Ocean Blvd	Stuart	Martin	34994	5

Conquistador I	PR1M018109	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador II	PR1M019027	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador III	PR1M015998	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Iv	PR1M016958	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Ix	PR1M002785	1800 SE St Lucie Blvd	Stuart	Martin	34996-4298	24
Conquistador V	PR1M017913	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Vi	PR1M002782	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Vii	PR1M002783	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Viii	PR1M002784	1800 SE St Lucie Blvd	Stuart	Martin	34996-4298	24
Conquistador X	PR1M002786	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Xi	PR1M004468	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Conquistador Xii	PR1M004469	1800 S.e. St. Lucie Boulevard	Stuart	Martin	34996-4298	24
Country Club Apts. of Mile Grant	PR1S005989	5111 Southeast Miles Rd	Stuart	Martin	33494	10
Court Yards The	PR1P013049	Se Jefferson St.	Stuart	Martin	33494	16
Courtyards At Willoughby	PR69169	1567 SE Market Place	Stuart	Martin	34997	72
Crestwood	PR1S013236	144 SE Crestwood Circle	Stuart	Martin	34993	36
De La Bahia	PR1S011346	2600 S Kanner Hwy	Stuart	Martin	34994-4640	300
De La Bahia Z	PR1S011345	2600 S Kanner Hwy	Stuart	Martin	34994-4640	3
Dunes Club	PR1S017627	245 NE Mcarthur Blvd	Stuart	Martin	34996-4464	0
Edgewater Villas A Condo.	PR1S006130	624 St Lucie Cresent	Stuart	Martin	33494	32
Esplanade At Downtown Stuart, A Mixed Use	PR69508	50 SE Ocean Blvd	Stuart	Martin	34994	5
Estates At Stuart The	PR71824	88 Southeast Hancock Street	Stuart	Martin	34994	237
Estuary At North River Shores Frmly:river Shores Plant	PR1P008080	2200 NW Britt Rd	Stuart	Martin	34994-9117	120
Fairway Apartments I, The	PR1M001122	6500 S.e. Mariner Sands Drive	Stuart	Martin	34997-8723	24
Fairway Apartments II	PR1M001123	6500 S.e. Mariner Sands Drive	Stuart	Martin	34997-8723	22
Fairway Palms	PR72485	6533 SE Federal Hwy	Stuart	Martin	34997	80
Fairway Villas I, The	PR1M001119	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8723	16
Fairway Villas II The	PR1M001120	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8723	16
Fairway Villas III	PR1M001121	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8723	14
Fairway Villas of Miles Grant Sec 1	PR1M014299	Se Miles Grant Rd.	Stuart	Martin	33494	19
Fairway Villas of Miles Grant Sec 2-a	PR1M014300	Se Miles Grant Rd.	Stuart	Martin	33494	14
Fairway Villas of Miles Grant Sec 2-b	PR1M014301	Se Miles Grant Rd.	Stuart	Martin	33494	13
Four Fifteen North River Drive	PR1S005650	415 North River Drive	Stuart	Martin	33494	10
Four Winds West	PR1P009825	Se Four Winds Dr	Stuart	Martin	34996-1352	39
Foxcross I	PR1M000262	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8723	28
Foxcross II	PR1M000263	5599 SE Mariner Sands Dr	Stuart	Martin	33494	24
Foxcross III	PR1M000264	5599 SE Mariner Sands Dr	Stuart	Martin	33494	20
French Quarter Villas	PR1U004708	1111 SE Federal Hwy Suite 100	Stuart	Martin	34994	4
Garden Villas In North River Shores	PR1P009725	740-816 NW 10th Terr	Stuart	Martin	33494	32
Garden Villas North Shores	PR1S017076	740 NW 10th Ter	Stuart	Martin	34994-9563	2
Half Mile Lake	PR1S015702	944 NW Spruce Ridge Rd	Stuart	Martin	33494	0
Hanson's Landing	PR1S008579	6081 S.e. Landings Way	Stuart	Martin	34997-1875	186
Harborage Yacht Condo No Eight	PR71145	215 NW Flagler Avenue	Stuart	Martin	34994	24

Harborage Yacht Condo No Five	PR71141	715 NW Flagler Avenue	Stuart	Martin	34994	9
Harborage Yacht Condo No Four	PR71140	775 NW Flagler Ave	Stuart	Martin	34994	9
Harborage Yacht Condo No Nine	PR71154	415 NW Flagler Avenue	Stuart	Martin	34994	3
Harborage Yacht Condo No One	PR71137	975 NW Flagler Avenue	Stuart	Martin	34994	21
Harborage Yacht Condo No Seven	PR71144	275 NW Flagler Avenue	Stuart	Martin	34994	18
Harborage Yacht Condo No Six	PR71142	675 NW Flagler Avenue	Stuart	Martin	34994	9
Harborage Yacht Condo No Three	PR71139	815 NW Flagler Avenue	Stuart	Martin	34994	18
Harborage Yacht Condo No Two	PR71138	875 NW Flagler Avenue	Stuart	Martin	34994	15
Hemingway At Stuart The	PR74329	1600 S Kanner Hwy	Stuart	Martin	34994	32
Hidden Harbour Estates	PR1S017270	4300 SE St Lucie Blvd	Stuart	Martin	34997-6836	0
Hutchinson House Condo Inc West	PR1S001885	1550 NE Ocean Blvd	Stuart	Martin	34996-1552	121
Imperial Apartments	PR1S003594	333 Martin Avenue	Stuart	Martin	34996-2654	44
Indian Pines Condo - 10, 17, 18 & 19	PR74936	3101 SE Aster Lane	Stuart	Martin	34994	32
Indian Pines Condo 11, 12, & 13	PR1S014727	3031-41-51 S.e. Aster Lane	Stuart	Martin	33494	24
Indian Pines Condo 14, 15, & 16	PR1S014728	3031-41-51 S.e. Aster Lane	Stuart	Martin	33494	24
Indian Pines Condo 4, 5, & 6	PR1S014726	3031-41-51 SE Aster Lane	Stuart	Martin	33494	26
Indian Pines Condo Eight	PR1S010356	3011 SE Aster Ln	Stuart	Martin	34994-5713	12
Indian Pines Condo Nine	PR1S010357	3000 SE Aster Ln	Stuart	Martin	34994-5710	8
Indian Pines Condo No. 1	PR1P010358	3000 SE Aster Ln	Stuart	Martin	34994-5710	8
Indian Pines Condo Seven	PR1S010355	3000 SE Aster Ln	Stuart	Martin	34994-5710	12
Indian Pines Condo Three	PR1P010360	3000 SE Aster Ln	Stuart	Martin	34994-5710	8
Indian Pines Condo Two	PR1P010359	3000 SE Aster Ln	Stuart	Martin	34994-5710	6
Islander Twelve	PR1S018218	1289 NE Ocean Blvd	Stuart	Martin	34996-1532	0
King Mountain	PR1S017522	1900 Palm City Rd	Stuart	Martin	34994-4399	0
Kingman Acres Condo Village I	PR1S006873	Monterey Rd.	Stuart	Martin	33494	60
Kingman Acres Condo Village IIa	PR1S006874	2240 Letha Ct	Stuart	Martin	34994-4559	32
Kingswood Condo Apt Bldg No. 57	PR1M023150	2950 SE Ocean Blvd #57	Stuart	Martin	34996-3542	6
Kingswood Condo Apt Bldg. 16,17,18,19, 20,21, & 37	PR1M009377	2950 SE Ocean Blvd 16	Stuart	Martin	34996-3542	42
Kingswood Condo Apt Bldg. 33,34,35,36, 54, & 55	PR1M009376	2950 SE Ocean Blvd 33	Stuart	Martin	34996-3542	36
Kingswood Condo Apt Bldg. 38, 39, 40	PR1M009373	2950 SE Ocean Blvd 38	Stuart	Martin	34996-3542	18
Kingswood Condo Apt Bldg. 41, 42	PR1M009374	2950 SE Ocean Blvd 41	Stuart	Martin	34996-3542	12
Kingswood Condo Apt Bldg. 43, 53	PR1M009375	2950 SE Ocean Blvd 43	Stuart	Martin	34996-3542	12
Kingswood Condo Apt Bldg. 56	PR1M009372	2950 SE Ocean Blvd 56	Stuart	Martin	34996-3542	6
Kingswood Condo Apt. Bldg. No. 109	PR1M021271	2950 S.e. Ocean Boulevard	Stuart	Martin	34996	16
Kingswood Condo Apt. Bldg. No. 110	PR1M021272	2950 S.e. Ocean Blvd.	Stuart	Martin	34996	16
Kingswood Condo Apt. Bldg. No. 112	PR1M020902	2950 SE Ocean Boulevard	Stuart	Martin	33494	16
Kingswood Condo Apt. Bldg. No. 115	PR1M020545	2950 SE Ocean Boulevard	Stuart	Martin	33494	8
Kingswood Condo Apt. Bldg. No. 117	PR1M020365	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 118	PR1M020546	2950 SE Ocean Boulevard	Stuart	Martin	33494	8
Kingswood Condo Apt. Bldg. No. 119	PR1M019626	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 120	PR1M020366	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 121	PR1M013708	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 122	PR1M020219	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8

Kingswood Condo Apt. Bldg. No. 124	PR1M013707	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 126	PR1M013705	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 127	PR1M003456	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 128	PR1M003455	2950 SE Ocean Blvd	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldg. No. 129	PR1M003454	2950 SE Ocean Blvd #129	Stuart	Martin	34996-3542	10
Kingswood Condo Apt. Bldg. No. 131	PR1M022020	2950 S.e. Ocean Blvd. #131	Stuart	Martin	34996-3542	8
Kingswood Condo Apt. Bldgs 130 & 132-137	PR1M009378	2950 SE Ocean Blvd #bldgs	Stuart	Martin	34996-3542	56
Kingswood Condo Apts Bldg 1-15	PR1S009371	2950 SE Ocean Blvd 10	Stuart	Martin	34996-3571	106
Lakeside	PR1P001811	Hutchinson Island	Stuart	Martin	33494	33
Lexington Lakes	PR70085	1550 SE Wilshire Place	Stuart	Martin	34994	10
Little Ocean Club	PR1S018173	1457 NE Ocean Blvd	Stuart	Martin	34996-1538	0
Little Ocean Place	PR1S017635	1501 NE Ocean Blvd	Stuart	Martin	34996-1539	0
Mariner Cay I	PR1M002527	3901 SE St Lucie Blvd	Stuart	Martin	34997-6176	32
Mariner Cay II	PR1M002528	St Lucie Blvd	Stuart	Martin	33494	44
Mariner Cay III	PR1U003549	4085 SE Centerboard Ln	Stuart	Martin	34997	12
Mariner Sands Club Villas	PR1U006768	6500 SE Mariner Sands Dr	Stuart	Martin	34997-8799	24
Mariner Village of Martin County	PR72333	Us 1 & Southeast Devenwood Way	Stuart	Martin	34997	104
Miles Grant Condo I	PR1S017492	Miles Grant Road S E	Stuart	Martin	33494	0
Miles Grant Condo II	PR1S003619	5111 SE Miles Grant Rd	Stuart	Martin	34997-1827	216
Montego Cove I	PR1M014646	Cove Road	Stuart	Martin	33497	12
Montego Cove II	PR1M014647	Cove Road	Stuart	Martin	33497	12
Montego Cove III	PR1M014648	Cove Road	Stuart	Martin	33497	12
Montego Cove Iv	PR1M014649	Cove Road	Stuart	Martin	33497	6
Montego Cove Ix	PR1M014654	Cove Road	Stuart	Martin	33497	6
Montego Cove V	PR1M014650	Cove Road	Stuart	Martin	33497	12
Montego Cove Vi	PR1M014651	Cove Road	Stuart	Martin	33497	12
Montego Cove Vii	PR1M014652	Cove Road	Stuart	Martin	33497	6
Montego Cove Viii A Condo.	PR1M014653	Cove Road	Stuart	Martin	33497	6
Montego Cove X.	PR1M014655	Cove Road	Stuart	Martin	33497	6
Montego Cove Xi	PR1M014656	Cove Road	Stuart	Martin	33497	19
Montego Cove Xii.	PR1M014657	Cove Road	Stuart	Martin	33497	12
Montego Cove Xiii	PR1M014658	Cove Road	Stuart	Martin	33497	13
Montego Cove Xiv.	PR1M014659	Cove Road	Stuart	Martin	33497	12
Montego Cove Xix	PR1M021032	Cove Road	Stuart	Martin	34997	12
Montego Cove Xv	PR1M019559	Cove Road	Stuart	Martin	33497	18
Montego Cove Xvi	PR1M019879	Cove Road	Stuart	Martin	33497	12
Montego Cove Xvii	PR1M020300	Cove Road	Stuart	Martin	34997	6
Montego Cove Xviii	PR1M020573	6120 SE Martinique Drive	Stuart	Martin	34997	6
Moorings of Manatee, The	PR1S009194	4889 SE Capstan Ave	Stuart	Martin	34997-1936	27
North Pointe Townhomes	PR1S008683	973 NW Spruce Ridge Dr	Stuart	Martin	34994-9569	5
North River Seven	PR75720	974 NW Spruce Ridge Drive	Stuart	Martin	34994	7
Ocean East Gardens	PR1S007722	2440 SE Ocean Blvd #b-205	Stuart	Martin	34996-3325	34
Ocean House At Indian River Plantation	PR1S021368	660 NE Ocean Blvd.	Stuart	Martin	34996	80

Ocean Isle	PR1P020425	2910 SE Dune Drive	Stuart	Martin	34996	16
Ocean Terrace	PR1P001808	2115 SE Ocean Blvd.	Stuart	Martin	34996	32
Ocean View Condo - Bldg	PR1S009609	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	18
Ocean View Condo - Bldg B	PR1S009607	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	18
Ocean View Condo - Bldg C	PR1S009608	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	18
Ocean View Condo - Bldg D	PR1S009610	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	23
Ocean View Condo - Bldg E	PR1S009611	2350 NE Ocean Blvd	Stuart	Martin	34996-2943	23
Osceola Place Condos	PR76228	47 SW Osceola Street Ste 301	Stuart	Martin	34994	12
Palm Beach Villas	PR1S004706	Stuart Yacht & Cc	Stuart	Martin	33494	4
Park Square Condo Five	PR1M021693	1701 Palm City Road	Stuart	Martin	34994	10
Park Square Condo Four	PR1M021306	1701 Palm City Road	Stuart	Martin	34994	8
Park Square Condo One	PR1M003775	1701 Palm City Rd	Stuart	Martin	34994-7245	22
Park Square Condo Three	PR1M020919	1701 Palm City Road	Stuart	Martin	34994	10
Park Square Condo Two	PR1M020203	1701 Palm City Rd	Stuart	Martin	34994-7245	30
Parkview Condo	PR1M014706	3282 SE Aster Ln	Stuart	Martin	34994-5502	12
Parkview Condo B	PR1M014707	3282 SE Aster Ln	Stuart	Martin	34994-5502	12
Parkview Condo C	PR1M019482	2363 SE Ocean Blvd	Stuart	Martin	34996-3309	10
Parkview Condo D	PR1M019733	1230 SE Parkview Pl	Stuart	Martin	34994-5523	10
Parkview Condo E	PR1M019998	1210 SE Parkview Pl	Stuart	Martin	34994-5523	10
Parkview Condo F	PR1M020245	1210 SE Parkview Pl	Stuart	Martin	34994-5523	10
Parkview Condo G	PR1M020918	1201 SE Parkview Place	Stuart	Martin	34994	14
Parkview Condo H	PR1M008649	1271 S.e. Parview Place	Stuart	Martin	33497	12
Parkview Condo I	PR1M008650	1291 SE Parkview Pl	Stuart	Martin	34994-5527	14
Pierpoint Yacht Club	PR1S005925	175 SE St Lucie Blvd	Stuart	Martin	34996-4765	230
Pine Ridge At Martin Downs Village I	PR1P012507	1800 SW Martin Downs Blvd	Stuart	Martin	33495	214
Pine Ridge At Martin Downs Village I-a	PR1P021866	1800 S.w. Martin Downs Blvd.	Stuart	Martin	33495	16
Piper's Landing Garden Apts Area 3	PR1S011173	Mapp Rd	Stuart	Martin	33494	16
Plantation Club Villas	PR1S001326	660 NE Ocean Blvd	Stuart	Martin	34996-1623	0
Plantation House	PR1S001813	375 NE Plantation Rd	Stuart	Martin	34996-4441	40
Poppleton Creek	PR1S005216	950 Colorado Ave	Stuart	Martin	34994-3709	212
Renar River Place/antigua, A Mixed Use	PR71183	Indian River Drive	Stuart	Martin	34957	12
Renar River Place/bermuda, A Mixed Use	PR71199	Indian River Drive	Stuart	Martin	34957	8
Resort Villas Condo I	PR1S001803	Suite's Point Bessemer	Stuart	Martin	33457	40
River Glen	PR72483	Glen Crest Way	Stuart	Martin	34997	8
River House Stuart	PR76758	43&55 SE Seminole St	Stuart	Martin	34994	20
River Village	PR1P001809	Indian River Plantation	Stuart	Martin	33494	16
Riverbend At Indian River Plantation	PR1S019774	660 NE Ocean Blvd	Stuart	Martin	34996-1623	91
Riverwood Indian River Plantation	PR1P001810	Edgewater Drive	Stuart	Martin	33494	60
Royale Oaks Towers	PR1X015972	630 East Ocean Boulevard	Stuart	Martin	34994-2339	18
Sailfish Cove	PR77111	37 SW Seminole St	Stuart	Martin	34994	30
Sandpebble Condo (phs I-x)	PR1P006216	2601 NE Ocean Blvd	Stuart	Martin	34996-1447	28
Sandpiper At Indian River Plantation	PR1S021727	409 N.e. Tradewind Lane	Stuart	Martin	34996	72
Schooner Oaks	PR1P014685	5361 S E Schooner Oaks Way	Stuart	Martin	33494	86

Seascape I	PR1S007515	5150 SE Seascape Way	Stuart	Martin	34997-2525	50
Seminole Bluff	PR76703	41 W Seminole St	Stuart	Martin	34994	
Shurwood Gardens	PR1S008917	200 SE Four Winds Dr	Stuart	Martin	34996-1356	32
Sierra Condo Apts	PR1V013066	1001 SE Monterey Rd	Stuart	Martin	34994-4522	137
South River Village Five	PR1P009006	641-911 SW South River D	Stuart	Martin	33497	14
South River Village Four	PR1P019741	360-570 SW South River Drive	Stuart	Martin	33497	14
South River Village One	PR1P009003	31-241 SW South River Dr	Stuart	Martin	33494	14
South River Village Three	PR1P009005	421-511 SW South River Dr	Stuart	Martin	33457	14
South River Village Two	PR1P009004	4300 S Kanner Hwy	Stuart	Martin	34997-3201	14
St Lucie Club & Apt Homes - Bldg	PR1S003652	300 SE St Lucie Blvd	Stuart	Martin	34996-1317	18
St Lucie Club & Apt Homes - Bldg B	PR1S003653	300 SE St Lucie Blvd	Stuart	Martin	34996-1317	18
St Lucie Club & Apt Homes - Bldg D	PR1S003655	300 SE St Lucie Blvd	Stuart	Martin	34996-1317	18
Sterling Tower	PR69097	100 SW Albany Ave	Stuart	Martin	34994	3
Stuart Executive Court	PR1S005205	428 Akron Ave	Stuart	Martin	34994-2951	11
Sunset Cove	PR1V010169	625 N River Dr	Stuart	Martin	34994-8907	32
Suntide	PR1S005771	1357 NE Ocean Blvd	Stuart	Martin	34996-1534	80
Tara Condo Apt Bldgs A & B	PR1S022321	820 NW 11th Terrace	Stuart	Martin	34994	14
Tennis Villas Condo #1 Indian River Plantation	PR1M001805	Hutchinson Island #1	Stuart	Martin	34996-1764	24
Tennis Villas Condo #2 Indian River Plantation	PR1M001806	Hutchinson Island #2	Stuart	Martin	34996-1764	48
Tennis Villas Condo #3 Indian River Plantation	PR1M001807	Hutchinson Island #3	Stuart	Martin	34996-1764	20
Terrace Gardens	PR1U014495	700 N Fork Rd	Stuart	Martin	33494	52
Tierra Verde Condo #8	PR1M014080	Rt. 76 & Palm City Road	Stuart	Martin	33494	14
Tierra Verde Condo 1-7	PR1M017849	Rt. 76 & Palm City Road	Stuart	Martin	33494	0
Tierra Verde Condo 10	PR1M009296	Rt. 76 & Palm City Rd.	Stuart	Martin	33494	14
Tierra Verde Condo 9	PR1M009295	Rt. 76 & Palm City Rd.	Stuart	Martin	33494	14
Tiffany (the)	PR1S009271	939 NW 11th Ter	Stuart	Martin	34994-9546	12
Towne Park North	PR1P000071	801-809 Central Prkwy	Stuart	Martin	34994	16
Twin Lakes South Apt Bldg E-1	PR1M014692	6531 S.e. Federal Highway	Stuart	Martin	34997-8310	8
Twin Lakes South Condo Apt Q R S T & U	PR1M013091	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	72
Twin Lakes South Condo Apt. Bldg.	PR1M013082	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. B	PR1M013083	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. C	PR1M013084	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. D	PR1M013085	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. G	PR1M013086	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. J	PR1M013087	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	24
Twin Lakes South Condo Apt. Bldg. M & L	PR1M013088	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	24
Twin Lakes South Condo Apt. Bldg. N	PR1M013089	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	12
Twin Lakes South Condo Apt. Bldg. P	PR1M013090	6531 S.e. Federal Highway	Stuart	Martin	34997-8397	24
Twin Lakes Town Villas Bldg. E-2	PR1M020689	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. F-1	PR1M020690	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. F-2	PR1M020691	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. F-3	PR1M020692	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. H-1	PR1M020693	6531 S.e. Federal Highway	Stuart	Martin	34997	8

Twin Lakes Town Villas Bldg. H-2	PR1M020694	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. K-1	PR1M020695	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Twin Lakes Town Villas Bldg. K-2	PR1M020696	6531 S.e. Federal Highway	Stuart	Martin	34997	8
Vilabella Central Park	PR71391	40 SE Central Parkway	Stuart	Martin	33317	132
Village Oaks	PR1S013029	350 Indian Grove Dr.	Stuart	Martin	33494	12
Village of 800 Place #4	PR1M010548	800 N.w. Fork Road #4	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 1	PR1M010553	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 10, The	PR1M010546	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 2, The	PR1M010550	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 3	PR1M010554	800 North Fork Road	Stuart	Martin	33494	13
Village of 800 Place Bldg 5	PR1M010552	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 6, The	PR1M010545	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 7, The	PR1M010547	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 8, The	PR1M010551	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of 800 Place Bldg 9, The	PR1M010549	800 N.w. Fork Road	Stuart	Martin	34994-8906	13
Village of Stuart (the)	PR1P002523	Aster St. And Indian St.	Stuart	Martin	33494	144
Vista Del Lago 01	PR1M012145	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 02	PR1M012147	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 03	PR1M012149	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 04	PR1M012151	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 05	PR1M012153	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 06	PR1M012155	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 07	PR1M012157	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 08	PR1M012159	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 09	PR1S012161	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 10	PR1M012163	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 11	PR1M012165	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 12	PR1M012167	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 14	PR1M012168	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 15	PR1M012169	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 16	PR1M012170	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 17	PR1M012171	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 18	PR1M012172	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 19	PR1M012173	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 20	PR1M012174	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 21	PR1M012175	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 22	PR1M012176	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 23	PR1M012177	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 24	PR1M012178	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 25	PR1M012179	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 26	PR1M012181	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 27	PR1M012180	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 28	PR1M012148	1225 NW 21st St	Stuart	Martin	34994-9356	14

Vista Del Lago 29	PR1M012150	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 30	PR1M012152	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 31	PR1M012154	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 32	PR1M012156	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 33	PR1M012158	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 34	PR1M012160	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 35	PR1M012162	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 36	PR1M012146	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 37	PR1M012166	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Del Lago 38	PR1M012164	1225 NW 21st St	Stuart	Martin	34994-9356	14
Vista Pines	PR1S017211	2600 SE Ocean Blvd	Stuart	Martin	34996-3480	0
Williamsburg At Heritage Ridge	PR1P000603	Sec. R-4 Heritage Ridge	Stuart	Martin	33490	128
Williamsburg Villas	PR75924	2912-2918 SE Fairway West	Stuart	Martin	34997	4
Willoughby Crescent	PR70032	870-980 SE Willoughby Trace	Stuart	Martin	34997	41
Windjammer Condo Apts	PR1S006876	1850 Palm City Road	Stuart	Martin	34994-7205	130
Woodmill Pond	PR74766	6724 SE Woodmill Pond Lane	Stuart	Martin	33025	50
Little Club Condo, The	PR1S008034	Country Club Dr	Tequesta	Martin	33469	450
Turtle Creek Apt Bldg No. 1	PR1M022671	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 10	PR1M022693	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 11	PR1M022694	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 12	PR1M022695	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 13	PR1M022696	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 14	PR1M022697	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 15	PR1M022698	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 16	PR1M022699	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 17	PR1M022700	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 18	PR1M022701	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 19	PR1M022703	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 2	PR1M022672	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 20	PR1M022704	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 23	PR1M022705	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 3	PR1M022686	Recreation Bldg Turtle Creek D	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 4	PR1M022687	Rec Bldg, Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 5	PR1M022688	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 6	PR1M022689	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 7	PR1M022690	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 8	PR1M022691	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apt Bldg No. 9	PR1M022692	Turtle Creek Drive	Tequesta	Martin	33469	6
Turtle Creek Apts Bldgs 21,22,24 & 25	PR1M011669	Turtle Creek Dr	Tequesta	Martin	33458	24
Turtle Creek East	PR1P011583	10410 SE Terrapin Place	Tequesta	Martin	33469	54

Source:
Florida Department of Business and Professional Regulation.

Manufactured Housing Parks, 2024

Property Name	Property Project Number	Street Address	City	County	Zip Code	Lots
Angle In Mobile Court	PRMZ002710	10705 SE FEDERAL HWY	Hobe Sound	Martin	33455	60
Florida Evangelistic Association	PRMZ000330	PO BOX 1065	Hobe Sound	Martin	33475	70
Hobe Sound Mobile Home Park	PRMZ000511	11090 SE FEDERAL HWY	Hobe Sound	Martin	33455	127
Hobe Village Partners Llc	PRMZ000091	11411 SE FEDERAL HWY	Hobe Sound	Martin	33455	123
Twin Rivers Mobile Home Park	PRMZ000920	7770 SE FEDERAL HWY	Hobe Sound	Martin	33455	45
Indianwood Golf & Country Club	PRMZ001252	16336 INDIANWOOD CIR	Indiantown	Martin	34956	406
St Lucie Mobile Village	PRMZ001097	11500 SW KANNER HWY	Indiantown	Martin	34956	220
Blue Heron Mobile Home Park	PRMZ001343	4795 NE BLUE HERON LN	Jensen Beach	Martin	34957	30
Jensen Junior Llc And Jensen Junior II Llc	PRMY003455	2423 NE PALM AVE LOT 10	Jensen Beach	Martin	34957	16
Ocean Breeze Resort	PRMZ001071	3000 NE INDIAN RIVER DR	Jensen Beach	Martin	34957	489
Ocean View	PRMZ001604	2505 NE INDIAN RIVER DR	Jensen Beach	Martin	34957	71
Pinelake Village	PRMZ000699	2101 NE SAVANNA RD	Jensen Beach	Martin	34957	470
Tropical Acres	PRMZ001173	1901 NE SAVANNAH RD	Jensen Beach	Martin	34957	31
J & S Mobile Home Park	PRMY003041	9500 SW CONNORS HWY	Martin County	Martin	34974	23
Between Waters Mhp	PRMY002205	POST OFFICE BOX 3078	St. Lucie County	Martin	34958	24
Cora-win Cove	PRMZ000936	5400 SE JACK AVE	Stuart	Martin	34997	33
Holiday Mobile Home Park	PRMZ000540	1201 SE FEDERAL HWY #40	Stuart	Martin	34994	72
Natalie Estates Mhp	PRMZ001544	4800 SE FEDERAL HWY	Stuart	Martin	34997	19
Pinelake Gardens	PRMZ001786	6854 SE MORNINGSIDE DR	Stuart	Martin	34997	311
Pinelake Gardens Estates	PRMZ003226	6854 SE MORNINGSIDE DR	Stuart	Martin	34997	221
Ronny's Rv Ranch And Mobile Home Park	PRMZ001593	5545 S KANNER HWY	Stuart	Martin	34997	46
Royal Palm Mobile Home Estates	PRMZ000945	9190 SW ACKEL DR	Stuart	Martin	34997	104
Sunshine Mobile Manor	PRMZ001263	5000 SE FEDERAL HWY	Stuart	Martin	34997	174
Towering Pines Mhp	PRMY002829	1660 SW TOWERING PINES CIRCLE	Stuart	Martin	34997	26
J & S Mobile Home Park	PRMY003041	9500 SW CONNORS HWY	Martin County	Okeechobee	34974	23

Source:
Florida Department of Business and Professional Regulation.

Residential Capacity Analysis

Martin County

December 2023

Prepared by Metro Forecasting Models

INTRODUCTION

This analysis considers population projections, future demand, and future supply in order to assure that projected population needs will be met.

Objective 4.1D of the Martin County Comprehensive Growth Management Plan (CGMP) requires the County "*to collect and monitor development and population data to ensure sufficient land to address projected population needs.*"

This analysis will be combined with the Residential Capacity and Vacant Land Analysis to compare the supply of potential units to the calculated demand for two planning periods. The language in Policy 4.1D.5 contains the following requirement:

> *The 15 year planning period for residential capacity began with the 2010 Census and shall be updated to a new 15 year planning period every 5 years. The residential capacity analysis showing the total residential supply within the Primary and the Secondary Urban Service Districts shall be compared to the projected residential demand as outlined in Policy 4.1D.3. and 4.1D.4 above. The report shall show demand and supply comparisons for a ten year period as well as for the 15 year planning period.*

Therefore, the residential demand for a ten-year and fifteen-year planning period will be compared to the amount of land available to accommodate that demand.

The residential capacity analysis consists of three parts:

1) Population projections - these are calculated in accordance with Policy 4.1D.2. The estimates and projections are primarily based on the 2020 United States Census and the Bureau of Economic and Business Research (BEBR) annual report on population for the State of Florida Office of Economic and Demographic Research (EDR).

2) Determination of future demand for residential units for the two planning periods. Calculations of demand are derived from formulas provided in Policy 4.1D.3.

3) Determining the supply of residential units. Consistent with Policy 4.1D.5: *the Residential Capacity and Vacant Land Analysis provides a calculation of the available residential development options that can accommodate the demand from the projected population*. The potential number of units available will be compared to the projected demand.

Definitions from Chapter 2 of the Comprehensive Growth Management Plan

Housing units in actual use: Equals the number of residential housing units occupied by permanent residents as classified by the US Census, plus the number of vacant seasonal housing units. Housing units in actual use equals the occupied housing units plus vacant seasonal housing units.

Peak population (housing): The number of residents living in residential housing units for more than six months of the year, and the number of occupants of residential housing who spend less than six months in Martin County equals peak population (housing). This is calculated by adding permanent population (housing) and the seasonal population (housing) to determine the total demand for residential housing units.

Permanent population (housing): The number of residents living in the unincorporated area in residential housing units for more than six months of the year.

Seasonal population (housing): The number of residents living in residential housing units who spend less than six months in Martin County. The seasonal population in terms of the demand for residential housing units is calculated by multiplying the persons per household, unincorporated area, by the "vacant seasonal housing units" as classified by the US Census and defined in this chapter.

Vacant seasonal housing units: The decennial Census count for residential housing units that are occupied, but for less than six months of the year. This definition excludes the following vacant categories used by the U.S. Census: For Rent; Rented, not occupied; For sale only; Sold, not occupied; For migrant workers.

Demand Methodology

The methodology for calculating residential demand can be found in Policy 4.1D.3, as shown below:

> Future housing demand projections shall be based on all of the following:
>
> (1) The demand for future residential housing units in the unincorporated area shall be based on the percentage increase in permanent population projected by the Population Technical Bulletin.
>
> (2) Occupied housing units (HO) are classified by the Census as those residential housing units in use by the permanent population. Vacant seasonal housing units (HS) are classified by the Census as those residential housing units that are seasonally occupied by residents who spend less than 6 months of the year in Martin County.
>
> (3) Permanent and seasonal population in residential housing is served by housing units in actual use (HU). Housing units in actual use (HU) equals the occupied housing units (HO) plus vacant seasonal housing units (HS).
>
> HU = HO + HS
>
> (4) Vacant housing not in seasonal use shall not be used in calculating housing unit demand but shall be used in calculating supply. Hotel/motel units shall not be used in calculating residential housing demand.

(5) The projected demand for housing units in the future shall be determined by dividing the projected, permanent population (housing), as defined in Chapter 2, by the permanent population (housing) identified in the last decennial Census.

Projected permanent population (housing) / Permanent population (housing) in the last decennial Census = percentage increase in demand.

(6) This percentage increase in demand multiplied by the housing units in actual use (HU) in the most recent census year equals the projected housing unit need in the future period.

Percentage increase in demand x HU = projected housing unit demand.

(7) Future residential housing needs shall be updated every five years.

(8) The eastern Urban Service District and the Indiantown Urban Service District shall be considered separately.

DEMAND CALCUATIONS

This section illustrates the formulas in Policy 4.1D.3. Below is a summary of residential housing units derived from the 2020 decennial Census and the Martin County Property Appraiser. The information in the table provides for the Occupied Housing Units (HO) and the Vacant Seasonal Housing Units (HS) to be combined to arrive at the Housing units in use (HU) for the unincorporated area within the Urban Service District.

Unincorporated Housing Units by USDCODE and Occupancy

USDCODE	2020 Housing	Occupied Units (HO)	Seasonal Units (HS)	Total Units (HU)
1	63,438	53,733	6,161	59,895
2	550	497	26	524
3	0	0	0	0
Total	63,988	54,231	6,187	**60,418**

Conclusion for Policy 4.1D.3(3) and (4):
Occupied housing units (HO) + Vacant seasonal housing units (HS) = Housing units in use (HU)

54,231 + 6,187 = 60,418 as per Policy 4.1D.3(3)

The next formula found in Policy 4.1D.3(5) requires population data. The table below shows population data from the 2020 decennial U.S. Census and BEBR (Medium) population projections for 2030 and 2035. The table calculates projected growth rates by dividing future BEBR populations by the 2020 Census population.

Martin County Projected Growth

Year	2020(C)	2030(BEBR-Med)	2035(BEBR-Med)
Population	158,431	172,100	177,200
% Change since 2020 Census (C)		8.63%	11.85%

The percentage of increased demand is used in the formula found in Policy 4.1D.3 (6). The percentage of increased demand is multiplied by Housing units in use (HU) to arrive at the projected housing demand for the planning period.

Projected Housing Unit Demand by Horizon Year

	2020 HU	% Increase	Projected HU Demand
10-Year Horizon	60,418	8.63%	5,213
15-Year Horizon	60,418	11.85%	7,158

Distribution of Housing Unit Demand

Policy 4.1D.4 states:

> *Policy 4.1D.4. Distribution of housing unit demand.*
> *(1) The percentage of residential housing demand that will be met outside the urban service districts shall be based on the average number of certificates of occupancy for the preceding five years. The number of Certificates of Occupancy outside the urban service districts shall be divided by the total number of Certificates of Occupancy for the unincorporated area to determine the appropriate percentage.*
>
> *(2) The remainder of residential housing demand must be met within the Primary and Secondary Urban Service Districts.*

The table below lists the number of housing units constructed by year and Urban Service District. Policy 4.1D.4 requires the allocation of residential demand to be based on the 5-year average distribution.

Historic Distribution of New Housing by Location

USD	2018	2019	2020	2021	2022	Total	Average	%
Eastern Primary	252	339	269	318	184	1362	272	77.43%
Eastern Secondary	20	49	34	62	64	229	46	13.02%
Outside	38	39	27	29	34	167	33	9.49%
Western Primary	0	0	0	0	0	0	0	0.00%
Western Secondary	0	0	1	0	0	1	0	0.06%
Total	310	427	331	409	282	1759	352	100.00%

Source: Martin County Property Appraiser 2023 Parcel Data

Policy 4.1D.4 requires the allocation of residential demand to be based on the 5-year average distribution. The table below shows the allocation of residential demand by USD for both 2030 and 2035.

Allocation of Residential Demand by USD

USD	5-Year % Ave	2030 Demand	2035 Demand
Eastern Primary	77.43%	4,036	5,542
Eastern Secondary	13.02%	679	932
Outside	9.49%	495	680
Western Primary	0.00%	-	-
Western Secondary	0.06%	3	4
Total	100%	5,213	7,158

Policy 4.1D.5 Residential Supply to Meet Demand

Martin County's Policy 4.ID.5 very precisely outlines the parameters to be measured for the supply of housing units.

The units needed (demand) in the 10 year period and the units needed in the 15 year period must be compared to the supply of vacant land and vacant units to determine if there is residential capacity in the urban service districts. The policy is broken down into five parts, and therefore the methodology in this analysis is broken down into five parts.

> Policy 4.1D.5 Residential capacity analysis. Martin County shall produce a residential capacity analysis every five years. Residential capacity defines the available residential development options within the Primary and Secondary Urban Service Districts that can meet the demand for population growth consistent with the Future Land Use Map.

Residential supply shall consist of:

(1) Vacant property that allows residential use according to the Future Land Use Map. The maximum allowable density shall be used in calculating the number of available units on vacant acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation.

(2) Subdivided single family and duplex lots. The following lot types shall be included in the residential capacity calculation:
   (a) Vacant single family or duplex lots of record as of 1982 developed prior to the County's tracking of development approvals.
   (b) Vacant single family or duplex lots of record platted after 1982.

(3) Potential for residential development in Mixed Use Overlays.

(4) Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3% of the number of housing units in actual use.

(5) The eastern Urban Service District and the Western Urban Service District shall be considered separately.

NOTE: Chapter 2017-195, Laws of Florida, authorized the creation of the Village of Indiantown, pending a vote of the qualified electors residing within the corporate limits of the Village. On November 9, 2017 the residents voted to incorporate into the Village of Indiantown. The current methodology in the CGMP requires an analysis for the western urban service district, which is included in this report. The Village is not included in the supply due to its incorporation.

Vacant land

(1) Vacant property that allows residential use according to the Future Land Use Map. The maximum allowable density shall be used in calculating the number of available units on vacant acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation.

The table below shows the potential units in the Primary Urban Service District (PUSD) calculation based on available parcels. This excludes potential units in the CRAs, which are considered in Part (3) Below.

Potential Units in Primary USD (excludes pre/post lots and known projects)							
Future Land Use	Total Acres	Probable Wetlands	Probable Uplands	Allowable Density	Upland Units	Wetland Density Transfer Units	Total Units at Maximum Density
COMM/OFF/RES	84.0	1.4	82.6	10	825.8	7.2	833
COMM. WATERFRONT	26.3	13.9	12.4	10	123.9	69.7	194
ESTATE DENSITY 2UPA	137.2	16.6	120.5	2	241.1	16.6	258
HIGH DENSITY	47.6	1.0	46.6	10	466.2	5.0	471
MEDIUM DENSITY	16.1	0.4	15.7	8	125.6	1.5	127
LOW DENSITY	76.7	18.9	57.8	5	289.1	47.2	336
MOBILE HOME	7.3	0.1	7.2	8	57.5	0.5	58
Total	395.2	52.4	342.8		2,129.1	147.8	2,277

The table below shows the potential units in the Secondary Urban Service District (SUSD) calculation based on available parcels.

Potential Units in Secondary USD (excludes pre/post lots and known projects)							
Future Land Use	Total Acres	Probable Wetlands	Probable Uplands	Allowable Density	Upland Units	Wetland Density Transfer Units	Total Units at Maximum Density
RURAL DENSITY	1,155.1	443.9	711.2	0.5	355.6	111.0	467

(1a) Vacant property with valid approved projects allowing residential development. For the purpose of this calculation, only the project's residential entitlements are included.

Summary of Approved Residential Units by USD		
Approved Project	Primary	Secondary
Banyan Bay Ph 3	72	
Cottages at Coconut Cay	20	
Cove Royale Revised	120	
Crystal Cove	15	
Floridian Golf Club Revised Master & Phasing Plan 5th PUD ADM & Phase 3 FSP	21	
Highpointe Ph1		284
In CRA Sago Bluff fka Hillcrest Bluff	10	
Hunter Lake	20	
Kanner 5601 LLC nka Kanner Lake	65	
Kanner Oaks	28	
Newfield (FKA Pineland Prairie)	4,200	
Paradise Lake	12	
Pine Ridge	56	
Port Cove PUD	29	
Preserve at Park Trace	114	
Rio Marine Village	192	
Sabal Pointe (fka Jensen Beach Dunes)	68	
Showcase Ph 1	79	
Showcase Ph 2	88	
Sunset Trail Estates	28	
The Altis	4	
The Oaks	24	
The Preserve at Rio Marine Village	145	
The Reserve at Jensen Beach	197	
Tradewinds of Hobe Sound	177	
West Jensen PUD Parcels 6.1-6.4	169	
Willoughby Townhomes	117	
Total	6,070	284

The table below summarizes the potential units in the Primary and Secondary Urban Service Districts (USD's).

Summary of Eastern Primary and Secondary Units		
Urban Services District	Primary USD	Secondary USD
Units on Vacant Lands @ Max Density	2,277	467
Approved Projects with Units	6,070	284
Sub Totals	8,347	751
Total Units	9,098	

(2) Single family and duplex platted lot evaluation within the Eastern USD.

The table below summarizes the vacant lots of record as of 1982 developed prior to the County's tracking of development approvals, by USD.

Vacant Lots Developed Pre 1982	
Urban Services District	Lots
Lots in Primary	510
Lots in Secondary	0
Total	510

The table below summarizes the vacant lots of record developed after 1982 by USD.

Vacant Lots Developed Post 1982	
Urban Services District	Lots
Lots in Primary	284
Lots in Secondary	108
Total	392

There are a total of 794 vacant platted lots in the Eastern Primary USD and 108 vacant platted lots in the Eastern Secondary USD.

(3) Potential for residential development in the Mixed Use overlays. All Mixed Use overlays are within the CRAs of the unincorporated county.

The table below summarizes the potential units in the Martin County Unincorporated CRAs which are all located in the Primary Urban Service District (USD). The "Mixed Use" overlays were replaced by the Future Land Use designations shown below.

MC Unincorporated CRAs Summary	Total Acres	Probable Wetlands	Probable Uplands	Upland Units	Wetland Density Transfer Units	Total Units at Maximum Density
CRA Center						
Core	27.1	0.1	27.0	387.0	0.4	387
Corridor	14.2	0.4	13.8	186.3	3.0	189
General	59.7	2.0	57.7	723.9	15.1	739
Railroad Corridor	1.1	0.0	1.1	11.4	0.0	11
CRA Neighborhood						
Multifamily	69.7	2.7	66.8	535.3	12.2	548
Mobile Home	5.8	1.2	4.6	36.6	4.6	41
Detached	120.5	8.1	112.4	660.3	21.3	682
Detached Limited	2.4	0.0	2.4	12.0	0.0	12
Detached Estate	2.3	0.0	2.3	2.3	0.0	2
Waterfront	0.9	0.0	0.9	9.1	0.0	9
Industrial	1.9	0.0	1.9	19.0	0.0	19
Total	305.6	14.5	290.9	2583.2	56.6	2640

(4) Excess vacant housing units not in use by permanent or seasonal residents. By definition, excess vacant housing is a vacancy rate higher than 3% of the housing units in actual use (HU).

Housing Units in Use (HU) by USD				
USD CODE	2020 Housing Units	Occupied Units (HO)	Seasonal Units (HS)	Total Units (HU)
1	63,438	53,733	6,161	59,895
2	550	497	26	524
3	0	0	0	0
Total	63,988	54,231	6,187	60,418

Vacant Housing Units not in Seasonal Use = 2020 Housing Units - HU = 3,570

Excess Vacant Residential Units	
	Units
Vacant Housing Units NOT in Seasonal Use	3,570
3% of Housing Units in Use (HU)	1,813
Vacant Housing Units less 3% HU	1,757

Therefore there are 1,757excess vacant units. The 1,757 excess vacant units are allocated by location. In accordance with Policy 4.1D.4, these units are assigned to the Primary, Secondary or are assigned outside the Urban Service Districts based on the allocation Certificates of Occupancy calculated previously and applied to the table below.

Allocation of Excess Vacant Units by USD		
Urban Services District	% Allocation	Excess Vacant Units
Eastern Primary	77.43%	1,361
Eastern Secondary	13.02%	229
Outside	9.49%	167
Total	100%	1,757

Summary of Supply of Potential Units (as of March 2023)

Below is a table summarizing sections (1) though (4) of Policy 4.1D.5 with the source of the units and which Eastern USD they are located.

Summary of Potential Units		
Supply of Units in Urban Service District from Policy 4.1D.5	**Supply of Units in Primary USD**	**Supply of Units in Secondary USD**
VacantLand	2,277	467
Pre-1982 Lots	510	-
Post-1982 Lots	284	108
CRAs	2,640	-
Excess Vacancy	1,361	229
Approved/Undeveloped	6,070	284
Total	13,142	1,088

Comparison of Residential demand versus Supply of Potential Units

The language in Policy 4.1D.5 contains the following requirement:

> *The 15 year planning period for residential capacity began with the 2010 Census and shall be updated to a new 15 year planning period every 5 years. The residential capacity analysis showing the total residential supply within the Primary and the Secondary Urban Service Districts shall be compared to the projected residential demand as outlined in Policy 4.1D.3. and 4.1D.4 above. The report shall show demand and supply comparisons for a ten year period as well as for the 15 year planning period.*

Therefore the residential demand for a ten-year and fifteen-year planning period will be compared to the amount of land available to accommodate that demand.

Demand versus Supply Analysis for Planning Period 2020-2030			
Eastern USDs	2030 Demand	Unit Supply	Percent of Need in the 10-year Planning Period
Eastern Primary	4,036	13,142	326%
Eastern Secondary	679	1,088	160%
Total	4,715	14,230	302%

Demand versus Supply Analysis for Planning Period 2020-2035			
Eastern USDs	2035 Demand	Unit Supply	Percent of Need in the 15-year Planning Period
Eastern Primary	5,542	13,142	237%
Eastern Secondary	932	1,088	117%
Total	6,474	14,230	220%

Based on the available potential and permitted housing units in this analysis, there is sufficient supply of vacant land and undeveloped approved projects to meet the needs for the 10-year and 15-year planning horizon years.

Review of Statutory Changes between 2016 and 2023

The evaluation and appraisal process is designed to address any changes in state requirements since the last update of the comprehensive plan and update the plan based on changes to local conditions. Martin County updated its Comprehensive Growth Management Plan (CGMP) on February 2018 based upon an Evaluation and Appraisal Report produced in 2016/2017.

Due to the legislative changes made in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports (EAR) to the Florida Department of Commerce (the State Land Planning Agency) for a sufficiency determination. Instead, local governments must follow these provisions:

At least every seven years, pursuant to Rule Ch. 73C-49, Florida Administrative Code (F.A.C.), Martin County must determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. According to the Evaluation and Appraisal Notification Schedule found on the DEO website, Martin County must make a determination by December 1, 2023.

In addition to the statutory review, Section 1.8 and Objective 2.1B CGMP contain requirements for any EAR report. Below is provided a list of statutory changes that staff must address for each chapter of the Comprehensive Growth Management Plan.

	Ch. 163, Florida Statutes Citations	Addressed (where/how)	Amendment Needed by Element.
Impact Fees; Short Title; Minimum Requirements: Audits; Challenges (HB 7103) (Chapter 2019-165, section 5) • Amends subsection (3) to add minimum conditions that certain impact fees must satisfy • Renumbers existing subsections (4) and (5) as subsections (6) and (7). • Adds a new subsection (4) to require local governments to credit against the collection of an impact fee any contribution related to public education facilities. • Adds subsection (5) so that if a local government increases its impact fee rates then the holder of impact fee credits is entitled to the full benefit of the intensity or density of the credit balance as of the date it was established and renumbers subsequent subsections. • Amends renumbered subsection (7) to provide that in certain actions, the local government has the burden of proving by a preponderance of the evidence that the imposition or amount of certain required dollar-for-dollar credits for the payment of impact fees meets certain requirements and prohibits the court from using a deferential standard for the benefit of the government. • Adds subsection (8) to authorize a local government to provide an exception or waiver for an impact fee for the development or construction of affordable housing, and in doing such is not required to use any revenues to offset the impact. • Adds subsection (9) to clarify that this section does not apply to water and sewer connection fees.	Section 163.31801, F.S.	Chapter 6: Housing Element	Revised Policy 6.1D.3
Land Use and Development Regulations (SB 1604) (Chapter 2023-31) • Comprehensive planning periods extended from 5 to 10 and from 10 to 20 years. • Revised evaluation and appraisal process. • Emphasis of change is ensuring population projections are appropriately high. • Electric substations	Signed. Effective July 1, 2023.	Chapter 6: Housing Element	Data and Tables have been updated.

Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Chair, District 1, 11/2024
Thomas Campenni, District 2, 11/2026
Bob Thornton, District 3, 11/2024
James Moir, District 4, 11/2026
Rick Hartman, Vice Chairman, District 5, 11/2024
Juan Lameda, School Board Liaison, 12/2024

Thursday, July 18, 2024	**7:00 PM**	**Commission Chambers**

CALL TO ORDER

Mr. Hartman Vice-Chair, called the meeting to order at 7:02 pm. A quorum was present.

ROLL CALL

Present: Rick Hartman, Vice Chair
Bob Thornton
James Moir
Juan Lameda – School Board Liaison
Niki Norton, Chair (arrived at approx.7:06 pm)
Thomas Campenni (arrived at approx. 7:12 pm)

Staff Present:
Deputy County Attorney .....Elysse Elder
Growth Management Director.....Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Senior Planner.....John Sinnott
Agency Recorder/Notary.....Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 JUNE 20, 2024

The Board is asked to approve the minutes from June 20, 2024

Agenda Item: 24-1029

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Ms. Norton & Mr. Campenni not yet in attendance.

QJP-1 QUASI-JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-Judicial proceedings must be conducted with more formality than a legislative proceeding. In Quasi-Judicial proceedings, parties are entitled – as a matter of due process to cross-examine witnesses, present evidence, demand that the 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.

Agenda Item: 24-1031

NEW BUSINESS

NPH-1 DENNIS CIAGLO REZONING (C172-002) (QUASI-JUDICIAL)

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

Requested by: Audra Creech, Esq., Creech Land Use & Zoning, P.A.
Presented by: John Sinnott, Senior Planner, Growth Management Department
Agenda Item: 24-1103

***For the Record:**

LPA: Ex-parte communication disclosures: None. Intervener(s) present: None.
All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Sinnott presented.

LPA: LPA Members had no questions for Staff.

Applicant: Ms. Creech presented and turned in notices of mailings.

LPA: LPA Members had no questions for the Applicant.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 4-0 with Mr. Campenni having not arrived yet.

NPH-2 COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING

A proposed text amendment to Chapter 6, Housing Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1059

STAFF: Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Reginal Planning Council (TCRPC) presented.

LPA: Mr. Moir asked for clarification regarding the Residential Capacity Analysis. He is concerned that the analysis appears to be statistics rather than an analysis. How can we use this statistic as a useful tool?

STAFF: Mr. Dulin explained that we still have a Residential Capacity Analysis and the details of it are specified in Chapter 4 of the Comprehensive Plan. It talks about the planning periods that the analysis considers, which includes both the capacity and the projected population in those periods.

LPA: Mr. Moir asked if this section was not a residential capacity analysis, rather was it what is available?

STAFF: Mr. Dulin stated he believes Mr. Moir is referring to a section of Chapter 6.

LPA: Mr. Moir clarifies he is referring to a table with that data.

STAFF: Mr. Dulin states he does believe there is tabular data in the housing element on this subject. The Residential Capacity Analysis is produced pursuant to plan policies in Chapter 4 and not shown as tabular data in the Comp plan.

LPA: Mr. Moir says he believes he had seen a table labeled Residential Capacity.

STAFF: Mr. Dulin and Ms. Heidt attempted to find the table in question.

LPA: Mr. Moir stated that it had surprised him as it showed what was available on vacant properties as well as the lots unbuilt and there was a total noted.

STAFF: Mr. Dulin showed Table 6.7 Summary of Potential Units and asked if that was the table in question.

LPA: Mr. Moir confirmed it was.

STAFF: Mr. Dulin clarified that that was a proposed table and said that it may be gathering some data

from our existing residential capacity but is not in total the residential capacity analysis; it's not doing any comparisons.

LPA: Mr. Moir quotes from the document the "Analysis summarizes the potential residential units in the Primary and Secondary Urban Services Districts based on vacant property with a residential future land use designation." He further stated that it ends up being a table, to him that looks an awful like a residential capacity table.

STAFF: Mr. Dulin stated that it was providing some of the supply but that it was not providing the approved units or approved subdivisions.

LPA: Mr. Moir said his point is that if this is the table that is going to be used then it seems to be lacking in a couple of very important issues.

STAFF: Mr. Dulin clarified that it is not attempting to provide a replication of or a full residential capacity analysis, it's just attempting to provide some basic data about our residential lands.

LPA: Mr. Campenni asked where the residential capacity analysis was in Chapter 4 and asked to have it brought up on the screen.

STAFF: Mr. Dulin explained that what is in Chapter 4 is the methodology.

TCRPC: Ms. Heidt explained that they are reflecting on page 17 that there is a strikethrough of what is in the current policy and then rewriting it to reference back to the future land use element.

STAFF: Mr. Dulin further clarified the current language and the changes which will reference other sections which can be then found/read as needed. He further clarified the planning periods.

LPA: Mr. Moir asked if we are now looking at a 5 and 10 year planning period rather than a 15 year planning period.

STAFF: Mr. Dulin stated no, residential capacity has had a 10 and 15 year period, state statute changes will now require a minimum of 10 and 20. We are now looking at the possibility of 10, 15 and 20 or 10 and 20. That will be going before the Board with Chapter 4.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 5-0.

NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION

A proposed text amendment to Chapter 16 Arts, Culture and Historic Preservation Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1060

STAFF: Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Reginal Planning Council (TCRPC) presented. Mr. Dulin noted that this was reviewed and vetted by The Arts Council.

LPA: LPA Members had no questions for Staff.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; SECONDED by Mr. Campenni. The Motion CARRIED 5-0.

NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-17 RECREATION

A proposed text amendment to Chapter 17, Public Schools Facilities Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1061

STAFF: Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Reginal Planning Council (TCRPC) presented.

LPA: Mr. Moir commented that the Charter Schools are not bound by the concurrency rules in the same way that Public Schools are in regard to transportation elements and streets and sidewalks, he noted Cove Road as an example. He asked if there was any policy perspective that this EAR could provide in to how to manage that more effectively.

STAFF: Mr. Dulin stated that the State Statute really controls what happens with Charter Schools more so than the local regulations and therefore, we are somewhat limited as to what can be put in our comprehensive plan to control charter schools.

LPA: Mr. Moir asked if every effort has been made, as the idea of the EAR is to do a better job than what had been done and that is why it is updated every seven years.

TCRPC: Ms. Heidt explained that the process of the EAR is to look at what happened with legislation since the last update to see what has to be updated to be consistent with State legislature; and then also to address local issues. However, she is unsure if they can mandate items with Charter Schools. However, adding to the policy to include that the MPO is involved as well would be a step up. She asked the Board if that was something they would like to suggest being added in.

LPA: Mr. Moir said he thought requiring the MPO to be involved in the planning of sidewalks on streets as well as to and from parks is very important to a better EAR as it could become a bigger problem as more Charter Schools come online.

LPA: Ms. Norton stated that to Mr. Moir's point as any project comes before the Board, they have to meet the regulations and traffic counts, etc. and that is the only way to control that aspect of it.

LPA: Mr. Moir stated that it used to be that schools were regulated under concurrency rules, but they are no longer as the State has preempted that.

LPA: Ms. Norton stated she does not disagree; however, she does not believe this is the time or place to deal with that as the school district is their own entity.

LPA: Mr. Campenni and Mr. Hartman noted that this is beyond the County's control as the state pre-empted this.

LPA: Mr. Campenni noted that he believes the school board is just as unhappy as Mr. Moir is with the preemptions however there is no sense trying to make something more than can possibly be done.

TCRPC: Ms. Heidt stated she commends the County as the Public School Facility element is now an optional element. However, the County chooses to keep it in and that ensures that planning is done and involves everyone to have the rules in place in a coordinated and organized way.

LPA: Mr. Campenni asked if there are any Municipalities in Martin County that have this element?

TCRPC: Ms. Heidt stated that she cannot speak to that.

STAFF: Mr. Dulin acknowledged Mark Sechrist with the School District as having been a huge help in the gathering of the information for the updates on this document.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Moir. The Motion CARRIED 5-0.

COMMENTS:

1. **PUBLIC** – None.

2. **STAFF** – Mr. Schilling stated that there is a heightened need to ensure quorums over the next several months as we have items to be reviewed throughout the end of the year, and most specifically

the next few months in order to be able to have the items then be able to get to the BOCC by October.

3. **LPA** – Mr. Moir and Mr. Campenni stated they will not be in town on September 5th. Ms. Norton will be available for the August and September meetings. Mr. Thornton and Mr. Hartman will need to double check for their attendance.

ADJOURN:

The Local Planning Agency meeting of July 18, 2024, adjourned at 7:34 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

8/15/2024
Date Signed

Approved by:

Niki Norton, Chair

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

December 30, 2024

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

Dear Mayor Ciampi,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Martin County (Amendment No. 24-04ER), which was received on October 31, 2024. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing two comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

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

FloridaCommerce staff is available to assist the County to address the comments. If you have any questions related to this review, please contact Christina Nazaire, Choose or enter job title, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

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

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Paul Schilling, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

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

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Martin County 24-04ER

FloridaCommerce has identified two comments regarding Martin County's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the County could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with County staff and is available to assist the County to address the comments.

Comment 1: ***Five Year Capital Improvements Schedule***

The proposed amendment includes multiple references to the Five-Year Capital Improvements Plan (CIP) but does not include the CIP in the County's Comprehensive Plan. Excluding the CIP is inconsistent with the requirements of section 163.3177(3)(a)4., F.S.

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The County must include the Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Comment 2: ***Intergovernmental Coordination***

FloridaCommerce recommends that Martin County coordinate with the Florida Department of Environmental Protection (FDEP) to address their comments regarding the proposed amendment.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***https://floridajobs.secure.force.com/cp/) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

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

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

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

_____ Ordinance number and adoption date.

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

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

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

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

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

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

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

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

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

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

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

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 22, 2024

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

Martin County 24-04ER Proposed Comprehensive Plan Amendment State Coordinated Review

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The Department's review of the proposed policies focused on important state resources and facilities that would be adversely impacted if the amendment is adopted, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails and conservation easements; solid waste; and water and wastewater treatment; and the Everglades ecosystem restoration.

PROPOSED AMENDMENTS

The proposed amendment updates the text and maps of the Martin County (County) Comprehensive Plan based on the most recent Evaluation and Appraisal Report (EAR). The update includes changes to the County's Infrastructure Element (Element) to address the sanitary sewer feasibility requirements of s. 163.3177(6)(c)3, F.S. The proposed update to the Element includes new Goal 10.4 and Objectives 10.4.A and 10.4.B, which direct the County to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any applicable developments, and updates Table 10-2 to identify the current capacity and the 20-year projected wastewater flow at wastewater treatment facilities under full or partial governance of the County.

DEPARTMENT COMMENTS

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a Basin Management Action Plan (BMAP) within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address

the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

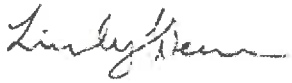
Section 163.3177(6)(c)3, F.S., requires local governments to include a feasibility analysis that identifies the wastewater facilities (name and location) that could receive sanitary sewer flows after connection, the current capacity of the identified wastewater facilities and any transmission facilities, the projected wastewater flows for the next 20 years, including expected future new construction and connections of OSTDSs to sanitary sewer, and a timeline for the construction of any sanitary sewer determined to be feasible.

While the County's proposed amendment addresses several of the above informational requirements, the Element lacks any construction timeline(s) for the connection of applicable developments to the sanitary sewer system. To be consistent with s. 163.3177(6)(c)3, F.S., the Element should be updated to include the construction timeline(s) for any sanitary sewer determined to be feasible. As the statutory deadline (July 1, 2024) has passed, the County should include this information in the Element as soon as possible to address the existing noncompliance with the statute.

CONCLUSION

The Department is providing technical assistance comments consistent with s. 163.3168(3), F.S. The comments will not form the basis of a challenge. If you should require assistance or additional information, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Sincerely,



Lindsay Weaver, Environmental Specialist II
Office of Intergovernmental Programs

cc: Donna Harris, Florida Department of Commerce

From:	Paul Schilling
To:	Clyde Dulin; Joan Seaman
Subject:	FW: FWC"s Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)
Date:	Wednesday, November 20, 2024 5:28:12 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Wednesday, November 20, 2024 5:17 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>; Gruver, Pamela <Pamela.Gruver@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>; DCPexter@Commerce.fl.gov
Subject: FWC's Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)

Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(4), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147

Martin County 24-04ER_60351

Florida Department of Transportation
RON DESANTIS
GOVERNOR
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
JARED W. PURDUE, P.E.
SECRETARY

January 22, 2025

Mr. James D. Stansbury, Chief
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

RE: Martin County 24-04ER Proposed Comprehensive Plan Amendment
FDOT Technical Assistance Comments

Dear Mr. Stansbury:

The Florida Department of Transportation (FDOT), District Four, has reviewed the Martin County 24-04ER, proposed Evaluation and Appraisal Reort (EAR) amendments to the Comprehensive Growth Management Plan (CPA). The CPA was transmitted under the State Coordinated Review (SCR) Process. The proposed Comprehensive Plan includes Evaluation and Appraisal Report (EAR)-based amendments to 16 elements of the Comprehensive Plan. This EAR-based Comprehensive Plan Amendment was transmitted by the Board of County Commissioners in accordance with the requirements of Florida Statutes (F.S.) Chapter 163.

The County's proposed EAR-based amendments update the existing Comprehensive Plan, consistent with changes to Florida Statutes. Based on a review of the amended Plan, FDOT is providing technical assistance comments consistent with Section 163.3168(3) F.S. The technical assistance comments will not form the basis of a challenge. These comments can strengthen the local government's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

This review generally focuses on the goals, objectives, and policies that could impact the State Highway System (SHS) and Strategic Intermodal System (SIS) facilities that pass through the County, as listed below:

- S.R. 91/Florida's Turnpike (SIS)
- S.R. 9/I-95 (SIS)
- S.R. 710 (SIS)
- S.R. 15/U.S. 98 (SIS)
- S.R. 5/U.S. 1
- S.R. 714/Martin Highway
- S.R. 76/Kanner Highway

- S.R. 732/Jensen Beach Blvd.
- S.R. 732/NE Causeway Blvd.
- One CSX, one South Central Florida Express (SCXF) and two FEC Railroads (SIS)
- Atlantic Intracoastal Waterway (SIS)

General Comments

Technical Assistance Comment #1 – Resiliency and Sustainability

The Comprehensive Plan includes comprehensive discussions of climate change, resiliency and sustainability strategies throughout and in line with the 2045 Florida Transportation Plan (FTP) Policy Element (the 2055 FTP is currently under development and is expected to be completed in 2025). The 2045 FTP provides guidance to transportation agencies as they develop and implement policies, plans, and projects related to agile, resilient and quality infrastructure to counter the effects of changes in the climate and changing technology. FDOT supports these strategies and offers additional guidance that may be useful to the County.

Recommendation for Technical Assistance Comment #1

FDOT encourages the County to utilize the growing body of studies and tools available to address vulnerable/at risk transportation infrastructure in Martin County, including but not limited to the Resiliency chapter in the Florida Planning Emphasis Areas online publication[1] and the FTP Resilience initiative[2] . Additionally, the Martin MPO completed a Transportation Network Resiliency Study[3], which serves as a mechanism/ methodology on how to consider resiliency/climate change in the transportation planning process.

Technical Assistance Comment #2 – Stakeholder Interviews

The Comprehensive Plan EAR, Public Input Summary, notes that 30 one-on-one interviews with elected officials, staff, residents, and business owners were conducted. Although FDOT maintains four SIS and five State roadways in Martin County, FDOT (as well as other regional agencies) was not identified/contacted to illicit input, concerns and priorities that may impact the County's vision and goals.

Recommendation for Technical Assistance Comment #2

In future updates to the Comprehensive Plan, FDOT encourages the County to consider coordination and outreach with FDOT and other related regional agencies (i.e. South Florida Water Management District, Florida Department of Environmental Protection, etc.) prior to developing new/updated goals, objectives, and policies. FDOT offers a wealth of resources that could benefit the County and its residents in developing a safe and accessible transportation network.

---

[1] https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/policy/metrosupport/resources/fdot-pea-resource-guide-for-mpos.pdf?sfvrsn=b31a71ef_2
[2] http://floridatransportationplan.com/resilience.htm
[3] https://martinmpo.com/emphasis-areas/resiliency/

Intergovernmental Coordination Element (ICE)

Technical Assistance Comment #3 – Future Land Use Change Conflicts

ICE Section 3.3.B states that there is potential for conflict regarding land use changes in areas bordering the Primary Urban Service District, municipalities, the Indiantown area, and changes to areas traditionally viewed as rural; as well as concern related to improving traffic circulation and providing street interconnectivity. Objective 3.1D references coordination of the impacts of all planning and development activities proposed in the Comprehensive Plan with development activities in the municipalities, adjacent counties, the region and the State. The subsequent Policies do not include FDOT as a coordinating partner.

Recommendation for Technical Assistance Comment #3

Any development that could potentially impact the operations on a State/SIS facility should be coordinated with FDOT prior to approval. Please consider adding a policy that requires coordination with FDOT on any planning/development activity that is adjacent to, in close proximity to, or could potentially have an impact on a State/SIS facility.

Additionally, the County should coordinate with the FDOT District Four Community Planning Coordinator, Larry Hymowitz (larry.hymowitz@dot.state.fl.us), to ensure the close integration of transportation and land use. This improved level of coordination could offer new and enhanced opportunities to assist the County with the latest and appropriate guidance and strategies to enhance and preserve the State/SIS.

Future Land Use Element (FLUE)

Technical Assistance Comment #4 – General

Table 4-2 is described in the Comprehensive Plan text as “the future land use designations by acreage for Martin County”; however, the table title is listed as, “Existing Land Uses at Time of Evaluation and Appraisal Report 2017 and 2024”. Additionally, the acreages in this table do not match the text descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element).

Recommendation for Technical Assistance Comment #4

Please clarify the data in this table and revise the text and/or the Table 4-2 title. Additionally, clarify the differences between the acreages for the future land uses depicted in Table 4-2 and in the future land use descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element.

Technical Assistance Comment #5 – General

The Comprehensive Plan includes a Mixed-Use Village (MUV) future land use category under FLU Policy 4.13A.15; however, the MUV category is not included in Table 4-2.

Recommendation for Technical Assistance Comment #5
Please clarify that the data in Table 4-2 is consistent with the future land use categories in the Future Land Use Element.

Technical Assistance Comment #6
The Comprehensive Plan includes details on the County's housing needs and types, however, there are no direct links to the FLUE nor TE related to residential development and designing it to be compatible in scale, type, and density to adjacent roadway context classifications.

Recommendation for Technical Assistance Comment #6
FDOT recommends that the County consider adding a Policy that aligns housing and development with the FDOT Context Classification System, linking land use and transportation. FDOT offers various resources to help the County achieve compatible residential development next to an adjacent roadway, such as the FDOT Context Classification Tool[4]. Example of new policy language is as follows:

> *"The County shall implement FDOT's context classification system for the development of context-sensitive housing within Martin County."*

Transportation Element (TE)

Technical Assistance Comment #7 – Functional Classification
TE Figures 5-1A and 5-5A include references to FDOT's Functional Classification System, including Major Arterial Roads. It should be noted that according to the most recent FDOT Roadway Characteristics Inventory (RCI) Handbook (2024)[5] and the FHWA Highway Functional Classification Concepts[6] report, Major Arterial is not listed as a functional classification.

Recommendation for Technical Assistance Comment #7
Please update the TE to remove references to the Major Arterial functional classification category, including Policy 2.1.1.1 and Figures 5-1A and 5-5A, and update the maps for consistency with the 2024 RCI Handbook and federal guidelines. By utilizing FDOT's functional classification categories, consistency is ensured among agencies, including metropolitan and rural planning agencies, local officials and FHWA Division Offices; related to a roadway's expectations about design, including its speed, capacity and relationship to existing and future land use development.

[4] https://experience.arcgis.com/experience/77c7386c09924809bf8c08476eab9da8/page/Explorer-Tool/
[5] https://www.fdot.gov/statistics/rci/default.shtm
[6] www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/fcauab.pdf

	Interstate	1
	Other Freeways and Expressways	2
	Other Principal Arterial	3
	Minor Arterial	4
	Major Collector	5
	Minor Collector	6
	Local	7

Technical Assistance Comment #8 – Transportation Level of Service (LOS)

FDOT notes that the TE (and Capital Improvements Element) include references to FDOT's latest 'LOS Policy' in Policy 5.3A.1, but does not list the LOS targets identified in the Policy for State/SIS roads.

Recommendation for Technical Assistance Comment #8

FDOT recommends that Policy 5.3A.1 be revised to specifically reference the LOS "Targets" per FDOT Topic No. 000-525-006-c (Level of Service Targets for the State Highway System, effective April 19, 2017) for the SHS during peak travel hours as "D" in urbanized areas and "C" outside urbanized areas. These LOS targets are used by the Department to plan, design, and operate the State Highway System at an acceptable level of service for the traveling public.

Technical Assistance Comment #9 – Transportation Level of Service (LOS)

TE Policy 5.5C.1 notes that the County will establish LOS targets for the public transit system; however, no timeline is provided.

Recommendation for Technical Assistance Comment #9

Although Martin County's public transportation system is exempt from concurrency, if the County maintains Policy 5.5C.1, it is recommended that the County include a timeline for implementation of a transit LOS along with target milestones. As the County pursues LOS targets for transit, it may be helpful to understand how other Counties/Municipalities have implemented a LOS target. For reference, the Tallassee-Leon County Comprehensive Plan includes a multimodal level of service (LOS) which includes a Transit LOS of "C" and performance targets under Policy 1.5.5 of the Mobility Element.

Technical Assistance Comment #10 – Freight

Policy 5.5A.10 states that the County shall collaborate with the Florida East Coast (FEC) Railway, CSX Transportation, and the potential service providers to develop a plan to coordinate expanded freight and passenger rail access outside the urban corridor of the County. There is no mention of coordination with FDOT on the potentially expanded freight network.

Recommendation for Technical Assistance Comment #10

FDOT encourages the County to reach out to the District 4 Freight Coordinator related to any infrastructure project, development or redevelopment that could impact the rail network or expansion of the rail network. FDOT Freight and Rail Office (FRO) is responsible for assisting in the development of Florida's rail system, both passenger and freight, and championing Florida's multimodal freight programs. The FDOT District 4 Freight Coordinator, Justin Stroh (Justin.Stroh@dot.state.fl.us), works with the FRO to implement the Florida Rail System Plan, rail safety, rail project development and management, rail research, and Strategic Intermodal System (SIS) implementation. Portions of the FEC and CSX rail lines in Martin County are part of the SIS network and play a vital role in maintaining the mobility and economic growth within the area. The County freight network consists of State/SIS roadways and railroad lines.

Technical Assistance Comment #11 – Vision Zero

Policy 5.2.B.2 states that the County utilizes a crash record database and that high crash areas are incorporated into the Capital Improvements Program annually; however, there are no references to the Martin County MPO's Vision Zero Plan.

Recommendation for Technical Assistance Comment #11

Consider adding a new policy in the Comprehensive Plan that acknowledges the MPO's Vision Zero Plan, the State's Target Zero Action Plan, and coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator. Example of new policy language is as follows:

> *"The County shall review the need for implementation of a Vision Zero Plan to reduce/eliminate fatalities and serious injuries in the County, including coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator, and to ensure consistency with the MPO's Vision Zero and the State's Target Zero Action Plans."*

FDOT offers numerous tools, data and additional resources that can aid the County in achieving safety objectives[7].

Technical Assistance Comment #12 – Pedestrian and Bicyclist Outreach

The TE includes multiple references to improvements geared towards pedestrian and bicyclist mobility, however, there is no mention of education or outreach.

Recommendation for Technical Assistance Comment #12

FDOT recommends that the County add a new policy related to pedestrian and bicycle outreach and education. For implementation purposes, coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address

[7] https://www.fdot.gov/agencyresources/target-zero

pedestrian and bicycle safety, education and enforcement. Example of new policy language is as follows:

> *"The County shall expand on its safety initiative through educational and outreach activities geared towards the nonmotorists that walk and bike in the County, as well as the motorists that travel on the roads within the County. Additionally, the County shall coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address pedestrian and bicycle safety, education and enforcement"*

The District 4 Community Traffic Safety Coordinator works with the State Safety Office and local/regional partners to implement safety related community events, high visibility enforcement funding, free bicycle helmets, pedestrian and bicycle trainings, etc.

Technical Assistance Comment #13 – Access Management

Access management is the coordinated planning, regulation, and design of access between roadways and land development. No specific policies related to access management were found in the Comprehensive Plan.

Recommendation for Technical Assistance Comment #13

FDOT recommends that the County include an access management policy that specifically addresses access management along the County's roadways. Example of new policy language is as follows:

> *"The County shall consult with FDOT in the coordinating of planning, regulation, and design of access between roadways and land development to preserve the safety and efficiency of the transportation system."*

Additionally, FDOT approval is required for any access or access modifications to SHS/SIS facilities. As a result, FDOT recommends that the County coordinate directly with the FDOT District Access Management Manager for District Four (D4AccessManagement@dot.state.fl.us) regarding any access modifications along SHS/SIS facilities. For reference, Florida Administrative Code 14-96 and 14-97 provide standards for the State Highway System Access Control Classification System and Access Management. Additional information is available on the State's Access Management Guidelines[8] website, which includes the FDOT 2023 Multimodal Access Management Guidebook and the 2024 Multimodal Access Management Applications Guide.

[8] https://www.fdot.gov/planning/systems/systems-management/access-management

Coastal Management Element (CME)

Technical Assistance Comment #14

Section 8.2.B of the CME includes strategies to reduce flooding on evacuation routes; however, these strategies are limited to elevating certain roads.

Recommendation for Technical Assistance Comment #14

Consider adding additional strategies to reduce flooding on evacuation routes along with elevating roadways – such as nature-based and traditional hardscape stormwater infrastructure.

Conservation and Open Space Element (C&OSE)

Technical Assistance Comment #15

The C&OE references assets such as scenic roadway corridors and the impacts of emissions-producing road traffic; however, there is no mention of coordination with FDOT on environmental impacts to State highway facilities.

Recommendation for Technical Assistance Comment #15

Consider incorporating FDOT and/or, specifically, the FDOT Office of Environmental Management[9] as a potential reviewer/partner agency into this element, as certain conservation areas in Martin County are adjacent to state and state-maintained roads and infrastructure. FDOT offers numerous resources such as trainings, webinars, guidance documents, and programmatic practices, such as:

- *Wildlife Crossing Guidelines*
- *FDOT Programmatic Approach for Minor Transportation Activities*
- *FDOT Conservation Plan for the Florida Panther*
- *FDOT Guidance on Bat Exclusion Practices*
- *Stakeholder Guidance for Native Florida Plants*

Capital Improvement Element (CIE)

Technical Assistance Comment #16

Policy 14.1A.8, Objective 14.1C, as well as other policies in the CIE, reference the Schedule of Capital Improvements; however, the Schedule of Capital Improvements is not included in the amendment package.

Recommendation for Technical Assistance Comment #16

Please include the Schedule of Capital Improvements in the amendment package for reference. As noted in Florida Statutes 163.3177(3)(a)4, a schedule of capital improvements should include, "…any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted

[9] https://www.fdot.gov/environment/protected-species-and-habitat

level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding."

Public School Facilities Element (PSFE)

Technical Assistance Comment #17

Public School Facilities Element Policy 17.1F.3 states that the County, City, Village and the MPO will coordinate with the school board on planning and construction of sidewalks and bike paths to and from school and recreational facilities. Additionally, Policy 17.1C.3 includes language related to transportation infrastructure and safe access necessary to support a new school. The PSFE however does not reference the FDOT Safe Routes to School (SRTS) Program nor coordination with FDOT.

Recommendation for Technical Assistance Comment #17

FDOT recommends the addition of specific language pertaining to pedestrian and bicycle safety within the policy, targeting the reduction of fatalities and serious injuries of vulnerable road users on roadways in the County's transportation network. This aligns with the overarching goal of the FDOT Safe Routes to School (SRTS) Program to increase the number of children who walk or bicycle to school by funding projects that remove the barriers currently preventing them from doing so. Those barriers can include a lack of infrastructure, unsafe infrastructure, and a lack of programs that promote walking and bicycling through education/encouragement programs aimed at children, parents, and the community.

Thank you for coordinating on the review of this proposed Comprehensive Plan EAR-based amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at larry.hymowitz@dot.state.fl.us or at (954) 777-4663.

Sincerely,

Larry Hymowitz

Larry Hymowitz
Community Planning Specialist
Policy & Mobility Planning Section
Planning & Environmental Management Office
FDOT District Four

CC: Paul Schilling, Growth Management Director (pschilli@martin.fl.us), Martin County, FL
DCP External Agency Comments (dcpexter@commerce.fl.gov) – Florida Commerce
D4 Planning Reviews (d4-planningreviews@dot.state.fl.us) – FDOT District Four

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B8

From: Staff

Date: November 25, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 24-04ER

Introduction

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

The amendment package from the Martin County was received on October 31, 2024 and contains amendments to the Preamble; Overall Goals and Definitions; Intergovernmental Coordination; Future Land Use; Transportation; Housing; Recreation; Coastal Management; Conservation and Open Space; Sanitary Sewer Services; Potable Water Services/10 Year Water Supply Facilities Work Plan; Solid and Hazardous Waste; Drainage and Natural Groundwater Aquifer Recharge; Capital Improvements; Art, Culture, and Historic Preservation; and Public School Facilities elements of the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendments are based on the County's Evaluation and Appraisal Review (EAR). The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern. On November 21, 2023, the County sent a letter to the Florida Department of Commerce (now FloridaCommerce) notifying the state land planning agency (SLPA) that amendments are necessary. Once a letter of intent is sent to the SLPA, a local government must complete the EAR process, prepare their plan amendments, and transmit them within one year. Due to the amount of amendment materials, the proposed amendments, shown in ~~strikeout~~ and underline format, are included on Council's website as a supplement. The following summarizes the proposed amendments.

Preamble

Proposed amendments include:

1. Revising Section 1.7.B *Housing unit demand projection* to reflect proposed changes in the housing unit demand projection in Chapter 4, Future Land Use Element.
2. Revising Section 1.7.B *Housing unit demand projection* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in the housing unit demand projection for unincorporated Martin County.
3. Revising Section 1.7.C *Residential capacity calculations* to reflect proposed changes for residential capacity calculations in Chapter 4, Future Land Use Element.
4. Revising Section 1.7.C *Residential capacity calculations* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in residential capacity calculations for unincorporated Martin County.
5. Revising Section 1.7.C *Residential capacity calculations* to change the existing 15-year planning period language to now specify a 20-year planning period.
6. Revising Section 1.11.C *Procedure upon application* to correct numbering errors in subsections (1), (3), and (4).
7. Revising Section 1.11.C.(2) and Section 1.11.D.(5) to correct references to other subsections of the Comprehensive Growth Management Plan.

Overall Goals and Definitions

Proposed amendments include:

1. Adding "residential" to Policy 2.1A.1(1) to clarify that no land uses or development shall exceed 15 residential units per acre. This policy also adds the acronym "MUV" for Mixed-Use Village.
2. Revising Policy 2.2A.2 to reference Policy 9.1G.2(7) in Chapter 9, Conservation and Open Space Element, regarding the exceptions for altering wetlands.
3. Adding Policy 2.2A.7 to reference Policy 9.1G.4 in Chapter 9, Conservation and Open Space Element, regarding the exceptions to wetland buffer zone provisions.
4. Revising Policy 2.2C.9(1) to reference Policy 8.1C.1 in Chapter 8, Coastal Management Element, to ensure internal consistency.
5. Revising Policy 2.2C.9(2)(e) to include a sentence about stormwater design and the consideration of tidal inundation and sea level rise impacts.
6. Adding Objective 2.2F to reference resiliency planning as outlined in Chapter 8, Coastal Management Element.
7. Revising Policy 2.4C.1 to change the planning period timeframe from 15 years to 20 years.
8. Revising the definition for "affordable housing" to remove reference to a specific section of Florida Statutes.
9. Revising the definition for "Preliminary Development Order" to remove the term "Development of Regional Impact (DRI)."
10. Adding a definition for "enhanced nutrient-reducing onsite sewage treatment and disposal system" to Section 2.4. The definition for "onsite sewage treatment and disposal system" has been revised to match the latest definition outlined in Florida Statutes.

11. Deleting the definition for "housing units in actual use" to be consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
12. Adding the Village of Indiantown to various definitions to provide for the inclusion of the Village in various agreements, committees, and organizations as appropriate for the newly incorporated municipality.
13. Revising the definition for "living shorelines" to broaden the definition to include all native vegetation for the purpose of providing habitat and not just limiting this function to grasses.
14. Revising the definition for "public facility" to remove classifications for "mandatory" and "nonmandatory" public facilities.
15. Adding a definition for the term "resilience" in response to updates in Chapter 8, Coastal Management Element, regarding resilience planning.
16. Revising the definition for "seasonal population (housing)" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
17. Deleting the definition for "vacant seasonal housing units" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.

Intergovernmental Coordination Element

Proposed amendments include:

1. Updating Table 3.1, *Coordinating Entities – Martin County* to include the Village of Indiantown and South Martin Regional Utilities; and update various agency names that have been changed since the last EAR.
2. Revising Section 3.2.B. *Coordinating Mechanisms* to reference the Treasure Coast Transportation Council, which coordinates regional planning with St. Lucie and Indian River counties, and updating the membership of the MPO Policy Board.
3. Updating references to the County's agreement with Waste Management related to solid waste disposal to reflect current contract dates.
4. Updating Policy 3.1A.4 to reflect the renaming of the "Engineering" department to "Public Works."
5. Revising Policy 3.1E.4. *Coordination of utilities services*, to reference the change in the name of the Indiantown Utilities Company and the expiration date for the interlocal agreement with the Town of Jupiter Island concerning joint planning.
6. Revising Policy 3.1J.3. *Provision of technical memorandums to School Board* to reflect current statutory requirements related to population projections.

Future Land Use Element

Proposed amendments include:

1. Updating Tables 4-1, 4-2, 4-3 and 4-4, and Figure 4-1 to reflect current data and statistics.
2. Adding a parcel control number to Policy 4.7A.14, Allowable development outside the Primary Urban Service District.
3. Revising text in Section 4.1.B. describing Figure 9-1, Composite Wetland Map. This text change is proposed for consistency with proposed changes to Chapter 9, Conservation and Open Space, Policy 9.1G.2.

4. Revising text in Section 4.2.A. (1) for internal consistency with Chapter 8, Coastal Management Element.
5. Revising Objective 4.5C. and Policy 4.5C.1. to note that USDA Natural Resources Conservation Service soil data, available on the web, will be used.
6. Revising Objective 4.5E. and Policy 4.5E.2 barrier island development regulations to provide consistency with Chapter 8, Coastal Management Element.
7. Updating numerous locations in the chapter to show a 15-year planning period stricken and replaced with a 20-year planning period.
8. Adding policies 4.9A.3 and 4.10B.5 that permit residential and commercial development (occurring on the respective future land use designations) to share infrastructure and preserve areas.
9. Revising Section 4.2.A (9) and Policy 4.1D.6 to disconnect the planning periods from the Residential Capacity Analysis and making it a guideline instead of a directive.
10. Deleting several policies to eliminate dependence on decennial Census data in the Residential Capacity Analysis methodology.

Transportation Element

Proposed amendments include:

1. Reordering the features for consistency among the existing system, the future system, and the goals (for example, airports consistently follow pathways and transit).
2. Introducing the concepts of qualitative level of service (Q/LOS) targets for roadways and level of traffic stress targets for pathways consistent with the FDOT's latest Multimodal Q/LOS Handbook.
3. Renaming the non-motorized transportation systems, expanding the background, and providing future needs for pathways.
4. Renaming public transportation and updating the background and future needs for transit.
5. Updating the background and future needs for airports.
6. Expanding the background and providing future needs for railroads.
7. Expanding the background and providing future needs for waterways.
8. Adding a provision for an applicant to enter into an agreement to pay for or construct its proportionate share of required improvements.
9. Adding a policy for vulnerability assessment/resiliency.
10. Adding a policy for future pathway level of traffic stress targets.
11. Adding a policy supporting a passenger train station.
12. Clarifying that dredging of waterways will be done with environmentally sensitive methods.
13. Adding a Policy to enhance bicyclist and pedestrian safety along bridges and major arterials.
14. Removing references to the high-speed ferry to Fort Pierce that was discussed in the Regional Waterways Plan.

Housing Element

Proposed amendments include:

1. Updating references to reports used to account for and analyze the existing housing stock in the County to plan for future growth. Revisions include updates to programs and reports, and

a reference to an interlocal agreement between the County, the School District, Stuart, and Indiantown.

2. Updating data within tables with currently available data collected from recognized sources including the Shimberg Center for Housing Studies, U.S. Census Bureau 2018-2022 American Community Survey, and the U.S. Department of Housing and Urban Development.
3. Adding several tables to better understand and plan for availability of housing units that are affordable for all levels of income, several tables have been added that reflect current data relative to housing conditions in the County.
4. Revising Section 6.3.C. to reflect Board direction, maintain consistency with Section 4.2.A.(9), and be consistent with Florida Statutes.
5. Adding Section 6.3.E. to reference enacted legislation related to local government authority for affordable housing development.
6. Adding Policy 6.1D.3.(7) related to exceptions or waivers of impact fees for development or construction of housing that is affordable.
7. Updating Policy 6.1E.10. to reference the Martin County Community Land Trust, which was created in 2023.
8. Updating Policy 6.1E.11. to reflect current legislative requirements.

Recreation Element

Proposed amendments include:

1. Removing references to the Development of Regional Impact process.
2. Updating the Parks and Recreation Master Plan regarding required updates.
3. Removing a reference to a 2003 feasibility study.
4. Revising Policy 7.1B.7 related to reviewing beach access every year instead of every five years.
5. Revising Policy 7.1B.9. related to seeking grants for water safety programs.

Coastal Management Element

Proposed amendments include:

1. Updating acronyms related to the Basin Management Action Plan, Comprehensive Everglades Restoration Plan, and Total Maximum Daily Load related to water quality.
2. Updating Section 8.1 to include the County's Atlantic shoreline in the description.
3. Adding references to comply with state statutes related to Peril of Flood legislation.
4. Updating Section 8.2.B to include language from the Sea Level Rise Report and the Statewide Regional Evacuation Study prepared by the Florida Division of Emergency Management and the Treasure Coast Regional Planning Council.
5. Updating and adding relevant figures related to storm surge evacuation zones, and clarifying the location and definition of the coastal high hazard area.
6. Updating section 8.3.A to add needs for shoreline protection, water quality, and resiliency and the need for natural resource protection.
7. Adding references and modifying sections related to resiliency planning and implementation as a result of the Sea Level Rise report.

8. Added a policy to indicate that tidal inundation and sea level rise impacts will be considered during stormwater design.

Conservation and Open Space Element

Proposed amendments include:

1. Updating rainfall data and dates from the South Florida Water Management District.
2. Revising Policy 9.1G.2(1) related to wetlands to provide consistency with other elements.
3. Adding the definition of Special Upland Habitats.
4. Revising policies to update the County's regulation of exotic pest plant species.

Sanitary Sewer Services Element

Proposed amendments include:

1. Adding a new Goal and Objectives to comply with state legislative requirements related to sewage treatment and system evaluation.
2. Deleting information that is no longer relevant.
3. Updating tables to new reflect local conditions.

Potable Water Services Element/ 10 Year Water Supply Facilities Work Plan

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Revising planning periods in accordance with Florida Statutes.
3. Adding a 9.5-acre parcel owned by Martin County to be included in the list of exceptions to receive water services.
4. Revising Figures 11-1 and 11-2 to correct a scrivener's error of the Martin County Consolidated Utility Service Area.
5. Revising Policy 11.4.B *Proposed modifications to the Consolidated Water System* to recognize changes in conditions.

Solid and Hazardous Waste

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Updating dates, terms and statistics.

Drainage and Natural Groundwater Aquifer Recharge Element

1. Adding additional elements in Section 13.1.B. to provide consistency with the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Adding sea level rise to the control of water subsection; the environmental concerns subsection; and adding a new restoration section.

3. Deleting Indiantown from Section 13.2.
4. Revising Section 13.2.B to include the most recent studies that have been conducted within Martin County.
5. Updating Section 13.2.D to reflect language in the Land Development Code and criteria that may be used in establishing finish floor elevations in areas at risk as defined by the Florida Department of Environmental Protection (FDEP) for reducing flood risk and infrastructure damage.
6. Adding additional study needs to determine the existing level of service along with proposed capital improvements to mitigate level of service deficiencies; and adding resiliency elements related to surface water study needs.
7. Updating Section 13.3., Groundwater System and Aquifer Recharge, with the most recent information.
8. Revising Table 13-2 with more up-to-date data for historical and projected average gross water demands.
9. Adding Policy 13.1A.17, Improve water quality of surface waters, to show that the county will continue its efforts on reducing pollutants.
10. Adding sea level rise to Policy 13.1C.1, Funding for stormwater management, to ensure that proposed infrastructure has considered flood risk from sea level rise or any other threat that may cause a flood risk.
11. Revising Policy 13.1G.18. to add the City of Stuart and Village of Indiantown in coordination efforts for water allocation plans.
12. Updating Section 13.5.A to give the status of the C-44 Reservoir and Stormwater Treatment Area project; adding green infrastructure to protective initiatives; and adding the County wastewater treatment and onsite sewage treatment and disposal system (OSTDS) plan.
13. Deleting references to the NPDES program for the establishment of water quality monitoring criteria.
14. Adding water quality to Policy 13.2A.10.
15. Deleting Policy 13.2A.11 as it does not align with the County's position on base flows conditions in the St. Lucie River and Estuary.
16. Adding green infrastructure to Policy 13.3A.2.
17. Revising Policy 13.4A.12 to indicate Martin County shall prioritize septic tank problem areas for connection to centralized wastewater disposal facilities pursuant to 163.3177, F.S.

Capital Improvements Element

Proposed amendment include:

1. Revising level of service standards set forth in Policy 14.1A.2. for consistency with Chapter 5, the Transportation Element, Chapter 10, the Sanitary Sewer Services Element, Chapter 11, the Potable Water Services Element, and Chapter 13, the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Revising the level of service standards set forth in Policy 14.1A.2 related to Life Support and Fire Suppression.
3. Revising the level of service standards set forth in Policy 14.1A.3 related to Category B facilities for consistency with Section 1.7.E of Chapter 1, Preamble, regarding weighted average population.

4. Revising Policy 14.1C.5(1)(b)(2) and Policy 14.1C.5(1)(c) to remove the word "mandatory" from classifying public facilities because the County no longer classifies its public facilities as "mandatory" or "non-mandatory."
5. Revising Policy 14.1E.1(7) to change section references from specific policies to specific chapters of the CGMP.

Art, Culture and Historic Preservation Element

Proposed amendment include:

1. Updating background information and existing conditions to reflect current information obtained from a 2022 study.
2. Revising policies to reflect the renaming of the Public Art Site Committee to the Public Art Advisory Committee and terminating the Public Art Master Plan and the Five-Year Plan, which was done by Ordinance No. 1103 in 2019.
3. Relocating Policy 16.5.1 to Objective 16.5H and renumbering as 16.5H.4 as this is a more appropriate location.

Public School Facilities Element

Proposed amendments include:

1. Minor changes are proposed to the Goals, Objectives, and Policies.
2. Updating Section 17.2.B *School Enrollment* to include information related to decreased enrollment statistics in public schools between 2019 and 2023 and increased enrollment in charter schools during the 2022-2023 school year.
3. Updating Section 17.2.D *Fiscal Considerations* with current information on the District's capital assets and long-term debt.
4. Revising Policy 17.1B.6 to add language related to school capacity created by development.
5. Updating Policies 17.1E.1 and 17.1E.2 to include the Village of Indiantown in annual reviews of the Public Schools Facilities Element.
6. Updating Policy 17.1F.3 to include the Village of Indiantown and the Martin Metropolitan Planning Organization in ongoing efforts for coordination of sidewalks and bike paths to facilitate travel to and from schools and recreational facilities.

<u>Regional Impacts</u>

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

<u>Extrajurisdictional Impacts</u>

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 5, 2024. No extrajurisdictional impacts have been identified.

Conclusion

Chapter 163.3184, Florida Statutes, states that a regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council. It is noted that Council reviewed and provided the proposed amendments for the Housing, Intergovernmental Coordination, Public School Facilities, and Arts, Culture, and Historic Preservation elements as part of the County's EAR process. Therefore, no review and comments are provided for those elements. The balance of the elements were analyzed by the County and Council had conducted a review and considered any appropriate comments.

The County is to be commended for the extensive amount of work done throughout the last year to ensure that this review included input from all stakeholders in the community. The resulting amendments include the input and expertise from all County departments, coordinating agencies, and the public.

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

Council Action – January 17, 2025

To avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approved this report and authorized its transmittal to Martin County and FloridaCommerce on November 26, 2024.

At the January 17, 2025 Council meeting, Commissioner Leet from St. Lucie County moved approval of the staff report. Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

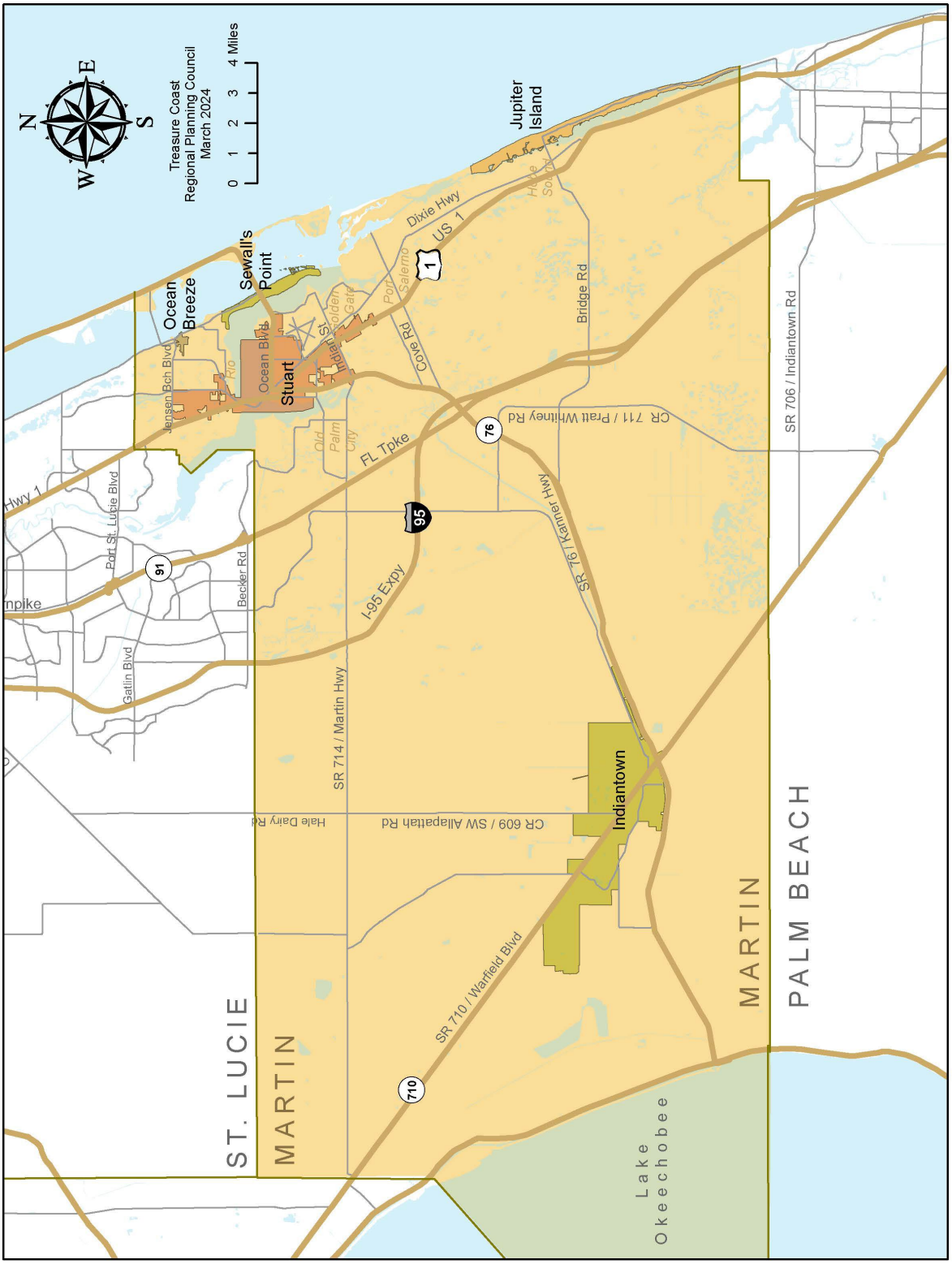
Attachment

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1
General Location Map



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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER ____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-06, AMENDING THE TEXT OF CHAPTER 6, HOUSING ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, the Local Community Planning Act requires a Comprehensive Plan to be reviewed through an Evaluation and Appraisal process every seven years on a schedule determined by the Florida Department of Commerce; and

WHEREAS, Martin County completed and adopted its Evaluation and Appraisal Report on March 5, 2024; and

WHEREAS, amendments to Chapter 6, Housing Element were identified in the Evaluation and Appraisal Report; and

WHEREAS, on July 18, 2024, the Local Planning Agency considered the proposed Comprehensive Plan amendment at a duly advertised public hearing; and

WHEREAS, on September 10, 2024 and October 22, 2024, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on February 25, 2025, at a duly advertised public hearing, which was continued to March 25, 2025, this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

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

PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT CPA 24-06.

Comprehensive Growth Management Plan Amendment 24-06, is hereby adopted as follows: A text amendment to Chapter 6, Housing Element of the Martin County Comprehensive Growth Management Plan as set forth in Exhibit "A" attached and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART VII. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment

is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 25TH DAY OF MARCH, 2025.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY:_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM
& LEGAL SUFFICIENCY:

BY:_____
SARAH W. WOODS
COUNTY ATTORNEY

Exhibit A

Text proposed for deletion is shown stricken and text proposed for addition is shown underlined.

Supplement 55 provided by MuniCode is the base document for the EAR based changes shown.

Chapter 6 HOUSING ELEMENT

Adopted:	July 9, 1991	By Ordinance No. 400
Amended:	October 27, 1992	By Ordinance No. 419
Amended:	October 26, 1993	By Ordinance No. 430
Amended:	September 13, 1994	By Ordinance No. 448
Amended:	November 29, 1994	By Ordinance No. 450
Amended:	September 28, 1999	By Ordinance No. 555
Amended:	May 27, 2003	By Ordinance No. 630
Amended:	December 11, 2007	By Ordinance No. 776
Amended:	December 16, 2009	By Ordinance No. 847
Amended:	July 10, 2012	By Ordinance No. 913
Amended:	December 10, 2013	By Ordinance No. 946
Amended:	February 27, 2018	By Ordinance No. 1052
Amended:	September 10, 2019	By Ordinance No. 1110
Amended:	September 29, 2020	By Ordinance No. 1143
Amended:	May 11, 2021	By Ordinance No. 1158
Amended:		

Acronyms used in this chapter:

BEBR	Bureau of Economic and Business Research, University of Florida
CGMP	Comprehensive Growth Management Plan
FMR	Fair Market Rent
HOME	HUD program: Home Investment Partnerships
HUD	U.S. Department of Housing and Urban Development
LHAP	Local Housing Assistance Plan
ODER	Office of Demographic and Economic Research
SHIP	State Housing Initiative Partnership

Section 6.1. Background

The purpose of this element is to provide policies that address the supply of housing for Martin County residents. Its objective is to ensure that Martin County has a safe, diverse housing stock that is adequate to serve current and future residents. This element and Chapter 4, Land Use, address the provision of adequate sites for a variety of housing, including housing for very low, low, and moderate income households; workforce housing; households with special needs; farm worker housing, mobile and manufactured housing; group homes and foster care homes; and residential care facilities for elderly residents.

Pursuant to Section 163.3177(6)(f), Florida Statutes, the Community Planning Act, as amended in 2011, the data and analysis upon which this Housing Element is based must include the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio, the number of dwelling units that are substandard, the methodology used to estimate the condition of housing, a

projection of the anticipated number of households by size. income range, and age of residents derived from the population projections, and the minimum housing need of the current and anticipated future residents.

Accurate, current data with this level of detail is not easy to obtain. Like most local governments, Martin County, does not collect extensive housing information itself. The data and analysis for this element depends heavily on other sources, including the Shimberg Center for Housing Studies at the University of Florida, the U.S. Census Bureau's American Community Survey, the U.S. Census Bureau's Decennial Census, the Office of Economic and Demographic Research (OEDR), and the Bureau of Economic and Business Research (BEBR) at the University of Florida. The data from these sources was used to create reports relied upon to develop this chapter, including:

• *Population Technical Bulletin*, an annual report providing current population estimates for permanent and seasonal residents and population projections, at five-year intervals, going out 30 years.

• ~~*Martin County 2017 Housing Report*, containing the data and analysis required by §163.3177(6)(f) including information regarding the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, cost to income ratios, and substandard dwelling units~~

Martin County's Growth Management Department does aggregate and analyze certain local housing data contained in approved development orders, approved building permits and approved certificates of occupancy, as well as the Future Land Use Map, and produces technical reports related to the supply of and demand for housing in the County. These reports are:

• The ~~*Residential Vacant Land Inventory and*~~ *Residential Capacity Analysis Technical Memorandum*, inventories vacant residential land in the Primary and Secondary Urban Service Districts and estimates the number of dwelling units that can be constructed on that land, pursuant to the Future Land Use Map. The object is to ensure there is adequate residential capacity for the projected population for a ~~15-year~~ 10-year and 20-year planning period. This report is produced ~~and adopted~~ every five years, pursuant to Section 4.2.A.(9) of the Comprehensive Growth Management Plan.

• The ~~*Approved*~~ *Active Residential Development Inventory* tracks approved residential site plans, ~~development order timelines~~ and the rate of residential development, by County Planning Area.

• *Growth and Development Trends*, an annual report on the number of building permits and certificates of occupancy issued for residential structures, residential site plans and the number of associated residential units, future land use changes that may result in the creation of residential units, and re-zoning of land that may increase the number of residential units. This report is a requirement of an interlocal agreement between the Board of County Commissioners, the Martin County School District, the City of Stuart and the Village of Indiantown. The data is presented at joint meetings of these Boards.

~~The type of information for Martin County available from the American Community Survey (ACS) is illustrated in Table 6.1 and Figure 6.1. Figure 6.1 (Not updated until GM approval of new tables) updates ACS data to include residential units for which building permits were issued in 2016 (based on the locally produced *January 2017 Growth and Development Report*). An example of the type of Martin County produced locally data is illustrated in Figure 6.2.~~

Data from the American Community Survey (ACS) showing the existing housing stock in Martin County is shown in Table 6.1.

Lastly, Martin County adopts a Local Housing Assistance Plan (LHAP) as a condition of the receipt of funds from Florida's State Housing ~~Assistance Program~~ Initiatives Partnership (SHIP). Prepared by the County's Office of ~~Health and~~ Human Services, the current LHAP covers ~~2014-2017~~ 2023-2026.

The SHIP program requires funds to be expended according to certain categories:

• No less than 65% for owner-occupied housing.

• No less than 75% on new construction, rehabilitation, or emergency repairs.

• At least 30% for very low income households (50% of area median income).

• At least 30% for low income households (80% of area median income).

All reports and data and analysis supporting Chapter 6, Housing, are on file with the Martin County Growth Management Department.

The Housing Element provides guidance for the development of plans and policies that address current and future housing needs. The intent of this element is to ensure conservation and rehabilitation of the existing housing stock, and provision of a broad mix of housing types for future residents. This element addresses housing implementation programs, monitoring of housing trends, and help for the relocation of displaced residents. This element will seek to increase private sector participation in developing affordable housing through incentive-based regulatory programs, subsidy funding, and enhanced public/private partnerships. Finally, the element incorporates a publicly owned land bank and a local housing trust fund which aim is to provide land and funds for affordable housing in combination with help from local, private and nonprofit housing providers.

Section 6.2. Existing Conditions

6.2.A.*Housing Supply.*

~~According to the American Community Survey (ACS), in the period 2011 through 2015, Martin County had a total of 78,706 housing units, a 2% increase (1,216 dwellings) since 2006-10. The estimated population for Martin County in 2015 was 150,062, a 2.5% increase from 2010. (*2017 Population Technical Bulletin*)~~

~~Table 6.1.~~
~~Existing Housing Stock in Martin County~~

	~~Estimated # of Units~~	~~90% Confidence Interval~~	~~% of total~~
~~Total Housing Units~~	~~78,706~~	~~78,507 to 78,905~~	~~100%~~
~~Detached Single-family~~	~~41,727~~	~~40,960 to 42,494~~	~~53%~~
~~Attached single-family (townhouse)~~	~~6,393~~	~~5,884 to 6,902~~	~~8%~~
~~Duplex~~	~~2,022~~	~~1,686 to 2,358~~	~~3%~~
~~Multi-family: Tri-plex or Quadra-plex~~	~~3956~~	~~3,571 to 4,341~~	~~5%~~
~~Multi-family: 5 or more units~~	~~16,726~~	~~Not available~~	~~21%~~

~~Source: ACS, 2015 5-Year Estimates. The 90% confidence interval is unavailable for 'Multi-family: 5 or more units,' because estimates for several categories were combined for presentation in this table~~.

~~6.2.A.*Housing Supply.*~~

According to the 2022 American Community Survey (ACS), Martin County had a total of 81,371 housing units, ~~a~~ 3% increase (2,665 dwellings) since 2017. The estimated population for Martin County in 2023 was 162,847, an 8% increase from 2015 (2023 BEBR Population Estimates for Martin County)

Table 6.1
Existing Housing Stock in Martin County

	Estimated # of Housing Units (4)	Margin of Error	% of Total
Total Housing Units	81,371 (1)	+/- 2,417 (2)	100%
Total Occupied Housing Units	66,871 (2)	-	82% of total
Total Unoccupied Housing Units	14,500 (3)	-	18% of total
Detached Single Family Single Family	39,889 (2)	+/- 2,318 (2)	49% of total
Attached Single Family	5,844 (2)	+/- 1,180 (2)	7% of total
Duplex	1,187 (2)	+/- 714 (2)	1.5% of total
Multi-family: 3-4 units	3,255 (2)	+/- 961 (2)	4% of total
Multi-family: 5-9 units	3,904 (2)	+/- 1,157 (2)	5% of total
Multi-family: 10 + units	6,866 (2)	+/- 1,383 (2)	8.5% of total
Mobile home and other housing types	5,926 (2)	+/- 1,277	7% of total

(1) Office of Economic and Demographic Research (EDR) – January 2024 Community Profile for Martin County
(2) American Community Survey (ACS) – 2022 Physical Housing Characteristics for Occupied Housing Units
(3) Total number of Housing Units Provided by (EDR) minus sum of Housing Types Provided by (ACS)
(4) Includes Municipalities

Table 6.2 provides detail on the number of housing units by type and the assessed value of those units. More detailed information regarding the age of housing structures (Table 6.3); the number of units by type (Table 6.4); housing tenure (Table 6.5); and substandard housing conditions (Table 6.6) are shown below.

Table 6.2

Assessed Value, 2022

Housing Type	Single Family	Mobile Home	Condominium	Multifamily 9 or Less Units	Multifamily 10 or More Units
Less than $50,000	330	665	602	0	0
$50,000 to $59,999	305	316	377	1	0
$60,000 to $69,999	468	326	428	1	0
$70,000 to $79,999	581	314	571	3	0
$80,000 to $89,999	618	238	476	5	0
$90,000 to $99,999	708	182	515	6	0
$100,000 to $124,999	2,101	466	1,624	13	0
$125,000 to $149,999	2,918	243	1,323	17	0
$150,000 to $174,999	3,194	84	995	34	0
$175,000 to $199,999	3,490	39	557	44	0
$200,000 to $249,999	6,446	22	982	198	0
$250,000 to $299,999	5,324	15	609	331	0
$300,000 to $399,999	7,105	7	783	158	0
$400,000 to $499,999	3,912	2	406	57	6
$500,000 to $599,999	2,031	0	130	28	6
$600,000 to $699,999	1,131	0	58	7	3
$700,000 to $799,999	695	0	56	4	0
$800,000 to $899,999	449	0	31	3	2
$900,000 to $999,999	354	1	25	2	2
$1,000,000 or More	1,771	1	119	1	17

Source: Shimberg Center for Housing Studies, based on Florida Department of Revenue, Name-Address-Legal File

Table 6.3

Year Structure Built, 2018-2022, 5-Year Estimates

2010 or after	**2000-2009**	**1990-1999**	**1980-1989**	**1970-1979**	**1960-1969**	**1950-1959**	**1940-1949**	**1939 or earlier**
4,349	12,237	12,954	24,691	17,730	4,590	3,144	502	1,396

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau 2018-2022 American Community Survey 5-Year Estimates

Table 6.4

Number of Units by Type, Summary 2018-2022, 5-Year Estimates

Single-family (1 att./detach.)	**Multi-family (2 or more)**	**Mobile Home**	**Other**	**Total**
51,201	22,816	7,447	129	81,593

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Table 6.5

Households by Tenure, 2018-2022, 5-Year Estimates

Owner	**Share**	**Renter**	**Share**	**Total**
53,652	81%	13,072	19%	66,724

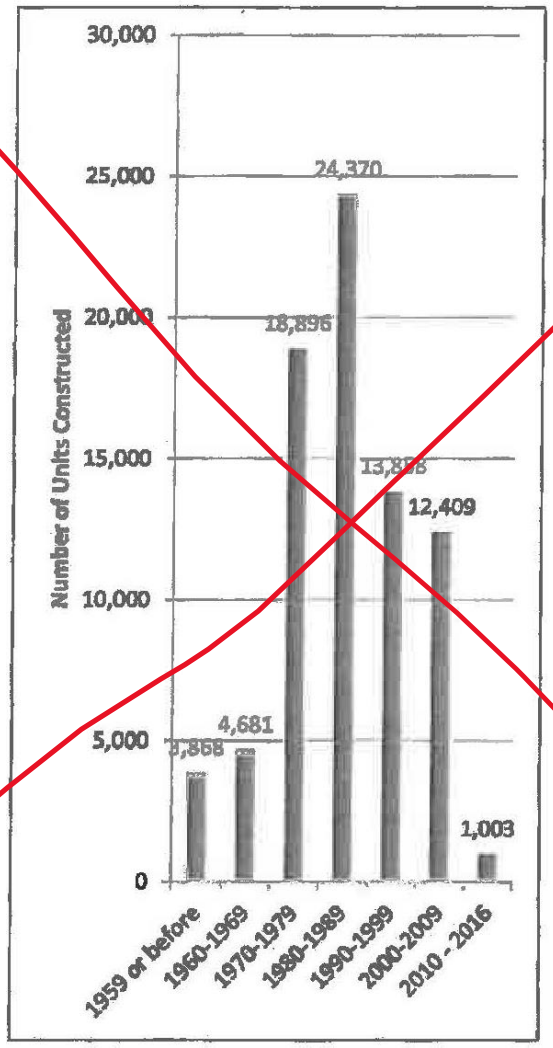
Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

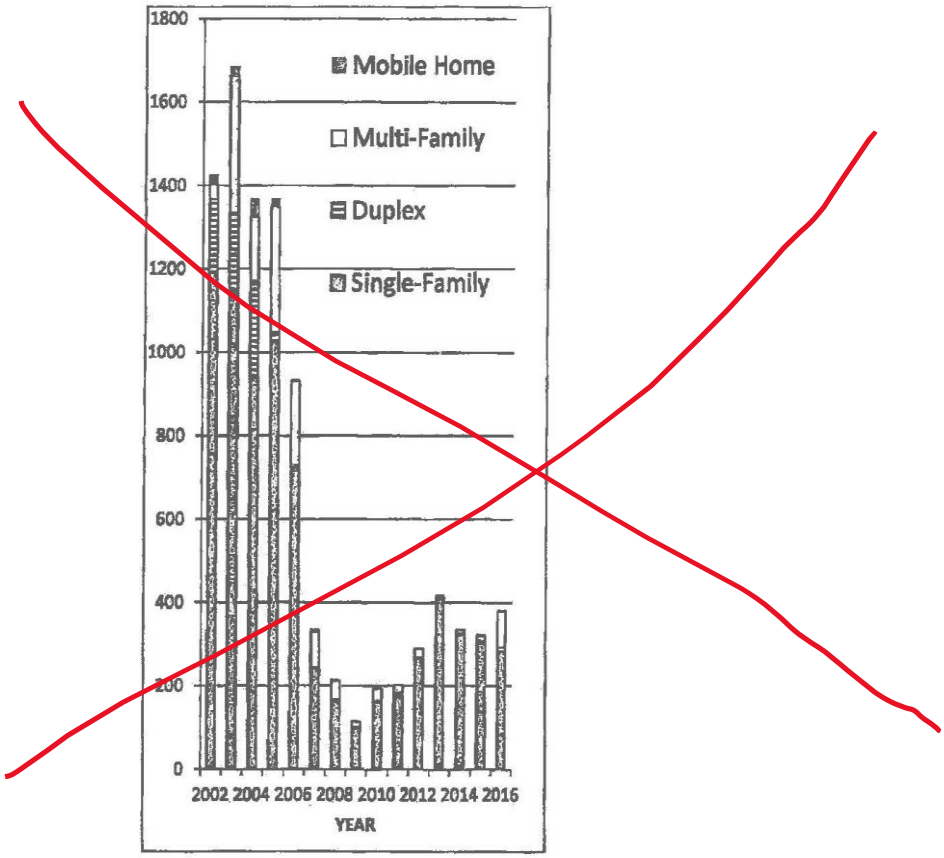
Table 6.6

Substandard Housing , Summary 2018-2022, 5-Year

> 1.01 Persons Per room		No Fuel Used		No Kitchen Facilities		No Plumbing Facilities	
Number	Share	Number	Share	Number	Share	Number	Share
699	1%	1,421	2.1%	1,042	1.3%	425	0.5%

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates


30,000
25,000
20,000
15,000
10,000
5,000
0
Number of Units Constructed
24,370
18,896
13,858
12,409
4,681
3,868
1,003
1959 or before
1960-1969
1970-1979
1980-1989
1990-1999
2000-2009
2010 - 2016



6.2.B. *Vacant residential land.* The ~~2013 Residential Capacity and Vacant Land Analysis~~ 2023 Residential Capacity Analysis summarizes the potential residential units in the Primary and Secondary Urban Service Districts based on vacant property with a residential future land use designation. Table 6.7 summarizes the potential units within the Eastern Primary and Secondary Urban Service Districts.

~~reported that Martin County has d 662 acres of vacant land with a residential future land use in the Primary Urban Services District and approximately 3,000 acres of vacant land with a residential future land use in the Secondary Urban Services District. Combined, this acreage had the development potential of more than 13,000 dwelling units.~~

Table 6.7

Summary of Potential Units

Supply of Units in Urban Service District from Policy 4.1D.5	Supply of Units in Primary USD	Supply of Units in Secondary USD
Vacant Lands	2,277	467
Pre-1982 Lots	510	-
Post-1982 Lots	284	108
CRAs	2,640	-
Excess Vacancy	1,361	229
Approved/Undeveloped	6,070	284
Total	13,142	1,088

6.2.C. *Mobile homes.* Recognizing that mobile homes can represent a valuable supply of affordable housing, in 2008 Martin County adopted a "no-net loss" policy for land with the Mobile Home Future Land Use designation. The inventory of mobile homes and mobile home lands varies somewhat depending on the source and date of the information~~.~~ Table 6.8 includes information on Mobile Home parks within the County and the Cities of Stuart and Indiantown. The data shows that almost half of all mobile home units are within the unincorporated areas of the County.

Table 6.8

Mobile Home Parks Martin County

DATE	# of Parks	Capacity	Source
~~2009~~	~~51~~	~~5,694~~	~~2009 Affordable Housing Needs Summary, citing Martin County Appraiser's Office~~
~~2014~~	~~24~~	~~3,261~~	~~Shimberg Center, including only those parks that are registered with the Florida Department of Business and Professional Regulations. (Parks containing 26 or more lots must file a prospectus with the state. F.S. 723.009)~~
2024	12	1,555 lots	Martin County mobile home parks (includes Ocean Breeze Resort), Shimberg Center Condo and Manufactured Housing Data 2024
	9	1,006 lots	City of Stuart mobile home parks, Shimberg Center Condo and Manufactured Housing Data 2024
	2	626 lots	Village of Indiantown, Shimberg Center Condo and Manufactured Housing Data 2024
	23 Total	3,187 Total	Total Martin County mobile home parks including municipalities, Shimberg Center Condo and Manufactured Housing Data 2024

~~The total area of land designated Mobile Home on the Martin County Future Land Use Map is 1,329 acres. The City of Stuart has one 5.3-acre mobile home park (Holiday Mobile Home Park), located on US-1. In Ocean Breeze, the mobile home, low density and medium density future land uses, at maximum density, will permit more than 1,300 mobile homes. (Source: Ocean Breeze, 2014 Comprehensive Growth Management Plan) GM Double check acres~~

Hurricanes are one of the area's most serious and dangerous threats. The 2004 and 2005 hurricane seasons were the busiest on record, with Martin County taking direct hits from three powerful storms. As a result, a number of houses were subsequently declared unfit for human habitation. As recognized in the Martin County Emergency Management Plan, mobile homes can be particularly vulnerable to hurricanes. Martin County is in Wind Zone 4, along with Broward, Miami-Dade, Monroe and Palm Beach Counties. The design wind speed is 150 mph. The County does not permit installation of mobile homes not designed to that standard. However, mobile homes constructed and installed prior to 1994, when the Wind Zone requirements for mobile homes were adopted, remain vulnerable. Poorly constructed or deteriorated standard housing is also more vulnerable to hurricane damage.

6.2.D. *Special needs housing:* A group home allows unrelated residents who live together as the functional equivalent of a family, and provides such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Group homes are licensed by the Florida Department of Health. Those with six or fewer residences are permitted in all residential zoning districts.

Residential care facilities, including nursing homes and assisted living facilities, are designed to house the aged or other persons with chronic or debilitating conditions where the residents require assistance with daily activities. The assistance provided may include housekeeping, centralized cooking or dining, personal care, nursing care, and counseling. ~~As of July 2017, Martin County, including the City of Stuart, had 14 operating residential care facilities with capacity for 757 individuals. Five additional residential care facilities, with capacity to serve 900 individuals, have been approved but are not yet constructed. One project, with capacity for 270 residents, is currently under review.~~ As of 2024, Martin County has a total of 15 assisted living facilities with 1,491 licensed beds and six nursing homes with 713 licensed beds. Data compiled by the Martin County Emergency Management Department, which includes the location and jurisdiction of the residential care facilities, is provided in Table 6.9.

Table 6.9

Mobile Home Parks Martin County

Name	Facility Type	City	Licensed Beds
ADDINGTON PLACE STUART	Assisted Living Facility	STUART	104
BROOKDALE JENSEN BEACH	Assisted Living Facility	JENSEN BEACH	165
BROOKDALE STUART	Assisted Living Facility	STUART	55
DISCOVERY VILLAGE AT STUART	Assisted Living Facility	STUART	135
GRAND OAKS OF JENSEN BEACH	Assisted Living Facility	JENSEN BEACH	66
GRAND OAKS OF PALM CITY LLC	Assisted Living Facility	PALM CITY	88
HARBORCHASE OF STUART	Assisted Living Facility	STUART	176
MCP STUART LODGE OPCO, LLC	Assisted Living Facility	STUART	126
RESIDENCE OF STUART, INC (THE)	Assisted Living Facility	STUART	12
SHERIDAN AT HOBE SOUND, THE	Assisted Living Facility	HOBE SOUND	144
SODALIS STUART	Assisted Living Facility	STUART	100
SYMPHONY AT STUART	Assisted Living Facility	STUART	112
THE CABANA AT JENSEN DUNES	Assisted Living Facility	JENSEN BEACH	140
THE SENIOR LIVING CENTER AT MARTIN COUNTY	Assisted Living Facility	HOBE SOUND	48
WATER'S EDGE ASSISTED LIVING	Assisted Living Facility	PALM CITY	20
MARTIN COAST CENTER FOR REHABILITATION AND HEALTHCARE	Nursing Home	HOBE SOUND	120
PALM CITY NURSING AND REHAB CENTER	Nursing Home	PALM CITY	120
SEABRANCH HEALTH AND REHABILITATION CENTER	Nursing Home	STUART	120
SOLARIS HEALTHCARE PARKWAY	Nursing Home	STUART	177
STUART REHABILITATION AND HEALTHCARE	Nursing Home	STUART	120
WATER'S EDGE HEALTH AND REHABILITATION	Nursing Home	PALM CITY	56

Source: Martin County Emergency Management, Fire Rescue Department

6.2.E. *Historic places:* Historically significant housing means housing listed on the Florida Master Site File~~.~~, National Register of Historic Places, the Historic Architectural Survey of Martin County, or designated as historically

significant by or in accordance with a local ordinance. As of ~~January, 2009~~ May 2024, Martin County has ~~eight~~ eleven properties listed on the National Register of Historic Places, two of which are ~~single-family homes~~ in the City of Stuart. Martin County's GIS mapping system identifies all historic buildings and structures in the unincorporated and incorporated areas of the County. Historically significant housing is protected in Martin County through the goals, policies and objectives in chapter 16, Arts, Culture, and Historic Resources. The Arts, Culture, and Historic Resources element requires that efforts be taken to preserve a discovered historic resource determined to be significant.

6.2.F. *Substandard housing:* Standard housing is housing in satisfactory condition that provides safe and adequate shelter, is not in need of any obvious structural repairs and has been adequately maintained. Substandard housing is distinguished in the following manner:

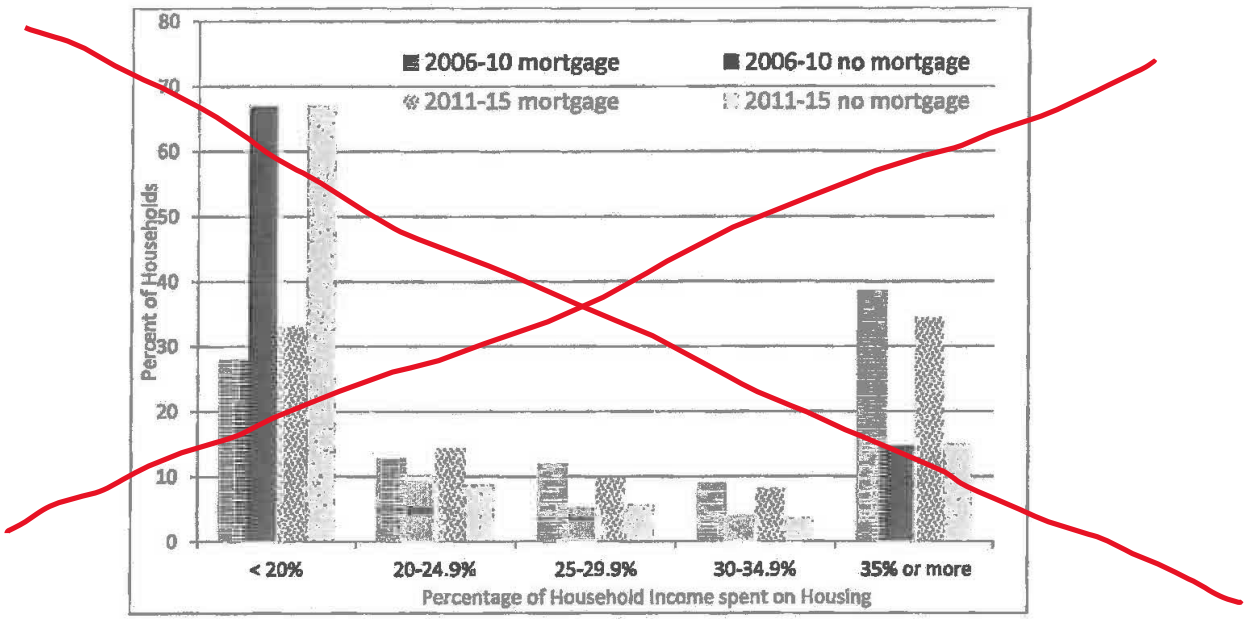
(a) any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;

(b) a unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or

(c) a unit that has been declared structurally unsound (roof and foundation stress) such that the cost of rehabilitation is greater than 50 percent of the property value.

(d) Housing units might also be considered to be substandard if they are overcrowded. Overcrowding is a health hazard to the health of the occupants, both physically and psychologically, while lack of complete kitchen facilities, plumbing, or no heating fuel used can result in a unit that has been declared unfit for human habitation.

6.2.G. *Cost burden:* When a household spends 30% or more of its income on housing, it is considered cost-burdened, and the housing is not affordable. ~~As shown In Figures 6.1 and 6.2. 43% of Martin County owner-occupied households and 54% of tenant households pay more than 30% of their income for housing~~. Tables 6.10 (Renter) and 6.11 (Owner-Occupied)provides a breakdown of percentage of housing cost burden for different levels of income.



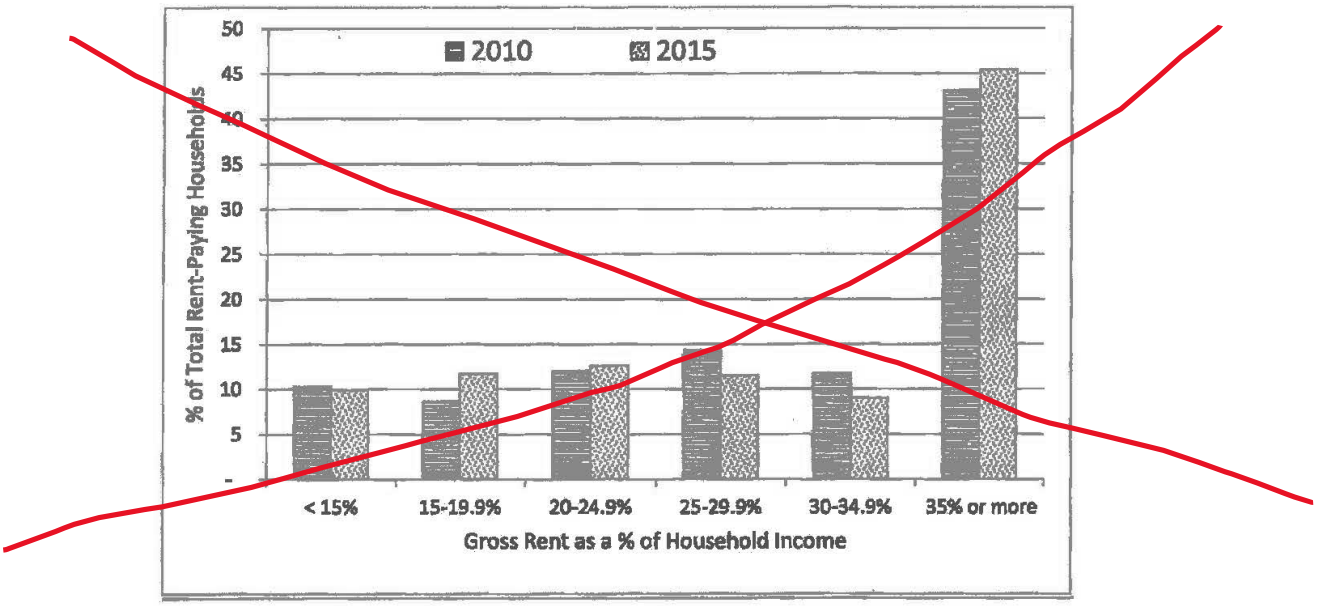


Table 6.10

Renter Households, Cost Burden by Income, 2022 (by AMI)

	Housing Cost Burden		
Household Income	30% or less	30.1-50%	More than 50%
30% AMI or less	208	210	1,751
30.01-50% AMI	421	877	1,151
50.01-80% AMI	1,211	1,561	297
80.01-100% AMI	1,110	478	35
Greater than 100% AMI	3,664	487	61

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Table 6.11

Owner-Occupied Households, Cost Burden by Income, 2022 (by AMI)

	Housing Cost Burden		
Household Income	30% or less	30.1-50%	More than 50%
30% AMI or less	723	520	2,417
30.01-50% AMI	2,778	1,596	1,550
50.01-80% AMI	5,718	1,395	812
80.01-100% AMI	3,905	1,195	358
Greater than 100% AMI	29,349	1,795	661

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

6.2.H. *Affordable housing.* What housing is affordable depends on a household's income. Income categories have been standardized by the U.S. Department of Housing and Urban Development, Florida Housing Finance Corporation and the Florida Affordable Housing Act of 1986. These categories are income levels are defined below in Table 6-12. These categories define eligibility for various housing assistance programs. These income categories are incorporated in the County's definition of affordable housing, in Section 2.4. CGMP (2017). In this Chapter, the use of the term "affordable housing" references the definition found in Section 2.4., and means housing that costs no more than 30% of household income, for households with the following incomes, based on family size:

Table 6.12

Income Categories

Category	Maximum Income
Workforce Income	140% of area median income
Moderate Income	120% of area median income
Low Income	80% of area median income
Very Low Income	50% of area median income
Extremely Low Income	30% of area median income

Tables 6.13 (Renter-Occupied) and 6.14 (Owner-Occupied) provide information specific to Martin County for Household Incomes (by %AMI) estimates and projections from the Shimberg Center for Housing Studies.

Table 6.13

Renter-Occupied Households by Income (%AMI), 2010-2050 Estimates and Projections

Year	Household Income as a Percentage of Area Medium Income (AMI)				
	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50% of AMI	greater than 50% but less than or equal to 80% of AMI	greater than 80% but less than or equal to 100% of AMI	greater than 100% of AMI
2010	1,970	2,213	2,794	1,452	3,791
2020	2,072	2,340	2,938	1,548	4,040
2022	2,169	2,449	3,069	1,623	4,212
2025	2,237	2,523	3,155	1,677	4,339
2030	2,321	2,615	3,259	1,743	4,492
2035	2,409	2,711	3,371	1,813	4,652
2040	2,487	2,797	3,466	1,876	4,795
2045	2,559	2,879	3,563	1,940	4,939
2050	2,631	2,962	3,654	1,999	5,075

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

Table 6.14

Owner -Occupied Households by Income (%AMI), 2010-2050 Estimates and Projections

- Year	Household Income as a Percentage of Area Medium Income (AMI)				
	less than or equal to 30% of AMI	greater than 30% but less than or equal to 50% of AMI	greater than 50% but less than or equal to 80% of AMI	greater than 80% but less than or equal to 100% of AMI	greater than 100% of AMI

2010	3,241	5,260	7,008	4,852	28,144
2020	3,550	5,754	7,685	5,302	30,889
2022	3,660	5,924	7,925	5,458	31,805
2025	3,791	6,217	8,206	5,643	32,910
2030	3,985	6,425	8,627	5,918	34,543
2035	4,130	6,652	8,946	6,123	35,737
2040	4,236	6,808	9,171	6,264	36,559
2045	4,312	6,929	9,339	6,370	37,188
2050	4,389	7,052	9,514	6,481	37,859

Source: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida

6.2.I *Housing Costs.* Understanding the affordability of a home for a particular household requires knowledge of rental and ownership costs. Specific to Martin County, Table 6.15 shows the Gross Rent 5-Year estimates for 2018-2022. These costs include contract rent and utilities. Also for Martin County, Table 6.16 shows the Owner Cost 5-year estimates for 2018-2022. These costs include monthly owner costs including mortgage, if any, taxes, insurance, utilities and association fees.

Table 6.15

Gross Rent, 2018-2022 5-Year Estimates

	Less Than $500	$500 - $999	$1,000 - $1,499	$1,500 - $1,999	$2,000 - $2,499	$2,500 - $2,999	$3,000 or more	No Rent Paid
Occupied Units Paying Rent	534	2,137	4,318	3,090	1,159	309	650	875

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Table 6.16

Owner Costs, 2018-2022 5-Year Estimates

	Less Than $500	$500 - $999	$1,000 - $1,499	$1,500 - $1,999	$2,000 - $2,499	$2,500 - $2,999	$3,000 or more
Housing Units with a Mortgage	237	2,376	5,297	4,986	3,683	3,128	5,189

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates

Section 6.3. Future Needs

6.3.A. *Population:* Martin County's population projections, at five-year intervals, going out 30 years, are updated annually in the *Population Technical Bulletin*. ~~The 2017 *Population Technical Bulletin* projects that Martin County's population will increase to 169,749, by 2030, an increase of 13% compared to the 2015 estimated population.~~ The January 2024 Population Technical Bulletin identifies the population of all of Martin County in 2023 to be 162,847. The 2030 population projection for all of Martin County is 172,100, a 5.68% increase (9,253 persons). The Table 6.17 projects Martin County growth out to 2050 and also includes a breakdown of growth in five-year increments for the incorporated areas of the county.

Table 6.17

County Population Projections to 2050

Municipalities City/County	**2023**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
Jupiter Island	786	790	831	856	875	891	906
Ocean Breeze Park	608	619	643	662	677	690	701
Sewalls Point	2,038	2,074	2,154	2,220	2,269	2,311	2,350
Village of Indiantown	6,664	6,781	7,043	7,260	7,419	7,558	7,685
Stuart	19,264	19,601	20,359	20,986	21,447	21,849	22,216
Unincorporated	133,487	135,835	141,072	145,416	148,613	151,400	153,941
Total County	**162,847**	**165,700**	**172,100**	**177,400**	**181,300**	**184,700**	**187,800**

Source: Bureau of Economic and Business Research (BEBR), Volume 57, Bulletin 198, January 2024.

6.3.B. *Housing supply:* Private sector housing construction has been and will continue to supply the vast majority of housing in Martin County. The County's primary function with regard to housing supply is the adoption of the Future Land Use Map and policies and regulations that impact the number of housing units that can be produced.

Despite the predominate role of the private sector in creating the housing supply, the County acts in several ways to increase the supply of affordable housing:

a. The County collaborates with private, non-profit organizations such as Habitat for Humanity of Martin County and Indiantown Non-Profit Housing Corporation to increase the supply of housing that is affordable to low-income households and improve neighborhoods.

b. The County administers state and federal funds and implements state and federal programs to ~~i~~increase the affordability of, and improve the condition of, existing housing occupied by low-income persons. These programs will indirectly increase the supply of housing that is affordable to low-income households.

c. The County allows payment of impact fees on newly constructed affordable housing to be deferred for 15 years or until the property is sold. If the household remains qualified as a low or moderate income household, the deferral can be further extended by the Board of County Commissioners.

d. The County allows increased density for the development of affordable housing in the Medium Density and High Density Future land Use designations. The affordable housing density bonus increases the maximum potential density from 8 units per acre to 10 units per acre in Medium Density Future Land Use and from 10 units per acre to 15 units per acre in High Density Future Land Use. The Future Land Use Element also allows the maximum permissible density, 15 dwelling units per acre, in the CRA Center future land use designation.

e. The County has ~~a "Land Bank" and~~ the Local Housing Trust Fund for affordable housing. ~~The Land Bank is both an inventory and a functional program that identifies county and privately owned land that is suitable for affordable housing.~~ The Local Housing Trust Fund was created to bring additional dollars to match with other housing resources. ~~Through the land bank, the County and the Martin County Community Redevelopment Agency have made available to private parties several publicly-owned lots for production of affordable housing.~~ The Martin County Community Land Trust was created in 2023 as a collaborative effort between community leaders and local government. The Community Land Trust (CLT) Model is designed to preserve affordable housing in perpetuity, one generation after the next.

6.3.C. *Vacant residential land:* As described in Section 6.1, every five years, Martin County adopts the Vacant Residential Lands Inventory and Residential Capacity Analysis. This inventory and analysis is compared to the County's projected population. The analysis compares the vacant land inventory to the County's projected population. As provided in Section 4.2.A.(9), when the undeveloped residential acreage within the Primary or ~~and~~ Secondary Urban Service Districts can no longer accommodate the projected population growth for the twenty ~~fifteen~~ year planning period, the County is required to commence planning to expand residential capacity. When the undeveloped acreage within the Primary and Secondary Urban Service Districts can accommodate no more than 10 years of projected population growth, the County is required to expand capacity.

6.3.D. *Affordable housing:* When a household spends more than 30% of its income on housing, it is considered cost-burdened, and the housing is not affordable. ~~Projections of affordable housing needs, prepared by the Shimberg Center for Housing Studies and published on the Florida Housing Data Clearinghouse, are contained within the Martin County 2017 Housing Report. The data provide an approximate number of households that would benefit from housing assistance. Such assistance could include the construction of new affordable housing or the provision of subsidies to make existing units more affordable.~~

Overall, the private sector housing industry will remain the principal provider of housing. Private sector construction is expected to meet the housing needs of most moderate-income and higher-income households. Most privately-produced housing, whether available for ownership or for rent, will remain unaffordable to low-income individuals, without some public or private subsidy.

6.3.E. *Live Local Act*: SB 102 enacted during the 2023 legislative session includes many provisions to, and preemptions of, local government authority in regulating land uses, densities, and intensities relative to affordable housing. This act is self-executing and should be reviewed for current revisions.

Section 6.4. Goal, Objectives and Policies

Goal 6.1. To provide a diverse housing stock adequate to serve the needs of current and future populations of Martin County, consistent with the desired development character of the County as set forth in this Plan.

Objective 6.1A. To provide for monitoring of population and housing trends, and appropriate planning to meet housing needs.

Policy 6.1A.1. Population and housing trends. The County shall monitor and evaluate population and housing trends annually. The County shall maintain current population and housing information databases and track shifts in character and distribution of population, new housing starts, housing costs, and redevelopment activity.

Policy 6.1A.2. Special housing studies. Martin County shall undertake special housing studies as needed to develop local strategies for resolving unanticipated housing problems and issues to ensure that housing policies respond to changing conditions. These studies shall also be undertaken where necessary in support of special grant programs or pursuant to specific policies of the Federal or State government or other regional or local public agencies. Such studies shall include detailed analysis of newly evolving programs and techniques for implementing housing goals and objectives, and their potential fiscal impacts.

Policy 6.1A.3. Assessment of plans and policies. The County shall review and amend housing policies as necessary, based on continuing analysis of housing data and issues. Any proposed revisions to the Land Development Regulations or the CGMP that relate to affordable housing shall be reviewed by the Affordable Housing Advisory Committee prior to public hearings by the Local Planning Agency. Continuing analysis will provide a basis for refining housing policies where such analysis reveals needed improvements, unmet housing assistance needs, discrimination and/or other related problems and issues. The County shall coordinate an effective response, enlisting cooperation with the public and private sectors.

Policy 6.1A.4. Government coordination. The County shall coordinate local housing program activities, including discussions of related fiscal problems and issues with other public agencies at all levels of government.

Policy 6.1A.5. Planning for facilities and services. The County shall review and evaluate the changing needs of neighborhoods to provide for efficient delivery of public facilities and services. (e.g., potable water, solid waste disposal, sanitary sewer facilities, law enforcement, fire protection, emergency medical services and transportation facilities.) The County's Capital Improvements Plan and budget shall be the principal tool for implementing this policy. A secondary tool shall be an aggressive program to obtain federal and state aid, including Community Development Block Grants.

Policy 6.1A.6. Management of current development impacts. The County shall evaluate the impacts of proposed development consistent with existing ordinances, including, the impacts on residential neighborhoods, county-wide housing supply and demand, public facilities and environmental factors.

Policy 6.1A.7. Citizen participation. The County shall continue to promote and support efforts to maintain rehabilitated units and neighborhoods through citizen advisory and support groups and neighborhood organizations devoted to maintaining and improving neighborhood quality.

Objective 6.1B. To strive to provide for the conservation and rehabilitation of the existing housing stock by rehabilitating substandard dwelling units; to maintain and improve existing housing stock, residential neighborhoods and property values; and to provide for a broad mix of housing types.

Policy 6.1B.1. Zone lands for housing. Martin County shall ensure that adequate residential land use designations are assigned and zoned at densities sufficient to meet the County's current and future housing needs within the Urban Service District.

Policy 6.1B.2. Provision of varied housing types. Martin County shall encourage varied housing types, sizes, and prices consistent with local need, including affordable housing. The County shall provide technical assistance, including demographic analysis and other relevant information, to assist developers in planning for a broad mix of housing opportunities consistent with local needs.

Policy 6.1B.3. Protection of existing neighborhoods. The County shall promote the use of innovative site planning, landscaping, and other buffering devices to protect existing neighborhoods. Housing needs

shall be satisfied by encouraging preservation of the existing housing stock and by revitalizing declining neighborhoods through measures such as rehabilitation, public investments in infrastructure, and fair and equitable development regulations.

Policy 6.1B.4. Minimize blighting influences. Blighting influences in areas undergoing land use transition shall be minimized by the use of sound principles of land use planning, urban design and landscaping in development and redevelopment projects. Adverse impacts of land use transition shall be minimized by managing the location as well as the density and/or intensity of mixed or conflicting residential and nonresidential uses. Examples of the land use principles endorsed by Martin County are:

(1) The allocation of residential densities in a manner compatible with available public services, natural features of land and existing and anticipated future development.

(2) The allocation of higher residential densities to sites (1) accessible to major urban thoroughfares or urban collector streets (2) sites adjacent to existing development with the same or higher density or less restrictive zoning district, (3) sites that can be adequately buffered from adjacent existing development of lesser intensity, and (4) sites that meet the density transitioning requirements of section 4.1F., of the CGMP.

(3) The provision of a variety of lot sizes, floor areas, setbacks and residential land use mixes to allow for a choice in housing types, designs and price levels for both urban and rural residential environments.

(4) The use of the planned unit development, mixed-use, and traditional neighborhood development to encourage creativity in development, design, protection of open space, environmental features, and a mix of residential and nonresidential land uses.

Policy 6.1B.5. Buffering existing neighborhoods. Where intensity transition areas cannot be physically accommodated, the County shall investigate performance zoning concepts that provide a physical buffer or a combination of use separation and landscape planting. Buffering between land uses may take the form of:

(1) Physical barriers, such as berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; or indigenous densely vegetated open space.

(2) A transitional use between the incompatible uses providing for low intensity office development or live-work units separating retail commercial centers and residential developments.

(3) Buffers for mixed-use within Community Redevelopment Areas as set forth in Chapter 18.

Policy 6.1B.6. Monitor new techniques for achieving cost efficient housing. The County shall monitor cost efficient techniques for design, construction and rehabilitation of housing and shall promote the use of cost effective building materials capable of reducing the cost of construction, rehabilitation, maintenance and energy consumption. Green building practices shall be encouraged with the understanding that green products and construction may require greater initial cost outlay but provide savings in the long run.

Policy 6.1B.7. Administer housing code and other related codes. The County shall continue to administer housing and land use codes to promote improved housing stock, and eliminate substandard housing.

Policy 6.1B.8. Principles for conservation and rehabilitation activities. The following principles shall guide the development of any housing conservation and/or rehabilitation activities:

(1) Encourage maintenance and improvement of the County's existing housing, residential neighborhoods and property values;

(2) Avoid closure or abandonment of housing and the displacement of occupants, except where occupant safety is in question;

(3) Enforce minimum standards for basic equipment and facilities for light, ventilation, heating, sanitation and fire safety;

(4) Encourage the use of innovative and economical materials and green building practices while maintaining minimum levels of safety;

(5) Promote maintenance of existing structures by permitting distinctions between new and existing structures in the application of building code requirements and standards so long as an equivalent level of safety is achieved;

(6) Target activities to those areas of the County identified as redevelopment areas, or areas identified as containing substandard housing;

(7) Provide a mix of conservation and rehabilitation options so that the activities are accessible to both owners and renters in need of affordable housing;

(8) Provide criteria that address code requirement exemptions for historic structures.

Policy 6.1B.9. Conserve natural features. Martin County shall encourage residential development that conserves natural systems consistent with the adopted goals and objectives of Chapter 9 of the CGMP.

Policy 6.1B.10. Energy efficient housing. Martin County shall encourage green building practices and the application of energy efficient development techniques in future housing construction. These development techniques shall be consistent with the Martin County Land Development Regulations and building construction techniques enforced by the Martin County Building Department and Code Enforcement Division. The County shall continue to provide information, assistance and referral on energy conservation techniques for land planning design, construction and maintenance of housing units.

Policy 6.1B.11. Historic preservation. Martin County shall continue to identify and preserve historic resources in accordance with the policies in Section 16.4., of the CGMP.

Objective 6.1C. To eliminate substandard housing conditions and maintain the structural and aesthetic integrity of the existing housing stock.

Policy 6.1C.1. Elimination of substandard housing and maintenance of standard housing. The County shall continue to administer building, plumbing, energy, electrical and other construction codes to promote maintenance of standard housing and to achieve corrective action where substandard structures exist or come into existence. The County shall seek enforcement of zoning, landscaping, energy, plumbing, electrical and other related codes through the Code Enforcement Magistrate, the Contractor's Licensing Board and the Board of County Commissioners, as appropriate.

Policy 6.1C.2. Code enforcement. The County's current code enforcement program shall be maintained. Owners of housing found to have code violations shall be required to correct all violations. Demolition of structures determined to be unsafe, unfit for human occupancy or unlawful shall be the owner's responsibility. Structures not repaired or demolished within a reasonable time may be removed by the County at the owner's expense.

Policy 6.1C.3. Demolition activities. The following principles shall guide demolition activities in Martin County:

(1) Structures must be unsafe, unfit for human occupancy or unlawful as defined by the Martin County Property Maintenance Code.

(2) Owners of property condemned by the Building Official shall be notified in a timely fashion and given a reasonable time to repair or demolish the structure.

(3) Owners shall be given the right to appeal the condemnation determination.

(4) Cost of demolition shall be borne by the owner.

(5) Martin County may order the demolition of the structure at the owner's expense, if the owner fails to demolish the building.

Policy 6.1C.4. Funds for rehabilitation. Annually, the County shall seek federal, state and/or private funding, including Community Development Block Grants for rehabilitation of substandard housing. Such funding shall conform to the funding agency's guidelines regarding structure and household eligibility.

Policy 6.1C.5. Local funding. Martin County shall continue investigating sources of local funds to establish a rehabilitation and demolition program. Sources to be considered include, linkage fees, housing trust funds and/or local ad valorem taxes. This policy shall be pursued in conjunction with implementation of the SHIP program, Martin County Local Housing Assistance Plan (LHAP), and the efforts of the Affordable Housing Advisory Committee.

Policy 6.1C.6. Coordination with the private sector. The County shall coordinate with developers, when practical and feasible, to provide relocation housing for residents in areas in need of rehabilitation or undergoing land use transition. The developer shall provide for the necessary relocation housing and/or contribute an appropriate fee when they are benefiting from said rehabilitation or land use transition. Furthermore, developers may negotiate terms with the County regarding the use of publicly-owned lands for said relocation housing.

Policy 6.1C.7. Employment-based housing. The County shall form partnerships with local employers and the Workforce Development Board to create employment-based housing opportunities for purchase, rental assistance, or construction of new dwelling units.

Policy 6.1C.8. Employer contributions. The County shall use the Local Housing Trust Fund to accept employer contributions, based upon the number of employees, along with other housing funds and housing resources, to create workforce housing, for purchase or rental.

Objective 6.1D. To provide adequate and affordable housing for extremely low, very low, low, moderate, and workforce income households, including households with special housing needs, such as rural, farm worker and the elderly.

Policy 6.1D.1. Consolidate housing functions. The County shall consolidate its housing functions including implementation of housing programs, development of policies and programs, and solicitation of public input. The County shall support and assist non-profit housing providers, administer County programs funded through state and federal funding sources, and coordinate land banking.

Policy 6.1D.2. Affordable Housing Advisory Committee. The County shall coordinate with the Affordable Housing Advisory Committee to assure safe, decent and sanitary housing to meet the needs of affordable housing for County residents. The Affordable Housing Advisory Committee membership shall meet statutory requirements and have the following duties:

(1) Review policies, procedures, ordinances, land development regulations and the CGMP ~~every three years~~ annually pursuant to Section 420.9076, Florida Statutes.

(2) Recommend specific initiatives or changes to the CGMP, to encourage or facilitate affordable housing while protecting property values and the potential for appreciation.

(3) Evaluate the incentives in the LHAP and make recommendations for amendments, as needed, to encourage or facilitate the creation or maintenance of affordable housing.

(4) Review changes to the LHAP before its submission to the Board of County Commissioners.

(5) Review applications for SHIP funds by community-based organizations or eligible sponsors.

(6) Function as the review committee to advise on and monitor the SHIP program, evaluate requests for exceptions from the regulations, and hear appeals from decisions made by the SHIP program administrator in accordance with the procedures set forth in the LHAP.

(7) Submit a report to the Board of County Commissioners evaluating the implementation of affordable housing incentives and make~~ing~~ recommendations for changes.

(8) Perform additional responsibilities related to affordable housing at the request of the Board of County Commissioners, including creation of best management practices for the development of affordable housing in the community.

Policy 6.1D.3. Pursue innovative programs and concepts. The Affordable Housing Advisory Committee shall continue to investigate innovative concepts that facilitate the development or rehabilitation of affordable housing. Concepts to be investigated may include:

(1) The promotion of innovative design, site plan or construction standards to reduce construction and/or infrastructure costs as part of the sustainable community initiative.

(2) The development of criteria whereby impact fees could be paid by the County for very low income housing developments.

(3) The utilization of the Housing Trust Fund for very low and low income housing. One source of revenue could be a local option surtax on documentary stamps for commercial real estate transactions (legislative action is required to allow this revenue source) and/or other sources of funds identified by the Affordable Housing Advisory Committee.

(4) The development of a mortgage program through the Florida Housing Finance Corporation for very low, low and moderate income housing.

(5) The application of green building practices.

(6) The aggressive pursuit of grants and other funding possibilities.

(7) The county may provide an exception or waiver for an impact fee for the development or construction of housing that is affordable, as defined in s. 420.9071. If the county provides such an exception or waiver, it is not required to use any revenues to offset the impact.

Policy 6.1D.4. Housing Programs. Martin County shall undertake the following activities to provide very low, low and moderate income housing:

(1) Use the County's Affordable Housing Land Bank program to identify county and privately owned land that is suitable for affordable housing.

(2) Pursue Community Development Block Grants for neighborhood revitalization and housing programs.

(3) Assist private organizations to obtain grants and loans to build low and moderate income housing, Including assistance in accordance with the LHAP, SHIP, and the federal Low Income Housing Tax Credit programs.

(4) Continue to provide information and referral on housing programs to individuals in need of housing, and to developers wishing to construct housing;

(5) Continue working with for-profit and nonprofit organizations to obtain funding for Florida HOME projects.

(6) Use the County's Local Housing Trust Fund to combine donations towards affordable housing projects.

Policy 6.1D.5. Affordable housing criteria. To qualify for affordable housing incentives, an applicant must meet one of the following criteria:

(1) For governmental grant/subsidy projects:

a) The project is funded in whole or in part by money received through a direct grant or subsidy from the United States, State of Florida or Martin County created to assist in the construction of housing for very low, low income and/or moderate income housing; and

b) The project provides documentation demonstrating:

1) The nature of the grant or subsidy, including any terms, restrictions or conditions as to its use;

2) Approval by the funding agency of the project to receive the grant or subsidy; and

3) Proposed use of the grant or subsidy.

(2) For other types of projects/units:

a) The unit(s) are to be sold or rented for an amount that qualifies as affordable housing as defined in this CGMP; and

b) The buyer or renter of the unit qualifies based on income as established in this CGMP;

c) Unless otherwise set forth by other policies of the CGMP, a project that allows for a mixture of very low, low, and moderate income housing types which represents at least 60 percent of the total housing stock to be offered for rent or sale within the project. Ten percent of the units provided in the project shall be affordable to very low income households.

(3) Projects or units that meet one of the above criteria must also comply with the following requirements:

a) The use of the dwelling is restricted for a period of thirty years to the criteria established above. If the project is governmentally funded, the period of affordability shall be as determined by the contract between the funding source and the applicant.

b) The applicant records a deed restriction that specifies the terms and conditions of this program. The restriction shall not commence until:

1) The deed is transferred to the buyer of the single-family unit; or

2) Initial occupancy (i.e., the first unit is rented) for multifamily rental housing.

c) A demonstration of need for affordable housing must exist as reflected by the LHAP or other data and analysis available to the County.

Policy 6.1D.6. Land inventory. Martin County shall review its inventory of residential lands to see if lands can be redesignated to Medium or High Density for projects accompanied by a planned unit development application or similar mechanism that provides affordable housing in a recorded restrictive covenant for a minimum 30-year period.

Policy 6.1D.7. Density bonus. Density bonuses may be awarded to affordable residential developments, as defined in Chapter 2, Overall Goals and Definitions, on land designated as Medium and High Density Residential on the Future Land Use Map. Medium density residential sites may be approved for a

maximum of 10 units per gross acre, and high density residential development may be approved for a maximum of 15 units per gross acre, assuming compliance with the criteria established in section 4.13A.7 of the Future Land Use Element.

Policy 6.1D.8. No net loss of mobile home lands. Lands designated Mobile Home Density on the Future Land Use Map shall be changed to another designation only where (1) one or more lots, tracts, or parcels have been inappropriately designated; or (2) other suitable lands can be redesignated as Mobile Home Density; or (3) where the proposal to change the designation is accompanied by a planned unit development application that will, at a minimum, ensure a. no involuntary displacement of mobile home residents and b. any site-built units that replace mobile home units qualify as affordable housing, as defined in Chapter 2, Overall Goals and Definitions, for at least 30 years after initial occupancy. The affordable units proposed in the PUD must contain a combination of units affordable to households with extremely low, very low, low, moderate, and workforce incomes as determined by the BCC. This policy is not applicable within Martin County's Community Redevelopment Areas.

Policy 6.1D.9. Adequate sites for mobile homes. Martin County shall permit the placement of mobile homes in mobile home parks and subdivisions consistent with the criteria and guidelines established in section 4.4., CGMP and policy 6.1D.8. No net loss of mobile home lands.

Policy 6.1D.10. Community residential homes/Neighborhood assisted residences. Consistent with Section 419.001, Florida Statutes, community residential homes with no more than 6 residents shall be deemed single-family units and allowed in all residential districts. Such facilities shall be licensed as set forth in Section 419.001, Florida Statutes.

Policy 6.1D.11. Program for households with special needs. Martin County shall continue programs initiated by the LHAP to create housing for very low, low and moderate income households with special needs. Examples of households with special needs include: single-parent families; the elderly; the physically or mentally impaired; and rural farm workers.

Policy 6.1D.12. Residential care facilities. Martin County shall ensure that adequate land use designations are provided for current and future housing needs of the aged or other persons with chronic or debilitating conditions where the residents require assistance with daily activities. The assistance provided may include housekeeping, centralized cooking or dining, personal care, nursing care, and counseling.

Policy 6.1D.13. Accelerated permitting for affordable housing. Martin County shall accelerate the regulatory and permitting process for affordable housing. The County shall schedule pre-application meetings with developers, provide technical assistance and referral services regarding funding agencies and other permitting entities, and expedite review by County departments involved in the development review process.

Policy 6.1D.14. Access to affordable housing and community facilities. The County shall increase the availability of good quality affordable housing and community facilities. The County will accomplish this by partnering with affordable housing providers to reduce costs associated with water and wastewater systems, streets, sidewalks, bicycle paths, park and recreational facilities and other supportive neighborhood facilities, pedestrian paths and community space for rights-of-way for shade trees. The County shall make community improvements using funding sources as deemed appropriate and shall maintain such improvements in instances where County maintenance of such facilities is already occurring in the immediate vicinity.

Objective 6.1E. To provide assistance to those in need of affordable housing.

Policy 6.1E.1. Housing referral assistance. Martin County shall administer the SHIP program, and other state and federal or housing programs as they become available. The County shall provide information and referral services to the public through SHIP regarding the availability of affordable housing.

Policy 6.1E.2. State and federal housing programs. The County will utilize SHIP, Community Development Block Grants, Florida Housing Finance, HOME, and other state and federal funding to assist developers in providing affordable housing as a component of market-rate developments.

Policy 6.1E.3. Investigate new housing programs. Martin County shall investigate new housing programs designed to increase and/or maintain the supply of affordable housing. Such programs may include foreclosure prevention and foreclosure acquisition.

Policy 6.1E.4. Assist displaced persons. The County shall minimize displacement of families. When public or private development, redevelopment or housing demolition displaces residents, the County shall provide information and referral services to assist them in finding alternative housing. The County shall also provide any available sources of housing relocation assistance.

Policy 6.1E.5. Encourage applications for grants. The County shall promote applications for public and private grant programs, and together with innovative financing concepts, assist in providing affordable housing and necessary neighborhood improvements. The County shall seek out applicable federal, state and private funding programs. The County will apply either separately or jointly with other public or private entities; provide information on funding programs to private developers; and provide technical assistance to others seeking such funding.

Policy 6.1E.6. Public utilities assistance. The County shall assist in providing potable water and sanitary sewer systems to low income neighborhoods. The County will consider new ways to assist privately-owned public utilities in providing central water and wastewater facilities including through: Community Development Block Grants; federal, state or private funding sources; special assessments and other sources of local funds.

Policy 6.1E.7. Financing programs for rental housing. Martin County shall develop an ongoing program with the Housing Finance Authority and other appropriate agencies to (1) monitor the need for rental housing, and (2) assist in identifying financing programs for development of very low and low income rental projects, particularly projects involving joint public/private effort.

Policy 6.1E.8. Assistance to housing providers. The County shall work with non-profit and for-profit housing developers through purchase and rental assistance, and development of single-family and multifamily housing produced with subsidies from County, state and federal funding sources and financial participation by others such as contractors, lenders, insurance companies, real estate brokers, architects and engineers.

Policy 6.1E.9. Housing Trust Fund. Martin County shall use the Local Housing Trust Fund to create or maintain affordable housing. Revenue sources for the Local Housing Trust Fund may include, but are not limited to, general revenue, private donations, developer contributions, tax increment funding, grants, unclaimed funds, and the sale of County land.

Policy 6.1E.10. ~~*Affordable Housing Land Bank.* The County shall develop Land Bank Guidelines to direct and clarify the land bank program including goals, priorities, principles, and policies for acquisition and disposition. At a minimum, lands acquired by the Land Bank shall only be used for the provision of affordable housing. Restrictive covenants shall ensure that such residential units will remain affordable for at least 30 years after the sale of the land.~~ *Community Land Trust.* Martin County shall work collaboratively with the Martin County Community Land Trust, a 501(c)(3) nonprofit, to improve the lives of Martin County's current and future residents through investment in affordable housing solutions.

Policy 6.1E.11. Identification of suitable lands. ~~The County shall comply with Florida Statutes in the identification of surplus property suitable for affordable housing by conducting a bi-annual survey and report. Lands suitable for affordable housing shall be transferred to the Affordable Housing Land Bank and used for projects consistent with the policies and guidelines of that program.~~

Pursuant to Florida Statutes Martin County shall prepare an inventory list of all real property within its jurisdiction to which the county or any dependent special district within its boundaries holds fee simple title that is appropriate for use as affordable housing.

From: Leslie Ertl
To: Stacey Hetherington; Harold Jenkins; Doug Smith; Edward Ciampi
Cc: Sarah Heard
Subject: comp plan/ developement
Date: Monday, September 9, 2024 11:29:45 AM

Good morning - I am writing as your constituent to appeal to you to represent US not developers. Elected officials should stay in touch with the needs of their constituents. Please stop approving projects and changing the comp plan for more money in your pockets. It is heartbreaking to watch you four and Gov Desantis selling our state. It is so blatant. Please take the time to analyze these requests. We will be living in flooded, overcrowded areas and endless traffic and loss of critical habitat.

Tomorrow's agenda would require several hours of discussion if staff and Commissioners were serious about giving the proposals thorough and balanced consideration. Instead – like the failed effort to rush through outrageous plans to add inappropriate facilities to Jonathan Dickinson and other state parks – Tuesday’s BOCC meeting has been planned to severely limit public participation and speed questionable proposals through a truncated process.

STOP DEVELOPEMENT IN AN IRRESPONSIBLE WAY AND START DOING YOUR JOBS - REPRESENT THE PEOPLE!!

Leslie Ertl

From:	paul vallier
To:	Comish
Cc:	vsherlock@lshlaw.net; Alan Buchfuhrer; Jj Smith (new); Karl Thonnes; Mary Alice Rowley; Bob Shykes Thursday Worker; Bill Steuer; Charles L. Dietz; donnasmelzer@gmail.com; Gene Reed; Frank Gallieti; M.
Subject:	LPA and the MC Commission need to immediately pause
Date:	Sunday, September 8, 2024 3:42:19 PM

Are Commissioners Jenkins and Smith trying to pull a fast one before leaving office!? I hope not.

?????

"The Local Planning Agency will consider five proposed Comprehensive Plan Amendments at Thursday's meeting, including a text amendment that will further expand development in Rural Lifestyle communities."???!!

The LPA needs to be "at ease" until new commissioners take office. The voters have spoken and they want a new direction that respects our Comp plan!
Paul Vallier
Stuart

Sent from Yahoo Mail for iPhone

From: Sam Hay
To: Stacey Hetherington
Subject: Please protect the Comp Plan
Date: Sunday, September 8, 2024 10:17:17 AM

Commissioner Hetherington:

I urge you to protect what remains of the Comprehensive Plan at your meeting on Sept 10. You have already approved too many modifications to the Plan which have inevitably resulted in over-development in our county.

Please do not approve any further modifications which would further weaken the protections the Comp Plan was intended to provide. At the very least, delay any changes until they can be properly presented to the public and carefully considered.

Respectfully,
Sam Hay, Port Salerno

Joan Seaman

From: Clyde Dulin
Sent: Tuesday, July 30, 2024 4:30 PM
To: Allison Gates
Cc: Samantha Lovelady; Jenna Knobbe
Subject: FW: Comp Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Allison,
We need to provide the following email as public comment to the LPA this Thursday and we need to file it in the respective folders. Thanks

---

From: jlogan@gate.net <jlogan@gate.net>
Sent: Tuesday, July 30, 2024 11:42 AM
To: Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Cc: Comish <Comish@martin.fl.us>
Subject: Comp Plan Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Good morning,

I understand that you are currently reviewing amendments to the Comp Plan that would include changes to Indiantown's treatment when it comes to the residential capacity analysis and USD changes. May I ask, what is the rationale for these changes that reflect a benefit to residents of Martin County?

Did an independent traffic expert review and add comment on the proposed changes to the Transportation Chapter? We all are aware of the significant increase in population and traffic flow in Martin County and should definitely be cautious in any changes made related to same. If an expert did review, are those comments available?

ANY amendments related to our Comp Plan, which have been critical to preserving our wonderful way of life should, in my opinion, ONLY be approved if significant benefits are derived from them.

Best regards,

Jane Logan
Hobe Sound, FL
772-485-5503

From: Kate Miller
To: Paul Schilling; Comish
Subject: no amendments to the comp plan.! No sneaking amendments in over the summer!
Date: Saturday, August 10, 2024 11:24:27 AM

This Email Sent From External Sender

The comp plan has made Martin County a paradise for those who live there. You are making it a developers' paradise. We will remember at election time. Katharine Miller, 103 River Rd, Hobe Sound, FL 33455

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Clyde Dulin
Subject:	FW: URGENT REQUEST
Date:	Monday, September 9, 2024 8:00:10 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: loydb <loydb@bellsouth.net>
Sent: Sunday, September 8, 2024 3:41 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: URGENT REQUEST

LPA board : Please do not recommend that the Board of County Commissioners approve or reject any amendments to our Comprehensive Plan until newly elected Commissioners are seated and more study and evaluation can be accomplished on behalf of the Citizens.

Sincerely,
Walter Loyd
150 SW Cabana Point Circle
Stuart, Fl. 34994

Sent from my Verizon, Samsung Galaxy smartphone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 5:24 PM
To: Maria Harrison
Subject: FW: Public Hearings on 9/24 and 10/22 must be delayed

From: carol quackenbos <cquackenbos@gmail.com>
Sent: Monday, September 23, 2024 4:34 PM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Public Hearings on 9/24 and 10/22 must be delayed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Carol Quackenbos

Stuart resident

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:21 AM
To: Maria Harrison
Subject: FW: Urgent assistance needed

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Rebecca Dima

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:16 AM
To: Samantha Lovelady
Subject: Urgent request needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:28 AM
To: Maria Harrison
Subject: FW: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

From: Denise Belizar <wridea@aol.com>
Sent: Monday, September 23, 2024 10:22 AM
To: Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>; commish@martin.fl.us
Subject: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

As Martin County residents for over two decades, we have valued the guidance that our county's well-thought-out Comprehensive Plan has placed on growth, and the protection that has meant for our environmental resources. It has truly resulted in the Martin County difference.

While some changes to the Comp Plan over time have been necessary, we are dismayed to see the extent to which its provisions have been eroded – or attempted to be eroded – in recent years. The latest proposed changes could greatly negatively impact our population density, environment, waterways, scarce resources and overall quality of life. There needs to be a more detailed examination of each change to ensure that it is both necessary and the optimal solution to the current situation.

We implore the sitting Martin County commissioners to do the right thing and delay the Sept 24 and Oct. 22 public hearings for comprehensive plan amendments, zoning changes, and a variance until the new commission is seated.

To be frank, the voters have already spoken in choosing to select new commissioners who have promised to be extremely judicious in making any revisions to our Comp Plan. To rush ahead with these changes prior to the new commissioners being seated is insulting to and dismissive of your voting public. It reeks of disingenuous, deceitful politics. You are better than that. At least, we hope you are.

Please delay the Sept 24 and Oct. 22 public hearings until the new commission is seated.

Denise and Ed Belizar
Jensen Beach residents

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept 24 Public Hearing

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Sunday, September 22, 2024 3:43 PM
To: Commish@martin.fl.us; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Sept 24 Public Hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Commissioners,

Please delay the September 24 and October 22 Public hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

Citizens have repeatedly stated, in the public workshops hosted by the Treasure Coast Regional Planning Council, that they do NOT want changes to our Comp Plan. This was the most frequently expressed item on the "wish list" that staff asked citizens to compile.

The citizens say: 1) No to changes in the Comp Plan, 2) Control growth and development, 3) Protect and preserve wildlife, waterways, native vegetation and agricultural lands, 4) Reduce traffic congestion 5) Maintain the Martin County difference.

The above are the guidelines the new commissioners have promised to follow. These guidelines must be meticulously applied to each and all of the proposed comp plan amendments. Some of the upcoming proposals encourage costly urban sprawl with its consummate environment, water, and neighborhood zoning area destruction.

Please do NOT push forward with these Martin-busting votes. It would be an improper attempt to silence the voices of residents who have clearly spoken.

Respectfully,
Drs. Mary Starzinski and Kathy Petteruti

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept. 24, 2024 Public hearing

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Saturday, September 21, 2024 3:07 PM
To: commish@martin.fl.us; Stacey Hetherington <shetherington@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>
Subject: Sept. 24, 2024 Public hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

We are opposed to all the Amendments and Zoning Protections,
that Change the Current Comprehensive Plan:

At the Public workshops hosted by the T.C. Regional Planning Council.
the majority of attendees said they wanted
no changes that govern growth and development in the County
we want the established protection of preserves, wildlife, open spaces and agricultural land.
we need reduction in traffic congestion
The Regional Planning Council at the costly of $100,000 recommended
to the Sept. 24th meeting just the Opposite!!

It is obvious that these changes at the Sept. 24th meeting are being
"railroaded" through before the 2 New Commissioners have a chance
to Vote. Mr. Ciampi actually lost his election if you compare the votes
for his opponents.

One of the most outrageous amendments concerns the addition of 12 "Cottages"
to the new Golf Course plan that originally in their application, said there would
be no housing. Now from 6 to 12; when does it stop

It is imperative that this Public Hearing be postponed until November or December
when there is appropriate time for Resident's to speak at the meeting.

Respectfully,
Barbara Gingras-Schmucker
John McArdle
3130 SE Indian Wells Place
Stuart, Fl. 34997

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:35 AM
To: Maria Harrison
Subject: FW: September 24, 2024 Public Hearings

From: Clyde Dulin
Sent: Friday, September 20, 2024 3:54 PM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: September 24, 2024 Public Hearings

From: tomhelga@comcast.net <tomhelga@comcast.net>
Sent: Friday, September 20, 2024 3:42 PM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: September 24, 2024 Public Hearings

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Commish@martin.fl.us; sheard@martin.fl.us; eciampi@matin.fl.us; dsmith@martin.fl.us; hjenkins@martin.fl.us; hetheringtonstacey@martin.fl.us; swoods@martin.fl.us; ddonaldson@martin.fl.us; klevee@martin.fl.us; cdulin@martin.fl.us; pschilli@martin.fl.us; slove@martin.fl.us;

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Thomas and Helga Galli

Samantha Lovelady

From: Renee Delahunty <rmld111@aol.com>
Sent: Friday, September 20, 2024 7:37 PM
To: Samantha Lovelady
Subject: Stop the Rush to Crush

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Any discussion regarding comprehensive plan amendments, zoning changes, and a variance should be delayed until the newly elected commission is seated.

I was in attendance at the public workshops hosted by the Treasure Coast Regional Planning Council, and I heard citizens repeatedly stating that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

The People Have Voted
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr
Jensen Beach, FL

Sent from the all new AOL app for iOS

Samantha Lovelady

From: Janet Jorden <jjorden@mac.com>
Sent: Thursday, September 19, 2024 4:23 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Packed Agendas

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The only reason I am able to think of for packing the Commission's agendas prior to the new commissioners taking their place on the dais is an effort to hurry through unwanted amendments.

We, the voters, have made our wishes very clear both through public meetings and at the ballot box. I strongly urge the commissioners to table all votes on Comp plan amendments, zoning changes and a variance until the new commissioners are seated. There is not an ethical reason for all of these votes to be taking place at warp speed.

Sincerely,

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL

Clyde Dulin

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Thursday, September 19, 2024 4:58 AM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith
From: Donna Melzer, Martin County Resident
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that takes time. Sept. 24 and Oct. 22 scheduled public

hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

Clyde Dulin

From: P S <sunshine50@bellsouth.net>
Sent: Thursday, September 19, 2024 9:42 AM
To: Clyde Dulin
Subject: Fwd: Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Sent from my iPhone

Begin forwarded message:

From: P S <sunshine50@bellsouth.net>
Date: September 19, 2024 at 9:37:48 AM EDT
To: Commish@martin.fl.us
Subject: Comp Plan Changes

Understanding that those who are leaving office may not care or be affected directly by their vote on this issue, why the need to rush! The people have spoken loudly on this issue many times over the years and spoke again in this last election. As more out of state residents come to Martin County, you should be supporting what has made is so great to begin with... the local long, time residents and their voice. Do not ruin what makes Martin County different in an effort to compete for growth and sprawl... keep our comp plan the way it is and prove we are different and this is why people want to come and live here, not to change what it is!!

Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Patty

Native Floridian and long time Martin resident.

Maria Harrison

From: Clyde Dulin
Sent: Thursday, September 19, 2024 11:12 AM
To: Paul Schilling; Maria Harrison; Samantha Lovelady; Joan Seaman
Subject: FW: Wait on the vote please

I recommend we print these emails and put them on the dais for next Tuesday. That way we can scan and file instead of struggling with PDF.

From: cwieds@gmail.com <cwieds@gmail.com>
Sent: Thursday, September 19, 2024 11:06 AM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Wait on the vote please

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Yes this is a formatted email, but I do believe you need to wait on the vote until the new elected group is able to vote.

Thank you for your consideration

Sincerely,

Chris and Anne Wiedenmayer

6322 SE Morning Dove Way, Hobe Sound 33455

Paul Schilling

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:14 PM
To: Paul Schilling
Subject: Growing Slowly

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my PAD!

Samantha Lovelady

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:18 PM
To: Samantha Lovelady
Subject: Slow the Growth

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Let's make sure we have the infrastructure before we keep building.

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my 👁PAD!

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:33 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:17 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:24 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Mr Dulin,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: dm5855@icloud.com
Sent: Thursday, September 19, 2024 12:29 PM
To: Samantha Lovelady
Subject: Public hearings 9/24/2024 & 10/22/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: Sabrina Roemisch <sabroemisch@gmail.com>
Sent: Thursday, September 19, 2024 3:06 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Hearings for comprehensive plan amendments

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Sabrina Glover
Martin County Resident

Sent from my iPhone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:34 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:19 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Thursday, September 19, 2024 3:39 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Sarah Woods <swoods@martin.fl.us>
Sent: Thursday, September 19, 2024 3:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Elysse Elder <eelder@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5446 (o) 772-288-5439 (f)

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:17 PM
To: Sarah Woods <swoods@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Ms Woods,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: ALLEN ATKINSON <4starfire@bellsouth.net>
Sent: Thursday, September 19, 2024 11:08 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; Sarah Woods; Don Donaldson; Kimberlee Levee; Paul Schilling; Samantha Lovelady
Subject: Not to Rush

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Allen and Pat Atkinson

From: Paul Schilling
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: Email
Date: Monday, September 16, 2024 7:50:22 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

-----Original Message-----
From: Elizabeth Christian <ejanechristian01@gmail.com>
Sent: Saturday, September 14, 2024 6:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Email

This Email Sent From External Sender

Please include my email in any comments . I am not for rural changes of any kind!
Sent from my iPhone

Clyde Dulin

From: Paul Schilling
Sent: Thursday, September 12, 2024 5:16 PM
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: LPA running roughshod over citizen input

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: brucemon12 <brucemon12@gmail.com>
Sent: Thursday, September 12, 2024 4:56 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: LPA running roughshod over citizen input

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The text amendments to the comp plan have ZERO INPUT FROM RESIDENTS. NOT FAIR!!! Golf cottages can have 12 bedrooms per cottage? Motel 12??? Rural Lifestyle designation expansion without citizen input is NOT FAIR. We demand our voices and objections be accounted for.

Bruce Montefusco
Hobe Sound

Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 4:13 PM
To: Clyde Dulin; James Moir
Cc: Paul Schilling; Stephanie Heidt; Elysse Elder; Virginia Sherlock
Subject: RE: Tonight's LPA meeting

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Clyde,

As you well know, the notice published in TCPalm does not provide copies of the staff report, agenda item summaries, or data and analysis. And few residents rely on the TCPalm notice, as you also know. The agenda is routinely e-mailed to those of us who have specifically requested inclusion on the e-mail sent by the County in advance of LPA meetings. We rely on that e-mail notice.

Your response confirms my fear that staff is trying to ram through these amendments without adequate time or information for the public to evaluate them.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

From: Clyde Dulin [mailto:cdulin@martin.fl.us]
Sent: Thursday, July 18, 2024 4:03 PM
To: Virginia Sherlock <vsherlock@lshlaw.net>; James Moir <James.Moir@martin.fl.us>
Cc: Paul Schilling <pschilli@martin.fl.us>; Stephanie Heidt <sheidt@tcrpc.org>; Elysse Elder <eelder@martin.fl.us>
Subject: RE: Tonight's LPA meeting

Hello,
Please see the attached verification that notice was published by TC Palm on Wednesday July 3, 2024.

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 3:56 PM
To: James Moir <James.Moir@martin.fl.us>
Cc: Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>
Subject: Tonight's LPA meeting

Jim,

Sorry for the late comments on tonight's LPA agenda, but the agenda wasn't sent out until yesterday and I haven't had adequate time to thoroughly review the three proposed amendments to the Comp Plan (Housing Chapter, Arts, Culture and Historic Preservation Chapter and Public Schools Facilities Chapter) which apparently are being submitted as part of the EAR process.

In addition to the late notice, the data and analysis supporting the amendments has not been provided. The staff report for each amendment says the data and analysis "will be submitted to State Land Planning Agency as part of the transittal packet. Copies are available in the Growth Management Department, upon request."

This is not how the process is supposed to work. The data and analysis should be provided for review by the LPA and the public at the time the amendments are presented.

Are members of the public going to be charged exorbitant fees for requesting copies from Growth Management?

Why is staff hiding the required data and analysis from both LPA members and the public?

Why was less than 48 hours notice given of intent to present these EAR amendments to the LPA?

The amendments are confusing and very technical; impossible to review and evaluate in time to make meaningful comments.

I request that the LPA postpone hearing these three agenda items -- NPH-2, NPH-3 and NPH-4 -- until members of the public can be properly noticed and provided with adequate time to review and evaluate the amendments.

Thank you.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200

Facsimile: (772) 872-5152
www.lshlaw.net

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

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Allison Gates

From: execdirector@theguardiansofmartincounty.com
Sent: Friday, July 19, 2024 11:55 AM
To: Clyde Dulin
Cc: Paul Schilling; Stephanie Heidt; Public_Records; Jenna Knobbe; Samantha Lovelady
Subject: Re: EAR Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Thanks Clyde. Files rec'd. I'll follow up with you and Stephanie if I have any questions.

Greg Braun
Executive Director
The Guardians of Martin County
(561)-758-3417

Please use this email for all Guardians-related messages

From: Clyde Dulin <cdulin@martin.fl.us>
Sent: Friday, July 19, 2024 9:35 AM
To: execdirector@theguardiansofmartincounty.com <execdirector@theguardiansofmartincounty.com>
Cc: Paul Schilling <pschilli@martin.fl.us>; Stephanie Heidt <sheidt@tcrpc.org>; Public_Records <Public_Records@martin.fl.us>; Jenna Knobbe <jknobbe@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: RE: EAR Amendments

Greg,
As you may know, the Treasure Coast Regional Planning Council was contracted to work on the Housing Element. Please see the attached data and analysis used to draft the changes to the Housing element. We will take care of the typo. Thanks.

From: execdirector@theguardiansofmartincounty.com <execdirector@theguardiansofmartincounty.com>
Sent: Thursday, July 18, 2024 2:36 PM
To: Paul Schilling <pschilli@martin.fl.us>; pschilling@martin.fl.us
Cc: Clyde Dulin <cdulin@martin.fl.us>
Subject: EAR Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Greetings Paul; I rece'd the notice yesterday that the proposed revisions to the Housing, Arts and Culture and School chapters of the Comp Plan will be considered by the LPA this evening.

The Staff Reports for these EAR Amendments indicate that copies of the Data and Analysis "are available in the Growth Management Department, upon request".

Please accept this request that when they are available, please provide to me the backup Data and Analysis for the Housing Amendment.

Also, I noticed one typo in the Strikethrough and Underline version of Chapter 16. I think that "Gild" on the 3rd line of the 3rd full paragraph on Page 3 should be "Guild".

Thanks,

Greg Braun
Executive Director
The Guardians of Martin County
(561)-758-3417

Please use this email for all Guardians-related messages

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

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Friday, July 19, 2024 1:12 PM
To: Don Donaldson
Cc: Sarah Heard; Edward Ciampi; Harold Jenkins; Paul Schilling; Clyde Dulin; Elysse Elder; Virginia Sherlock
Subject: Please insist on transparency in EAR process

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Don,

At the Local Planning Agency meeting last night, staff concealed information and comments from the public and LPA members. The lack of transparency in the EAR process is concerning.

I signed up to receive e-mails from staff regarding upcoming LPA meetings, and staff usually sends an e-mail with the LPA agenda and staff reports a week or so before each meeting. But the e-mail for Thursday's meeting was not sent until Wednesday, providing agenda summaries for three Comprehensive Plan Amendments proposed by staff as part of the Evaluation and Appraisal Report process. The proposed amendments are very technical and difficult to understand. It was simply impossible to conduct meaningful review prior to the LPA meeting.

Additionally, the staff reports for the Comp Plan amendments acknowledged that data and analysis required for approval was not included in the agenda packet. Staff noted that the data and analysis would be provided to the state when the amendments are transmitted for agency review and would be available for review at the Growth Management Department upon request. I do not understand why the data and analysis was not included in the agenda packet to provide LPA members a basis for their decision to recommend adoption of the proposed amendments.

I have not been able to locate e-mail addresses on the County website for LPA members. I sent an e-mail to one member whose address I have and to staff, asking that the Comp Plan amendment agenda items be postponed to give citizens time to review and evaluate them and requesting that the data and analysis for the amendments be included in the agenda packet. I copied staff on my e-mail, assuming that the comments would be made part of the record.

But staff did not mention the concerns I raised and did not advise the LPA of my comments regarding the agenda items. I am requesting that my e-mail be included in the agenda packet when these items are presented to the BOCC.

The lack of transparency is extremely worrisome, raising genuine fears that staff is hiding data and analysis and blocking public input. This is not how the process is supposed to work.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: PH-5

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners **DATE:** February 18, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Paul Schilling
Growth Management Director

REF: Item #25-0514
SUBJECT: **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING ELEMENT, A TEXT AMENDMENT**

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.

Please see the attached newspaper advertisement for the EAR-based Plan amendment public hearings and additional public comment.

DGD/PS/jk

Reviewed by County Attorney's Office

Martin County - Growth Management
Advertiser:
N/A
Agency:
A-14-All
Section-Page-Zone(s):
2-7-25 EAR Adoption
Description:
10983177
Ad Number:
N/A
Insertion Number:
3 Col x 18 in
Size:
N/A
Color Type:
The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Friday, February 7, 2025

Judge pauses buyout for federal employees

Maureen Groppe and Joey Garrison
USA TODAY

A federal judge on Thursday paused the Trump administration's deadline for more than 2 million federal employees to decide by the end of the day whether to resign or stay in their jobs in order to allow time for labor unions to challenge the plan's legality.

U.S. District Judge George O'Toole in Boston issued a temporary restraining order and set a hearing for Monday.

The Trump administration's lawyers had argued that extending the deadline on the last day would "markedly disrupt the expectations of the federal workforce, inject tremendous uncertainty into a program that scores of federal employees have already availed themselves of, and hinder the administration's efforts to reform the federal workforce."

Unions representing many of the nation's federal workers charge that the new Republican administration's "unprecedented offer" violates the law.

"We will continue to aggressively defend our members' rights," said Everett Kelley, president of the American Federation of Government Employees, one of the unions challenging the offer.

Workers were given barely more than a week to accept the administration's blanket buyout, which union officials say did not appear to have followed federal procedures for reducing the size of the workforce.

Federal employees were told they would receive eight months of pay and benefits through September if they resigned by Thursday.

But Congress hasn't approved funding for federal agencies past March 14. Democrats in Congress have warned federal workers not to accept the offer, citing this and their lack of trust in Trump to deliver the payments.

Unions have warned workers considering Trump's offer that there's no guarantee the president can or will stick to it. They've also said the offer lacks basic information about whether they might still be required to work for the government; whether they can get a private-sector job while still being paid by the federal government; and how their pensions, health insurance and other benefits and rights would be affected.

Demonstrators protest the Trump administration's plans to shrink the federal workforce outside the headquarters of the Office of Personnel Management on Wednesday in Washington. ALEX WONG/GETTY IMAGES

Critics have said the administration's goal is to make working for the federal government so unpleasant that employees will be driven out.

The administration on Tuesday warned federal employees could be furloughed if they do not accept the buyout and that "the majority of federal agencies will be downsized," with the Defense Department as an exception.

Federal workers who stay in their jobs have been told they must return to in-person work, embrace new "performance standards" and be "reliable, loyal and trustworthy" in their work, among other new "reforms" across the government.

Trump is pushing both to dramatically shrink the size of government and replace bureaucrats his team has perceived as hostile to his agenda with loyalists.

The offer came in a surprise email that hit inboxes at 6:04 p.m. on Jan. 28 with the subject line: "The Fork in the Road."

Israel will draw up plan to relocate Palestinians

Cybele Mayes-Osterman
USA TODAY

Israel's defense minister said European nations that accused the country of disproportionate attacks in the Gaza Strip are "legally obligated" to accept Palestinian refugees as Middle Eastern countries rejected President Donald Trump's proposal to relocate all of the enclave's residents.

On Thursday, Israeli Defense Minister Israel Katz said he directed Israel's defense forces to draw up "a plan that will allow any resident of Gaza who wishes to leave to do so, to any country willing to receive them." He said the army would provide "exit options via land crossings, as well as special arrangements for departure by sea and air."

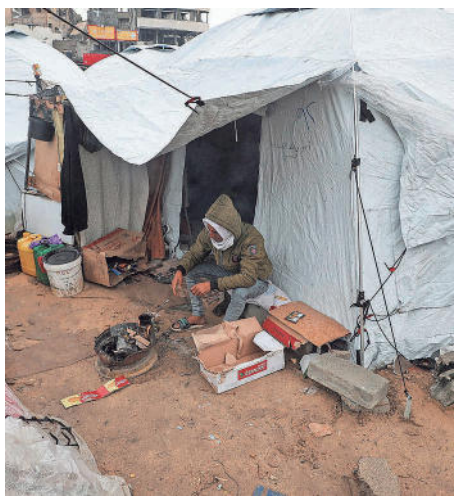
Countries "such as Spain, Ireland, Norway, and others" that have accused Israel of disproportionate attacks on civilians and violations of laws governing war "are legally obligated to allow Gazans to enter their territory," he wrote on X.

It comes after Trump deviated from decades of American foreign policy in the Middle East in his proposal on Tuesday to "take over" and "own" the war-torn Gaza Strip. The White House quickly walked back his comments, with spokesperson Karoline Leavitt telling reporters that Trump "has not committed to putting boots on the ground in Gaza" or to pay for its rebuilding.

But his statements still sent shock waves through Middle Eastern countries that worked to broker the ceasefire and hostage release deal struck between Israel and Hamas last month after more than a year of war.

Saudi Arabia, which has long refused to normalize its relations with Israel without the creation of a Palestinian state, said its position was still "firm and unwavering."

In a call with French President Emmanuel Macron, Egyptian President Abdel Fattah el-Sissi urged other countries to "support the implementation of the two-state solution," according to a statement from his office.


A Palestinian man sits outside a tent in the rain on Thursday in Gaza City, Gaza Strip. DAWOUD ABU ALKAS/REUTERS

Forcibly displacing civilians is a war crime under the Geneva Conventions. Humanitarian organizations have already accused Israel of the intentional displacement of Palestinians, which they say amounts to "ethnic cleansing."

But Trump's proposal would go a step further – "it would move the U.S. from being complicit in war crimes to direct perpetration of atrocities," Lama Fakih, of Human Rights Watch, said in a statement on Wednesday.

"It is vital to stay true to the bedrock of international law," United Nations Secretary-General António Guterres told Trump on Wednesday. "It is essential to avoid any form of ethnic cleansing."

Israel launched its 15-month siege of Gaza after Hamas, the militant group that governs the Palestinian enclave, launched a surprise attack on Israel, killing 1,200 Israelis and taking around 250 hostages.

In the ensuing conflict, more than 47,000 Palestinians were killed, according to the Hamas-run Gaza Health Ministry, including more than 13,000 children. Much of the enclave was reduced to rubble and 90% of its population was displaced.

Contributing: Reuters

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County (Board) will conduct public hearings on Tuesday, February 25, 2025, March 11, 2025, and March 25, 2025, beginning at 9:00 A.M. each day, or as soon thereafter as may be heard, to consider adoption of ordinances amending the Martin County Comprehensive Growth Management Plan resulting from the Evaluation and Appraisal Report. The Board requested the amendments based on statutory requirements. The proposed amendments will be presented in Public Hearings over the three dates as follows:

February 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-01, AMENDING THE TEXT OF CHAPTER 1, PREAMBLE, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-03, AMENDING THE TEXT OF CHAPTER 3, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-05, AMENDING THE TEXT OF CHAPTER 5, TRANSPORTATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-06, AMENDING THE TEXT OF CHAPTER 6, HOUSING ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-07, AMENDING THE TEXT OF CHAPTER 7, RECREATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-16, AMENDING THE TEXT OF CHAPTER 16, ARTS, CULTURE, AND HISTORIC PRESERVATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-17, AMENDING THE TEXT OF CHAPTER 17, PUBLIC SCHOOLS FACILITIES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 11, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-02, AMENDING THE TEXT OF CHAPTER 2, OVERALL GOALS AND DEFINITIONS, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-08, AMENDING THE TEXT OF CHAPTER 8, COASTAL MANAGEMENT ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-09, AMENDING THE TEXT OF CHAPTER 9, CONSERVATION AND OPEN SPACE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-10, AMENDING THE TEXT OF CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-11, AMENDING THE TEXT OF CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-12, AMENDING THE TEXT OF CHAPTER 12, SOLID AND HAZARDOUS WASTE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-13, AMENDING THE TEXT OF CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-04, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-14, AMENDING THE TEXT OF CHAPTER 14, CAPITAL IMPROVEMENTS ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

The Public Hearings listed above on February 25, 2025, and March 11, 2025 will begin on the specified date and will be continued to March 25,2025. The Board will conclude all of the Public Hearings and vote on the proposed amendments on March 25, 2025. All interested persons are invited to attend and be heard.

Each day of the Public Hearings will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department at (772) 288-5495.

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

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

Check out the classified ads everyday.
FIND A JOB
LIST A HOME
BUY A CAR
ADOPT A PET
BUY A BOAT
FIND A RENTAL

From: The Guardians of Martin County
To: Sarah Heard
Subject: Community Updates from Commissioner Heard 10/30/2024
Date: Wednesday, November 6, 2024 9:33:25 AM

View this email in your browser

The Guardians continue engagement with Martin County regarding proposed amendments to the County's Comprehensive Growth Management Plan (Comp Plan) that have the potential to adversely affect the quality of life that we all cherish.

See Commissioner Sarah Heard's summary below describing recent actions taken by the County Commission.

The Guardians provided comments on several of the proposed Comp Plan Amendments that have now been transmitted to Tallahassee for review by various state agencies.It is our understanding that commissioners-elect Blake Capps (District 3) and Eileen Vargas (District 1) will likely have taken their seats prior to a future adoption hearing.

Live Responsibly, Protect Our Future.

Commissioner Heard's Newsletter

Martin County Commissioner Sarah Heard
District 4 Newsletter - October 30, 2024

Contact Information
Commissioner Sarah Heard
sheard@martin.fl.us
Executive Aide Sarah Philion
comaide4@martin.fl.us
(772) 221-2358

Dear Friends,

October 9th was a cruel and destructive day for many homeowners in Martin County, especially hundreds of homeowners in District 4. We have seldom experienced ravaging tornados in Florida but 3 monstrous tornados, spawned by Hurricane Milton, wiped out neighborhoods on that day. Especially hard hit were Manatee Lakes, New Monrovia, The Preserve, Mariner Sands, Port Salerno and Rocky Point.

So many first hand accounts are terrifying. With no warning, front doors exploded, windows exploded, glass flying everywhere, furniture hurtling by, cars flipped over like toys, roofs exploding overhead and vanishing. Miraculously, in the midst of all that powerful mayhem, no one was killed. But, lots of folks

lost their worldly goods and the homes that held them.

Martin County makes me most proud and thankful as we respond to emergencies. The outpouring of love and support and aid has been wonderful.

The path of the storm's destruction was really uneven in Martin County. For 90% of our residents the tornadoes had no impact. But, for many the deprivation and destruction and realization are just beginning. The road to recovery will be long and hard.

I want all residents to know that recovery in these damaged neighborhoods is Martin County's top priority. Keeping these neighborhoods intact and rebuilding are our top priority. We will see you through this. We will keep you safe and sound.

Resources are available. We will help you connect to them. Please call our office if you need information or help. 772-221-2358.

Here are some critical resources including links and phone numbers.

FEMA 800-621-3362
Hope Florida 833-438-4673
United Way 772-283-4800
House of Hope 772-286-4673
Elevate Hope
Salvation Army 772-228-1471
Martin County Human Services SHIP Assistance, 772-288-5456
Covenant Fellowship Baptist Church
Catholic Charities 561-345-2000
Senator Gayle Harrell, 772-221-4019
Representative Toby Overdorf, 772-221-4961
John Snyder, 772-403-1064

We are sorry for your losses.

We are determined to help in every way possible. We have been faithfully and diligently removing storm debris daily since the hurricane. Martin County will remove all of your storm debris for free but it needs to be put in our right of way in order for us to take it away. We cannot trespass on your private property. We will do as many sweeps as necessary to clean up the hardest hit neighborhoods.

Sarah Heard

Board Summary from 09/24/2024

CNST-13 was a request to terminate the Palm City Boys and Girls Club lease. It was formerly a Martin County fire station. It was leased to the Boys and Girls Club in 2006. They will be moving their services to the newly constructed Boys and Girls Club on Martin Luther King Boulevard in Stuart.

The future of the buildings and property in Palm City are unknown at present.

PH-8 was a public hearing to consider transmittal of Comprehensive Plan Amendment (CPA) 23-09, Martin Commerce Park.

This was a proposal to allow a 167 acre parcel of land located between I-95 and SW 84th Avenue on the South side of SW Martin Highway to be appointed a Freestanding Urban Services District and to allow the extension of municipal water and sewer to leapfrog over agricultural lands to provide these urban services. No more than 1,100,000 square feet of industrial uses are proposed on 101 of these

167 acres.

Policy 4.13A.10 requires that industrial development in Martin County only is allowed within the Primary Urban Services District, which is miles away from this site.

The 1,717 acre Ag Tec parcel was approved by the majority Board in 2010. It remains vacant. It is owned by Ashley Capital, the owner of this 167 acre parcel.

The Commercial and Industrial Land Analysis, ordered by the majority Board and completed in 2023 concludes that the County has a significant inventory of industrial land for the present and the future. In fact, the acreage of vacant industrial land is more than twice the acreage of developed industrial land in the County.

Since 2011, only an average of 9 acres of industrial land are developed each year.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

PH-9 was a request to consider transmittal of Comprehensive Plan Amendment (CPA) 23-10, Martin Commerce Park, a Future Land Use Map amendment.

This was a request to amend the Future Land Use Map, to change the designation of 167 acres of land from Agricultural and Agricultural Ranchette to Industrial.

All the adjacent future land uses are agricultural and agricultural ranchette.

There are 4 criteria to consider when changing the future land use designation of a parcel. At least ONE must be met in order to recommend approval of the change.

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

None of the criteria has been met.

Further, the proposal meets all of the criteria for defining urban sprawl.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

Board Summary from 10/22/2024

CNST-8 was a request for approval of an agricultural easement from Becker B-14 Grove as a condition of approval for the Discovery Planned Unit Development (PUD) zoning agreement.

As a special condition of the Discovery PUD zoning agreement, Becker is required to place the 846 acre Becker Tree Farm parcel into a permanent agricultural easement.

The deed for the easement is to be granted to Martin County and Conservation Florida, a non-profit corporation.

Our October 22, 2024 meeting included the transmittal of our Evaluation and Appraisal Report (EAR) which was a re-write of our Comprehensive Plan. The state requires that all jurisdictions that have Comprehensive Plans conduct an EAR every 7 or so years to guarantee that each Comprehensive Plan is compliant with all changes to the Florida Statutes in the preceding 7 years.

PH-1 was a public hearing to transmit the EAR for Chapter 4, the Future Land Use Element. Chapter 4 is considered the most important in the Comprehensive Plan. One of the most critical features of Chapter 4 is the methodology requirements of the Residential Capacity Analysis, which is used to determine when, where and how to expand the Urban Services Districts when necessary. There are currently 10 and 15 year triggers that demand actions on these decisions.

The EAR does away with the requirement that the Residential Capacity Analysis be used to determine expansion of the Urban Boundaries.

Now, instead, policy for expansions is vaguely worded in Policy 4.7. To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.

No data, analysis, metrics, methodologies are provided to plan our future development.

Wetland deliniation is changing, too. Maps will no longer be used. Nor will hydric soils be evaluated. Instead, flyovers and remote and drone observations will generally inform us where wetlands exist.

Table 4-1 contains disturbing information. Though we don't allow any impacts to wetlands, between 2017 and 2024, nearly 1500 acres of wetlands disappeared. Between 2009 and 2024, 57,000 acres were developed in Martin County, according to table 4-1.

The airtight planning policies of Chapter 4 have guided and protected residents and resources for over 40 years. This EAR amendment does away with too many of our protections.

PH-4 was the EAR amendment to Chapter 5, the Transportation Element.

Roads in Martin County are given Level of Service ratings from A (free flow) to B (reasonably free flow) to C (stable flow) to D (approaching unstable flow) to E (unstable flow) to F (forced or breakdown flow). Martin County targets LOS D as our tolerable goal. Surely we should raise our standards.

PH-5 was the EAR amendment to Chapter 14, our Capital Improvements Element.

Among the changes to Chapter 14 are basic life support and fire response times from 6 minutes 90% of the time in Urban Areas to advanced life support in 8 minutes 90% of the time in Urban Areas.

Similarly, basic life support and fire response in Rural areas goes from 15 minutes 90% of the time to Advanced Life Support in 20 minutes 90% of the time.

PH-7 was the EAR amendment to Chapter 6, the Housing Element.

Included in this chapter's changes are elimination of the Vacant Residential Lands Inventory and Residential Capacity Analysis as planning requirements.

PH-8 was the EAR amendment to Chapter 7, the Recreation Element.

Included in this chapter's changes are directions to encourage Planned Unit Development (PUD) Zoning in development review instead of relying upon the requirements of straight zoning.

All of the EAR amendments will be transmitted to Tallahassee for review. Staff expects state reviews to be completed in early 2025. They will then be considered be the new Board for adoption.

PH-17 was an item to consider adoption of Comprehensive Plan Amendment (CPA) 24-23, Three Lakes Golf Club.

Three Lakes Golf Club is another of the developments outside the Urban Boundary that are permitted under the new Rural Lifestyles land use.

Golf cottages are allowed in the Rural Lifestyle land use. They are for the use of the members and their guests. They do not count toward the maximum gross density. 54 golf cottages are allowed with up to 324 bedrooms.

This amendment was to allow each cottage to have up to 12 bedrooms, doubling current capacity of 6 bedrooms each.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DPQJ-1 was a request for an amendment to the Three Lakes Golf Club Planned Unit Development (PUD).

This project is approximately 1219 acres and is located west and east of Kanner Highway approximately 2.4 miles southwest of I-95.

The majority Board approved 2 golf courses, a golf clubhouse and 14 accessory golf cottages in June 2023, utilizing well and septic systems.

In February 2024, the Board majority approved the future land use change from agricultural to rural lifestyle.
In June 2024, the Board majority approved the extension of municipal water and sewer to the entire property.

This is the first amendment to the proposed PUD. Improvements on this property now include a helipad, and employee dormitory for 70 workers, 48 cottages (that do not count toward maximum density) with 262 bedrooms (averaging 6770 square feet each), tennis courts, pickleball courts, a 19,000 square foot spa, yoga studio, pools, one 30,000 square foot clubhouse, one 33,000 square foot clubhouse, and a bridge over Kanner Highway, connecting the east and west sections of the property.

Ciampi, Jenkins, and Smith voted to approve. Heard and Hetherington opposed, with Hetherington objecting to the change from a tunnel under Kanner to a bridge over Kanner.

DPQJ-2 was a request for approval of the first amendment to The Ranch Planned Unit Development (PUD) zoning agreement.

The subject site is located south and west of the intersection of SW Kanner Highway and SW Bridge Road. The site includes approximately 3460 acres on the south side of Kanner and 442 acres on the north side of Kanner adjacent to the St. Lucie Canal.

The Board majority approved The Ranch PUD in April of 2024. Approved uses include 175 single family lots, golf cottages (that do not count toward maximum density and can each have up to 12 bedrooms), two 18-hole golf courses, a short course, range house and training center, golf practice facilities, a clubhouse, residential multi-slip docking facility, 2 spa and wellness facilities and a tunnel under Kanner Highway connecting the east and west parcels.

And though Article 4, Division of Land Development Regulations prohibits any excavation below 20 feet, The Ranch will be excavating to a depth of 40 feet.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DEPT-4 was a proposal to replace the Sand Dune Cafe at Jensen Beach.

The project is currently in design for building replacement with a 3,000 square foot commercial kitchen and dinning building, access improvements and associated site work.

The project was approved unanimously.

DEPT-5 was a water quality conditions and project update by John Maehl, our Environmental Resources Administrator. For well over 2 decades, Martin County has employed the most stellar team of environmental resource managers in the State of Florida. Their dedication and innovation are peerless. These are just some of the most recent achievements. Use this **link** to see the presentation.

Veterans Workshop

Disaster Recovery Center

Upcoming Martin County Board Meetings

Board of County Commissioners Upcoming Meetings

Commission Chambers - 1st Floor
2401 SE Monterey Rd, Stuart, FL 34996

November 12, 2024
November 19, 2024
December 10, 2024

MCTV Television Information - **MCTV Links and Info**
Martin County YouTube Chanel: **YouTube Channel Click Here**

Please share this message with your friends and neighbors!

Share Tweet Forward

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES

AT 1-800-HELP-FLA (435-7352) OR http://www.FloridaConsumerHelp.com. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE. THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY. REGISTRATION# CH30115.

Copyright © 2024 The Guardians of Martin County, All rights reserved.
You are receiving this email because of your relationship to The Guardians of Martin County

Our mailing address is:
The Guardians of Martin County
P.O. BOX 1489
Hobe Sound, Fl 33475

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list

From: Elaine Macomber
To: Comish
Subject: Our Community First!
Date: Sunday, November 10, 2024 9:20:05 AM

Dear Commissioners:
I support responsible decision-making that reflects our community's needs.

The commission is making decisions on projects like Brightline, cell towers, comp plan, and the proposed Wawa without full transparency or public input.

Please do not throw our tax dollars down the drain!

Elaine Macomber
Palm City, FL 34990

John 3:16

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0515 | PH-6 | **Meeting Date:** 2/25/2025

PLACEMENT: Public Hearings

TITLE:

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-07, RECREATION ELEMENT, A TEXT AMENDMENT

EXECUTIVE SUMMARY:

This is a request to consider the adoption of Comprehensive Plan Amendment 24-07, a text amendment to Chapter 7, Recreation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Clyde Dulin, AICP
Title: Comprehensive Planning Administrator

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Plan Amendment

BACKGROUND/RELATED STRATEGIC GOAL:

In accordance with Section 163.3184(4), Florida Statutes, evaluation and appraisal plan amendments must follow the state coordinated review process.

All plan amendments require three public hearings. The first public hearing is before the Local Planning Agency. At the second hearing, the Board of County Commissioners (Board) determines whether to transmit or not to transmit plan amendments as part of a set of amendments. After the hearing, the County has 10 working days to send the amendments to the State Land Planning Agency (State).

The State will issue an objections, recommendations, and comments (ORC) report regarding the proposed plan amendment(s) within 60 days after receipt of the amendment package. Any other unit of local government or government agency may provide comments within 30 days after receipt by the State Land Planning Agency of the complete proposed plan or plan amendment.

Martin County must hold the adoption public hearing within 180 days after receipt of the ORC report. If the County fails to hold an adoption hearing within 180 days after receipt of the ORC report, the

amendments shall be deemed withdrawn unless extended by agreement with notice to the State Land Planning Agency and any affected person that provided comments on the amendment. After the adoption hearing, adopted plan amendments must be transmitted within 10 working days to the State and any other agency or local government that provided timely comments.

The State has 45 days to determine if the plan amendments are in compliance with Florida Statutes and will issue a notice of intent to find that the plan amendments are in compliance or not in compliance. A plan amendment adopted under the state coordinated review process shall go into effect pursuant to the State Land Planning Agency's notice of intent. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Decisions approving or rejecting proposed amendments constitute legislative actions because they involve the policy making function of the Board. They are different from rezoning and site plan decisions which are quasi-judicial actions involving the application of general rules of policy to specific situations. If approval of a comprehensive plan amendment is challenged by an affected person, the approval will be sustained if it complies with Florida Statutes regarding (1) procedural requirements (e.g. proper notice, public hearing), and (2) substantive requirements (e.g. adequate data and analysis, internal consistency). The fairly debatable standard is applicable to the review and requires judicial approval of a Board approval if reasonable persons could differ as to the propriety of the decision. For example, if a petitioner were to claim that an amendment adopted a provision that was not consistent with an existing provision of the CGMP, the court would strike down the amendment only if the court found no reasonable person would think that the two provisions are consistent.

The Local Planning Agency reviewed the amendment on June 20, 2024 and voted 4-0 to recommend approval. The Board of County Commissioners reviewed the amendment on September 10, 2024 and voted 4-1 to continue the public hearing to October 22, 2024. On October 22, 2024, the BCC voted to transmit this amendment to the State Land Planning Agency. The State provided the ORC report on December 30, 2024.

ISSUES:

Staff has scheduled the public hearings for adoption of the EAR based plan amendments on the following dates:

- February 25, 2025
- March 11, 2025
- March 25, 2025

At each of the dates listed above, the Board will be asked to consider amendments to one or more chapters of the CGMP. Each public hearing will be opened on its scheduled day. The public hearings on February 25, 2025 and March 11, 2025, will be continued to March 25, 2025. During the March 25, 2025, Board meeting, the continued public hearings will be reopened for the Board to vote on adoption of the amendment. After adoption, each amendment must be transmitted to the State Land Planning Agency within 10 days.

Please see the attached staff report for analysis of the proposed amendment.

LEGAL SUFFICIENCY REVIEW:

This is a legislative matter. Legislative decisions are those in which the local government formulates policy rather than applying specific rules to a particular situation. A local government's approval or denial of an issue in its legislative capacity is typically subject to a fairly debatable standard of review. Fairly debatable means that the government's action must be upheld if reasonable minds could differ as to the propriety of the decision reached. Decisions subject to the fairly debatable standard of review need only be rationally related to a legitimate public purpose, such as the health, safety, and welfare of the public, to be valid. Given this broad discretion, only decisions that are arbitrary and capricious or illegal are subject to serious legal challenge.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board continue this public hearing to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

ALTERNATIVE RECOMMENDATIONS

Move that staff provide additional information and continue the item to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

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 EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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.

REQUEST NUMBER: CPA 24-07: Chapter 7, Recreation Element

Report Issuance Date: January 30, 2025

APPLICANT: Martin County Board of County Commissioners

REPRESENTED BY: Paul Schilling
Growth Management Director
Martin County Board of County Commissioners

PLANNER-IN-CHARGE: Clyde Dulin, AICP, Comprehensive Planning Administrator

PUBLIC HEARINGS:	Date	Action
Local Planning Agency (LPA):	June 20, 2024	Recommend approval 4-0
Board of County Commission Transmittal:	October 22, 2024	Approval to transmit 4-1
Board of County Commission Adoption:	March 25, 2025	

APPLICANT REQUEST: A text amendment to Chapter 7 of the Comprehensive Growth Management Plan (CGMP), to implement the recommended changes of the adopted Evaluation and Appraisal Report (EAR).

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments to Chapter 7, Recreation Element.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY: Changes proposed for Chapter 7 are not related to changes in Florida Statute. Housekeeping changes and minor policy changes are identified in the Issues portion of this report.

BACKGROUND: The Evaluation and Appraisal Report (EAR), is a required part of the State growth management process and could be generally described as a mechanism for determining whether the need exists to amend the County's Comprehensive Growth Management Plan. Due to changes made by the Florida Legislature in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports to the State reviewing agencies. Instead, local governments, at least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, must determine if a need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must prepare and transmit within 1 year such plan amendment or amendments for review pursuant to the State Coordinated review process in s. 163.3184. Additionally, local governments shall

comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Staff began this work effort last year. The County Commission has been briefed via memos and Board items. The following chart summarizes the work done.

Aug. 29, 2023	Treasure Coast Regional Planning Council (TCRPC) presented a community public outreach workshop
Nov. 21, 2023	BCC authorized notifying the State Land Planning Agency by letter that amendments are necessary.
Jan. 18, 2024	Treasure Coast Regional Planning Council (TCRPC) presented a second community public outreach workshop
Feb. 15, 2024	LPA reviewed the full EAR.
Feb. 20, 2024	State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and established November 27, 2024 as the deadline for transmittal of EAR based amendments to State Agencies.
Mar. 5, 2024	BCC received a report from TCRPC summarizing public input and adopted Resolution 24-3.2 initiating and adopting EAR based amendments.

The Local Planning Agency must conduct a public hearing on each amendment and provide a recommendation. The Board of County Commissioners must hold a transmittal public hearing on each amendment, prior to November 27, 2024 and then the amendments will be reviewed by the various state and regional agencies that participate in the State Coordinated Review Process. After that review the Board of County Commissioners must hold its adoption public hearing.

CONTENT AND FORMAT:
The attached amendment consists of an updated Chapter 7. The attached Chapter contains, in strike and underline, the proposed changes to the Element to implement the any local issues identified.

DATA AND ANALYSIS:
Growth Management Department staff coordinated with staff from the Parks and Recreation Department and various relevant agencies, as needed, on the proposed changes. All Data and Analysis supportive of this chapter will be submitted to State Land Planning Agency as part of the transmittal packet. Copies are available in the Growth Management Department, upon request.

ISSUES:

- Future Needs. The Development of Regional Impact (DRI) process is no longer a requirement in Florida Statutes. The reference to encouraging park land in a DRI has been removed. References to a future public gun range, off road vehicle park and aquatics center have been removed. Sailfish Splash Waterpark was completed.

- Updates to the Parks and Recreation Master Plan will be conducted every 10 years. This change provides two cycles of a five-year Capital Improvement planning process to accomplish the activities identified in a long-term Master Plan. See Policy 7.1A.4. and Policy 7.1B.2.

- A reference to a 2003 feasibility study is shown stricken in Policy 7.1B.2. The 2003 study is no longer relevant.

- A proposed change to Policy 7.1B.7 acknowledges the fact that Capital Improvement Planning results in a review of beach access every year instead of every five years.

- Proposed changes to Policy 7.1B.7. would remove a requirement for studying beach users "place of origin."

- Policy 7.1B.9. is shown revised to seek grants for water safety programs.

- The Village of Indiantown is identified along with the City of Stuart and the School Board for the joint use of recreation facilities.

FIGURES/ATTACHMENTS

- LPA Approved Meeting minutes
- Objections, Recommendations, and Comments (ORC) letter from reviewing state agencies.
- Draft ordinance with draft Chapter 7, Recreation Element shown in strikeout and underline as "Exhibit A"
- Public comment relating to Chapter 7, Recreation Element.

Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Chair, District 1, 11/2024
Thomas Campenni, District 2, 11/2026
Bob Thornton, District 3, 11/2024
James Moir, District 4, 11/2026
Rick Hartman, Vice Chairman, District 5, 11/2024
Juan Lameda, School Board Liaison, 12/2024

Thursday, June 20, 2024	**7:00 PM**	**Commission Chambers**

CALL TO ORDER

Ms. Norton Chair, called the meeting to order at 7:02 pm. A quorum was present.

ROLL CALL

Present: Niki Norton, Chair
Thomas Campenni
Bob Thornton
Rick Hartman, Vice Chair

Absent: James Moir
Juan Lameda – School Board Liaison

Staff Present:
Deputy County Attorney .....Elysse Elder
Growth Management Director.....Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Agency Recorder/Notary.....Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 JUNE 6, 2024

The Board is asked to approve the minutes from June 6, 2024

Agenda Item: 24-1028

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

QJP-1 QUASI-JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-Judicial proceedings must be conducted with more formality than a legislative proceeding. In Quasi-Judicial proceedings, parties are entitled – as a matter of due process to cross-examine witnesses, present evidence, demand that the 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.

Agenda Item: 24-1030

NEW BUSINESS

NPH-1 COMPREHENSIVE PLAN AMENDMENT 24-22 HOUSE SOUND TRAIN STATION FLUM

Request to consider an application for a proposed amendment to assign a Future Land Use designation to the recently abandoned 5,465 square feet (0.13 acre) Right-of-Way at the corner of SE Vulcan Avenue and SE Athena Street in the Hobe Sound CRA.

Requested by: Martin County Board of County Commissioners

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

Agenda Item: 24-1032

STAFF: Mr. Dulin presented.

LPA: Mr. Hartman asked Mr. Dulin to clarify what the surrounding properties were zoned as and who owns them.

STAFF: Mr. Dulin explained what areas in question were Right-of-Way (ROW) as well as what area will continue to allow access on Vulcan for residents; these are owned by Martin County.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

NPH-2 LAND DEVELOPMENT REGULATIONS 24-04, ARTICLE 12, HOBE SOUND TRAIN STATION SUBDISTRICT (QUASI-JUDICIAL)

A Public Hearing to consider a request to amend the Land Development Regulations Article 12 to assign an appropriate subdistrict on an abandoned right-of-way totaling approximately 5,465 square feet (0.13 acre) of land located at the corner of SE Vulcan Avenue and SE Athena Street in the Hobe Sound CRA.

Requested by: Martin County Board of County Commissioners

Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator

Agenda Item: 24-0599

***For the Record:**

LPA: Ex-parte communication disclosures: None. Intervener(s) present: None.
All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Dulin presented.

LPA: There were no questions or comments from the LPA Members.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-03 INTERGOVERNMENTAL COORDINATION

A proposed text amendment to Chapter 3 Intergovernmental Coordination Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1033

STAFF: Mr. Dulin with Ms. Stephanie Heidt, AICP, Deputy Executive Director of the Treasure Coast Regional Planning Council presented.

LPA: There were no questions or comments from the LPA Members.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-07 RECREATION

A proposed text amendment to Chapter 7, Recreation Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1034

STAFF: Mr. Dulin presented.

LPA: Mr. Hartman asked for clarification regarding a reference in the documents to a future County gun range and off-road vehicle park.

STAFF: Mr. Dulin stated that there was a reference to these previously that also included an aquatic center. The aquatic center (Sailfish Splash Waterpark) was completed. He does not believe that the Parks Department has a future plan for a gun range or off-road vehicle park. The area that was once discussed for an off-road vehicle park is now a High School.

LPA: Mr. Hartman asked if a future public gun range could still come up.

STAFF: Mr. Dulin stated there is nothing stopping the County from including something like that in the future.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Mr. Moir absent.

COMMENTS:

1. **PUBLIC** – None.

2. **STAFF** – Mr. Schilling stated that there are several items scheduled for the next meeting on July 18, 2024. Ms. Elder reminded the Members that their financial disclosure forms are due by July 1, 2024, and that she will send directions to everyone on Monday via e-mail.

3. **LPA** – Mr. Campenni stated he will not be at the July 18, 2024, meeting. Ms. Norton and Mr. Thornton said they will be there. Mr. Hartman said he thinks he will be able to attend.

ADJOURN:

The Local Planning Agency meeting of June 20, 2024, adjourned at 7:27 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

7/20/2024
Date Signed

Approved by:

Niki Norton, Chair

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

December 30, 2024

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

Dear Mayor Ciampi,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Martin County (Amendment No. 24-04ER), which was received on October 31, 2024. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing two comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

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

FloridaCommerce staff is available to assist the County to address the comments. If you have any questions related to this review, please contact Christina Nazaire, Choose or enter job title, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

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

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Paul Schilling, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

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

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Martin County 24-04ER

FloridaCommerce has identified two comments regarding Martin County's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the County could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with County staff and is available to assist the County to address the comments.

Comment 1: ***Five Year Capital Improvements Schedule***

The proposed amendment includes multiple references to the Five-Year Capital Improvements Plan (CIP) but does not include the CIP in the County's Comprehensive Plan. Excluding the CIP is inconsistent with the requirements of section 163.3177(3)(a)4., F.S.

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The County must include the Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Comment 2: ***Intergovernmental Coordination***

FloridaCommerce recommends that Martin County coordinate with the Florida Department of Environmental Protection (FDEP) to address their comments regarding the proposed amendment.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***https://floridajobs.secure.force.com/cp/) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

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

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

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

_____ Ordinance number and adoption date.

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

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

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

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

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

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

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

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

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

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

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

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 22, 2024

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

Martin County 24-04ER Proposed Comprehensive Plan Amendment State Coordinated Review

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The Department's review of the proposed policies focused on important state resources and facilities that would be adversely impacted if the amendment is adopted, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails and conservation easements; solid waste; and water and wastewater treatment; and the Everglades ecosystem restoration.

PROPOSED AMENDMENTS

The proposed amendment updates the text and maps of the Martin County (County) Comprehensive Plan based on the most recent Evaluation and Appraisal Report (EAR). The update includes changes to the County's Infrastructure Element (Element) to address the sanitary sewer feasibility requirements of s. 163.3177(6)(c)3, F.S. The proposed update to the Element includes new Goal 10.4 and Objectives 10.4.A and 10.4.B, which direct the County to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any applicable developments, and updates Table 10-2 to identify the current capacity and the 20-year projected wastewater flow at wastewater treatment facilities under full or partial governance of the County.

DEPARTMENT COMMENTS

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a Basin Management Action Plan (BMAP) within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address

the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

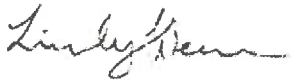
Section 163.3177(6)(c)3, F.S., requires local governments to include a feasibility analysis that identifies the wastewater facilities (name and location) that could receive sanitary sewer flows after connection, the current capacity of the identified wastewater facilities and any transmission facilities, the projected wastewater flows for the next 20 years, including expected future new construction and connections of OSTDSs to sanitary sewer, and a timeline for the construction of any sanitary sewer determined to be feasible.

While the County's proposed amendment addresses several of the above informational requirements, the Element lacks any construction timeline(s) for the connection of applicable developments to the sanitary sewer system. To be consistent with s. 163.3177(6)(c)3, F.S., the Element should be updated to include the construction timeline(s) for any sanitary sewer determined to be feasible. As the statutory deadline (July 1, 2024) has passed, the County should include this information in the Element as soon as possible to address the existing noncompliance with the statute.

CONCLUSION

The Department is providing technical assistance comments consistent with s. 163.3168(3), F.S. The comments will not form the basis of a challenge. If you should require assistance or additional information, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Sincerely,



Lindsay Weaver, Environmental Specialist II
Office of Intergovernmental Programs

cc: Donna Harris, Florida Department of Commerce

From:	Paul Schilling
To:	Clyde Dulin; Joan Seaman
Subject:	FW: FWC"s Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)
Date:	Wednesday, November 20, 2024 5:28:12 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Wednesday, November 20, 2024 5:17 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>; Gruver, Pamela <Pamela.Gruver@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>; DCPexter@Commerce.fl.gov
Subject: FWC's Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)

Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(4), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147

Martin County 24-04ER_60351

Florida Department of Transportation
RON DESANTIS
GOVERNOR
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
JARED W. PURDUE, P.E.
SECRETARY

January 22, 2025

Mr. James D. Stansbury, Chief
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

RE: Martin County 24-04ER Proposed Comprehensive Plan Amendment
FDOT Technical Assistance Comments

Dear Mr. Stansbury:

The Florida Department of Transportation (FDOT), District Four, has reviewed the Martin County 24-04ER, proposed Evaluation and Appraisal Reort (EAR) amendments to the Comprehensive Growth Management Plan (CPA). The CPA was transmitted under the State Coordinated Review (SCR) Process. The proposed Comprehensive Plan includes Evaluation and Appraisal Report (EAR)-based amendments to 16 elements of the Comprehensive Plan. This EAR-based Comprehensive Plan Amendment was transmitted by the Board of County Commissioners in accordance with the requirements of Florida Statutes (F.S.) Chapter 163.

The County's proposed EAR-based amendments update the existing Comprehensive Plan, consistent with changes to Florida Statutes. Based on a review of the amended Plan, FDOT is providing technical assistance comments consistent with Section 163.3168(3) F.S. The technical assistance comments will not form the basis of a challenge. These comments can strengthen the local government's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

This review generally focuses on the goals, objectives, and policies that could impact the State Highway System (SHS) and Strategic Intermodal System (SIS) facilities that pass through the County, as listed below:

- S.R. 91/Florida's Turnpike (SIS)
- S.R. 9/I-95 (SIS)
- S.R. 710 (SIS)
- S.R. 15/U.S. 98 (SIS)
- S.R. 5/U.S. 1
- S.R. 714/Martin Highway
- S.R. 76/Kanner Highway

- S.R. 732/Jensen Beach Blvd.
- S.R. 732/NE Causeway Blvd.
- One CSX, one South Central Florida Express (SCXF) and two FEC Railroads (SIS)
- Atlantic Intracoastal Waterway (SIS)

General Comments

Technical Assistance Comment #1 – Resiliency and Sustainability

The Comprehensive Plan includes comprehensive discussions of climate change, resiliency and sustainability strategies throughout and in line with the 2045 Florida Transportation Plan (FTP) Policy Element (the 2055 FTP is currently under development and is expected to be completed in 2025). The 2045 FTP provides guidance to transportation agencies as they develop and implement policies, plans, and projects related to agile, resilient and quality infrastructure to counter the effects of changes in the climate and changing technology. FDOT supports these strategies and offers additional guidance that may be useful to the County.

Recommendation for Technical Assistance Comment #1

FDOT encourages the County to utilize the growing body of studies and tools available to address vulnerable/at risk transportation infrastructure in Martin County, including but not limited to the Resiliency chapter in the Florida Planning Emphasis Areas online publication[1] and the FTP Resilience initiative[2] . Additionally, the Martin MPO completed a Transportation Network Resiliency Study[3], which serves as a mechanism/ methodology on how to consider resiliency/climate change in the transportation planning process.

Technical Assistance Comment #2 – Stakeholder Interviews

The Comprehensive Plan EAR, Public Input Summary, notes that 30 one-on-one interviews with elected officials, staff, residents, and business owners were conducted. Although FDOT maintains four SIS and five State roadways in Martin County, FDOT (as well as other regional agencies) was not identified/contacted to illicit input, concerns and priorities that may impact the County's vision and goals.

Recommendation for Technical Assistance Comment #2

In future updates to the Comprehensive Plan, FDOT encourages the County to consider coordination and outreach with FDOT and other related regional agencies (i.e. South Florida Water Management District, Florida Department of Environmental Protection, etc.) prior to developing new/updated goals, objectives, and policies. FDOT offers a wealth of resources that could benefit the County and its residents in developing a safe and accessible transportation network.

---

[1] https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/policy/metrosupport/resources/fdot-pea-resource-guide-for-mpos.pdf?sfvrsn=b31a71ef_2
[2] http://floridatransportationplan.com/resilience.htm
[3] https://martinmpo.com/emphasis-areas/resiliency/

Intergovernmental Coordination Element (ICE)

Technical Assistance Comment #3 – Future Land Use Change Conflicts

ICE Section 3.3.B states that there is potential for conflict regarding land use changes in areas bordering the Primary Urban Service District, municipalities, the Indiantown area, and changes to areas traditionally viewed as rural; as well as concern related to improving traffic circulation and providing street interconnectivity. Objective 3.1D references coordination of the impacts of all planning and development activities proposed in the Comprehensive Plan with development activities in the municipalities, adjacent counties, the region and the State. The subsequent Policies do not include FDOT as a coordinating partner.

Recommendation for Technical Assistance Comment #3

Any development that could potentially impact the operations on a State/SIS facility should be coordinated with FDOT prior to approval. Please consider adding a policy that requires coordination with FDOT on any planning/development activity that is adjacent to, in close proximity to, or could potentially have an impact on a State/SIS facility.

Additionally, the County should coordinate with the FDOT District Four Community Planning Coordinator, Larry Hymowitz (larry.hymowitz@dot.state.fl.us), to ensure the close integration of transportation and land use. This improved level of coordination could offer new and enhanced opportunities to assist the County with the latest and appropriate guidance and strategies to enhance and preserve the State/SIS.

Future Land Use Element (FLUE)

Technical Assistance Comment #4 – General

Table 4-2 is described in the Comprehensive Plan text as “the future land use designations by acreage for Martin County”; however, the table title is listed as, “Existing Land Uses at Time of Evaluation and Appraisal Report 2017 and 2024”. Additionally, the acreages in this table do not match the text descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element).

Recommendation for Technical Assistance Comment #4

Please clarify the data in this table and revise the text and/or the Table 4-2 title. Additionally, clarify the differences between the acreages for the future land uses depicted in Table 4-2 and in the future land use descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element.

Technical Assistance Comment #5 – General

The Comprehensive Plan includes a Mixed-Use Village (MUV) future land use category under FLU Policy 4.13A.15; however, the MUV category is not included in Table 4-2.

Recommendation for Technical Assistance Comment #5
Please clarify that the data in Table 4-2 is consistent with the future land use categories in the Future Land Use Element.

Technical Assistance Comment #6
The Comprehensive Plan includes details on the County's housing needs and types, however, there are no direct links to the FLUE nor TE related to residential development and designing it to be compatible in scale, type, and density to adjacent roadway context classifications.

Recommendation for Technical Assistance Comment #6
FDOT recommends that the County consider adding a Policy that aligns housing and development with the FDOT Context Classification System, linking land use and transportation. FDOT offers various resources to help the County achieve compatible residential development next to an adjacent roadway, such as the FDOT Context Classification Tool[4]. Example of new policy language is as follows:

> *"The County shall implement FDOT's context classification system for the development of context-sensitive housing within Martin County."*

Transportation Element (TE)

Technical Assistance Comment #7 – Functional Classification
TE Figures 5-1A and 5-5A include references to FDOT's Functional Classification System, including Major Arterial Roads. It should be noted that according to the most recent FDOT Roadway Characteristics Inventory (RCI) Handbook (2024)[5] and the FHWA Highway Functional Classification Concepts[6] report, Major Arterial is not listed as a functional classification.

Recommendation for Technical Assistance Comment #7
Please update the TE to remove references to the Major Arterial functional classification category, including Policy 2.1.1.1 and Figures 5-1A and 5-5A, and update the maps for consistency with the 2024 RCI Handbook and federal guidelines. By utilizing FDOT's functional classification categories, consistency is ensured among agencies, including metropolitan and rural planning agencies, local officials and FHWA Division Offices; related to a roadway's expectations about design, including its speed, capacity and relationship to existing and future land use development.

[4] https://experience.arcgis.com/experience/77c7386c09924809bf8c08476eab9da8/page/Explorer-Tool/
[5] https://www.fdot.gov/statistics/rci/default.shtm
[6] www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/fcauab.pdf

	Interstate	1
	Other Freeways and Expressways	2
	Other Principal Arterial	3
	Minor Arterial	4
	Major Collector	5
	Minor Collector	6
	Local	7

Technical Assistance Comment #8 – Transportation Level of Service (LOS)

FDOT notes that the TE (and Capital Improvements Element) include references to FDOT's latest 'LOS Policy' in Policy 5.3A.1, but does not list the LOS targets identified in the Policy for State/SIS roads.

Recommendation for Technical Assistance Comment #8

FDOT recommends that Policy 5.3A.1 be revised to specifically reference the LOS "Targets" per FDOT Topic No. 000-525-006-c (Level of Service Targets for the State Highway System, effective April 19, 2017) for the SHS during peak travel hours as "D" in urbanized areas and "C" outside urbanized areas. These LOS targets are used by the Department to plan, design, and operate the State Highway System at an acceptable level of service for the traveling public.

Technical Assistance Comment #9 – Transportation Level of Service (LOS)

TE Policy 5.5C.1 notes that the County will establish LOS targets for the public transit system; however, no timeline is provided.

Recommendation for Technical Assistance Comment #9

Although Martin County's public transportation system is exempt from concurrency, if the County maintains Policy 5.5C.1, it is recommended that the County include a timeline for implementation of a transit LOS along with target milestones. As the County pursues LOS targets for transit, it may be helpful to understand how other Counties/Municipalities have implemented a LOS target. For reference, the Tallassee-Leon County Comprehensive Plan includes a multimodal level of service (LOS) which includes a Transit LOS of "C" and performance targets under Policy 1.5.5 of the Mobility Element.

Technical Assistance Comment #10 – Freight

Policy 5.5A.10 states that the County shall collaborate with the Florida East Coast (FEC) Railway, CSX Transportation, and the potential service providers to develop a plan to coordinate expanded freight and passenger rail access outside the urban corridor of the County. There is no mention of coordination with FDOT on the potentially expanded freight network.

Recommendation for Technical Assistance Comment #10

FDOT encourages the County to reach out to the District 4 Freight Coordinator related to any infrastructure project, development or redevelopment that could impact the rail network or expansion of the rail network. FDOT Freight and Rail Office (FRO) is responsible for assisting in the development of Florida's rail system, both passenger and freight, and championing Florida's multimodal freight programs. The FDOT District 4 Freight Coordinator, Justin Stroh (Justin.Stroh@dot.state.fl.us), works with the FRO to implement the Florida Rail System Plan, rail safety, rail project development and management, rail research, and Strategic Intermodal System (SIS) implementation. Portions of the FEC and CSX rail lines in Martin County are part of the SIS network and play a vital role in maintaining the mobility and economic growth within the area. The County freight network consists of State/SIS roadways and railroad lines.

Technical Assistance Comment #11 – Vision Zero

Policy 5.2.B.2 states that the County utilizes a crash record database and that high crash areas are incorporated into the Capital Improvements Program annually; however, there are no references to the Martin County MPO's Vision Zero Plan.

Recommendation for Technical Assistance Comment #11

Consider adding a new policy in the Comprehensive Plan that acknowledges the MPO's Vision Zero Plan, the State's Target Zero Action Plan, and coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator. Example of new policy language is as follows:

> *"The County shall review the need for implementation of a Vision Zero Plan to reduce/eliminate fatalities and serious injuries in the County, including coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator, and to ensure consistency with the MPO's Vision Zero and the State's Target Zero Action Plans."*

FDOT offers numerous tools, data and additional resources that can aid the County in achieving safety objectives[7].

Technical Assistance Comment #12 – Pedestrian and Bicyclist Outreach

The TE includes multiple references to improvements geared towards pedestrian and bicyclist mobility, however, there is no mention of education or outreach.

Recommendation for Technical Assistance Comment #12

FDOT recommends that the County add a new policy related to pedestrian and bicycle outreach and education. For implementation purposes, coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address

[7] https://www.fdot.gov/agencyresources/target-zero

pedestrian and bicycle safety, education and enforcement. Example of new policy language is as follows:

> *"The County shall expand on its safety initiative through educational and outreach activities geared towards the nonmotorists that walk and bike in the County, as well as the motorists that travel on the roads within the County. Additionally, the County shall coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address pedestrian and bicycle safety, education and enforcement"*

The District 4 Community Traffic Safety Coordinator works with the State Safety Office and local/regional partners to implement safety related community events, high visibility enforcement funding, free bicycle helmets, pedestrian and bicycle trainings, etc.

Technical Assistance Comment #13 – Access Management

Access management is the coordinated planning, regulation, and design of access between roadways and land development. No specific policies related to access management were found in the Comprehensive Plan.

Recommendation for Technical Assistance Comment #13

FDOT recommends that the County include an access management policy that specifically addresses access management along the County's roadways. Example of new policy language is as follows:

> *"The County shall consult with FDOT in the coordinating of planning, regulation, and design of access between roadways and land development to preserve the safety and efficiency of the transportation system."*

Additionally, FDOT approval is required for any access or access modifications to SHS/SIS facilities. As a result, FDOT recommends that the County coordinate directly with the FDOT District Access Management Manager for District Four (D4AccessManagement@dot.state.fl.us) regarding any access modifications along SHS/SIS facilities. For reference, Florida Administrative Code 14-96 and 14-97 provide standards for the State Highway System Access Control Classification System and Access Management. Additional information is available on the State's Access Management Guidelines[8] website, which includes the FDOT 2023 Multimodal Access Management Guidebook and the 2024 Multimodal Access Management Applications Guide.

[8] https://www.fdot.gov/planning/systems/systems-management/access-management

Coastal Management Element (CME)

Technical Assistance Comment #14

Section 8.2.B of the CME includes strategies to reduce flooding on evacuation routes; however, these strategies are limited to elevating certain roads.

Recommendation for Technical Assistance Comment #14

Consider adding additional strategies to reduce flooding on evacuation routes along with elevating roadways – such as nature-based and traditional hardscape stormwater infrastructure.

Conservation and Open Space Element (C&OSE)

Technical Assistance Comment #15

The C&OE references assets such as scenic roadway corridors and the impacts of emissions-producing road traffic; however, there is no mention of coordination with FDOT on environmental impacts to State highway facilities.

Recommendation for Technical Assistance Comment #15

Consider incorporating FDOT and/or, specifically, the FDOT Office of Environmental Management[9] as a potential reviewer/partner agency into this element, as certain conservation areas in Martin County are adjacent to state and state-maintained roads and infrastructure. FDOT offers numerous resources such as trainings, webinars, guidance documents, and programmatic practices, such as:

- *Wildlife Crossing Guidelines*
- *FDOT Programmatic Approach for Minor Transportation Activities*
- *FDOT Conservation Plan for the Florida Panther*
- *FDOT Guidance on Bat Exclusion Practices*
- *Stakeholder Guidance for Native Florida Plants*

Capital Improvement Element (CIE)

Technical Assistance Comment #16

Policy 14.1A.8, Objective 14.1C, as well as other policies in the CIE, reference the Schedule of Capital Improvements; however, the Schedule of Capital Improvements is not included in the amendment package.

Recommendation for Technical Assistance Comment #16

Please include the Schedule of Capital Improvements in the amendment package for reference. As noted in Florida Statutes 163.3177(3)(a)4, a schedule of capital improvements should include, "…any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted

[9] https://www.fdot.gov/environment/protected-species-and-habitat

level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding."

Public School Facilities Element (PSFE)

Technical Assistance Comment #17

Public School Facilities Element Policy 17.1F.3 states that the County, City, Village and the MPO will coordinate with the school board on planning and construction of sidewalks and bike paths to and from school and recreational facilities. Additionally, Policy 17.1C.3 includes language related to transportation infrastructure and safe access necessary to support a new school. The PSFE however does not reference the FDOT Safe Routes to School (SRTS) Program nor coordination with FDOT.

Recommendation for Technical Assistance Comment #17

FDOT recommends the addition of specific language pertaining to pedestrian and bicycle safety within the policy, targeting the reduction of fatalities and serious injuries of vulnerable road users on roadways in the County's transportation network. This aligns with the overarching goal of the FDOT Safe Routes to School (SRTS) Program to increase the number of children who walk or bicycle to school by funding projects that remove the barriers currently preventing them from doing so. Those barriers can include a lack of infrastructure, unsafe infrastructure, and a lack of programs that promote walking and bicycling through education/encouragement programs aimed at children, parents, and the community.

Thank you for coordinating on the review of this proposed Comprehensive Plan EAR-based amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at larry.hymowitz@dot.state.fl.us or at (954) 777-4663.

Sincerely,

Larry Hymowitz

Larry Hymowitz
Community Planning Specialist
Policy & Mobility Planning Section
Planning & Environmental Management Office
FDOT District Four

CC: Paul Schilling, Growth Management Director (pschilli@martin.fl.us), Martin County, FL
DCP External Agency Comments (dcpexter@commerce.fl.gov) – Florida Commerce
D4 Planning Reviews (d4-planningreviews@dot.state.fl.us) – FDOT District Four

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B8

From: Staff

Date: November 25, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 24-04ER

Introduction

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

The amendment package from the Martin County was received on October 31, 2024 and contains amendments to the Preamble; Overall Goals and Definitions; Intergovernmental Coordination; Future Land Use; Transportation; Housing; Recreation; Coastal Management; Conservation and Open Space; Sanitary Sewer Services; Potable Water Services/10 Year Water Supply Facilities Work Plan; Solid and Hazardous Waste; Drainage and Natural Groundwater Aquifer Recharge; Capital Improvements; Art, Culture, and Historic Preservation; and Public School Facilities elements of the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendments are based on the County's Evaluation and Appraisal Review (EAR). The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern. On November 21, 2023, the County sent a letter to the Florida Department of Commerce (now FloridaCommerce) notifying the state land planning agency (SLPA) that amendments are necessary. Once a letter of intent is sent to the SLPA, a local government must complete the EAR process, prepare their plan amendments, and transmit them within one year. Due to the amount of amendment materials, the proposed amendments, shown in ~~strikeout~~ and underline format, are included on Council's website as a supplement. The following summarizes the proposed amendments.

Preamble

Proposed amendments include:

1. Revising Section 1.7.B *Housing unit demand projection* to reflect proposed changes in the housing unit demand projection in Chapter 4, Future Land Use Element.
2. Revising Section 1.7.B *Housing unit demand projection* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in the housing unit demand projection for unincorporated Martin County.
3. Revising Section 1.7.C *Residential capacity calculations* to reflect proposed changes for residential capacity calculations in Chapter 4, Future Land Use Element.
4. Revising Section 1.7.C *Residential capacity calculations* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in residential capacity calculations for unincorporated Martin County.
5. Revising Section 1.7.C *Residential capacity calculations* to change the existing 15-year planning period language to now specify a 20-year planning period.
6. Revising Section 1.11.C *Procedure upon application* to correct numbering errors in subsections (1), (3), and (4).
7. Revising Section 1.11.C.(2) and Section 1.11.D.(5) to correct references to other subsections of the Comprehensive Growth Management Plan.

Overall Goals and Definitions

Proposed amendments include:

1. Adding "residential" to Policy 2.1A.1(1) to clarify that no land uses or development shall exceed 15 residential units per acre. This policy also adds the acronym "MUV" for Mixed-Use Village.
2. Revising Policy 2.2A.2 to reference Policy 9.1G.2(7) in Chapter 9, Conservation and Open Space Element, regarding the exceptions for altering wetlands.
3. Adding Policy 2.2A.7 to reference Policy 9.1G.4 in Chapter 9, Conservation and Open Space Element, regarding the exceptions to wetland buffer zone provisions.
4. Revising Policy 2.2C.9(1) to reference Policy 8.1C.1 in Chapter 8, Coastal Management Element, to ensure internal consistency.
5. Revising Policy 2.2C.9(2)(e) to include a sentence about stormwater design and the consideration of tidal inundation and sea level rise impacts.
6. Adding Objective 2.2F to reference resiliency planning as outlined in Chapter 8, Coastal Management Element.
7. Revising Policy 2.4C.1 to change the planning period timeframe from 15 years to 20 years.
8. Revising the definition for "affordable housing" to remove reference to a specific section of Florida Statutes.
9. Revising the definition for "Preliminary Development Order" to remove the term "Development of Regional Impact (DRI)."
10. Adding a definition for "enhanced nutrient-reducing onsite sewage treatment and disposal system" to Section 2.4. The definition for "onsite sewage treatment and disposal system" has been revised to match the latest definition outlined in Florida Statutes.

11. Deleting the definition for "housing units in actual use" to be consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
12. Adding the Village of Indiantown to various definitions to provide for the inclusion of the Village in various agreements, committees, and organizations as appropriate for the newly incorporated municipality.
13. Revising the definition for "living shorelines" to broaden the definition to include all native vegetation for the purpose of providing habitat and not just limiting this function to grasses.
14. Revising the definition for "public facility" to remove classifications for "mandatory" and "nonmandatory" public facilities.
15. Adding a definition for the term "resilience" in response to updates in Chapter 8, Coastal Management Element, regarding resilience planning.
16. Revising the definition for "seasonal population (housing)" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
17. Deleting the definition for "vacant seasonal housing units" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.

Intergovernmental Coordination Element

Proposed amendments include:

1. Updating Table 3.1, *Coordinating Entities – Martin County* to include the Village of Indiantown and South Martin Regional Utilities; and update various agency names that have been changed since the last EAR.
2. Revising Section 3.2.B. *Coordinating Mechanisms* to reference the Treasure Coast Transportation Council, which coordinates regional planning with St. Lucie and Indian River counties, and updating the membership of the MPO Policy Board.
3. Updating references to the County's agreement with Waste Management related to solid waste disposal to reflect current contract dates.
4. Updating Policy 3.1A.4 to reflect the renaming of the "Engineering" department to "Public Works."
5. Revising Policy 3.1E.4. *Coordination of utilities services*, to reference the change in the name of the Indiantown Utilities Company and the expiration date for the interlocal agreement with the Town of Jupiter Island concerning joint planning.
6. Revising Policy 3.1J.3. *Provision of technical memorandums to School Board* to reflect current statutory requirements related to population projections.

Future Land Use Element

Proposed amendments include:

1. Updating Tables 4-1, 4-2, 4-3 and 4-4, and Figure 4-1 to reflect current data and statistics.
2. Adding a parcel control number to Policy 4.7A.14, Allowable development outside the Primary Urban Service District.
3. Revising text in Section 4.1.B. describing Figure 9-1, Composite Wetland Map. This text change is proposed for consistency with proposed changes to Chapter 9, Conservation and Open Space, Policy 9.1G.2.

4. Revising text in Section 4.2.A. (1) for internal consistency with Chapter 8, Coastal Management Element.
5. Revising Objective 4.5C. and Policy 4.5C.1. to note that USDA Natural Resources Conservation Service soil data, available on the web, will be used.
6. Revising Objective 4.5E. and Policy 4.5E.2 barrier island development regulations to provide consistency with Chapter 8, Coastal Management Element.
7. Updating numerous locations in the chapter to show a 15-year planning period stricken and replaced with a 20-year planning period.
8. Adding policies 4.9A.3 and 4.10B.5 that permit residential and commercial development (occurring on the respective future land use designations) to share infrastructure and preserve areas.
9. Revising Section 4.2.A (9) and Policy 4.1D.6 to disconnect the planning periods from the Residential Capacity Analysis and making it a guideline instead of a directive.
10. Deleting several policies to eliminate dependence on decennial Census data in the Residential Capacity Analysis methodology.

Transportation Element

Proposed amendments include:

1. Reordering the features for consistency among the existing system, the future system, and the goals (for example, airports consistently follow pathways and transit).
2. Introducing the concepts of qualitative level of service (Q/LOS) targets for roadways and level of traffic stress targets for pathways consistent with the FDOT's latest Multimodal Q/LOS Handbook.
3. Renaming the non-motorized transportation systems, expanding the background, and providing future needs for pathways.
4. Renaming public transportation and updating the background and future needs for transit.
5. Updating the background and future needs for airports.
6. Expanding the background and providing future needs for railroads.
7. Expanding the background and providing future needs for waterways.
8. Adding a provision for an applicant to enter into an agreement to pay for or construct its proportionate share of required improvements.
9. Adding a policy for vulnerability assessment/resiliency.
10. Adding a policy for future pathway level of traffic stress targets.
11. Adding a policy supporting a passenger train station.
12. Clarifying that dredging of waterways will be done with environmentally sensitive methods.
13. Adding a Policy to enhance bicyclist and pedestrian safety along bridges and major arterials.
14. Removing references to the high-speed ferry to Fort Pierce that was discussed in the Regional Waterways Plan.

Housing Element

Proposed amendments include:

1. Updating references to reports used to account for and analyze the existing housing stock in the County to plan for future growth. Revisions include updates to programs and reports, and

a reference to an interlocal agreement between the County, the School District, Stuart, and Indiantown.

2. Updating data within tables with currently available data collected from recognized sources including the Shimberg Center for Housing Studies, U.S. Census Bureau 2018-2022 American Community Survey, and the U.S. Department of Housing and Urban Development.
3. Adding several tables to better understand and plan for availability of housing units that are affordable for all levels of income, several tables have been added that reflect current data relative to housing conditions in the County.
4. Revising Section 6.3.C. to reflect Board direction, maintain consistency with Section 4.2.A.(9), and be consistent with Florida Statutes.
5. Adding Section 6.3.E. to reference enacted legislation related to local government authority for affordable housing development.
6. Adding Policy 6.1D.3.(7) related to exceptions or waivers of impact fees for development or construction of housing that is affordable.
7. Updating Policy 6.1E.10. to reference the Martin County Community Land Trust, which was created in 2023.
8. Updating Policy 6.1E.11. to reflect current legislative requirements.

Recreation Element

Proposed amendments include:

1. Removing references to the Development of Regional Impact process.
2. Updating the Parks and Recreation Master Plan regarding required updates.
3. Removing a reference to a 2003 feasibility study.
4. Revising Policy 7.1B.7 related to reviewing beach access every year instead of every five years.
5. Revising Policy 7.1B.9. related to seeking grants for water safety programs.

Coastal Management Element

Proposed amendments include:

1. Updating acronyms related to the Basin Management Action Plan, Comprehensive Everglades Restoration Plan, and Total Maximum Daily Load related to water quality.
2. Updating Section 8.1 to include the County's Atlantic shoreline in the description.
3. Adding references to comply with state statutes related to Peril of Flood legislation.
4. Updating Section 8.2.B to include language from the Sea Level Rise Report and the Statewide Regional Evacuation Study prepared by the Florida Division of Emergency Management and the Treasure Coast Regional Planning Council.
5. Updating and adding relevant figures related to storm surge evacuation zones, and clarifying the location and definition of the coastal high hazard area.
6. Updating section 8.3.A to add needs for shoreline protection, water quality, and resiliency and the need for natural resource protection.
7. Adding references and modifying sections related to resiliency planning and implementation as a result of the Sea Level Rise report.

8. Added a policy to indicate that tidal inundation and sea level rise impacts will be considered during stormwater design.

Conservation and Open Space Element

Proposed amendments include:

1. Updating rainfall data and dates from the South Florida Water Management District.
2. Revising Policy 9.1G.2(1) related to wetlands to provide consistency with other elements.
3. Adding the definition of Special Upland Habitats.
4. Revising policies to update the County's regulation of exotic pest plant species.

Sanitary Sewer Services Element

Proposed amendments include:

1. Adding a new Goal and Objectives to comply with state legislative requirements related to sewage treatment and system evaluation.
2. Deleting information that is no longer relevant.
3. Updating tables to new reflect local conditions.

Potable Water Services Element/ 10 Year Water Supply Facilities Work Plan

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Revising planning periods in accordance with Florida Statutes.
3. Adding a 9.5-acre parcel owned by Martin County to be included in the list of exceptions to receive water services.
4. Revising Figures 11-1 and 11-2 to correct a scrivener's error of the Martin County Consolidated Utility Service Area.
5. Revising Policy 11.4.B *Proposed modifications to the Consolidated Water System* to recognize changes in conditions.

Solid and Hazardous Waste

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Updating dates, terms and statistics.

Drainage and Natural Groundwater Aquifer Recharge Element

1. Adding additional elements in Section 13.1.B. to provide consistency with the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Adding sea level rise to the control of water subsection; the environmental concerns subsection; and adding a new restoration section.

3. Deleting Indiantown from Section 13.2.
4. Revising Section 13.2.B to include the most recent studies that have been conducted within Martin County.
5. Updating Section 13.2.D to reflect language in the Land Development Code and criteria that may be used in establishing finish floor elevations in areas at risk as defined by the Florida Department of Environmental Protection (FDEP) for reducing flood risk and infrastructure damage.
6. Adding additional study needs to determine the existing level of service along with proposed capital improvements to mitigate level of service deficiencies; and adding resiliency elements related to surface water study needs.
7. Updating Section 13.3., Groundwater System and Aquifer Recharge, with the most recent information.
8. Revising Table 13-2 with more up-to-date data for historical and projected average gross water demands.
9. Adding Policy 13.1A.17, Improve water quality of surface waters, to show that the county will continue its efforts on reducing pollutants.
10. Adding sea level rise to Policy 13.1C.1, Funding for stormwater management, to ensure that proposed infrastructure has considered flood risk from sea level rise or any other threat that may cause a flood risk.
11. Revising Policy 13.1G.18. to add the City of Stuart and Village of Indiantown in coordination efforts for water allocation plans.
12. Updating Section 13.5.A to give the status of the C-44 Reservoir and Stormwater Treatment Area project; adding green infrastructure to protective initiatives; and adding the County wastewater treatment and onsite sewage treatment and disposal system (OSTDS) plan.
13. Deleting references to the NPDES program for the establishment of water quality monitoring criteria.
14. Adding water quality to Policy 13.2A.10.
15. Deleting Policy 13.2A.11 as it does not align with the County's position on base flows conditions in the St. Lucie River and Estuary.
16. Adding green infrastructure to Policy 13.3A.2.
17. Revising Policy 13.4A.12 to indicate Martin County shall prioritize septic tank problem areas for connection to centralized wastewater disposal facilities pursuant to 163.3177, F.S.

Capital Improvements Element

Proposed amendment include:

1. Revising level of service standards set forth in Policy 14.1A.2. for consistency with Chapter 5, the Transportation Element, Chapter 10, the Sanitary Sewer Services Element, Chapter 11, the Potable Water Services Element, and Chapter 13, the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Revising the level of service standards set forth in Policy 14.1A.2 related to Life Support and Fire Suppression.
3. Revising the level of service standards set forth in Policy 14.1A.3 related to Category B facilities for consistency with Section 1.7.E of Chapter 1, Preamble, regarding weighted average population.

4. Revising Policy 14.1C.5(1)(b)(2) and Policy 14.1C.5(1)(c) to remove the word "mandatory" from classifying public facilities because the County no longer classifies its public facilities as "mandatory" or "non-mandatory."
5. Revising Policy 14.1E.1(7) to change section references from specific policies to specific chapters of the CGMP.

Art, Culture and Historic Preservation Element

Proposed amendment include:

1. Updating background information and existing conditions to reflect current information obtained from a 2022 study.
2. Revising policies to reflect the renaming of the Public Art Site Committee to the Public Art Advisory Committee and terminating the Public Art Master Plan and the Five-Year Plan, which was done by Ordinance No. 1103 in 2019.
3. Relocating Policy 16.5.1 to Objective 16.5H and renumbering as 16.5H.4 as this is a more appropriate location.

Public School Facilities Element

Proposed amendments include:

1. Minor changes are proposed to the Goals, Objectives, and Policies.
2. Updating Section 17.2.B *School Enrollment* to include information related to decreased enrollment statistics in public schools between 2019 and 2023 and increased enrollment in charter schools during the 2022-2023 school year.
3. Updating Section 17.2.D *Fiscal Considerations* with current information on the District's capital assets and long-term debt.
4. Revising Policy 17.1B.6 to add language related to school capacity created by development.
5. Updating Policies 17.1E.1 and 17.1E.2 to include the Village of Indiantown in annual reviews of the Public Schools Facilities Element.
6. Updating Policy 17.1F.3 to include the Village of Indiantown and the Martin Metropolitan Planning Organization in ongoing efforts for coordination of sidewalks and bike paths to facilitate travel to and from schools and recreational facilities.

<u>Regional Impacts</u>

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

<u>Extrajurisdictional Impacts</u>

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 5, 2024. No extrajurisdictional impacts have been identified.

Conclusion

Chapter 163.3184, Florida Statutes, states that a regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council. It is noted that Council reviewed and provided the proposed amendments for the Housing, Intergovernmental Coordination, Public School Facilities, and Arts, Culture, and Historic Preservation elements as part of the County's EAR process. Therefore, no review and comments are provided for those elements. The balance of the elements were analyzed by the County and Council had conducted a review and considered any appropriate comments.

The County is to be commended for the extensive amount of work done throughout the last year to ensure that this review included input from all stakeholders in the community. The resulting amendments include the input and expertise from all County departments, coordinating agencies, and the public.

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

Council Action – January 17, 2025

To avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approved this report and authorized its transmittal to Martin County and FloridaCommerce on November 26, 2024.

At the January 17, 2025 Council meeting, Commissioner Leet from St. Lucie County moved approval of the staff report. Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

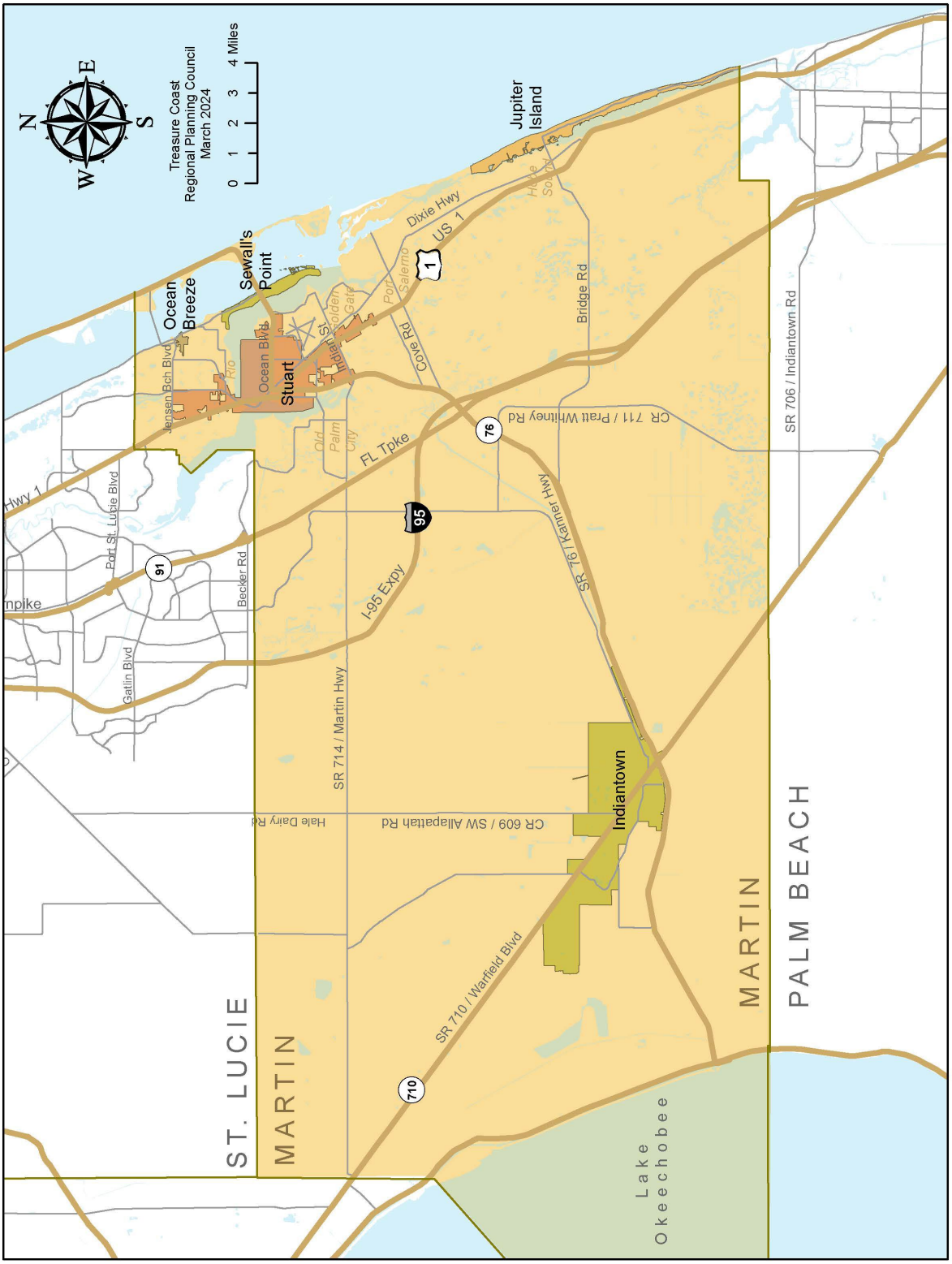
Attachment

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1
General Location Map



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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER ____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-07, AMENDING THE TEXT OF CHAPTER 7, RECREATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, the Local Community Planning Act requires a Comprehensive Plan to be reviewed through an Evaluation and Appraisal process every seven years on a schedule determined by the Florida Department of Commerce; and

WHEREAS, Martin County completed and adopted its Evaluation and Appraisal Report on March 5, 2024; and

WHEREAS, amendments to Chapter 7, Recreation Element were identified in the Evaluation and Appraisal Report; and

WHEREAS, on June 20, 2024, the Local Planning Agency considered the proposed Comprehensive Plan amendment at a duly advertised public hearing; and

WHEREAS, on September 10, 2024 and October 22, 2024, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on February 25, 2025, at a duly advertised public hearing, which was continued to March 25, 2025, this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

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

PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT CPA 24-07.

Comprehensive Growth Management Plan Amendment 24-07, is hereby adopted as follows: A text amendment to Chapter 7, Recreation Element of the Martin County Comprehensive Growth Management Plan as set forth in Exhibit "A" attached and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART VII. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 25TH DAY OF MARCH, 2025.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY:_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM
& LEGAL SUFFICIENCY:

BY:_____
SARAH W. WOODS
COUNTY ATTORNEY

Exhibit A

Text proposed for deletion is shown ~~stricken~~ and text proposed for addition is shown underlined.

Supplement 55 provided by MuniCode is the base document for the EAR based changes shown.

Chapter 7 RECREATION ELEMENT

Adopted:	July 9, 1991	By Ordinance No. 400
Amended:	October 27, 1992	By Ordinance No. 419
Amended:	October 26, 1993	By Ordinance No. 430
Amended:	September 13, 1994	By Ordinance No. 448
Amended:	December 15, 1998	By Ordinance No. 537
Amended:	September 28, 1999	By Ordinance No. 555
Amended:	December 16, 2009	By Ordinance No. 848
Amended:	February 27, 2018	By Ordinance No. 1053
Amended:		

Section 7.1. Background

7.1A. *Purpose and intent.* The purpose of this element is to provide an outline for the recreational resources Martin County is committed to providing, to increase the efficiency and effectiveness of County recreation planning, and to provide a general framework for sound recreation planning. This element sets standards for recreation as well as standards to guide the County's spending on recreation and the spending required of developers.

Martin County meets level of service for parks as established in Chapter 14, Capital Improvements Element. The County addresses level of service and the provision of parks services through the Capital Improvements Plan (CIP). The CIP provides a level of service analysis, parks project expenditure budget, and a capital improvement schedule for the 10-year timeframe. The CIP demonstrates that Martin County meets established level of service for parks for the short and long-term planning timeframes.

The County's parks standards are identified in the Parks and Recreation Master Plan, the Parks Quality Maintenance Standards and in the Statewide Comprehensive Outdoor Recreation Plan (SCORP). The parks and recreation standards defined in SCORP, which provides maximum, minimum and median levels of service for park amenities, are to be the reference for Martin County. The Parks and Recreation Master Plan includes an inventory of the County's current recreation holdings and other (non-County) public recreation holdings. The Master Plan analyzes recreation levels of service and the County's role in providing for current and future needs for recreation facilities. The Parks Quality Maintenance Standards define the County's maintenance standards.

The intent of this element is to ensure that Martin County parks operate at the designed level of service, are used efficiently and can be maintained and serviced to provide their intended functions. Other recreation resources the County may provide include land, facilities and/or programs; creation of advisory groups; and studies or other means to encourage action by other parties.

Section 7.2. Existing Conditions

7.2.A. *County recreation resources.* Recreation resources available in Martin County can be summarized as follows:

1. The County has the following state parks: Jonathan Dickinson State Park, St. Lucie Inlet Preserve State Park, Savannas Preserve State Park, Seabranch Preserve State Park, John C. and Mariana

Jones/Hungryland Wildlife and Environmental Area, DuPuis Preserve, Hobe Sound National Wildlife Refuge, Atlantic Ridge State Park, and the Allapattah Flats Wildlife Management Area.

2. The County's community parks are closest to the state definition of a community park: a managed recreation site that provides a range of fields, courts and picnic areas.

3. The County provides limited smaller activity-based parks that could qualify as neighborhood parks, mini-parks, tot lots, etc., but the County has not assumed the role of consistently providing these levels of facilities. Some school facilities that are accessible after school hours tend to meet neighborhood park needs.

4. The County provides isolated special facilities, such as limited fishing access, boat ramps and canoe launch sites, that depend on a particular natural resource such as waterfront access or a good canoeing area.

5. The County provides beachfront access for all.

7.2.B. *Community parks.* Community parks provide local citizens with managed facilities, including ball fields and courts, for active recreation. The Parks and Recreation Master Plan contains a current inventory of community parks.

7.2.C. *Beach parks.* Martin County manages over 12,000 linear feet of Atlantic Ocean beachfront. All parcels but one are located on Hutchinson Island. The land is owned either jointly by the County and the State through the Save Our Coasts program, or by one entity or the other. An inventory of beaches with public access is in the Parks and Recreation Master Plan.

The County manages these beach parcels at three levels of service: full-service beach parks, beach access areas and undeveloped beaches. Each level of service offers a different experience, a goal consciously pursued by the County.

1. Full-service beach parks: Generally have most or all of the following amenities: lifeguards, restrooms, showers, some athletic facilities, picnic area, concessions, parking, dune crossovers and boardwalks. They are maintained by County crews.

2. Public beach access areas: Generally have limited parking, public beach access and showers. These beaches are designed to offer a more passive, nature-oriented beach experience. They are maintained by County crews.

3. Undeveloped public beaches: Provide public access to the beach but no other services. Most undeveloped beaches are slated for future development into beach parks or beach access areas.

Section 7.3. Future Needs

The recreation standards the County adopted in the 1982 Comprehensive Plan were meant as guidelines, not as a commitment to provide specific facilities. In 1985 growth management legislation required that level of service standards be adopted and treated as legal requirements. The Recreation Element is mandatory under this legislation and affects issuance of development permits. Section 163.3177 of the Florida Statutes requires the County to adopt a recreation element that provides for a comprehensive system of public and private sites for recreation. These are to include natural reservations, parks/playgrounds, parkways, beaches (including public access), open spaces, waterways and other recreational facilities.

Martin County will concentrate its resources in the provision of parks for existing and future residents in accordance with the strategies specified in the Parks and Recreation Master Plan. The County will encourage ~~developments of regional impact (DRI) and~~ planned unit developments (PUD) to provide active parkland based on current level of service. ~~land for community parks with a minimum optimum size of 30 developable acres~~. When possible, Martin County will negotiate formal agreements with the School Board and other public and private recreation providers to ensure provision of recreational facilities. ~~Future recreational opportunities the County~~

~~may consider include: an aquatics center that could also be used as an attractor for major sporting events, sports tourism, a public gun and shooting range, and an off-road vehicle park.~~

Section 7.4. Goal, Objectives, and Policies

Goal 7.1 To provide ample high quality and diverse recreational opportunities for the citizens of Martin County and its visitors in a cost-efficient manner.

Objective 7.1A. To provide recreation facilities at levels of service that ensure upgrading and expanding of facilities to meet demands of new growth.

Policy 7.1A.1. Level of Service. The parks level of service shall be as established in Policy 14.1A.2, CGMP.

Policy 7.1A.2. Use of non-County recreational facilities. Non-County recreational facilities (school fields, private golf courses, etc.) may be used to meet the mandatory level of service standards if there is a signed, written agreement between the County and the facility owner that guarantees general public access.

Policy 7.1A.3. Ongoing recreation planning. The County shall conduct an ongoing program of recreation planning to ensure that mandatory levels of service are met and maintained; to encourage meeting and maintaining level of service guidelines; to provide for timely updating of inventory and population data; to ensure that new parks and facilities become available as needed; and to achieve effective use of recreation facilities.

Policy 7.1A.4. Recreation database for planning. To ensure effective recreation planning, the County shall assign personnel to:

(1) Maintain an accurate and up-to-date inventory of all County-owned and County-maintained recreation facilities and sites necessary for concurrency management. The inventory shall provide for a system of calculating acreage of neighborhood, community and regional parks. The current inventory shall be referenced in the Capital Improvement Plan and the Parks and Recreation Master Plan;

(2) Act as a clearinghouse for public information about recreational opportunities in or provided by the County;

(3) Coordinate scheduling at County recreational facilities;

(4) Update the Parks and Recreation Master Plan every ~~five~~ ten years to ensure a reliable database of needs and inventories of the County's parks and recreation system;

(5) Coordinate with organized sports groups, concerned citizens and others in evaluating the County's need for recreational facilities and resources, and maintain the Parks and Recreation Advisory Board as a continuous link to the community;

(6) Identify available land parcels that could be acquired to meet identified current or future recreational needs;

(7) Identify and seek funding sources to develop and expand County recreation facilities;

(8) Carry out other duties as necessary to implement and enforce this element of the Comprehensive Growth Management Plan.

Policy 7.1A.5. Maintenance standards. The Parks Quality Maintenance Standards shall be updated periodically to ensure the parks and recreation system is safe, clean and high-quality.

Policy 7.1A.6. Funding of maintenance standards. The County shall incorporate into the annual budget the necessary funding to meet the maintenance standards adopted in the Parks Quality Maintenance Standards.

Policy 7.1A.7. Recreation Lands Acquisition Program. The County shall continue to support the Public Lands Acquisition Program to facilitate the acquisition of active, passive and conservation land to maintain the levels of service for recreation.

The Land Acquisition Selection Committee has been appointed to facilitate the application of specific standards, policies and procedures in accordance with the Comprehensive Growth Management Plan to identify and acquire land for recreational facilities. In addition, the Public Lands Acquisition Program shall continue to provide or establish, at a minimum:

(1) A bonding program or other funding mechanism for advance acquisition of land to be used for community parks and beaches. This funding mechanism will allow the County to buy large parcels of land and earmark them for future recreational development to serve the growing population;

(2) Procedures and policies for advance acquisition of sites needed to meet future recreational needs consistent with adopted level of service standards;

(3) Evaluation and revision of policies for evaluating land donation offers, in light of identified recreational needs and County resources for operation and maintenance. These policies shall ensure that the County accepts only those land donations that it can responsibly manage and maintain to the benefit of County citizens, as identified in recreation studies.

Policy 7.1A.8. Developable land. The County shall reevaluate all community parks in the inventory to ensure that only developable and usable land is included in the acreages listed for each park.

Policy 7.1A.9. Coordination of land acquisition. The acquisition of recreational lands shall be coordinated with the development of the Open Space Plan in the Parks and Recreation Master Plan.

Policy 7.1A.10. No sale of beachfront property. The County shall not sell public beachfront property.

Policy 7.1A.11. Acquisition above minimum level of service. Because of the unique importance of beachfront and water access parks to the quality and style of life in Martin County, the County shall continue to seek acquisition of such properties above the minimum level of service standard.

Objective 7.1B. To provide active and passive recreation facilities at the parks and other facilities inventoried in the Parks and Recreation Master Plan.

Policy 7.1B.1. Provision for future needs. The County shall provide for future County parks and recreation areas consistent with the needs demonstrated through findings in the Parks and Recreation Master Plan.

Policy 7.1B.2. Recreation facilities feasibility study. The County shall update the Parks and Recreation Master Plan every ~~five~~ ten years~~, which will require an update of the feasibility study conducted in 2003 as part of the development of the Master Plan~~.

Policy 7.1B.3. Creative park design. The County shall employ creative, innovative design concepts in its parks planning, including use of natural materials, sustainable and green building concepts, and conservation of environmentally sensitive open space.

Policy 7.1B.4. Green building standards. Martin County shall incorporate green building concepts in the design and building of its park facilities in compliance with Florida Statutes section 255.2575.

Policy 7.1B.5. Environmental education and management. Environmental education and management shall be an integral part of park and recreation policies and programs, including identification of species and environmental conditions at sites. Parks shall incorporate environmentally sensitive areas, which shall be used for environmental education programs. When appropriate, environmental art shall be used to bring together science and the arts through exhibits, talks, tours, films and fairs to emphasize a sustainable future. Facilities shall be provided in resource-based parks to implement these programs.

Policy 7.1B.6. Design review process for recreation facilities. The County shall employ a design review process for parks and recreation facilities that involves pertinent County departments for parking, roads and preservation of native tree and plant communities to conserve water, energy and natural resources. When possible, the County shall solicit public involvement to help maintain the parks system as an environmentally friendly resource.

Policy 7.1B.7. Improvements to beach access. County policies for providing and improving beach access are:

(1) The County shall identify funding available for buying more beachfront for public access and conservation, should land become available;

(2) Every ~~five~~ year~~s~~, county staff shall ~~reevaluate its ability to maintain~~ update and review its beach access level of service standards in light of additional available beachfront and actual versus projected population growth;

(3) ~~Every five years county staff shall undertake an internal study to identify beach users by place of origin and the impacts of recent and future development on the availability of public beach access;~~

(4) To ensure conservation, and safety and maintenance of beaches for future enjoyment, the County shall balance the environmental needs and constraints of each beach property against the need for public access;

(5) The County shall, when resources become available, continue to increase bicycle paths between existing and planned public parks; and

(6) The County shall continue the ongoing program of acquiring and developing water recreation sites with public access through the Martin County Land Acquisition Selection Program in conjunction with other federal, state and regional agencies. These are the Bureau of Land Management's Land and Water Conservation Fund Grants (federal); the South Florida Water Management District's State Land Acquisition Program (state); and the Florida Inland Navigation District (regional).

Policy 7.1B.8. Fishing access coordination with the State. The Board of County Commissioners shall coordinate with the Florida Department of Transportation regarding fishing access from state and federal bridges to maximize opportunities for providing public fishing access.

Policy 7.1B.9. Water safety programs. Martin County shall continue to promote and seek grants to subsidize ~~underwrite~~ water safety programs~~, especially for children~~.

Objective 7.1C. To coordinate public and private entities to meet recreation demands.

Policy 7.1C.1. Joint use of recreation facilities. Martin County shall coordinate with the School Board to provide for after-hours use of school parks, playgrounds and gymnasiums. In providing for mandatory levels of service, the County shall require joint use of recreation facilities with other public providers wherever possible to minimize public investments. Other public providers shall include the School Board, City of Stuart, Village of Indiantown and State of Florida. Joint use agreements shall be formalized through ongoing planning and written interlocal agreements that set the times and conditions for general public use and that address liability, insurance and maintenance responsibilities of each party.

Policy 7.1C.2. Credits for beaches. There shall be no credits against beach recreation impact fees.

Policy 7.1C.3. Intergovernmental cooperation for recreational land purchase. Martin County shall encourage the purchase and improvement of state and federal recreational lands within the County through cooperation with other government agencies and, where feasible, through matching land and financial donations, if necessary.

Policy 7.1C.4. Public participation. Martin County shall encourage public-private partnerships for the maintenance and management of parks for such things as exotics removal, landscape planting, trail building, and site restoration.

Objective 7.1D. To continue to provide public right-of-way access to recreation sites, beaches and shores.

Policy 7.1D.1. Maintenance of recreation sites. All existing public recreation sites in Martin County shall be continually maintained to assure public access.

Policy 7.1D.2. Evaluation of accessibility. To assure the usefulness of parcels being solicited or offered for public recreation use, all parcels shall be evaluated by the County to determine their accessibility to public roads and other facilities.

From: Leslie Ertl
To: Stacey Hetherington; Harold Jenkins; Doug Smith; Edward Ciampi
Cc: Sarah Heard
Subject: comp plan/ developement
Date: Monday, September 9, 2024 11:29:45 AM

Good morning - I am writing as your constituent to appeal to you to represent US not developers. Elected officials should stay in touch with the needs of their constituents. Please stop approving projects and changing the comp plan for more money in your pockets. It is heartbreaking to watch you four and Gov Desantis selling our state. It is so blatant. Please take the time to analyze these requests. We will be living in flooded, overcrowded areas and endless traffic and loss of critical habitat.

Tomorrow's agenda would require several hours of discussion if staff and Commissioners were serious about giving the proposals thorough and balanced consideration. Instead – like the failed effort to rush through outrageous plans to add inappropriate facilities to Jonathan Dickinson and other state parks – Tuesday's BOCC meeting has been planned to severely limit public participation and speed questionable proposals through a truncated process.

STOP DEVELOPEMENT IN AN IRRESPONSIBLE WAY AND START DOING YOUR JOBS - REPRESENT THE PEOPLE!!

Leslie Ertl

From:	paul vallier
To:	Comish
Cc:	vsherlock@lshlaw.net; Alan Buchfuhrer; Jj Smith (new); Karl Thonnes; Mary Alice Rowley; Bob Shykes Thursday Worker; Bill Steuer; Charles L. Dietz; donnasmelzer@gmail.com; Gene Reed; Frank Gallieti; M.
Subject:	LPA and the MC Commission need to immediately pause
Date:	Sunday, September 8, 2024 3:42:19 PM

Are Commissioners Jenkins and Smith trying to pull a fast one before leaving office!? I hope not.

?????

"The Local Planning Agency will consider five proposed Comprehensive Plan Amendments at Thursday's meeting, including a text amendment that will further expand development in Rural Lifestyle communities."???!!

The LPA needs to be "at ease" until new commissioners take office. The voters have spoken and they want a new direction that respects our Comp plan!
Paul Vallier
Stuart

Sent from Yahoo Mail for iPhone

From: Sam Hay
To: Stacey Hetherington
Subject: Please protect the Comp Plan
Date: Sunday, September 8, 2024 10:17:17 AM

Commissioner Hetherington:

I urge you to protect what remains of the Comprehensive Plan at your meeting on Sept 10. You have already approved too many modifications to the Plan which have inevitably resulted in over-development in our county.

Please do not approve any further modifications which would further weaken the protections the Comp Plan was intended to provide. At the very least, delay any changes until they can be properly presented to the public and carefully considered.

Respectfully,
Sam Hay, Port Salerno

Joan Seaman

From: Clyde Dulin
Sent: Tuesday, July 30, 2024 4:30 PM
To: Allison Gates
Cc: Samantha Lovelady; Jenna Knobbe
Subject: FW: Comp Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Allison,
We need to provide the following email as public comment to the LPA this Thursday and we need to file it in the respective folders. Thanks

---

From: jlogan@gate.net <jlogan@gate.net>
Sent: Tuesday, July 30, 2024 11:42 AM
To: Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Cc: Comish <Comish@martin.fl.us>
Subject: Comp Plan Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Good morning,

I understand that you are currently reviewing amendments to the Comp Plan that would include changes to Indiantown's treatment when it comes to the residential capacity analysis and USD changes. May I ask, what is the rationale for these changes that reflect a benefit to residents of Martin County?

Did an independent traffic expert review and add comment on the proposed changes to the Transportation Chapter? We all are aware of the significant increase in population and traffic flow in Martin County and should definitely be cautious in any changes made related to same. If an expert did review, are those comments available?

ANY amendments related to our Comp Plan, which have been critical to preserving our wonderful way of life should, in my opinion, ONLY be approved if significant benefits are derived from them.

Best regards,

Jane Logan
Hobe Sound, FL
772-485-5503

From: Kate Miller
To: Paul Schilling; Comish
Subject: no amendments to the comp plan.! No sneaking amendments in over the summer!
Date: Saturday, August 10, 2024 11:24:27 AM

This Email Sent From External Sender

The comp plan has made Martin County a paradise for those who live there. You are making it a developers' paradise. We will remember at election time. Katharine Miller, 103 River Rd, Hobe Sound, FL 33455

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Clyde Dulin
Subject:	FW: URGENT REQUEST
Date:	Monday, September 9, 2024 8:00:10 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: loydb <loydb@bellsouth.net>
Sent: Sunday, September 8, 2024 3:41 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: URGENT REQUEST

LPA board : Please do not recommend that the Board of County Commissioners approve or reject any amendments to our Comprehensive Plan until newly elected Commissioners are seated and more study and evaluation can be accomplished on behalf of the Citizens.

Sincerely,
Walter Loyd
150 SW Cabana Point Circle
Stuart, Fl. 34994

Sent from my Verizon, Samsung Galaxy smartphone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 5:24 PM
To: Maria Harrison
Subject: FW: Public Hearings on 9/24 and 10/22 must be delayed

From: carol quackenbos <cquackenbos@gmail.com>
Sent: Monday, September 23, 2024 4:34 PM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Public Hearings on 9/24 and 10/22 must be delayed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Carol Quackenbos

Stuart resident

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:21 AM
To: Maria Harrison
Subject: FW: Urgent assistance needed

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Rebecca Dima

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:16 AM
To: Samantha Lovelady
Subject: Urgent request needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:28 AM
To: Maria Harrison
Subject: FW: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

From: Denise Belizar <wridea@aol.com>
Sent: Monday, September 23, 2024 10:22 AM
To: Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>; commish@martin.fl.us
Subject: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

As Martin County residents for over two decades, we have valued the guidance that our county's well-thought-out Comprehensive Plan has placed on growth, and the protection that has meant for our environmental resources. It has truly resulted in the Martin County difference.

While some changes to the Comp Plan over time have been necessary, we are dismayed to see the extent to which its provisions have been eroded – or attempted to be eroded – in recent years. The latest proposed changes could greatly negatively impact our population density, environment, waterways, scarce resources and overall quality of life. There needs to be a more detailed examination of each change to ensure that it is both necessary and the optimal solution to the current situation.

We implore the sitting Martin County commissioners to do the right thing and delay the Sept 24 and Oct. 22 public hearings for comprehensive plan amendments, zoning changes, and a variance until the new commission is seated.

To be frank, the voters have already spoken in choosing to select new commissioners who have promised to be extremely judicious in making any revisions to our Comp Plan. To rush ahead with these changes prior to the new commissioners being seated is insulting to and dismissive of your voting public. It reeks of disingenuous, deceitful politics. You are better than that. At least, we hope you are.

Please delay the Sept 24 and Oct. 22 public hearings until the new commission is seated.

Denise and Ed Belizar
Jensen Beach residents

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept 24 Public Hearing

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Sunday, September 22, 2024 3:43 PM
To: Commish@martin.fl.us; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Sept 24 Public Hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Commissioners,

Please delay the September 24 and October 22 Public hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

Citizens have repeatedly stated, in the public workshops hosted by the Treasure Coast Regional Planning Council, that they do NOT want changes to our Comp Plan. This was the most frequently expressed item on the "wish list" that staff asked citizens to compile.

The citizens say: 1) No to changes in the Comp Plan, 2) Control growth and development, 3) Protect and preserve wildlife, waterways, native vegetation and agricultural lands, 4) Reduce traffic congestion 5) Maintain the Martin County difference.

The above are the guidelines the new commissioners have promised to follow. These guidelines must be meticulously applied to each and all of the proposed comp plan amendments. Some of the upcoming proposals encourage costly urban sprawl with its consummate environment, water, and neighborhood zoning area destruction.

Please do NOT push forward with these Martin-busting votes. It would be an improper attempt to silence the voices of residents who have clearly spoken.

Respectfully,
Drs. Mary Starzinski and Kathy Petteruti

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept. 24, 2024 Public hearing

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Saturday, September 21, 2024 3:07 PM
To: commish@martin.fl.us; Stacey Hetherington <shetherington@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>
Subject: Sept. 24, 2024 Public hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

We are opposed to all the Amendments and Zoning Protections,
that Change the Current Comprehensive Plan:

At the Public workshops hosted by the T.C. Regional Planning Council.
the majority of attendees said they wanted
no changes that govern growth and development in the County
we want the established protection of preserves, wildlife, open spaces and agricultural land.
we need reduction in traffic congestion
The Regional Planning Council at the costly of $100,000 recommended
to the Sept. 24th meeting just the Opposite!!

It is obvious that these changes at the Sept. 24th meeting are being "railroaded" through before the 2 New Commissioners have a chance to Vote. Mr. Ciampi actually lost his election if you compare the votes for his opponents.

One of the most outrageous amendments concerns the addition of 12 "Cottages" to the new Golf Course plan that originally in their application, said there would be no housing. Now from 6 to 12; when does it stop

It is imperative that this Public Hearing be postponed until November or December when there is appropriate time for Resident's to speak at the meeting.

Respectfully,
Barbara Gingras-Schmucker
John McArdle
3130 SE Indian Wells Place
Stuart, Fl. 34997

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:35 AM
To: Maria Harrison
Subject: FW: September 24, 2024 Public Hearings

From: Clyde Dulin
Sent: Friday, September 20, 2024 3:54 PM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: September 24, 2024 Public Hearings

From: tomhelga@comcast.net <tomhelga@comcast.net>
Sent: Friday, September 20, 2024 3:42 PM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: September 24, 2024 Public Hearings

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Commish@martin.fl.us; sheard@martin.fl.us; eciampi@matin.fl.us; dsmith@martin.fl.us; hjenkins@martin.fl.us; hetheringtonstacey@martin.fl.us; swoods@martin.fl.us; ddonaldson@martin.fl.us; klevee@martin.fl.us; cdulin@martin.fl.us; pschilli@martin.fl.us; slove@martin.fl.us;

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Thomas and Helga Galli

Samantha Lovelady

From: Renee Delahunty <rmld111@aol.com>
Sent: Friday, September 20, 2024 7:37 PM
To: Samantha Lovelady
Subject: Stop the Rush to Crush

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Any discussion regarding comprehensive plan amendments, zoning changes, and a variance should be delayed until the newly elected commission is seated.

I was in attendance at the public workshops hosted by the Treasure Coast Regional Planning Council, and I heard citizens repeatedly stating that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

The People Have Voted
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr
Jensen Beach, FL

Sent from the all new AOL app for iOS

Samantha Lovelady

From: Janet Jorden <jjorden@mac.com>
Sent: Thursday, September 19, 2024 4:23 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Packed Agendas

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The only reason I am able to think of for packing the Commission's agendas prior to the new commissioners taking their place on the dais is an effort to hurry through unwanted amendments.

We, the voters, have made our wishes very clear both through public meetings and at the ballot box. I strongly urge the commissioners to table all votes on Comp plan amendments, zoning changes and a variance until the new commissioners are seated. There is not an ethical reason for all of these votes to be taking place at warp speed.

Sincerely,

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL

Clyde Dulin

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Thursday, September 19, 2024 4:58 AM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith
From: Donna Melzer, Martin County Resident
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that takes time. Sept. 24 and Oct. 22 scheduled public

hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

Clyde Dulin

From: P S <sunshine50@bellsouth.net>
Sent: Thursday, September 19, 2024 9:42 AM
To: Clyde Dulin
Subject: Fwd: Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Sent from my iPhone

Begin forwarded message:

From: P S <sunshine50@bellsouth.net>
Date: September 19, 2024 at 9:37:48 AM EDT
To: Commish@martin.fl.us
Subject: Comp Plan Changes

Understanding that those who are leaving office may not care or be affected directly by their vote on this issue, why the need to rush! The people have spoken loudly on this issue many times over the years and spoke again in this last election. As more out of state residents come to Martin County, you should be supporting what has made is so great to begin with... the local long, time residents and their voice. Do not ruin what makes Martin County different in an effort to compete for growth and sprawl... keep our comp plan the way it is and prove we are different and this is why people want to come and live here, not to change what it is!!

Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Patty

Native Floridian and long time Martin resident.

Maria Harrison

From: Clyde Dulin
Sent: Thursday, September 19, 2024 11:12 AM
To: Paul Schilling; Maria Harrison; Samantha Lovelady; Joan Seaman
Subject: FW: Wait on the vote please

I recommend we print these emails and put them on the dais for next Tuesday. That way we can scan and file instead of struggling with PDF.

From: cwieds@gmail.com <cwieds@gmail.com>
Sent: Thursday, September 19, 2024 11:06 AM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Wait on the vote please

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Yes this is a formatted email, but I do believe you need to wait on the vote until the new elected group is able to vote.

Thank you for your consideration

Sincerely,

Chris and Anne Wiedenmayer

6322 SE Morning Dove Way, Hobe Sound 33455

Paul Schilling

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:14 PM
To: Paul Schilling
Subject: Growing Slowly

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my PAD!

Samantha Lovelady

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:18 PM
To: Samantha Lovelady
Subject: Slow the Growth

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Let's make sure we have the infrastructure before we keep building.

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my PAD!

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:33 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:17 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:24 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Mr Dulin,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: dm5855@icloud.com
Sent: Thursday, September 19, 2024 12:29 PM
To: Samantha Lovelady
Subject: Public hearings 9/24/2024 & 10/22/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: Sabrina Roemisch <sabroemisch@gmail.com>
Sent: Thursday, September 19, 2024 3:06 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Hearings for comprehensive plan amendments

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Sabrina Glover
Martin County Resident

Sent from my iPhone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:34 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:19 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Thursday, September 19, 2024 3:39 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Sarah Woods <swoods@martin.fl.us>
Sent: Thursday, September 19, 2024 3:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Elysse Elder <eelder@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5446 (o) 772-288-5439 (f)

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:17 PM
To: Sarah Woods <swoods@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Ms Woods,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: ALLEN ATKINSON <4starfire@bellsouth.net>
Sent: Thursday, September 19, 2024 11:08 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; Sarah Woods; Don Donaldson; Kimberlee Levee; Paul Schilling; Samantha Lovelady
Subject: Not to Rush

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Allen and Pat Atkinson

From: Paul Schilling
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: Email
Date: Monday, September 16, 2024 7:50:22 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

-----Original Message-----
From: Elizabeth Christian <ejanechristian01@gmail.com>
Sent: Saturday, September 14, 2024 6:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Email

This Email Sent From External Sender

Please include my email in any comments . I am not for rural changes of any kind!
Sent from my iPhone

Clyde Dulin

From: Paul Schilling
Sent: Thursday, September 12, 2024 5:16 PM
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: LPA running roughshod over citizen input

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: brucemon12 <brucemon12@gmail.com>
Sent: Thursday, September 12, 2024 4:56 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: LPA running roughshod over citizen input

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The text amendments to the comp plan have ZERO INPUT FROM RESIDENTS. NOT FAIR!!! Golf cottages can have 12 bedrooms per cottage? Motel 12??? Rural Lifestyle designation expansion without citizen input is NOT FAIR. We demand our voices and objections be accounted for.

Bruce Montefusco
Hobe Sound

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: PH-6

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners **DATE:** February 18, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Paul Schilling
Growth Management Director

REF: Item #25-0515
SUBJECT: **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-07, RECREATION ELEMENT, A TEXT AMENDMENT**

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.

Please see the attached newspaper advertisement for the EAR-based Plan amendment public hearings and additional public comment.

DGD/PS/jk

Reviewed by County Attorney's Office

Advertiser: Martin County - Growth Management
Ad Number: 10983177
Agency: N/A
Insertion Number: N/A
Section-Page-Zone(s): A-14-All
Size: 3 Col x 18 in
Description: 2-7-25 EAR Adoption
Color Type: N/A

Judge pauses buyout for federal employees

Maureen Groppe and Joey Garrison
USA TODAY

A federal judge on Thursday paused the Trump administration's deadline for more than 2 million federal employees to decide by the end of the day whether to resign or stay in their jobs in order to allow time for labor unions to challenge the plan's legality.

U.S. District Judge George O'Toole in Boston issued a temporary restraining order and set a hearing for Monday.

The Trump administration's lawyers had argued that extending the deadline on the last day would "markedly disrupt the expectations of the federal workforce, inject tremendous uncertainty into a program that scores of federal employees have already availed themselves of, and hinder the administration's efforts to reform the federal workforce."

Unions representing many of the nation's federal workers charge that the new Republican administration's "unprecedented offer" violates the law.

"We will continue to aggressively defend our members' rights," said Everett Kelley, president of the American Federation of Government Employees, one of the unions challenging the offer.

Workers were given barely more than a week to accept the administration's blanket buyout, which union officials say did not appear to have followed federal procedures for reducing the size of the workforce.

Federal employees were told they would receive eight months of pay and benefits through September if they resigned by Thursday.

But Congress hasn't approved funding for federal agencies past March 14. Democrats in Congress have warned federal workers not to accept the offer, citing this and their lack of trust in Trump to deliver the payments.

Unions have warned workers considering Trump's offer that there's no guarantee the president can or will stick to it. They've also said the offer lacks basic information about whether they might still be required to work for the government; whether they can get a private-sector job while still being paid by the federal government; and how their pensions, health insurance and other benefits and rights would be affected.

Demonstrators protest the Trump administration's plans to shrink the federal workforce outside the headquarters of the Office of Personnel Management on Wednesday in Washington. ALEX WONG/GETTY IMAGES

Critics have said the administration's goal is to make working for the federal government so unpleasant that employees will be driven out.

The administration on Tuesday warned federal employees could be furloughed if they do not accept the buyout and that "the majority of federal agencies will be downsized," with the Defense Department as an exception.

Federal workers who stay in their jobs have been told they must return to in-person work, embrace new "performance standards" and be "reliable, loyal and trustworthy" in their work, among other new "reforms" across the government.

Trump is pushing both to dramatically shrink the size of government and replace bureaucrats his team has perceived as hostile to his agenda with loyalists.

The offer came in a surprise email that hit inboxes at 6:04 p.m. on Jan. 28 with the subject line: "The Fork in the Road."

Israel will draw up plan to relocate Palestinians

Cybele Mayes-Osterman
USA TODAY

Israel's defense minister said European nations that accused the country of disproportionate attacks in the Gaza Strip are "legally obligated" to accept Palestinian refugees as Middle Eastern countries rejected President Donald Trump's proposal to relocate all of the enclave's residents.

On Thursday, Israeli Defense Minister Israel Katz said he directed Israel's defense forces to draw up "a plan that will allow any resident of Gaza who wishes to leave to do so, to any country willing to receive them." He said the army would provide "exit options via land crossings, as well as special arrangements for departure by sea and air."

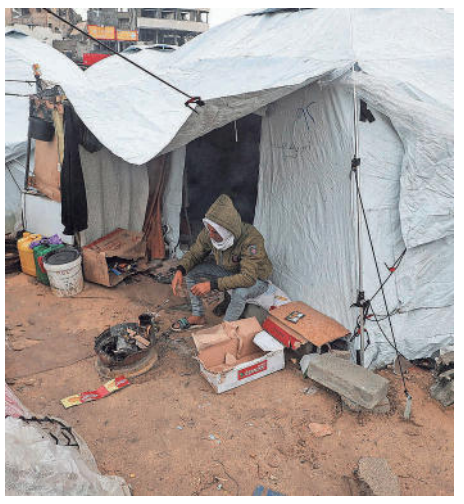
Countries "such as Spain, Ireland, Norway, and others" that have accused Israel of disproportionate attacks on civilians and violations of laws governing war "are legally obligated to allow Gazans to enter their territory," he wrote on X.

It comes after Trump deviated from decades of American foreign policy in the Middle East in his proposal on Tuesday to "take over" and "own" the war-torn Gaza Strip. The White House quickly walked back his comments, with spokesperson Karoline Leavitt telling reporters that Trump "has not committed to putting boots on the ground in Gaza" or to pay for its rebuilding.

But his statements still sent shock waves through Middle Eastern countries that worked to broker the ceasefire and hostage release deal struck between Israel and Hamas last month after more than a year of war.

Saudi Arabia, which has long refused to normalize its relations with Israel without the creation of a Palestinian state, said its position was still "firm and unwavering."

In a call with French President Emmanuel Macron, Egyptian President Abdel Fattah el-Sissi urged other countries to "support the implementation of the two-state solution," according to a statement from his office.


A Palestinian man sits outside a tent in the rain on Thursday in Gaza City, Gaza Strip. DAWOUD ABU ALKAS/REUTERS

Forcibly displacing civilians is a war crime under the Geneva Conventions. Humanitarian organizations have already accused Israel of the intentional displacement of Palestinians, which they say amounts to "ethnic cleansing."

But Trump's proposal would go a step further – "it would move the U.S. from being complicit in war crimes to direct perpetration of atrocities," Lama Fakih, of Human Rights Watch, said in a statement on Wednesday.

"It is vital to stay true to the bedrock of international law," United Nations Secretary-General António Guterres told Trump on Wednesday. "It is essential to avoid any form of ethnic cleansing."

Israel launched its 15-month siege of Gaza after Hamas, the militant group that governs the Palestinian enclave, launched a surprise attack on Israel, killing 1,200 Israelis and taking around 250 hostages.

In the ensuing conflict, more than 47,000 Palestinians were killed, according to the Hamas-run Gaza Health Ministry, including more than 13,000 children. Much of the enclave was reduced to rubble and 90% of its population was displaced.

Contributing: Reuters

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County (Board) will conduct public hearings on Tuesday, February 25, 2025, March 11, 2025, and March 25, 2025, beginning at 9:00 A.M. each day, or as soon thereafter as may be heard, to consider adoption of ordinances amending the Martin County Comprehensive Growth Management Plan resulting from the Evaluation and Appraisal Report. The Board requested the amendments based on statutory requirements. The proposed amendments will be presented in Public Hearings over the three dates as follows:

February 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-01, AMENDING THE TEXT OF CHAPTER 1, PREAMBLE, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-03, AMENDING THE TEXT OF CHAPTER 3, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-05, AMENDING THE TEXT OF CHAPTER 5, TRANSPORTATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-06, AMENDING THE TEXT OF CHAPTER 6, HOUSING ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-07, AMENDING THE TEXT OF CHAPTER 7, RECREATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-16, AMENDING THE TEXT OF CHAPTER 16, ARTS, CULTURE, AND HISTORIC PRESERVATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-17, AMENDING THE TEXT OF CHAPTER 17, PUBLIC SCHOOLS FACILITIES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 11, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-02, AMENDING THE TEXT OF CHAPTER 2, OVERALL GOALS AND DEFINITIONS, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-08, AMENDING THE TEXT OF CHAPTER 8, COASTAL MANAGEMENT ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-09, AMENDING THE TEXT OF CHAPTER 9, CONSERVATION AND OPEN SPACE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-10, AMENDING THE TEXT OF CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-11, AMENDING THE TEXT OF CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-12, AMENDING THE TEXT OF CHAPTER 12, SOLID AND HAZARDOUS WASTE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-13, AMENDING THE TEXT OF CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-04, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-14, AMENDING THE TEXT OF CHAPTER 14, CAPITAL IMPROVEMENTS ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

The Public Hearings listed above on February 25, 2025, and March 11, 2025 will begin on the specified date and will be continued to March 25,2025. The Board will conclude all of the Public Hearings and vote on the proposed amendments on March 25, 2025. All interested persons are invited to attend and be heard.

Each day of the Public Hearings will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department at (772) 288-5495.

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

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

Check out the classified ads everyday.
FIND A JOB
LIST A HOME
BUY A CAR
ADOPT A PET
BUY A BOAT
FIND A RENTAL

From: The Guardians of Martin County
To: Sarah Heard
Subject: Community Updates from Commissioner Heard 10/30/2024
Date: Wednesday, November 6, 2024 9:33:25 AM

View this email in your browser

The Guardians continue engagement with Martin County regarding proposed amendments to the County's Comprehensive Growth Management Plan (Comp Plan) that have the potential to adversely affect the quality of life that we all cherish.

See Commissioner Sarah Heard's summary below describing recent actions taken by the County Commission.

The Guardians provided comments on several of the proposed Comp Plan Amendments that have now been transmitted to Tallahassee for review by various state agencies.It is our understanding that commissioners-elect Blake Capps (District 3) and Eileen Vargas (District 1) will likely have taken their seats prior to a future adoption hearing.

Live Responsibly, Protect Our Future.

Commissioner Heard's Newsletter

Martin County Commissioner Sarah Heard
District 4 Newsletter - October 30, 2024

Contact Information
Commissioner Sarah Heard
sheard@martin.fl.us
Executive Aide Sarah Philion
comaide4@martin.fl.us
(772) 221-2358

Dear Friends,

October 9th was a cruel and destructive day for many homeowners in Martin County, especially hundreds of homeowners in District 4. We have seldom experienced ravaging tornados in Florida but 3 monstrous tornados, spawned by Hurricane Milton, wiped out neighborhoods on that day. Especially hard hit were Manatee Lakes, New Monrovia, The Preserve, Mariner Sands, Port Salerno and Rocky Point.

So many first hand accounts are terrifying. With no warning, front doors exploded, windows exploded, glass flying everywhere, furniture hurtling by, cars flipped over like toys, roofs exploding overhead and vanishing. Miraculously, in the midst of all that powerful mayhem, no one was killed. But, lots of folks

lost their worldly goods and the homes that held them.

Martin County makes me most proud and thankful as we respond to emergencies. The outpouring of love and support and aid has been wonderful.

The path of the storm's destruction was really uneven in Martin County. For 90% of our residents the tornadoes had no impact. But, for many the deprivation and destruction and realization are just beginning. The road to recovery will be long and hard.

I want all residents to know that recovery in these damaged neighborhoods is Martin County's top priority. Keeping these neighborhoods intact and rebuilding are our top priority. We will see you through this. We will keep you safe and sound.

Resources are available. We will help you connect to them. Please call our office if you need information or help. 772-221-2358.

Here are some critical resources including links and phone numbers.

FEMA 800-621-3362
Hope Florida 833-438-4673
United Way 772-283-4800
House of Hope 772-286-4673
Elevate Hope
Salvation Army 772-228-1471
Martin County Human Services SHIP Assistance, 772-288-5456
Covenant Fellowship Baptist Church
Catholic Charities 561-345-2000
Senator Gayle Harrell, 772-221-4019
Representative Toby Overdorf, 772-221-4961
John Snyder, 772-403-1064

We are sorry for your losses.

We are determined to help in every way possible. We have been faithfully and diligently removing storm debris daily since the hurricane. Martin County will remove all of your storm debris for free but it needs to be put in our right of way in order for us to take it away. We cannot trespass on your private property. We will do as many sweeps as necessary to clean up the hardest hit neighborhoods.

Sarah Heard

Board Summary from 09/24/2024

CNST-13 was a request to terminate the Palm City Boys and Girls Club lease. It was formerly a Martin County fire station. It was leased to the Boys and Girls Club in 2006. They will be moving their services to the newly constructed Boys and Girls Club on Martin Luther King Boulevard in Stuart.

The future of the buildings and property in Palm City are unknown at present.

PH-8 was a public hearing to consider transmittal of Comprehensive Plan Amendment (CPA) 23-09, Martin Commerce Park.

This was a proposal to allow a 167 acre parcel of land located between I-95 and SW 84th Avenue on the South side of SW Martin Highway to be appointed a Freestanding Urban Services District and to allow the extension of municipal water and sewer to leapfrog over agricultural lands to provide these urban services. No more than 1,100,000 square feet of industrial uses are proposed on 101 of these

167 acres.

Policy 4.13A.10 requires that industrial development in Martin County only is allowed within the Primary Urban Services District, which is miles away from this site.

The 1,717 acre Ag Tec parcel was approved by the majority Board in 2010. It remains vacant. It is owned by Ashley Capital, the owner of this 167 acre parcel.

The Commercial and Industrial Land Analysis, ordered by the majority Board and completed in 2023 concludes that the County has a significant inventory of industrial land for the present and the future. In fact, the acreage of vacant industrial land is more than twice the acreage of developed industrial land in the County.

Since 2011, only an average of 9 acres of industrial land are developed each year.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

PH-9 was a request to consider transmittal of Comprehensive Plan Amendment (CPA) 23-10, Martin Commerce Park, a Future Land Use Map amendment.

This was a request to amend the Future Land Use Map, to change the designation of 167 acres of land from Agricultural and Agricultural Ranchette to Industrial.

All the adjacent future land uses are agricultural and agricultural ranchette.

There are 4 criteria to consider when changing the future land use designation of a parcel. At least ONE must be met in order to recommend approval of the change.

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

None of the criteria has been met.

Further, the proposal meets all of the criteria for defining urban sprawl.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

Board Summary from 10/22/2024

CNST-8 was a request for approval of an agricultural easement from Becker B-14 Grove as a condition of approval for the Discovery Planned Unit Development (PUD) zoning agreement.

As a special condition of the Discovery PUD zoning agreement, Becker is required to place the 846 acre Becker Tree Farm parcel into a permanent agricultural easement.

The deed for the easement is to be granted to Martin County and Conservation Florida, a non-profit corporation.

Our October 22, 2024 meeting included the transmittal of our Evaluation and Appraisal Report (EAR) which was a re-write of our Comprehensive Plan. The state requires that all jurisdictions that have Comprehensive Plans conduct an EAR every 7 or so years to guarantee that each Comprehensive Plan is compliant with all changes to the Florida Statutes in the preceding 7 years.

PH-1 was a public hearing to transmit the EAR for Chapter 4, the Future Land Use Element. Chapter 4 is considered the most important in the Comprehensive Plan. One of the most critical features of Chapter 4 is the methodology requirements of the Residential Capacity Analysis, which is used to determine when, where and how to expand the Urban Services Districts when necessary. There are currently 10 and 15 year triggers that demand actions on these decisions.

The EAR does away with the requirement that the Residential Capacity Analysis be used to determine expansion of the Urban Boundaries.

Now, instead, policy for expansions is vaguely worded in Policy 4.7. To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.

No data, analysis, metrics, methodologies are provided to plan our future development.

Wetland deliniation is changing, too. Maps will no longer be used. Nor will hydric soils be evaluated. Instead, flyovers and remote and drone observations will generally inform us where wetlands exist.

Table 4-1 contains disturbing information. Though we don't allow any impacts to wetlands, between 2017 and 2024, nearly 1500 acres of wetlands disappeared. Between 2009 and 2024, 57,000 acres were developed in Martin County, according to table 4-1.

The airtight planning policies of Chapter 4 have guided and protected residents and resources for over 40 years. This EAR amendment does away with too many of our protections.

PH-4 was the EAR amendment to Chapter 5, the Transportation Element.

Roads in Martin County are given Level of Service ratings from A (free flow) to B (reasonably free flow) to C (stable flow) to D (approaching unstable flow) to E (unstable flow) to F (forced or breakdown flow). Martin County targets LOS D as our tolerable goal. Surely we should raise our standards.

PH-5 was the EAR amendment to Chapter 14, our Capital Improvements Element.

Among the changes to Chapter 14 are basic life support and fire response times from 6 minutes 90% of the time in Urban Areas to advanced life support in 8 minutes 90% of the time in Urban Areas.

Similarly, basic life support and fire response in Rural areas goes from 15 minutes 90% of the time to Advanced Life Support in 20 minutes 90% of the time.

PH-7 was the EAR amendment to Chapter 6, the Housing Element.

Included in this chapter's changes are elimination of the Vacant Residential Lands Inventory and Residential Capacity Analysis as planning requirements.

PH-8 was the EAR amendment to Chapter 7, the Recreation Element.

Included in this chapter's changes are directions to encourage Planned Unit Development (PUD) Zoning in development review instead of relying upon the requirements of straight zoning.

All of the EAR amendments will be transmitted to Tallahassee for review. Staff expects state reviews to be completed in early 2025. They will then be considered be the new Board for adoption.

PH-17 was an item to consider adoption of Comprehensive Plan Amendment (CPA) 24-23, Three Lakes Golf Club.

Three Lakes Golf Club is another of the developments outside the Urban Boundary that are permitted under the new Rural Lifestyles land use.

Golf cottages are allowed in the Rural Lifestyle land use. They are for the use of the members and their guests. They do not count toward the maximum gross density. 54 golf cottages are allowed with up to 324 bedrooms.

This amendment was to allow each cottage to have up to 12 bedrooms, doubling current capacity of 6 bedrooms each.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DPQJ-1 was a request for an amendment to the Three Lakes Golf Club Planned Unit Development (PUD).

This project is approximately 1219 acres and is located west and east of Kanner Highway approximately 2.4 miles southwest of I-95.

The majority Board approved 2 golf courses, a golf clubhouse and 14 accessory golf cottages in June 2023, utilizing well and septic systems.

In February 2024, the Board majority approved the future land use change from agricultural to rural lifestyle.
In June 2024, the Board majority approved the extension of municipal water and sewer to the entire property.

This is the first amendment to the proposed PUD. Improvements on this property now include a helipad, and employee dormitory for 70 workers, 48 cottages (that do not count toward maximum density) with 262 bedrooms (averaging 6770 square feet each), tennis courts, pickleball courts, a 19,000 square foot spa, yoga studio, pools, one 30,000 square foot clubhouse, one 33,000 square foot clubhouse, and a bridge over Kanner Highway, connecting the east and west sections of the property.

Ciampi, Jenkins, and Smith voted to approve. Heard and Hetherington opposed, with Hetherington objecting to the change from a tunnel under Kanner to a bridge over Kanner.

DPQJ-2 was a request for approval of the first amendment to The Ranch Planned Unit Development (PUD) zoning agreement.

The subject site is located south and west of the intersection of SW Kanner Highway and SW Bridge Road. The site includes approximately 3460 acres on the south side of Kanner and 442 acres on the north side of Kanner adjacent to the St. Lucie Canal.

The Board majority approved The Ranch PUD in April of 2024. Approved uses include 175 single family lots, golf cottages (that do not count toward maximum density and can each have up to 12 bedrooms), two 18-hole golf courses, a short course, range house and training center, golf practice facilities, a clubhouse, residential multi-slip docking facility, 2 spa and wellness facilities and a tunnel under Kanner Highway connecting the east and west parcels.

And though Article 4, Division of Land Development Regulations prohibits any excavation below 20 feet, The Ranch will be excavating to a depth of 40 feet.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DEPT-4 was a proposal to replace the Sand Dune Cafe at Jensen Beach.

The project is currently in design for building replacement with a 3,000 square foot commercial kitchen and dinning building, access improvements and associated site work.

The project was approved unanimously.

DEPT-5 was a water quality conditions and project update by John Maehl, our Environmental Resources Administrator. For well over 2 decades, Martin County has employed the most stellar team of environmental resource managers in the State of Florida. Their dedication and innovation are peerless. These are just some of the most recent achievements. Use this **link** to see the presentation.

Veterans Workshop

Disaster Recovery Center

Upcoming Martin County Board Meetings

Board of County Commissioners Upcoming Meetings

Commission Chambers - 1st Floor
2401 SE Monterey Rd, Stuart, FL 34996

November 12, 2024
November 19, 2024
December 10, 2024

MCTV Television Information - **MCTV Links and Info**
Martin County YouTube Chanel: **YouTube Channel Click Here**

Please share this message with your friends and neighbors!

Share Tweet Forward

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES

AT 1-800-HELP-FLA (435-7352) OR http://www.FloridaConsumerHelp.com. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE. THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY. REGISTRATION# CH30115.

Copyright © 2024 The Guardians of Martin County, All rights reserved.
You are receiving this email because of your relationship to The Guardians of Martin County

Our mailing address is:
The Guardians of Martin County
P.O. BOX 1489
Hobe Sound, Fl 33475

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list

From:	Elaine Macomber
To:	Comish
Subject:	Our Community First!
Date:	Sunday, November 10, 2024 9:20:05 AM

Dear Commissioners:
I support responsible decision-making that reflects our community's needs.

The commission is making decisions on projects like Brightline, cell towers, comp plan, and the proposed Wawa without full transparency or public input.

Please do not throw our tax dollars down the drain!

Elaine Macomber
Palm City, FL 34990

John 3:16

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0522 | PH-7 | **Meeting Date:** 2/25/2025

PLACEMENT: Public Hearings

TITLE:

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION, A TEXT AMENDMENT

EXECUTIVE SUMMARY:

This is a request to consider the adoption of Comprehensive Plan Amendment 24-16, a text amendment to Chapter 16, Arts, Culture and Historic Preservation Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Clyde Dulin, AICP
Title: Comprehensive Planning Administrator

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Plan Amendment

BACKGROUND/RELATED STRATEGIC GOAL:

In accordance with Section 163.3184(4), Florida Statutes, evaluation and appraisal plan amendments must follow the state coordinated review process.

All plan amendments require three public hearings. The first public hearing is before the Local Planning Agency. At the second hearing, the Board of County Commissioners (Board) determines whether to transmit or not to transmit plan amendments as part of a set of amendments. After the hearing, the County has 10 working days to send the amendments to the State Land Planning Agency (State).

The State will issue an objections, recommendations, and comments (ORC) report regarding the proposed plan amendment(s) within 60 days after receipt of the amendment package. Any other unit of local government or government agency may provide comments within 30 days after receipt by the State Land Planning Agency of the complete proposed plan or plan amendment.

Martin County must hold the adoption public hearing within 180 days after receipt of the ORC report. If the County fails to hold an adoption hearing within 180 days after receipt of the ORC report, the

amendments shall be deemed withdrawn unless extended by agreement with notice to the State Land Planning Agency and any affected person that provided comments on the amendment. After the adoption hearing, adopted plan amendments must be transmitted within 10 working days to the State and any other agency or local government that provided timely comments.

The State has 45 days to determine if the plan amendments are in compliance with Florida Statutes and will issue a notice of intent to find that the plan amendments are in compliance or not in compliance. A plan amendment adopted under the state coordinated review process shall go into effect pursuant to the State Land Planning Agency's notice of intent. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Decisions approving or rejecting proposed amendments constitute legislative actions because they involve the policy making function of the Board. They are different from rezoning and site plan decisions which are quasi-judicial actions involving the application of general rules of policy to specific situations. If approval of a comprehensive plan amendment is challenged by an affected person, the approval will be sustained if it complies with Florida Statutes regarding (1) procedural requirements (e.g. proper notice, public hearing), and (2) substantive requirements (e.g. adequate data and analysis, internal consistency). The fairly debatable standard is applicable to the review and requires judicial approval of a Board approval if reasonable persons could differ as to the propriety of the decision. For example, if a petitioner were to claim that an amendment adopted a provision that was not consistent with an existing provision of the CGMP, the court would strike down the amendment only if the court found no reasonable person would think that the two provisions are consistent.

The Local Planning Agency reviewed the amendment on July 18, 2024 and voted 5-0 to recommend approval. The Board of County Commissioners reviewed the amendment on September 10, 2024 and voted 5-0 to continue the public hearing to October 22, 2024. On October 22, 2024, the BCC voted to transmit this amendment to the State Land Planning Agency. The State provided the ORC report on December 30, 2024.

ISSUES:

Staff has scheduled the public hearings for adoption of the EAR based plan amendments on the following dates:

- February 25, 2025
- March 11, 2025
- March 25, 2025

At each of the dates listed above, the Board will be asked to consider amendments to one or more chapters of the CGMP. Each public hearing will be opened on its scheduled day. The public hearings on February 25, 2025 and March 11, 2025, will be continued to March 25, 2025. During the March 25, 2025, Board meeting, the continued public hearings will be reopened for the Board to vote on adoption of the amendment. After adoption, each amendment must be transmitted to the State Land Planning Agency within 10 days.

Please see the attached staff report for analysis of the proposed amendment.

LEGAL SUFFICIENCY REVIEW:

This is a legislative matter. Legislative decisions are those in which the local government formulates policy rather than applying specific rules to a particular situation. A local government's approval or denial of an issue in its legislative capacity is typically subject to a fairly debatable standard of review. Fairly debatable means that the government's action must be upheld if reasonable minds could differ as to the propriety of the decision reached. Decisions subject to the fairly debatable standard of review need only be rationally related to a legitimate public purpose, such as the health, safety, and welfare of the public, to be valid. Given this broad discretion, only decisions that are arbitrary and capricious or illegal are subject to serious legal challenge.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board continue this public hearing to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

ALTERNATIVE RECOMMENDATIONS

Move that staff provide additional information and continue the item to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

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 EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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.

REQUEST NUMBER:	CPA 24-16: Chapter 16, Arts, Culture and Historic Preservation Element
Report Issuance Date:	January 30, 2025
APPLICANT:	Martin County Board of County Commissioners
REPRESENTED BY:	Paul Schilling Growth Management Director Martin County Board of County Commissioners
PLANNER-IN-CHARGE:	Stephanie Heidt, AICP, Treasure Coast Regional Planning Council, Deputy Executive Director

PUBLIC HEARINGS:	Date	Action
Local Planning Agency (LPA):	July 18, 2024	Approve 5-0
Board of County Commission Transmittal:	October 22, 2024	Approval to transmit 5-0
Board of County Commission Adoption:	March 25, 2025	

APPLICANT REQUEST: A text amendment to Chapter 16, Arts, Culture and Historic Preservation Element of the Comprehensive Growth Management Plan (CGMP), to implement the recommended changes of the adopted Evaluation and Appraisal Report (EAR).

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments to Chapter 16, Arts, Culture and Historic Preservation Element.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY: Changes proposed for Chapter 16 are largely housekeeping changes such as: reflecting the updated agency names that have changed; and updating narratives, data, and policies to reflect current conditions.

BACKGROUND: The Evaluation and Appraisal Report (EAR), is a required part of the State growth management process and could be generally described as a mechanism for determining whether the need exists to amend the County's Comprehensive Growth Management Plan. Due to changes made by the Florida Legislature in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports to the State reviewing agencies. Instead, local governments, at least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, must determine if a need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must

prepare and transmit within 1 year such plan amendment or amendments for review pursuant to the State Coordinated review process in s. 163.3184. Additionally, local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Staff began this work effort last year. The County Commission has been briefed via memos and Board items. The following chart summarizes the work done.

Aug. 29, 2023	Treasure Coast Regional Planning Council (TCRPC) presented a community public outreach workshop
Nov. 21, 2023	BCC authorized notifying the State Land Planning Agency by letter that amendments are necessary.
Jan. 18, 2024	Treasure Coast Regional Planning Council (TCRPC) presented a second community public outreach workshop
Feb. 15, 2024	LPA reviewed the full EAR.
Feb. 20, 2024	State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and established November 27, 2024 as the deadline for transmittal of EAR based amendments to State Agencies.
Mar. 5, 2024	BCC received a report from TCRPC summarizing public input and adopted Resolution 24-3.2 initiating and adopting EAR based amendments.

The Local Planning Agency must conduct a public hearing on each amendment and provide a recommendation. The Board of County Commissioners must hold a transmittal public hearing on each amendment, prior to November 27, 2024 and then the amendments will be reviewed by the various state and regional agencies that participate in the State Coordinated Review Process. After that review the Board of County Commissioners must hold its adoption public hearing.

CONTENT AND FORMAT:
The attached amendment consists of an updated Chapter 16. The attached Chapter contains, in strike and underline, the proposed changes to the Element to implement the recommendations of the EAR and any local issues identified.

DATA AND ANALYSIS:
Treasure Coast Regional Planning Council staff and Growth Management Department staff are coordinating with staff from other County departments and MartinArts, as needed, staff from other departments on the proposed changes. All Data and Analysis supportive of this chapter will be submitted to State Land Planning Agency as part of the transmittal packet. Copies are available in the Growth Management Department, upon request.

ISSUES:

1. Background information and existing conditions are updated to reflect current information obtained from a 2022 study.

2. Policies are revised to reflect the renaming of the Public Art Site Committee to the Public Art Advisory Committee, and terminating the Public Art Master Plan and the Five-Year Plan, which was done by Ordinance No. 1103 in 2019.
3. Relocating Policy 16.5.1 to Objective 16.5H and renumbering as 16.5H.4 as this is a more appropriate location.

FIGURES/ATTACHMENTS

- Draft ordinance with draft Chapter 16, Arts, Culture and Historic Preservation Element shown in ~~strikeout~~ and <u>underline</u> as Exhibit "A".
- Objections, Comments, and Recommendations (ORC) letter from reviewing state agencies.
- Data and analysis relating to Chapter 16, Arts, Culture and Historic Preservation Element.
- Public comment relating to Chapter 16, Arts, Culture and Historic Preservation Element.

CPA 24-16

Arts, Culture and Historic Preservation Element

Data and Analysis

Summary of Benefits

Historic preservation activities in Florida, including the rehabilitation of historic buildings, heritage tourism, the operation of history museums and activities generated by Florida Main Street programs contribute some $6.3 billion annually to the state. These impacts include the creation of jobs, income to Florida residents, an increase in the gross state product, increased state and local taxes, and increased in-state wealth.

SUMMARY OF ECONOMIC BENEFITS, 2007-2008:

Annual Spending (2007-08):

- Heritage Tourism – $4.13 billion
- Historic Rehabilitation – $2.03 billion
- Net History Museum Operations – $97.5 million
- Net Main Street Program Activity – $409.6 million

Total Impacts of Historic Preservation in Florida – $6.6 billion annually

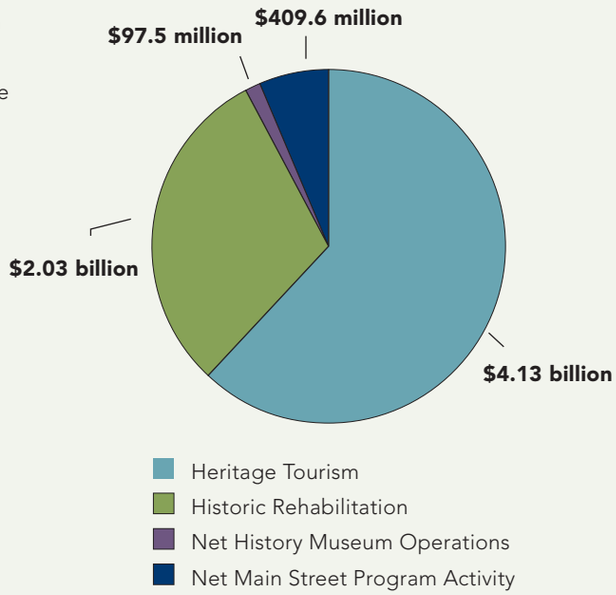
In-state benefits of the $6.6 billion direct annual investment, based on multipliers:

Jobs	111,509
Income	$2.90 billion
Gross state product	$4.20 billion
Total taxes	$1.38 billion in taxes
State & local taxes	$501 million
In-state wealth	$3.77 billion

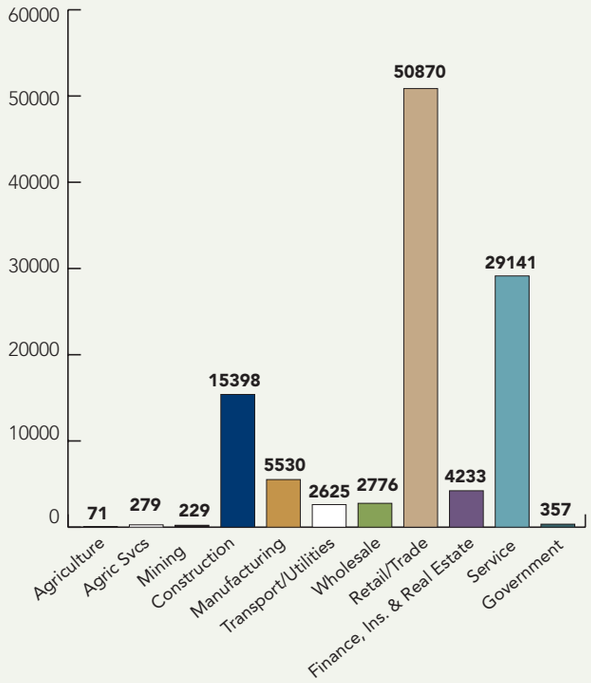
Jobs & Income in Florida supported by annual Historic Preservation activities:

	JOBS	INCOME
Retail Trade	50,870	$822.9 million
Services Sector	29,141	$803.5 million
Construction	15,398	$580.5 million
Manufacturing	5,530	$228.9 million
Other Sectors (see details, right)	10,570	$466.8 million
Total	**111,509**	**$2.903 billion**

ANNUAL HISTORIC PRESERVATION IMPACTS



JOBS CREATED BY HISTORIC PRESERVATION



The Economic and Social Impact of Nonprofit Arts and Culture Organizations and Their Audiences in

Martin County, FL

Direct Economic Activity	Organizations	Audiences	Total Expenditures
Total Industry Expenditures (FY2022)	$16,252,170	$15,092,939	**$31,345,109**

Economic Impact of Spending by Arts and Culture Organizations and Their Audiences

Total Economic Impacts (includes direct, indirect, and induced impacts)	Organizations	Audiences	Total Impacts
Employment (Jobs)	190	188	**378**
Personal Income Paid to Residents	$8,395,447	$5,990,643	**$14,386,090**
Local Tax Revenue (city and county)	$528,129	$392,847	**$920,976**
State Tax Revenue	$421,831	$312,037	**$733,868**
Federal Tax Revenue	$1,479,065	$1,083,209	**$2,562,274**

Event-Related Spending by Arts and Culture Audiences Totaled $15.1 million

Attendance to Arts and Culture Events	Local[1] Attendees	Nonlocal[1] Attendees	All Attendees
Total Attendance to In-Person Events	416,266	199,512	**615,778**
Percentage of Total Attendance	67.6%	32.4%	100.0%
Average Per Person, Per Event Expenditure	$18.39	$37.28	$24.51
Total Event-Related Expenditures	**$7,655,131**	**$7,437,808**	**$15,092,939**

Nonprofit Arts and Culture Audiences Spend an Average of $24.51 Per Person, Per Event

Category of Event-Related Expenditure	Local[1] Attendees	Nonlocal[1] Attendees	All Attendees
Food and Drink	$12.15	$16.46	$13.55
Retail Shopping	$1.90	$4.41	$2.71
Overnight Lodging (one night only)	$0.65	$8.91	$3.33
Local Transportation	$1.49	$3.95	$2.29
Clothing and Accessories	$0.80	$1.25	$0.94
Groceries and Supplies	$0.55	$0.98	$0.69
Childcare	$0.31	$0.19	$0.27
Other/Miscellaneous	$0.54	$1.13	$0.73
Overall Average Per Person, Per Event	**$18.39**	**$37.28**	**$24.51**

Source: *Arts & Economic Prosperity 6: The Economic and Social Impact Study of Nonprofit Arts and Culture Organizations and Their Audiences in Martin County*. For more information about this study or about other cultural initiatives in Martin County, contact the Arts Council of Martin County.

Copyright 2023 by Americans for the Arts. To learn more, visit www.AEP6.AmericansForTheArts.org.

Past studies have focused primarily on the financial, economic, and tourism contributions of the nonprofit arts and culture industry. AEP6 expands beyond those topics to include measures of social impact. Surveys completed by individual attendees in the Martin County demonstrate an appreciation for how the arts and culture impacts the development and well-being of the community and its residents.

Audiences Demonstrate Appreciation for the Impact of Arts and Culture

Level of Agreement with Social Impact Statements	Audiences
"This venue or facility is an important pillar for me within my community."	83.9%
"I would feel a great sense of loss if this activity or venue were no longer available."	86.7%
"This activity or venue is inspiring a sense of pride in this neighborhood or community."	87.9%
"My attendance is my way of ensuring that this activity or venue is preserved for future generations"	85.4%

About This Study

Americans for the Arts conducted AEP6 to document the economic and social benefits of the nation's nonprofit arts and culture industry. The study was conducted in 373 diverse communities and regions across the country, representing all 50 states and Puerto Rico. **The Arts Council of Martin County joined the study on behalf of Martin County**. For additional information including the national report, summaries for the 373 communities, an online calculator, and a description of the project methodology, visit www.AEP6.AmericansForTheArts.org.

Surveys of Nonprofit Arts and Culture Organizations

Nationally, detailed information was collected from 16,399 nonprofit arts and culture organizations about their FY2022 expenditures (e.g., labor, local and non-local artists, operations, materials, facilities, and asset acquisition), as well as their event attendance, in-kind contributions, and volunteerism. Surveys were collected from February through July 2023. Some organizations only provided total expenditures and attendance (they are included in the study). Responding organizations had budgets ranging from a low of $0 to a high of $375 million. Response rates for the 373 communities averaged 43.9% and ranged from 5% to 100%. **In Martin County, 25 of the 63 total eligible nonprofit arts and culture organizations identified by the Arts Council of Martin County provided the financial and attendance information required for the study analysis—an overall participation rate of 39.7%.** It is important to note that each study region's results are based solely on the survey data collected. No estimates have been made to account for non-respondents. Therefore, the less-than-100 percent response rates suggest an understatement of the economic impact findings.

Surveys of Nonprofit Arts and Culture Audiences

Audience-intercept surveying, a common and accepted research method, was conducted to measure event-related spending by audiences. Attendees were asked to complete a short survey while attending an event. Nationally, a total of 224,677 attendees completed the survey. The randomly selected respondents provided itemized expenditure data on attendance-related activities such as meals, souvenirs, transportation, and lodging, as well as socioeconomic information, ZIP code of primary residence, and four social impact questions. Data was collected from May 2022 through June 2023 at a broad range of both paid and free events. **In Martin County, a total of 792 valid audience-intercept surveys were collected from attendees to nonprofit arts and culture performances, events, exhibits, and special events during the period from May 2022 through June 2023.**

Studying Economic Impact Using Input-Output Analysis

Americans for the Arts uses the IMPLAN platform to create the customized models for each of the 373 study regions. Input-output models calculate the interdependencies between various sectors or industries within a region. This analysis traces how many times a dollar is respent within the local economy before it leaks out, and it quantifies the economic impact of each round of spending. This form of economic analysis is well suited for AEP studies because it can be customized specifically to each participating community, region, or state. **To complete this analysis for Martin County, the researchers used the IMPLAN platform to build a customized input-output model based on the unique economic and industrial characteristics of Martin County**.

Research Notes:

[1] For the purpose of this study, local attendees live within Martin County; nonlocals live elsewhere.

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS

MARTIN COUNTY, FLORIDA

ORDINANCE NO. 1103

AN ORDINANCE OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING CHAPTER 13, ART IN PUBLIC PLACES, GENERAL ORDINANCES, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS; SEVERABILITY; APPLICABILITY; FILING WITH THE DEPARTMENT OF STATE; EFFECTIVE DATE AND CODIFICATION.

WHEREAS, the Board of County Commissioners of Martin County, Florida has determined that art is an integral part of Martin County; and

WHEREAS, the Board has determined that it is necessary to amend Chapter 13, Art in Public Places, in order to fulfill the goal of enhancing the visual environment in Martin County.

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

Part One: Chapter 13, Art in Public Places, General Ordinances, Martin County Code is hereby amended as follows:

CHAPTER 13 – ART IN PUBLIC PLACES

Sec. 13.1. Goals.

The mission of art in public places is to enhance the quality of the visual environment in the Martin County community, both natural and constructed; and in so doing:

13.1.A. To promote the spiritual, intellectual and aesthetic enrichment of the community through public art;

13.1.B. To select a diversity of public art for Martin County, Florida;

13.1.C. To select works of art which have aesthetic and technical merit and are appropriate in context to the location;

13.1.D. To select artists who are professionally and technically competent;

13.1.E. To disperse public art throughout Martin County, Florida, in such a manner that it is visible and accessible to the greatest number of people.

Sec. 13.2. Definitions.

For the purpose of this chapter, the terms listed below shall have the following definitions:

Architectural enhancement is the physical result of the application of skill and taste according to aesthetic principles to the architectural embellishment of a building~~, the placement of works of art in the interior or exterior spaces of the building, or special landscape treatments such as parks, plazas or atriums. Architectural enhancement may be an integral part of the building, situated within or outside the building, may be located in or near government facilities which have already been constructed, or may be located in other public places where numbers of people may experience them.~~

~~*Art in Public Places Five-Year Siting Plan* Five-Year Plan is a plan developed by the Department of Administration, in consultation with the Education Foundation of Martin County, the Arts Council of Martin County, as well as other local arts organizations, in accordance with the Public Art Master Plan, reviewed by the Public Art Site Selection Committee and subject to review and approval by the Board of County Commissioners. Such plan shall set forth a plan for the program development, participation and coordination with local education institutions and students, implementation, funding and placement of public art. This plan may be revised from time to time as may be necessary in order to accommodate grants or other non-County funding sources or other changes which the Board of County Commissioners deems necessary to further the goals of Art in Public Places. The plan shall be reviewed annually by the Public Art Site Selection Committee and the Board of County Commissioners and updated as required. Updates and revisions to the plan are subject to Board of County Commissioner approval.~~

~~*Public Art Site Selection Committee* is the board created in this chapter.~~

~~*Department of Administration* is the entity designated by the County Administrator to coordinate the County's Public Art Program.~~

Professional Artist is a person or group who meets at least 3 of the following criteria:

A. the individual or group has received public or peer recognition:
   1. in the form of honors, awards, professional prizes, scholarships, honorable mentions, appointments to an adjudication committee or invitations to participate in a group exhibition or performance; OR
   2. by publicly disseminated critical appraisal;
B. the individual's or group's artistic activity has been presented to the public by means of exhibitions, publications, performances, readings, screenings or any other means;
C. the individual or group promotes or markets their work:

1. by means including attending auditions, seeking sponsorship, agents, engagements or exhibitions and similar activities appropriate to the nature of their work; OR
2. by being represented by a dealer, publisher, agent or similar representative appropriate to the nature of their artistic activity;

D. the individual or group has received training or acquired traditional knowledge:
1. in an educational institution or from a practitioner or teacher recognized within their profession; OR
2. within the established practice of their cultural traditions;

E. the individual or group holds copyright in their work and has received royalty or residual payments based on that copyright;

F. the individual or group has a business license issued by the county or municipality in which they are carrying on business related to their artistic activity;

G. the individual or group has membership in an organization representing their artistic activity whose membership, or categories of membership, is or are limited under standards established by the organization, or that is an artists' association.

Program Manual ~~*Public Art Master Plan*~~ is a ~~plan~~ manual containing written guidelines and procedures to govern the manner and the method of selection of artists, proposed sites, works of art, as well as architectural enhancements and special landscape treatments; the process for participation and coordination with local education institutions and students; and the process for ~~developing a five-year plan for~~ program ~~development~~ funding, implementation and placement of public art. ~~The plan will also provide for a comprehensive program for art in public places which shall include the display of, loaned art in appropriate public buildings. The plan shall be developed by the Department of Administration in consultation with the Education Foundation of Martin County, the Arts Council of Martin County, as well as other arts organizations and the Public Art Site Selection Committee, subject to approval by the Board of County Commissioners before its utilization by the Public Art Site Selection Committee.~~

Public Art is the architectural enhancement of a building, the placement of works of art in the interior or exterior spaces of the building, or special landscape treatments such as parks, plazas or atriums. Public art may be an integral part of the building, situated within or outside the building, may be located in or near government facilities which have already been constructed, or may be located in other public places where numbers of people may experience them.

Public capital facility is any capital improvement paid for wholly or in part by Martin County or paid for with monies granted to Martin County by other governmental agencies; limited to any project to construct or remodel a building, regional parks in excess of 50 acres which have not been purchased for passive recreational use, parking facility or any portion thereof within the County limits of Martin County, Florida.

Public places are properties located in Martin County in which Martin County or the State of Florida have an interest by ownership, easement or lease that serve a public purpose and provide an opportunity for placement of art that is visible and open to the

public, including but not limited to parks, buildings and roadways. ~~County-owned parks and buildings with high visibility and/or heavy pedestrian traffic that are open to the public.~~

Remodel means alterations or renovations to a public capital facility that exceed 50% of the building value, expansion or upgrading the capacity of a public capital facility by increasing the floor area of a building 5,000 square feet or 50%, whichever is less, or creating a new use for the public capital facility.

Special landscape treatment is landscaping that goes beyond the requirements of Martin County Land Development Regulations Article 4, Division 15, Landscaping, Buffering and Tree Protection, in order to create a park-like setting or plaza.

Works of art are tangible objects produced according to aesthetic principles, including paintings, sculpture, engravings, carvings, frescos, mobiles, murals, collages, mosaics, statues, bas-reliefs, tapestries, photographs, ~~and~~ drawings and eco-art installations.

Sec. 13.3. Public Art ~~Site Selection~~ Advisory Committee; creation, composition, responsibility.

13.3.A. A Public Art Site Selection Committee created by Ordinance No. 900, amending Section 13.3, is renamed the Public Art Advisory Committee ~~facilitated by the County's Department of Administration is hereby created~~ and shall have the duty and responsibility to review this Chapter and the Program Manual ~~the Public Art Master Plan and the Art in Public Places Five-Year Siting Plan Five-Year Plan~~ for review and approval by the Board of County Commissioners, to identify sites in accordance with the Program Manual, to identify sources of funding for art in public places exhibitions, and to hold public meetings to solicit public comment for specific public art projects. ~~and those contained in the Art in Public Places Five-Year Siting Plan.~~

13.3.B. The Public Art ~~Site Selection~~Advisory Committee shall be comprised of the appointed seven members of the Martin County Community Redevelopment Agency.

13.3.C. The architect or other design professionals for a specific County project may advise the County during the selection process as it relates to the project.

13.3.D. Except as otherwise limited by the Program Manual ~~Public Art Master Plan~~, this chapter, or other law, rule, regulation or ordinance, the Public Art ~~Site Selection~~Advisory Committee may adopt written policies and procedures to assist it in the performance of its duties.

13.3.E. The Public Art Advisory Committee will be responsible for review and recommending amendment to the Program Manual.

1. The Program Manual must provide for a comprehensive program for art in public places which shall include the display of donated, loaned or leased art in appropriate public places, including temporary installations.

2. The Program Manual shall be developed and reviewed annually with input from the Arts Council of Martin County, as well as other arts organizations, subject to approval by the Board of County Commissioners before its utilization by the Public Art Advisory Committee.

2. The Program Manual shall be updated as required, including to accommodate grants or other non-County funding sources. Updates and revisions to the Program Manual are subject to approval by the Board of County Commissioners.

Sec. 13.4 – ~~Architectural enhancement rules~~ Funding.

Except as provided herein, all estimates for the construction and/or remodel ~~renovation~~ of public capital facilities and all requests for appropriations for such projects shall include an amount for Art in Public Places, which amount represents an amount for public art ~~architectural enhancement~~, ~~and~~ including for restoration and maintenance of ~~works of~~ public art, equal to one percent of the total estimated cost of each public capital facility, except such projects located at Martin County Airport, Witham Field. The one percent amount shall be calculated on the total cost of the construction and/or remodel, excluding the first $5,000.00. This one percent of cost is to be spent on ~~architectural enhancement of~~ placement of public art at public capital facilities or other public places pursuant to the Program Manual ~~Art in Public Places Five-Year Siting Plan~~. However, any construction or remodel of public capital facilities financed by funds derived from bond revenue or general obligation bond issues or from utility revenues or other special purpose funds or funds dedicated pursuant to the terms of a bond or other debt obligation resolution shall ~~be~~ not contribute to Art in Public Places ~~expended pursuant to the bond covenants~~.

13.4.A. The requirement that one percent of the public capital facility's construction and/or remodel budget shall be encumbered shall only apply if such an expenditure is legally permissible for that project under the specific project funding sources. If the source of funding or other appropriate law with respect to any particular project precludes art as an object of expenditure of funds, the amount of funds so restricted shall be excluded from the aforesaid calculation.

13.4.B. If it is determined that the public capital facility being constructed and/or remodeled is not an appropriate location for Public Art, the funds in that public capital facility's construction and/or remodel budget appropriated for Art in Public Places may be used for one or more public art projects in other public places pursuant to the Program Manual. ~~Architectural enhancements donated or loaned to the County may be accepted for~~

~~installation only if the Department of Administration determines such enhancements are consistent with the Public Art Master Plan. This provision does not apply to architectural enhancements donated or loaned to the County before the effective date of this chapter.~~

13.4.C. In any fiscal year that the public capital facilities projects provide funds in an amount less than fifty thousand dollars ($50,000.00) to the Art in Public Places Fund, the Board of County Commissioners shall budget from the General Fund to the Art in Public Places Fund the balance necessary to fund public art projects with at least fifty thousand dollars ($50,000.00). ~~The custodians of architectural enhancements in public capital facilities shall determine the location of donated or loaned architectural enhancements.~~

Sec. 13.5. Procedures.

13.5.A. For construction and/or remodel of public capital facilities ~~financed by Martin County~~, except such projects located at Martin County Airport, Witham Field and projects financed with bond revenue, general obligation bond issues, utility revenues or other special purpose funds or funds dedicated pursuant to the terms of a bond or other debt obligation resolution, the ~~following~~ procedures for selection of public art, artists, and sites in the Program Manual shall apply. ~~be complied with:~~

13.5.B. Public Art that is donated or loaned to the County may be accepted for installation only if the Department of Administration determines such Public Art is consistent with the Program Manual. This provision does not apply to Public Art donated or loaned to the County before the effective date of this chapter.

~~1. Early in the design of a project, the architect or other design professional retained for that project shall work with the Department of Administration and such County employees as the Board of County Commissioners may designate to develop a site plan for adding artworks, architectural enhancements or special landscape treatments to the projects in accordance with the Art in Public Places Five-Year Plan.~~

~~2. The staff of each public capital facility or public place shall be consulted by the Department of Administration about safety issues related to the art works, architectural enhancements or special landscape treatments. The public facility designer and the County Engineer shall also be consulted by the Department of Administration about such safety issues.~~

~~3. The Public Art Site Selection Committee shall conduct a public meeting to solicit public input concerning art works, architectural enhancements or special landscape treatments for the project in accordance with the Art in Public Places Five-Year Plan. The public input and recommendations shall be transmitted to the Department of~~

~~Administration. In no case shall the Public Art Site Selection Committee take such time to conduct the meeting as to delay or hinder the design or construction of the project.~~

~~4. Following the Public Art Site Selection Committee public meeting, the Department of Administration shall prepare a scope of work to be used in a solicitation for proposals from artists. In order to ensure competition, the Board of County Commissioners by and through the Department of Administration, and in coordination with the County Purchasing Division, shall publicize all County projects through use of the internet, the State of Florida, Division of Cultural Affairs' "Call to Artists," or other methods deemed appropriate by the Department of Administration. At a minimum, adequate notice shall be published in a newspaper of general circulation for a reasonable time prior to the time set for the submission of responses. Such notices shall include the locations of the artworks, architectural enhancements or special landscape treatments, the criteria by which such artworks, architectural enhancements or special landscape treatments will be evaluated, deadlines for submission, and cost range.~~

~~5. In addition, the Public Art Site Selection Committee shall hold a public meeting to evaluate the submissions and make recommendations to the Board of County Commissioners for the project. The Board of County Commissioners shall, in its discretion, accept or reject the recommendations from the Public Art Site Selection Committee. If such recommendations are rejected, the Board of County Commissioners may request the Department of Administration to solicit additional proposals or issue a revised scope of work.~~

13.5.C. ~~6.~~ All public art projects funded through the provisions of this chapter are open to professional artists.

Sec. 13.6. - Art in public places fund.

13.6.A. There is hereby established a fund designated as the "Art in Public Places Fund." All funds set aside pursuant to this ~~article~~ chapter from each public capital facility project, the construction and/or remodeling of which has not commenced as of the effective date of this chapter, together with such other funds as the Board of County Commissioners shall appropriate for ~~works of~~ public art through the general fund, grants, bequests and funds donated by the general public for ~~works of~~ public art shall be deposited into this fund. Interest accrued shall be allocated in accordance with the provisions of this chapter. These funds shall be expended by the Board of County Commissioners for public art ~~capital facility~~ projects as prescribed by the Program Manual ~~guidelines~~. Any funds not expended by the end of any fiscal year shall be carried over to the next fiscal year. ~~Any funds derived from revenue or general obligation bond issues or from utility revenues or other special purpose funds or~~

~~funds dedicated pursuant to the terms of a bond or other debt obligation resolution shall be expended pursuant to the bond covenants and, if unexpended within five years, revert to the bond, fund or project from which appropriated.~~

13.6.B Funds contained within the Art in Public Places Fund shall be, as close as possible, allocated as follows: seventy percent (70%) for art construction, appropriation and/or installation, twenty percent (20%) for the administration of all facets of the Art in Public Places program (to include staff time, exhibit programming, education, signage, dedication, etc.) and ten percent (10%) for repair and maintenance of the art acquired under this chapter that is installed in public places. ~~The total funds set aside for each public works project shall include public art fund administration costs, signage, dedication costs, insurance costs and repair and maintenance of any works or art acquired under this chapter.~~

13.6.C. Funds allocated to a designated public art project that is not commenced within three (3) years of the initial allocation will revert to the Art in Public Places Fund to be used toward another public art project.

13.6.D. Any funds carried over five (5) years that remain unexpended or are allocated to a project that has not commenced at the expiration of such period shall remain in the Art in Public Places Fund to be used only for maintenance of existing Martin County Art in Public Places inventory.

Sec. 13.7 – Selection Criteria for sites and public art.

During the selection process, the ~~Department of Administration~~ Public Art Advisory Committee shall consider the following criteria:

13.7.A. Works of art ~~Art works~~, architectural enhancements and special landscape treatments shall be located in areas where residents and visitors live, work or congregate and shall be highly visible and accessible.

13.7.B. The appropriateness to the site, permanent or temporary nature ~~permanence~~ of the work relative to environmental conditions, maintenance requirements and costs, and the enduring nature of the artistic statement.

13.7.C. Sensitivity to the aesthetic and cultural traditions and the history of Martin County, Florida, and also to the surrounding neighborhood's character.

13.7.D. The artist's biography and resume, examples of existing works, technical competency, similarity to existing works of art and the following basics: form, texture, color, clarity, line and medium.

13.7.E. The opportunity for participation and coordination with local educational institutions and students.

Sec. 13.8. Ownership and maintenance.

13.8.A. Unless otherwise provided, ownership of all ~~works of~~ public art ~~and architectural enhancements~~ acquired by Martin County under this chapter ~~section~~ shall be vested in Martin County, including copyrights, patents and other reproduction rights. The Board of County Commissioners shall be responsible for managing the reproduction rights of each acquisition. Custody, supervision, maintenance, and preservation of the ~~works of~~ public art is the charge of the Board of County Commissioners and shall be carried out by ~~qualified art professionals~~ professional artists upon recommendation by the Public Art Advisory Committee.

13.8.B. Artists may have limited reproduction rights for portfolio purposes. Artists may not associate themselves or their work with Martin County without prior written permission from the County Administrator. Artists' use of the County seal is prohibited.

13.8.C. Public art may be decommissioned, surplused and sold or may be donated to a not-for-profit entity or governmental agency at the sole discretion of the Board of County Commissioners.

Part Two. Conflicting Provisions.

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, or parts thereof, in conflict with this ordinance are hereby superseded by this Ordinance to the extent of such conflict except for ordinances concerning the adoption of or amendment of the Martin County Growth Management Plan.

Part Three. Severability.

If any portion of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding shall not affect the remaining portions of this Ordinance. If this Ordinance or any provision thereof shall be held inapplicable to any person, property or circumstances, such holding shall not affect its applicability to any other person, property or circumstances.

Part Four. Applicability.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

Part Five. Filing with the Department of State.

The Clerk shall be and is hereby directed forthwith to scan this Ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

Part Six. Effective Date.

This Ordinance shall take effect upon filing with the Department of State.

Part Seven. Codification.

Provisions of this Ordinance shall be incorporated in the Martin County Code, except parts Two through Seven shall not be codified. The word "ordinance" may be changed to "section", "article" or other word, and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions.

PASSED AND DULY ADOPTED THIS 4th DAY OF JUNE, 2019.

ATTEST

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA

EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

KRISTA A. STOREY
ACTING COUNTY ATTORNEY

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 7, 2019

Ms. Carolyn Timmann
Clerk of the Circuit Court
Martin County
Post Office Box 9016
Stuart, Florida 34995

Attention: Mary K. Vettel, Deputy Clerk

Dear Ms. Timmann:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Martin County Ordinance No. 1103, which was filed in this office on June 7, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270
www.dos.state.fl.us

Crossword Puzzle

ACROSS

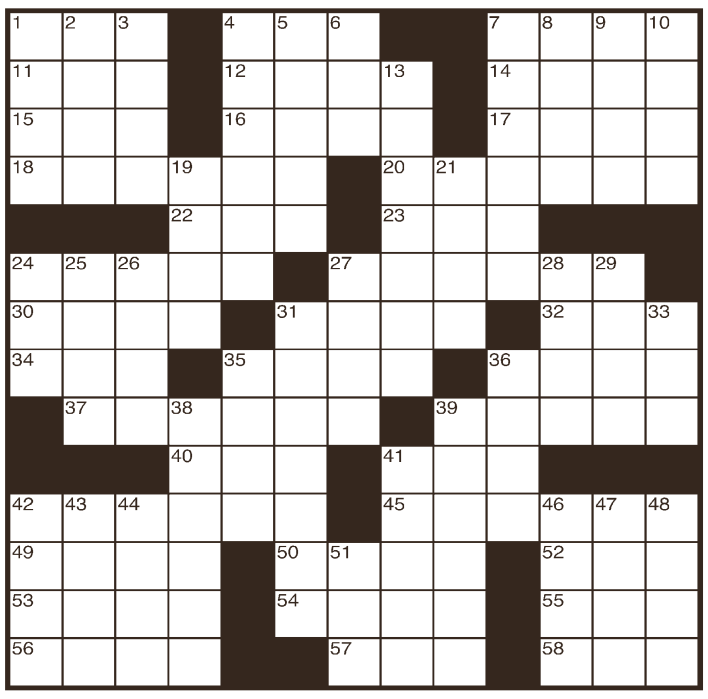
1 Itinerary word
4 Marvy
7 Work station
11 Kind of agent
12 Bradley or Sharif
14 "Saving Private —"
15 Upper limit
16 Throw a tantrum
17 Abominable Snowman
18 Naval officer
20 Victorian garment
22 Elegant accessory
23 Rhea cousin
24 Sister's clothes
27 Gold medalist
30 "Lucky Jim" author
31 Rock's Bon —
32 Tenn. athlete
34 Sock filler
35 Coupling device
36 Tourist's need
37 Bows down
39 Stacked
40 — de mer
41 Montreal's prov.
42 Chinese exercises (2 wds.)
45 Heedless
49 People devourer
50 Fix typos
52 Old French coin
53 Oxford or pump
54 Room price
55 Play it by —
56 Grit
57 Go-ahead sign
58 Lb. or tsp.

DOWN

1 Depravity
2 Qom's country
3 Nile reptiles
4 Left behind
5 Fridge maker
6 Tea holder
7 Rehearsal (2 wds.)
8 Peacock spots
9 Satisfy fully
10 Make socks
13 Get
19 Wading bird
21 Prefix for directional
24 Sombrero
25 Out of control
26 Well, to Yves
27 Stir-fry pans
28 Harmful
29 Landscaper's shrub
31 More cheerfully
33 Terhune collie
35 Absolutely!
36 Watch
38 Moderated
39 Drop-kicked
41 Andes capital
42 Fling
43 Turkish official
44 Do a laundry chore
46 Perplexed
47 Walk without direction
48 Domed tent
51 Marino or Rather

Answer to Previous Puzzle

A	L	A	I			H	A	J		S	H	H
D	A	N	C	E		E	V	E		T	A	E
Z	O	N	E	S		W	E	L	F	A	R	E
			A	T	E	N		L	I	B	E	L
	F	O	X	E	D		S	O	N			
N	E	V		E	D	A	M		N	U	D	E
I	R	A		M	Y	N	A		S	N	A	P
K	A	L	E		I	T	L	L		T	I	E
E	L	S	A		N	I	L	E		I	R	E
			S	A	G		E	A	R	L	Y	
Y	E	M	E	N		U	R	S	A			
A	B	O	L	I	S	H		E	J	E	C	T
L	O	P		M	A	O		R	A	T	O	N
E	N	E		A	S	H			S	E	N	T



5-23 © 2019 UFS, Dist. by Andrews McMeel Syndication for UFS

Notice Of Sale

A PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.
DATED this 10th day of May, 2019.

BECKER & POLIAKOFF, P.A.
Attorneys for Plaintiff
Huntington Centre
Corporate Park
2901 SW 149 Avenue,
Suite 140
Miramar, Florida 33027
(954) 985-4102
(954) 987-5940 Fax
Primary: MIRservicemail@bplegal.com
BY:
K. Joy Mattingly
Florida Bar #17391
Pub May 16th & 23rd 2019
TCN2280976

Notice To Creditors

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA

PROBATE DIVISION
File No. 312019CP000306
Division

IN RE: ESTATE OF EILEEN M. KILDUFF a/k/a
EILEEN MARY KILDUFF
Deceased.

NOTICE TO CREDITORS

The administration of the estate of EILEEN M. KILDUFF a/k/a EILEEN MARY KILDUFF, deceased, whose date of death was February 1, 2019 and is pending in the Circuit Court for Indian River County, Florida, Probate Division, the address of which is 2000 16th Avenue, Vero Beach, Florida 32960. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FOR ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is May 16, 2019

Personal Representative:
Patrick J. Kilduff
c/o John Joseph McHugh, Jr
P.O. Box 2807
Vero Beach, Florida 32961
Attorney for Personal Representative:
John Joseph McHugh, Jr., Esquire
Email: john@jjmchughlaw.com
Florida Bar No. 444626
John Joseph McHugh, Jr., Esquire
P.O. Box 2807
Vero Beach, Florida 32961
Telephone: 772-778-1100
Pub: May 16 & 23, 2019
TCN 2281583

Notice To Creditors

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF ANITA L. BARON Deceased.

File No. 2019CP000287

Division Probate

NOTICE TO CREDITORS

The administration of the estate of Anita L. Baron, deceased, whose date of death was March 19, 2019 is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Boulevard, Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is May 23, 2019.

Attorney for Personal Representative:
Stephen A. Pinnacoli
Attorney
Florida Bar Number: 0112125
Keane Thomas & Pinnacoli
789 SW Federal Highway, Suite 308
Stuart, Florida 34994
Telephone: (772) 324-5656
Fax: (772) 210-1272
E-Mail:
sapinnacoli@tandplaw.com
Secondary E-Mail:
heather@tandplaw.com

Personal Representative:
Pamela Lewis
395 S. Crow Creek Dr., Apt. 1113
Calabash, NC 28467
Pub: May 23, 30, 2019 TCN

Notice To Creditors

IN THE CIRCUIT COURT IN AND FOR MARTIN COUNTY, FLORIDA

PROBATE DIVISION

CASE NO. **19-369 CP**

IN RE ESTATE OF
RUBY C. LAUGHRIDGE, a/k/a RUBY LAUGHRIDGE,
Deceased.

NOTICE TO CREDITORS

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the Estate of **Ruby C. Laughridge, a/k/a Ruby Laughridge,** deceased, whose date of death was **May 5, 2019,** is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is Post Office Box 9016, Stuart, Florida 34995.

The names and addresses of the personal representative and the personal representatives attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedents estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedents estate must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is May 22, 2019.

JORDAN FIELDS, ESQUIRE
Attorney for Personal Representative
Florida Bar No. 205745
416 Cortez Avenue
Stuart, FL 34994
Phone: (772) 286-0890
Fax: (772) 288-1728
Primary e-mail:
jordan@jfpalaw.com
Secondary e-mail:
chris@jfpalaw.com

CARL CLAYTON CAMPBELL
Personal Representative
2500 Woodwind Drive
Fayetteville, NC 28304
Pub: May 23, 30, 2019 TCN

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION IN RE: ESTATE OF HELEN GALL, a/k/a HELEN MARY GALL, deceased. File No.: 2019CP000352 Division: CP NOTICE TO CREDITORS

Notice To Creditors

(Summary Administration) TO ALL PERSONS HAVING CLAIMS OR DEMANDS
AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered into the Estate of HELEN GALL, a/k/a, HELEN MARY GALL, deceased, File Number 2019CP000352, by the Circuit Court for Martin County, Probate Division, the address of which is 100 SE Ocean Blvd, Stuart, FL 34994; that the decedent's date of death was February 7, 2019; that the total value of the Estate is approximately $3,700.00 and that the names and addresses of those to whom it has been assigned in such order are:
NAME
BANK OF AMERICA, N.A., AS SUCCESSOR IN INTEREST TO MERRILL LYNCH TRUST COMPANY, Successor Trustee of THE HELEN MARY GALL INTERVIVOS DECLARATION OF TRUST dtd
August 14, 2007, as amended
ADDRESS
401 East Las Olas Blvd
21st Floor
Fort Lauderdale, FL 33301
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the Estate of the decedent and persons having claims or demands against the Estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is May 23rd, 2019.
LARRY M. STEWART, P.A.
Attorney for Petitioner
Florida Bar No. 184586
73 SW Flagler Avenue
Post Office Box 809
73 SW Flagler Ave
Stuart, FL 34994
Telephone: (772) 283-8191
Fax: (772) 283-4396
Email: lms2ep@bellsouth.net
CYNTHIA CALFO, Vice President
Estate Settlement Officer
for BANK OF AMERICA, N.A., AS SUCCESSOR IN INTEREST TO MERRILL LYNCH TRUST COMPANY, Petitioner for THE ESTATE OF HELEN GALL, a/k/a HELEN MARY GALL, deceased
401 East Las Olas Blvd
21st Floor
Fort Lauderdale, FL 33301
Telephone: (954) 765-2089
cynthia.calfo@ustrust.com

IN THE CIRCUIT COURT FOR ST. LUCIE COUNTY FLORIDA
PROBATE DIVISION
IN RE: ESTATE OF JESSIE A. IRVING
deceased.
File No.: 2019CP000544
Division: CP
NOTICE TO CREDITORS
The administration of the Estate of JESSIE A. IRVING, deceased, whose date of death was April 16, 2019, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is 201 South Indian River Drive, Fort Pierce, FL 34950. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIOD SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice is May 15th, 2019.
LARRY M. STEWART, P.A.
Attorney for Petitioner
Florida Bar No. 184586
73 SW Flagler Avenue
Post Office Box 809
73 SW Flagler Ave
Stuart, FL 34994
Telephone: (722) 283-8191
Fax: (722) 283-4396
Email: lms2ep@bellsouth.net
SUSAN M. PERRY, Personal Representative for THE ESTATE OF JESSIE A. IRVING, deceased
32 Hitachi Crescent
Saint John, New Brunswick
Canada E2M OG4

IN THE CIRCUIT COURT OF HTE NINETEENTH JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA
PROBATE DIVISION
IN RE: The Estate of
PAUL THOMAS CIBOROWSKI
Deceased.
CASE NO. 2019-CP-000303
NOTICE TO CREDITORS
You are hereby notified that a Formal Administration has been entered in the Estate of Paul Thomas Ciborowski, deceased, file number 2019-CP-000303, by the Circuit Court for St. Lucie County, Florida, Probate Division, the address of which is: 201 South Indian River Drive, Fort Pierce, Florida 34950; and that the names and addresses of those to whom it has been assigned by such order are: Christopher T. Ciborowski care of Thomas R. Thompson, Esq., 1330 Thomasville Road, Tallahassee, FL 32303.
All interested persons are

Notice To Creditors

notified that: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims with this court within the later of three months after the date of the first publication of this notice or 30 days after the date of service of a copy of this notice on them.
All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court within three months after the date of the first publication of this notice.
All claims and demands not so filed will be forever barred. The date of the first publication of this notice is May 16 and May 23, 2019.
THOMAS R. THOMPSON, ESQUIRE
1330 Thomasville Road
Tallahassee, FL 32303
(850) 386-5777
Fax: (850) 386-8507
FLORIDA BAR NO. 890596
ATTORNEY FOR PETITIONER
CHRISTOPHER T. CIBOROWSKI
1330 Thomasville Road
Tallahassee, Florida 32303

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA

Probate Division
File No.: 2019-CP-000337

IN RE: ESTATE OF
MARCIA R. BERGLUND
Deceased.

NOTICE TO CREDITORS

The administration of the estate of MARCIA R. BERGLUN, deceased, File Number 2019-CP-000337, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is P.O. Box 9016, Stuart, Florida 34995. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is_____2019.

Attorney for
Personal Representative:
Gregory G. Keane, Esq., B.C.S.
Florida Bar No. 0284270
Keane Thomas & Pinnacoli
789 SW Federal Highway
Suite 308
Stuart, Florida 34994
Telephone: (772) 288-0000

Personal Representative:
Sigrid Carlen Veasey
109 Kenilworth Street
Philadelphia, PA 19147

Pub April 11th & 18th 2019 TCN 2264903

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA
PROBATE DIVISION
IN RE: ESTATE OF
LUCILLE A. PORTER a/k/a
LUCILLE ANN PORTER
File No. 312019CP000464
Division
Deceased.
NOTICE TO CREDITORS
The administration of the estate of LUCILLE A. PORTER a/k/a LUCILLE ANN PORTER, deceased, whose date of death was March 12, 2019 and is pending in the Circuit Court for Indian River County, Florida, Probate Division, the address of which is 2000 16th Avenue, Vero Beach, Florida 32960. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THIS FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FOR ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice is May 16, 2019.
Attorney for Personal Representative:
John Joseph McHugh, Jr., Esquire
Email:
john@jjmchughlaw.com

Notice To Creditors

Florida Bar No. 444626
John Joseph McHugh, Jr., Esquirec
P.O. Box 2807
Vero Beach, Florida 32961
Telephone: 772-778-1100
Co-Personal Representatives:
Mary Ann Myers and John Joseph McHugh, Jr.
c/o John Joseph McHugh, Jr
P.O. Box 2807
Vero Beach, Florida 32961
Pub May 16th & 23rd 2019
TCN 2281526

Public Notices

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Martin County Board of County Commissioners will conduct a public hearing on June 4, 2019, to consider adoption of an ordinance amending Chapter 9, Animals, General Ordinances, Martin County Code. The hearing will be conducted at 9:00 a.m., or as soon thereafter as the item may be heard.

The title of the proposed ordinance is:

AN ORDINANCE AMENDING CHAPTER 9, ANIMALS, GENERAL ORDINANCES, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, APPLICABILITY, FILING WITH THE DEPARTMENT OF STATE, AN EFFECTIVE DATE AND CODIFICATION.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers at the Martin County Administrative Center, 1st Floor, 2401 S.E. Monterey Road, Stuart, Florida. Written comments can be mailed to Ruth Holmes, Senior Assistant County Attorney, 2401 SE Monterey Rd., Stuart, FL 34996. Copies of the item will be available from the County Attorney's Office. For more information contact Ruth Holmes at (772) 288-5924.

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 Martin County's ADA Coordinator by telephone at 772.320.3131 or in writing at 2401 SE Monterey Road, Stuart, FL 34996, no later than three (3) days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Service.

If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, 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.
Pub May 23rd 2019 TCN 2280940

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Martin County Board of County Commissioners will conduct a public hearing on June 4, 2019, to consider adoption of an ordinance amending Chapter 13, Art in Public Places, General Ordinances, Martin County Code. The hearing will be conducted at 9:00 a.m., or as soon thereafter as the item may be heard.

The title of the proposed ordinance is:

AN ORDINANCE OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING CHAPTER 13, ART IN PUBLIC PLACES, GENERAL ORDINANCES, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS; SEVERABILITY; APPLICABILITY; FILING WITH THE DEPARTMENT OF STATE; EFFECTIVE DATE AND CODIFICATION.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers at the Martin County Administrative Center, 1st Floor, 2401 S.E. Monterey Road, Stuart, Florida. Written comments can be mailed to Elizabeth Lenihan, Assistant County Attorney, 2401 SE Monterey Rd., Stuart, FL 34996. Copies of the item will be available from the County Attorney's Office. For more information contact Elizabeth Lenihan at (772) 288-5924.

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 Martin County's ADA Coordinator by telephone at 772.320.3131 or in writing at 2401 SE Monterey Road, Stuart, FL 34996, no later than three (3) days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Service.

If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, 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.
Pub May 23rd 2019 TCN 2280959

Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Chair, District 1, 11/2024
Thomas Campenni, District 2, 11/2026
Bob Thornton, District 3, 11/2024
James Moir, District 4, 11/2026
Rick Hartman, Vice Chairman, District 5, 11/2024
Juan Lameda, School Board Liaison, 12/2024

Thursday, July 18, 2024	**7:00 PM**	**Commission Chambers**

CALL TO ORDER

Mr. Hartman Vice-Chair, called the meeting to order at 7:02 pm. A quorum was present.

ROLL CALL

Present: Rick Hartman, Vice Chair
Bob Thornton
James Moir
Juan Lameda – School Board Liaison
Niki Norton, Chair (arrived at approx.7:06 pm)
Thomas Campenni (arrived at approx. 7:12 pm)

Staff Present:
Deputy County Attorney .....Elysse Elder
Growth Management Director.....Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Senior Planner.....John Sinnott
Agency Recorder/Notary.....Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 JUNE 20, 2024

The Board is asked to approve the minutes from June 20, 2024

Agenda Item: 24-1029

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Ms. Norton & Mr. Campenni not yet in attendance.

QJP-1 QUASI-JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-Judicial proceedings must be conducted with more formality than a legislative proceeding. In Quasi-Judicial proceedings, parties are entitled – as a matter of due process to cross-examine witnesses, present evidence, demand that the 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.

Agenda Item: 24-1031

NEW BUSINESS

NPH-1 DENNIS CIAGLO REZONING (C172-002) (QUASI-JUDICIAL)

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

Requested by: Audra Creech, Esq., Creech Land Use & Zoning, P.A.
Presented by: John Sinnott, Senior Planner, Growth Management Department
Agenda Item: 24-1103

***For the Record:**

LPA: Ex-parte communication disclosures: None. Intervener(s) present: None.
All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Sinnott presented.

LPA: LPA Members had no questions for Staff.

Applicant: Ms. Creech presented and turned in notices of mailings.

LPA: LPA Members had no questions for the Applicant.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 4-0 with Mr. Campenni having not arrived yet.

NPH-2 COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING

A proposed text amendment to Chapter 6, Housing Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1059

STAFF: Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Reginal Planning Council (TCRPC) presented.

LPA: Mr. Moir asked for clarification regarding the Residential Capacity Analysis. He is concerned that the analysis appears to be statistics rather than an analysis. How can we use this statistic as a useful tool?

STAFF: Mr. Dulin explained that we still have a Residential Capacity Analysis and the details of it are specified in Chapter 4 of the Comprehensive Plan. It talks about the planning periods that the analysis considers, which includes both the capacity and the projected population in those periods.

LPA: Mr. Moir asked if this section was not a residential capacity analysis, rather was it what is available?

STAFF: Mr. Dulin stated he believes Mr. Moir is referring to a section of Chapter 6.

LPA: Mr. Moir clarifies he is referring to a table with that data.

STAFF: Mr. Dulin states he does believe there is tabular data in the housing element on this subject. The Residential Capacity Analysis is produced pursuant to plan policies in Chapter 4 and not shown as tabular data in the Comp plan.

LPA: Mr. Moir says he believes he had seen a table labeled Residential Capacity.

STAFF: Mr. Dulin and Ms. Heidt attempted to find the table in question.

LPA: Mr. Moir stated that it had surprised him as it showed what was available on vacant properties as well as the lots unbuilt and there was a total noted.

STAFF: Mr. Dulin showed Table 6.7 Summary of Potential Units and asked if that was the table in question.

LPA: Mr. Moir confirmed it was.

STAFF: Mr. Dulin clarified that that was a proposed table and said that it may be gathering some data

from our existing residential capacity but is not in total the residential capacity analysis; it's not doing any comparisons.

LPA: Mr. Moir quotes from the document the "Analysis summarizes the potential residential units in the Primary and Secondary Urban Services Districts based on vacant property with a residential future land use designation." He further stated that it ends up being a table, to him that looks an awful like a residential capacity table.

STAFF: Mr. Dulin stated that it was providing some of the supply but that it was not providing the approved units or approved subdivisions.

LPA: Mr. Moir said his point is that if this is the table that is going to be used then it seems to be lacking in a couple of very important issues.

STAFF: Mr. Dulin clarified that it is not attempting to provide a replication of or a full residential capacity analysis, it's just attempting to provide some basic data about our residential lands.

LPA: Mr. Campenni asked where the residential capacity analysis was in Chapter 4 and asked to have it brought up on the screen.

STAFF: Mr. Dulin explained that what is in Chapter 4 is the methodology.

TCRPC: Ms. Heidt explained that they are reflecting on page 17 that there is a strikethrough of what is in the current policy and then rewriting it to reference back to the future land use element.

STAFF: Mr. Dulin further clarified the current language and the changes which will reference other sections which can be then found/read as needed. He further clarified the planning periods.

LPA: Mr. Moir asked if we are now looking at a 5 and 10 year planning period rather than a 15 year planning period.

STAFF: Mr. Dulin stated no, residential capacity has had a 10 and 15 year period, state statute changes will now require a minimum of 10 and 20. We are now looking at the possibility of 10, 15 and 20 or 10 and 20. That will be going before the Board with Chapter 4.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 5-0.

NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION

A proposed text amendment to Chapter 16 Arts, Culture and Historic Preservation Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1060

STAFF: Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Reginal Planning Council (TCRPC) presented. Mr. Dulin noted that this was reviewed and vetted by The Arts Council.

LPA: LPA Members had no questions for Staff.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; SECONDED by Mr. Campenni. The Motion CARRIED 5-0.

NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-17 RECREATION

A proposed text amendment to Chapter 17, Public Schools Facilities Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1061

STAFF: Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Reginal Planning Council (TCRPC) presented.

LPA: Mr. Moir commented that the Charter Schools are not bound by the concurrency rules in the same way that Public Schools are in regard to transportation elements and streets and sidewalks, he noted Cove Road as an example. He asked if there was any policy perspective that this EAR could provide in to how to manage that more effectively.

STAFF: Mr. Dulin stated that the State Statute really controls what happens with Charter Schools more so than the local regulations and therefore, we are somewhat limited as to what can be put in our comprehensive plan to control charter schools.

LPA: Mr. Moir asked if every effort has been made, as the idea of the EAR is to do a better job than what had been done and that is why it is updated every seven years.

TCRPC: Ms. Heidt explained that the process of the EAR is to look at what happened with legislation since the last update to see what has to be updated to be consistent with State legislature; and then also to address local issues. However, she is unsure if they can mandate items with Charter Schools. However, adding to the policy to include that the MPO is involved as well would be a step up. She asked the Board if that was something they would like to suggest being added in.

LPA: Mr. Moir said he thought requiring the MPO to be involved in the planning of sidewalks on streets as well as to and from parks is very important to a better EAR as it could become a bigger problem as more Charter Schools come online.

LPA: Ms. Norton stated that to Mr. Moir's point as any project comes before the Board, they have to meet the regulations and traffic counts, etc. and that is the only way to control that aspect of it.

LPA: Mr. Moir stated that it used to be that schools were regulated under concurrency rules, but they are no longer as the State has preempted that.

LPA: Ms. Norton stated she does not disagree; however, she does not believe this is the time or place to deal with that as the school district is their own entity.

LPA: Mr. Campenni and Mr. Hartman noted that this is beyond the County's control as the state pre-empted this.

LPA: Mr. Campenni noted that he believes the school board is just as unhappy as Mr. Moir is with the preemptions however there is no sense trying to make something more than can possibly be done.

TCRPC: Ms. Heidt stated she commends the County as the Public School Facility element is now an optional element. However, the County chooses to keep it in and that ensures that planning is done and involves everyone to have the rules in place in a coordinated and organized way.

LPA: Mr. Campenni asked if there are any Municipalities in Martin County that have this element?

TCRPC: Ms. Heidt stated that she cannot speak to that.

STAFF: Mr. Dulin acknowledged Mark Sechrist with the School District as having been a huge help in the gathering of the information for the updates on this document.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Moir. The Motion CARRIED 5-0.

COMMENTS:

1. **PUBLIC** – None.

2. **STAFF** – Mr. Schilling stated that there is a heightened need to ensure quorums over the next several months as we have items to be reviewed throughout the end of the year, and most specifically

the next few months in order to be able to have the items then be able to get to the BOCC by October.

3. **LPA** – Mr. Moir and Mr. Campenni stated they will not be in town on September 5th. Ms. Norton will be available for the August and September meetings. Mr. Thornton and Mr. Hartman will need to double check for their attendance.

ADJOURN:

The Local Planning Agency meeting of July 18, 2024, adjourned at 7:34 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

8/15/2024
Date Signed

Approved by:

Niki Norton, Chair

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

December 30, 2024

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

Dear Mayor Ciampi,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Martin County (Amendment No. 24-04ER), which was received on October 31, 2024. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing two comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

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

FloridaCommerce staff is available to assist the County to address the comments. If you have any questions related to this review, please contact Christina Nazaire, Choose or enter job title, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

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

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Paul Schilling, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

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

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Martin County 24-04ER

FloridaCommerce has identified two comments regarding Martin County's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the County could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with County staff and is available to assist the County to address the comments.

Comment 1: ***Five Year Capital Improvements Schedule***

The proposed amendment includes multiple references to the Five-Year Capital Improvements Plan (CIP) but does not include the CIP in the County's Comprehensive Plan. Excluding the CIP is inconsistent with the requirements of section 163.3177(3)(a)4., F.S.

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The County must include the Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Comment 2: ***Intergovernmental Coordination***

FloridaCommerce recommends that Martin County coordinate with the Florida Department of Environmental Protection (FDEP) to address their comments regarding the proposed amendment.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***https://floridajobs.secure.force.com/cp/) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

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

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

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

_____ Ordinance number and adoption date.

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

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

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

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

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

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

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

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

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

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

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

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 22, 2024

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

Martin County 24-04ER Proposed Comprehensive Plan Amendment State Coordinated Review

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The Department's review of the proposed policies focused on important state resources and facilities that would be adversely impacted if the amendment is adopted, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails and conservation easements; solid waste; and water and wastewater treatment; and the Everglades ecosystem restoration.

PROPOSED AMENDMENTS

The proposed amendment updates the text and maps of the Martin County (County) Comprehensive Plan based on the most recent Evaluation and Appraisal Report (EAR). The update includes changes to the County's Infrastructure Element (Element) to address the sanitary sewer feasibility requirements of s. 163.3177(6)(c)3, F.S. The proposed update to the Element includes new Goal 10.4 and Objectives 10.4.A and 10.4.B, which direct the County to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any applicable developments, and updates Table 10-2 to identify the current capacity and the 20-year projected wastewater flow at wastewater treatment facilities under full or partial governance of the County.

DEPARTMENT COMMENTS

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a Basin Management Action Plan (BMAP) within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address

the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

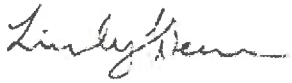
Section 163.3177(6)(c)3, F.S., requires local governments to include a feasibility analysis that identifies the wastewater facilities (name and location) that could receive sanitary sewer flows after connection, the current capacity of the identified wastewater facilities and any transmission facilities, the projected wastewater flows for the next 20 years, including expected future new construction and connections of OSTDSs to sanitary sewer, and a timeline for the construction of any sanitary sewer determined to be feasible.

While the County's proposed amendment addresses several of the above informational requirements, the Element lacks any construction timeline(s) for the connection of applicable developments to the sanitary sewer system. To be consistent with s. 163.3177(6)(c)3, F.S., the Element should be updated to include the construction timeline(s) for any sanitary sewer determined to be feasible. As the statutory deadline (July 1, 2024) has passed, the County should include this information in the Element as soon as possible to address the existing noncompliance with the statute.

CONCLUSION

The Department is providing technical assistance comments consistent with s. 163.3168(3), F.S. The comments will not form the basis of a challenge. If you should require assistance or additional information, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Sincerely,



Lindsay Weaver, Environmental Specialist II
Office of Intergovernmental Programs

cc: Donna Harris, Florida Department of Commerce

From:	Paul Schilling
To:	Clyde Dulin; Joan Seaman
Subject:	FW: FWC"s Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)
Date:	Wednesday, November 20, 2024 5:28:12 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Wednesday, November 20, 2024 5:17 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>; Gruver, Pamela <Pamela.Gruver@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>; DCPexter@Commerce.fl.gov
Subject: FWC's Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)

Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(4), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147

Martin County 24-04ER_60351

Florida Department of Transportation
RON DESANTIS
GOVERNOR
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
JARED W. PURDUE, P.E.
SECRETARY

January 22, 2025

Mr. James D. Stansbury, Chief
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

RE: Martin County 24-04ER Proposed Comprehensive Plan Amendment
FDOT Technical Assistance Comments

Dear Mr. Stansbury:

The Florida Department of Transportation (FDOT), District Four, has reviewed the Martin County 24-04ER, proposed Evaluation and Appraisal Reort (EAR) amendments to the Comprehensive Growth Management Plan (CPA). The CPA was transmitted under the State Coordinated Review (SCR) Process. The proposed Comprehensive Plan includes Evaluation and Appraisal Report (EAR)-based amendments to 16 elements of the Comprehensive Plan. This EAR-based Comprehensive Plan Amendment was transmitted by the Board of County Commissioners in accordance with the requirements of Florida Statutes (F.S.) Chapter 163.

The County's proposed EAR-based amendments update the existing Comprehensive Plan, consistent with changes to Florida Statutes. Based on a review of the amended Plan, FDOT is providing technical assistance comments consistent with Section 163.3168(3) F.S. The technical assistance comments will not form the basis of a challenge. These comments can strengthen the local government's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

This review generally focuses on the goals, objectives, and policies that could impact the State Highway System (SHS) and Strategic Intermodal System (SIS) facilities that pass through the County, as listed below:

- S.R. 91/Florida's Turnpike (SIS)
- S.R. 9/I-95 (SIS)
- S.R. 710 (SIS)
- S.R. 15/U.S. 98 (SIS)
- S.R. 5/U.S. 1
- S.R. 714/Martin Highway
- S.R. 76/Kanner Highway

- S.R. 732/Jensen Beach Blvd.
- S.R. 732/NE Causeway Blvd.
- One CSX, one South Central Florida Express (SCXF) and two FEC Railroads (SIS)
- Atlantic Intracoastal Waterway (SIS)

General Comments

Technical Assistance Comment #1 – Resiliency and Sustainability

The Comprehensive Plan includes comprehensive discussions of climate change, resiliency and sustainability strategies throughout and in line with the 2045 Florida Transportation Plan (FTP) Policy Element (the 2055 FTP is currently under development and is expected to be completed in 2025). The 2045 FTP provides guidance to transportation agencies as they develop and implement policies, plans, and projects related to agile, resilient and quality infrastructure to counter the effects of changes in the climate and changing technology. FDOT supports these strategies and offers additional guidance that may be useful to the County.

Recommendation for Technical Assistance Comment #1

FDOT encourages the County to utilize the growing body of studies and tools available to address vulnerable/at risk transportation infrastructure in Martin County, including but not limited to the Resiliency chapter in the Florida Planning Emphasis Areas online publication[1] and the FTP Resilience initiative[2] . Additionally, the Martin MPO completed a Transportation Network Resiliency Study[3], which serves as a mechanism/ methodology on how to consider resiliency/climate change in the transportation planning process.

Technical Assistance Comment #2 – Stakeholder Interviews

The Comprehensive Plan EAR, Public Input Summary, notes that 30 one-on-one interviews with elected officials, staff, residents, and business owners were conducted. Although FDOT maintains four SIS and five State roadways in Martin County, FDOT (as well as other regional agencies) was not identified/contacted to illicit input, concerns and priorities that may impact the County's vision and goals.

Recommendation for Technical Assistance Comment #2

In future updates to the Comprehensive Plan, FDOT encourages the County to consider coordination and outreach with FDOT and other related regional agencies (i.e. South Florida Water Management District, Florida Department of Environmental Protection, etc.) prior to developing new/updated goals, objectives, and policies. FDOT offers a wealth of resources that could benefit the County and its residents in developing a safe and accessible transportation network.

---

[1] https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/policy/metrosupport/resources/fdot-pea-resource-guide-for-mpos.pdf?sfvrsn=b31a71ef_2
[2] http://floridatransportationplan.com/resilience.htm
[3] https://martinmpo.com/emphasis-areas/resiliency/

Intergovernmental Coordination Element (ICE)

Technical Assistance Comment #3 – Future Land Use Change Conflicts

ICE Section 3.3.B states that there is potential for conflict regarding land use changes in areas bordering the Primary Urban Service District, municipalities, the Indiantown area, and changes to areas traditionally viewed as rural; as well as concern related to improving traffic circulation and providing street interconnectivity. Objective 3.1D references coordination of the impacts of all planning and development activities proposed in the Comprehensive Plan with development activities in the municipalities, adjacent counties, the region and the State. The subsequent Policies do not include FDOT as a coordinating partner.

Recommendation for Technical Assistance Comment #3

Any development that could potentially impact the operations on a State/SIS facility should be coordinated with FDOT prior to approval. Please consider adding a policy that requires coordination with FDOT on any planning/development activity that is adjacent to, in close proximity to, or could potentially have an impact on a State/SIS facility.

Additionally, the County should coordinate with the FDOT District Four Community Planning Coordinator, Larry Hymowitz (larry.hymowitz@dot.state.fl.us), to ensure the close integration of transportation and land use. This improved level of coordination could offer new and enhanced opportunities to assist the County with the latest and appropriate guidance and strategies to enhance and preserve the State/SIS.

Future Land Use Element (FLUE)

Technical Assistance Comment #4 – General

Table 4-2 is described in the Comprehensive Plan text as “the future land use designations by acreage for Martin County”; however, the table title is listed as, “Existing Land Uses at Time of Evaluation and Appraisal Report 2017 and 2024”. Additionally, the acreages in this table do not match the text descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element).

Recommendation for Technical Assistance Comment #4

Please clarify the data in this table and revise the text and/or the Table 4-2 title. Additionally, clarify the differences between the acreages for the future land uses depicted in Table 4-2 and in the future land use descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element.

Technical Assistance Comment #5 – General

The Comprehensive Plan includes a Mixed-Use Village (MUV) future land use category under FLU Policy 4.13A.15; however, the MUV category is not included in Table 4-2.

Recommendation for Technical Assistance Comment #5
Please clarify that the data in Table 4-2 is consistent with the future land use categories in the Future Land Use Element.

Technical Assistance Comment #6
The Comprehensive Plan includes details on the County's housing needs and types, however, there are no direct links to the FLUE nor TE related to residential development and designing it to be compatible in scale, type, and density to adjacent roadway context classifications.

Recommendation for Technical Assistance Comment #6
FDOT recommends that the County consider adding a Policy that aligns housing and development with the FDOT Context Classification System, linking land use and transportation. FDOT offers various resources to help the County achieve compatible residential development next to an adjacent roadway, such as the FDOT Context Classification Tool[4]. Example of new policy language is as follows:

> *"The County shall implement FDOT's context classification system for the development of context-sensitive housing within Martin County."*

Transportation Element (TE)

Technical Assistance Comment #7 – Functional Classification
TE Figures 5-1A and 5-5A include references to FDOT's Functional Classification System, including Major Arterial Roads. It should be noted that according to the most recent FDOT Roadway Characteristics Inventory (RCI) Handbook (2024)[5] and the FHWA Highway Functional Classification Concepts[6] report, Major Arterial is not listed as a functional classification.

Recommendation for Technical Assistance Comment #7
Please update the TE to remove references to the Major Arterial functional classification category, including Policy 2.1.1.1 and Figures 5-1A and 5-5A, and update the maps for consistency with the 2024 RCI Handbook and federal guidelines. By utilizing FDOT's functional classification categories, consistency is ensured among agencies, including metropolitan and rural planning agencies, local officials and FHWA Division Offices; related to a roadway's expectations about design, including its speed, capacity and relationship to existing and future land use development.

[4] https://experience.arcgis.com/experience/77c7386c09924809bf8c08476eab9da8/page/Explorer-Tool/
[5] https://www.fdot.gov/statistics/rci/default.shtm
[6] www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/fcauab.pdf

	Interstate	1
	Other Freeways and Expressways	2
	Other Principal Arterial	3
	Minor Arterial	4
	Major Collector	5
	Minor Collector	6
	Local	7

Technical Assistance Comment #8 – Transportation Level of Service (LOS)

FDOT notes that the TE (and Capital Improvements Element) include references to FDOT's latest 'LOS Policy' in Policy 5.3A.1, but does not list the LOS targets identified in the Policy for State/SIS roads.

Recommendation for Technical Assistance Comment #8

FDOT recommends that Policy 5.3A.1 be revised to specifically reference the LOS "Targets" per FDOT Topic No. 000-525-006-c (Level of Service Targets for the State Highway System, effective April 19, 2017) for the SHS during peak travel hours as "D" in urbanized areas and "C" outside urbanized areas. These LOS targets are used by the Department to plan, design, and operate the State Highway System at an acceptable level of service for the traveling public.

Technical Assistance Comment #9 – Transportation Level of Service (LOS)

TE Policy 5.5C.1 notes that the County will establish LOS targets for the public transit system; however, no timeline is provided.

Recommendation for Technical Assistance Comment #9

Although Martin County's public transportation system is exempt from concurrency, if the County maintains Policy 5.5C.1, it is recommended that the County include a timeline for implementation of a transit LOS along with target milestones. As the County pursues LOS targets for transit, it may be helpful to understand how other Counties/Municipalities have implemented a LOS target. For reference, the Tallassee-Leon County Comprehensive Plan includes a multimodal level of service (LOS) which includes a Transit LOS of "C" and performance targets under Policy 1.5.5 of the Mobility Element.

Technical Assistance Comment #10 – Freight

Policy 5.5A.10 states that the County shall collaborate with the Florida East Coast (FEC) Railway, CSX Transportation, and the potential service providers to develop a plan to coordinate expanded freight and passenger rail access outside the urban corridor of the County. There is no mention of coordination with FDOT on the potentially expanded freight network.

Recommendation for Technical Assistance Comment #10

FDOT encourages the County to reach out to the District 4 Freight Coordinator related to any infrastructure project, development or redevelopment that could impact the rail network or expansion of the rail network. FDOT Freight and Rail Office (FRO) is responsible for assisting in the development of Florida's rail system, both passenger and freight, and championing Florida's multimodal freight programs. The FDOT District 4 Freight Coordinator, Justin Stroh (Justin.Stroh@dot.state.fl.us), works with the FRO to implement the Florida Rail System Plan, rail safety, rail project development and management, rail research, and Strategic Intermodal System (SIS) implementation. Portions of the FEC and CSX rail lines in Martin County are part of the SIS network and play a vital role in maintaining the mobility and economic growth within the area. The County freight network consists of State/SIS roadways and railroad lines.

Technical Assistance Comment #11 – Vision Zero

Policy 5.2.B.2 states that the County utilizes a crash record database and that high crash areas are incorporated into the Capital Improvements Program annually; however, there are no references to the Martin County MPO's Vision Zero Plan.

Recommendation for Technical Assistance Comment #11

Consider adding a new policy in the Comprehensive Plan that acknowledges the MPO's Vision Zero Plan, the State's Target Zero Action Plan, and coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator. Example of new policy language is as follows:

> *"The County shall review the need for implementation of a Vision Zero Plan to reduce/eliminate fatalities and serious injuries in the County, including coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator, and to ensure consistency with the MPO's Vision Zero and the State's Target Zero Action Plans."*

FDOT offers numerous tools, data and additional resources that can aid the County in achieving safety objectives[7].

Technical Assistance Comment #12 – Pedestrian and Bicyclist Outreach

The TE includes multiple references to improvements geared towards pedestrian and bicyclist mobility, however, there is no mention of education or outreach.

Recommendation for Technical Assistance Comment #12

FDOT recommends that the County add a new policy related to pedestrian and bicycle outreach and education. For implementation purposes, coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address

[7] https://www.fdot.gov/agencyresources/target-zero

pedestrian and bicycle safety, education and enforcement. Example of new policy language is as follows:

> *"The County shall expand on its safety initiative through educational and outreach activities geared towards the nonmotorists that walk and bike in the County, as well as the motorists that travel on the roads within the County. Additionally, the County shall coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address pedestrian and bicycle safety, education and enforcement"*

The District 4 Community Traffic Safety Coordinator works with the State Safety Office and local/regional partners to implement safety related community events, high visibility enforcement funding, free bicycle helmets, pedestrian and bicycle trainings, etc.

Technical Assistance Comment #13 – Access Management

Access management is the coordinated planning, regulation, and design of access between roadways and land development. No specific policies related to access management were found in the Comprehensive Plan.

Recommendation for Technical Assistance Comment #13

FDOT recommends that the County include an access management policy that specifically addresses access management along the County's roadways. Example of new policy language is as follows:

> *"The County shall consult with FDOT in the coordinating of planning, regulation, and design of access between roadways and land development to preserve the safety and efficiency of the transportation system."*

Additionally, FDOT approval is required for any access or access modifications to SHS/SIS facilities. As a result, FDOT recommends that the County coordinate directly with the FDOT District Access Management Manager for District Four (D4AccessManagement@dot.state.fl.us) regarding any access modifications along SHS/SIS facilities. For reference, Florida Administrative Code 14-96 and 14-97 provide standards for the State Highway System Access Control Classification System and Access Management. Additional information is available on the State's Access Management Guidelines[8] website, which includes the FDOT 2023 Multimodal Access Management Guidebook and the 2024 Multimodal Access Management Applications Guide.

[8] https://www.fdot.gov/planning/systems/systems-management/access-management

Coastal Management Element (CME)

Technical Assistance Comment #14

Section 8.2.B of the CME includes strategies to reduce flooding on evacuation routes; however, these strategies are limited to elevating certain roads.

Recommendation for Technical Assistance Comment #14

Consider adding additional strategies to reduce flooding on evacuation routes along with elevating roadways – such as nature-based and traditional hardscape stormwater infrastructure.

Conservation and Open Space Element (C&OSE)

Technical Assistance Comment #15

The C&OE references assets such as scenic roadway corridors and the impacts of emissions-producing road traffic; however, there is no mention of coordination with FDOT on environmental impacts to State highway facilities.

Recommendation for Technical Assistance Comment #15

Consider incorporating FDOT and/or, specifically, the FDOT Office of Environmental Management[9] as a potential reviewer/partner agency into this element, as certain conservation areas in Martin County are adjacent to state and state-maintained roads and infrastructure. FDOT offers numerous resources such as trainings, webinars, guidance documents, and programmatic practices, such as:

- *Wildlife Crossing Guidelines*
- *FDOT Programmatic Approach for Minor Transportation Activities*
- *FDOT Conservation Plan for the Florida Panther*
- *FDOT Guidance on Bat Exclusion Practices*
- *Stakeholder Guidance for Native Florida Plants*

Capital Improvement Element (CIE)

Technical Assistance Comment #16

Policy 14.1A.8, Objective 14.1C, as well as other policies in the CIE, reference the Schedule of Capital Improvements; however, the Schedule of Capital Improvements is not included in the amendment package.

Recommendation for Technical Assistance Comment #16

Please include the Schedule of Capital Improvements in the amendment package for reference. As noted in Florida Statutes 163.3177(3)(a)4, a schedule of capital improvements should include, "…any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted

[9] https://www.fdot.gov/environment/protected-species-and-habitat

level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding."

Public School Facilities Element (PSFE)

Technical Assistance Comment #17

Public School Facilities Element Policy 17.1F.3 states that the County, City, Village and the MPO will coordinate with the school board on planning and construction of sidewalks and bike paths to and from school and recreational facilities. Additionally, Policy 17.1C.3 includes language related to transportation infrastructure and safe access necessary to support a new school. The PSFE however does not reference the FDOT Safe Routes to School (SRTS) Program nor coordination with FDOT.

Recommendation for Technical Assistance Comment #17

FDOT recommends the addition of specific language pertaining to pedestrian and bicycle safety within the policy, targeting the reduction of fatalities and serious injuries of vulnerable road users on roadways in the County's transportation network. This aligns with the overarching goal of the FDOT Safe Routes to School (SRTS) Program to increase the number of children who walk or bicycle to school by funding projects that remove the barriers currently preventing them from doing so. Those barriers can include a lack of infrastructure, unsafe infrastructure, and a lack of programs that promote walking and bicycling through education/encouragement programs aimed at children, parents, and the community.

Thank you for coordinating on the review of this proposed Comprehensive Plan EAR-based amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at larry.hymowitz@dot.state.fl.us or at (954) 777-4663.

Sincerely,

Larry Hymowitz

Larry Hymowitz
Community Planning Specialist
Policy & Mobility Planning Section
Planning & Environmental Management Office
FDOT District Four

CC: Paul Schilling, Growth Management Director (pschilli@martin.fl.us), Martin County, FL
DCP External Agency Comments (dcpexter@commerce.fl.gov) – Florida Commerce
D4 Planning Reviews (d4-planningreviews@dot.state.fl.us) – FDOT District Four

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B8

From: Staff

Date: November 25, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 24-04ER

Introduction

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

The amendment package from the Martin County was received on October 31, 2024 and contains amendments to the Preamble; Overall Goals and Definitions; Intergovernmental Coordination; Future Land Use; Transportation; Housing; Recreation; Coastal Management; Conservation and Open Space; Sanitary Sewer Services; Potable Water Services/10 Year Water Supply Facilities Work Plan; Solid and Hazardous Waste; Drainage and Natural Groundwater Aquifer Recharge; Capital Improvements; Art, Culture, and Historic Preservation; and Public School Facilities elements of the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendments are based on the County's Evaluation and Appraisal Review (EAR). The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern. On November 21, 2023, the County sent a letter to the Florida Department of Commerce (now FloridaCommerce) notifying the state land planning agency (SLPA) that amendments are necessary. Once a letter of intent is sent to the SLPA, a local government must complete the EAR process, prepare their plan amendments, and transmit them within one year. Due to the amount of amendment materials, the proposed amendments, shown in ~~strikeout~~ and underline format, are included on Council's website as a supplement. The following summarizes the proposed amendments.

Preamble

Proposed amendments include:

1. Revising Section 1.7.B *Housing unit demand projection* to reflect proposed changes in the housing unit demand projection in Chapter 4, Future Land Use Element.
2. Revising Section 1.7.B *Housing unit demand projection* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in the housing unit demand projection for unincorporated Martin County.
3. Revising Section 1.7.C *Residential capacity calculations* to reflect proposed changes for residential capacity calculations in Chapter 4, Future Land Use Element.
4. Revising Section 1.7.C *Residential capacity calculations* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in residential capacity calculations for unincorporated Martin County.
5. Revising Section 1.7.C *Residential capacity calculations* to change the existing 15-year planning period language to now specify a 20-year planning period.
6. Revising Section 1.11.C *Procedure upon application* to correct numbering errors in subsections (1), (3), and (4).
7. Revising Section 1.11.C.(2) and Section 1.11.D.(5) to correct references to other subsections of the Comprehensive Growth Management Plan.

Overall Goals and Definitions

Proposed amendments include:

1. Adding "residential" to Policy 2.1A.1(1) to clarify that no land uses or development shall exceed 15 residential units per acre. This policy also adds the acronym "MUV" for Mixed-Use Village.
2. Revising Policy 2.2A.2 to reference Policy 9.1G.2(7) in Chapter 9, Conservation and Open Space Element, regarding the exceptions for altering wetlands.
3. Adding Policy 2.2A.7 to reference Policy 9.1G.4 in Chapter 9, Conservation and Open Space Element, regarding the exceptions to wetland buffer zone provisions.
4. Revising Policy 2.2C.9(1) to reference Policy 8.1C.1 in Chapter 8, Coastal Management Element, to ensure internal consistency.
5. Revising Policy 2.2C.9(2)(e) to include a sentence about stormwater design and the consideration of tidal inundation and sea level rise impacts.
6. Adding Objective 2.2F to reference resiliency planning as outlined in Chapter 8, Coastal Management Element.
7. Revising Policy 2.4C.1 to change the planning period timeframe from 15 years to 20 years.
8. Revising the definition for "affordable housing" to remove reference to a specific section of Florida Statutes.
9. Revising the definition for "Preliminary Development Order" to remove the term "Development of Regional Impact (DRI)."
10. Adding a definition for "enhanced nutrient-reducing onsite sewage treatment and disposal system" to Section 2.4. The definition for "onsite sewage treatment and disposal system" has been revised to match the latest definition outlined in Florida Statutes.

11. Deleting the definition for "housing units in actual use" to be consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
12. Adding the Village of Indiantown to various definitions to provide for the inclusion of the Village in various agreements, committees, and organizations as appropriate for the newly incorporated municipality.
13. Revising the definition for "living shorelines" to broaden the definition to include all native vegetation for the purpose of providing habitat and not just limiting this function to grasses.
14. Revising the definition for "public facility" to remove classifications for "mandatory" and "nonmandatory" public facilities.
15. Adding a definition for the term "resilience" in response to updates in Chapter 8, Coastal Management Element, regarding resilience planning.
16. Revising the definition for "seasonal population (housing)" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
17. Deleting the definition for "vacant seasonal housing units" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.

Intergovernmental Coordination Element

Proposed amendments include:

1. Updating Table 3.1, *Coordinating Entities – Martin County* to include the Village of Indiantown and South Martin Regional Utilities; and update various agency names that have been changed since the last EAR.
2. Revising Section 3.2.B. *Coordinating Mechanisms* to reference the Treasure Coast Transportation Council, which coordinates regional planning with St. Lucie and Indian River counties, and updating the membership of the MPO Policy Board.
3. Updating references to the County's agreement with Waste Management related to solid waste disposal to reflect current contract dates.
4. Updating Policy 3.1A.4 to reflect the renaming of the "Engineering" department to "Public Works."
5. Revising Policy 3.1E.4. *Coordination of utilities services*, to reference the change in the name of the Indiantown Utilities Company and the expiration date for the interlocal agreement with the Town of Jupiter Island concerning joint planning.
6. Revising Policy 3.1J.3. *Provision of technical memorandums to School Board* to reflect current statutory requirements related to population projections.

Future Land Use Element

Proposed amendments include:

1. Updating Tables 4-1, 4-2, 4-3 and 4-4, and Figure 4-1 to reflect current data and statistics.
2. Adding a parcel control number to Policy 4.7A.14, Allowable development outside the Primary Urban Service District.
3. Revising text in Section 4.1.B. describing Figure 9-1, Composite Wetland Map. This text change is proposed for consistency with proposed changes to Chapter 9, Conservation and Open Space, Policy 9.1G.2.

4. Revising text in Section 4.2.A. (1) for internal consistency with Chapter 8, Coastal Management Element.
5. Revising Objective 4.5C. and Policy 4.5C.1. to note that USDA Natural Resources Conservation Service soil data, available on the web, will be used.
6. Revising Objective 4.5E. and Policy 4.5E.2 barrier island development regulations to provide consistency with Chapter 8, Coastal Management Element.
7. Updating numerous locations in the chapter to show a 15-year planning period stricken and replaced with a 20-year planning period.
8. Adding policies 4.9A.3 and 4.10B.5 that permit residential and commercial development (occurring on the respective future land use designations) to share infrastructure and preserve areas.
9. Revising Section 4.2.A (9) and Policy 4.1D.6 to disconnect the planning periods from the Residential Capacity Analysis and making it a guideline instead of a directive.
10. Deleting several policies to eliminate dependence on decennial Census data in the Residential Capacity Analysis methodology.

Transportation Element

Proposed amendments include:

1. Reordering the features for consistency among the existing system, the future system, and the goals (for example, airports consistently follow pathways and transit).
2. Introducing the concepts of qualitative level of service (Q/LOS) targets for roadways and level of traffic stress targets for pathways consistent with the FDOT's latest Multimodal Q/LOS Handbook.
3. Renaming the non-motorized transportation systems, expanding the background, and providing future needs for pathways.
4. Renaming public transportation and updating the background and future needs for transit.
5. Updating the background and future needs for airports.
6. Expanding the background and providing future needs for railroads.
7. Expanding the background and providing future needs for waterways.
8. Adding a provision for an applicant to enter into an agreement to pay for or construct its proportionate share of required improvements.
9. Adding a policy for vulnerability assessment/resiliency.
10. Adding a policy for future pathway level of traffic stress targets.
11. Adding a policy supporting a passenger train station.
12. Clarifying that dredging of waterways will be done with environmentally sensitive methods.
13. Adding a Policy to enhance bicyclist and pedestrian safety along bridges and major arterials.
14. Removing references to the high-speed ferry to Fort Pierce that was discussed in the Regional Waterways Plan.

Housing Element

Proposed amendments include:

1. Updating references to reports used to account for and analyze the existing housing stock in the County to plan for future growth. Revisions include updates to programs and reports, and

a reference to an interlocal agreement between the County, the School District, Stuart, and Indiantown.

2. Updating data within tables with currently available data collected from recognized sources including the Shimberg Center for Housing Studies, U.S. Census Bureau 2018-2022 American Community Survey, and the U.S. Department of Housing and Urban Development.
3. Adding several tables to better understand and plan for availability of housing units that are affordable for all levels of income, several tables have been added that reflect current data relative to housing conditions in the County.
4. Revising Section 6.3.C. to reflect Board direction, maintain consistency with Section 4.2.A.(9), and be consistent with Florida Statutes.
5. Adding Section 6.3.E. to reference enacted legislation related to local government authority for affordable housing development.
6. Adding Policy 6.1D.3.(7) related to exceptions or waivers of impact fees for development or construction of housing that is affordable.
7. Updating Policy 6.1E.10. to reference the Martin County Community Land Trust, which was created in 2023.
8. Updating Policy 6.1E.11. to reflect current legislative requirements.

Recreation Element

Proposed amendments include:

1. Removing references to the Development of Regional Impact process.
2. Updating the Parks and Recreation Master Plan regarding required updates.
3. Removing a reference to a 2003 feasibility study.
4. Revising Policy 7.1B.7 related to reviewing beach access every year instead of every five years.
5. Revising Policy 7.1B.9. related to seeking grants for water safety programs.

Coastal Management Element

Proposed amendments include:

1. Updating acronyms related to the Basin Management Action Plan, Comprehensive Everglades Restoration Plan, and Total Maximum Daily Load related to water quality.
2. Updating Section 8.1 to include the County's Atlantic shoreline in the description.
3. Adding references to comply with state statutes related to Peril of Flood legislation.
4. Updating Section 8.2.B to include language from the Sea Level Rise Report and the Statewide Regional Evacuation Study prepared by the Florida Division of Emergency Management and the Treasure Coast Regional Planning Council.
5. Updating and adding relevant figures related to storm surge evacuation zones, and clarifying the location and definition of the coastal high hazard area.
6. Updating section 8.3.A to add needs for shoreline protection, water quality, and resiliency and the need for natural resource protection.
7. Adding references and modifying sections related to resiliency planning and implementation as a result of the Sea Level Rise report.

8. Added a policy to indicate that tidal inundation and sea level rise impacts will be considered during stormwater design.

Conservation and Open Space Element

Proposed amendments include:

1. Updating rainfall data and dates from the South Florida Water Management District.
2. Revising Policy 9.1G.2(1) related to wetlands to provide consistency with other elements.
3. Adding the definition of Special Upland Habitats.
4. Revising policies to update the County's regulation of exotic pest plant species.

Sanitary Sewer Services Element

Proposed amendments include:

1. Adding a new Goal and Objectives to comply with state legislative requirements related to sewage treatment and system evaluation.
2. Deleting information that is no longer relevant.
3. Updating tables to new reflect local conditions.

Potable Water Services Element/ 10 Year Water Supply Facilities Work Plan

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Revising planning periods in accordance with Florida Statutes.
3. Adding a 9.5-acre parcel owned by Martin County to be included in the list of exceptions to receive water services.
4. Revising Figures 11-1 and 11-2 to correct a scrivener's error of the Martin County Consolidated Utility Service Area.
5. Revising Policy 11.4.B *Proposed modifications to the Consolidated Water System* to recognize changes in conditions.

Solid and Hazardous Waste

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Updating dates, terms and statistics.

Drainage and Natural Groundwater Aquifer Recharge Element

1. Adding additional elements in Section 13.1.B. to provide consistency with the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Adding sea level rise to the control of water subsection; the environmental concerns subsection; and adding a new restoration section.

3. Deleting Indiantown from Section 13.2.
4. Revising Section 13.2.B to include the most recent studies that have been conducted within Martin County.
5. Updating Section 13.2.D to reflect language in the Land Development Code and criteria that may be used in establishing finish floor elevations in areas at risk as defined by the Florida Department of Environmental Protection (FDEP) for reducing flood risk and infrastructure damage.
6. Adding additional study needs to determine the existing level of service along with proposed capital improvements to mitigate level of service deficiencies; and adding resiliency elements related to surface water study needs.
7. Updating Section 13.3., Groundwater System and Aquifer Recharge, with the most recent information.
8. Revising Table 13-2 with more up-to-date data for historical and projected average gross water demands.
9. Adding Policy 13.1A.17, Improve water quality of surface waters, to show that the county will continue its efforts on reducing pollutants.
10. Adding sea level rise to Policy 13.1C.1, Funding for stormwater management, to ensure that proposed infrastructure has considered flood risk from sea level rise or any other threat that may cause a flood risk.
11. Revising Policy 13.1G.18. to add the City of Stuart and Village of Indiantown in coordination efforts for water allocation plans.
12. Updating Section 13.5.A to give the status of the C-44 Reservoir and Stormwater Treatment Area project; adding green infrastructure to protective initiatives; and adding the County wastewater treatment and onsite sewage treatment and disposal system (OSTDS) plan.
13. Deleting references to the NPDES program for the establishment of water quality monitoring criteria.
14. Adding water quality to Policy 13.2A.10.
15. Deleting Policy 13.2A.11 as it does not align with the County's position on base flows conditions in the St. Lucie River and Estuary.
16. Adding green infrastructure to Policy 13.3A.2.
17. Revising Policy 13.4A.12 to indicate Martin County shall prioritize septic tank problem areas for connection to centralized wastewater disposal facilities pursuant to 163.3177, F.S.

Capital Improvements Element

Proposed amendment include:

1. Revising level of service standards set forth in Policy 14.1A.2. for consistency with Chapter 5, the Transportation Element, Chapter 10, the Sanitary Sewer Services Element, Chapter 11, the Potable Water Services Element, and Chapter 13, the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Revising the level of service standards set forth in Policy 14.1A.2 related to Life Support and Fire Suppression.
3. Revising the level of service standards set forth in Policy 14.1A.3 related to Category B facilities for consistency with Section 1.7.E of Chapter 1, Preamble, regarding weighted average population.

4. Revising Policy 14.1C.5(1)(b)(2) and Policy 14.1C.5(1)(c) to remove the word "mandatory" from classifying public facilities because the County no longer classifies its public facilities as "mandatory" or "non-mandatory."
5. Revising Policy 14.1E.1(7) to change section references from specific policies to specific chapters of the CGMP.

Art, Culture and Historic Preservation Element

Proposed amendment include:

1. Updating background information and existing conditions to reflect current information obtained from a 2022 study.
2. Revising policies to reflect the renaming of the Public Art Site Committee to the Public Art Advisory Committee and terminating the Public Art Master Plan and the Five-Year Plan, which was done by Ordinance No. 1103 in 2019.
3. Relocating Policy 16.5.1 to Objective 16.5H and renumbering as 16.5H.4 as this is a more appropriate location.

Public School Facilities Element

Proposed amendments include:

1. Minor changes are proposed to the Goals, Objectives, and Policies.
2. Updating Section 17.2.B *School Enrollment* to include information related to decreased enrollment statistics in public schools between 2019 and 2023 and increased enrollment in charter schools during the 2022-2023 school year.
3. Updating Section 17.2.D *Fiscal Considerations* with current information on the District's capital assets and long-term debt.
4. Revising Policy 17.1B.6 to add language related to school capacity created by development.
5. Updating Policies 17.1E.1 and 17.1E.2 to include the Village of Indiantown in annual reviews of the Public Schools Facilities Element.
6. Updating Policy 17.1F.3 to include the Village of Indiantown and the Martin Metropolitan Planning Organization in ongoing efforts for coordination of sidewalks and bike paths to facilitate travel to and from schools and recreational facilities.

<u>Regional Impacts</u>

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

<u>Extrajurisdictional Impacts</u>

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 5, 2024. No extrajurisdictional impacts have been identified.

Conclusion

Chapter 163.3184, Florida Statutes, states that a regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council. It is noted that Council reviewed and provided the proposed amendments for the Housing, Intergovernmental Coordination, Public School Facilities, and Arts, Culture, and Historic Preservation elements as part of the County's EAR process. Therefore, no review and comments are provided for those elements. The balance of the elements were analyzed by the County and Council had conducted a review and considered any appropriate comments.

The County is to be commended for the extensive amount of work done throughout the last year to ensure that this review included input from all stakeholders in the community. The resulting amendments include the input and expertise from all County departments, coordinating agencies, and the public.

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

Council Action – January 17, 2025

To avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approved this report and authorized its transmittal to Martin County and FloridaCommerce on November 26, 2024.

At the January 17, 2025 Council meeting, Commissioner Leet from St. Lucie County moved approval of the staff report. Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

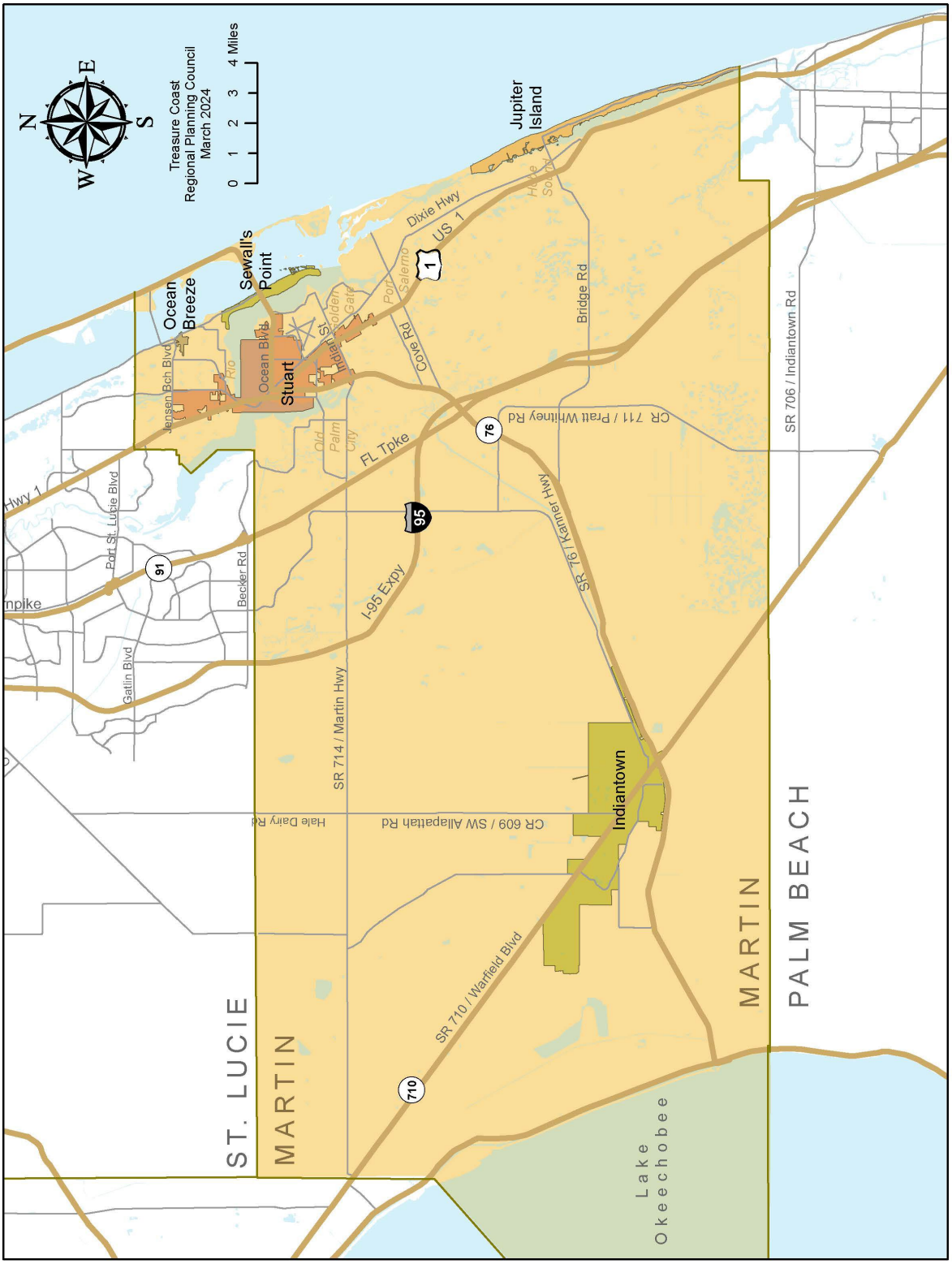
Attachment

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1
General Location Map



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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER ____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-16, AMENDING THE TEXT OF CHAPTER 16, ARTS, CULTURE, AND HISTORIC PRESERVATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, the Local Community Planning Act requires a Comprehensive Plan to be reviewed through an Evaluation and Appraisal process every seven years on a schedule determined by the Florida Department of Commerce; and

WHEREAS, Martin County completed and adopted its Evaluation and Appraisal Report on March 5, 2024; and

WHEREAS, amendments to Chapter 16, Arts, Culture, and Historic Preservation Element were identified in the Evaluation and Appraisal Report; and

WHEREAS, on July 18, 2024, the Local Planning Agency considered the proposed Comprehensive Plan amendment at a duly advertised public hearing; and

WHEREAS, on September 10, 2024 and October 22, 2024, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on February 25, 2025, at a duly advertised public hearing, which was continued to March 25, 2025, this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

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

PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT CPA 24-16.

Comprehensive Growth Management Plan Amendment 24-16, is hereby adopted as follows: A text amendment to Chapter 16, Arts, Culture, and Historic Preservation Element of the Martin County Comprehensive Growth Management Plan as set forth in Exhibit "A" attached and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART VII. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 25TH DAY OF MARCH, 2025.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY:_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM
& LEGAL SUFFICIENCY:

BY:_____
SARAH W. WOODS
COUNTY ATTORNEY

Exhibit A

Text proposed for deletion is shown stricken and text proposed for addition is shown underlined.

Supplement 55 provided by MuniCode is the base document for the EAR based changes shown.

Chapter 16 ARTS, CULTURE AND HISTORIC PRESERVATION ELEMENT

Adopted:	February 20, 1990	By Ordinance No. 373
Amended:	October 26, 1993	By Ordinance No. 430
Amended:	March 2, 1999	By Ordinance No. 545
Amended:	December 16, 2009	By Ordinance No. 855
Amended:	February 27, 2018	By Ordinance No. 1060
Amended:		

Section 16.1. Background

16.1.A. *Introduction.* Arts, culture and history are vital to the quality of life in Martin County. An economic and social impact study of the nation's nonprofit arts and cultural industry conducted by Americans for the Arts collected surveys from 16,399 nonprofit arts and cultural organizations and 224,677 attendees of their events in 2022. Results from the study found that 83 percent of respondents felt that "this venue or facility is an important pillar for me within my community;" 86 percent stated "I would feel a great sense of loss if this activity or venue were no longer available;" 87 percent stated "this activity or venue is inspiring a sense of pride in this neighborhood or community;" and 85 percent believe "my attendance is my way of ensuring that this activity or venue is preserved for future generations." Surveys completed in Martin County show an appreciation for the positive impacts of arts and culture are for the well-being of the community and its residents. Arts institutions add value to our communities, regardless of whether people engage with the arts or not. In summary, a large majority of the public not only support the arts but are personally and deeply affected by them.

~~Arts, culture and history are vital to the quality of life in Martin County. A study conducted by Americans for the Arts and Public Affairs of 3,000 American adults (December 2015) found that: 63 percent of the population believe the arts "lift me up beyond everyday experiences," 64 percent feel the arts give them "pure pleasure to experience and participate in," and 73 percent say the arts are a "positive experience in a troubled world," 87 percent believe they are important to quality of life, and 82 percent believe they are important to local businesses and the economy.~~

Other studies have shown that cultural opportunity is a primary consideration in business and corporate relocation decisions. Economic studies have shown the multiplication effect of dollars spent for the arts on other areas, such as tourist development, real estate values, retail sales, employment opportunities and industry expansion.

Historic resources are cultural opportunities that provide visible or tangible records of past human occupation of the land. These resources provide a sense of place, enhance quality of life and establish social continuity through links to the past. Preserving historic structures enhances the environment, the economy and the community.

Nationally, heritage tourism is the second most popular form of tourism. People love to learn about the history of the place they are visiting. In Florida, more than $~~3.7~~ 4.13 billion was spent on heritage tourism in 2008~~0~~, according to the study Economic Impacts of Historic Preservation in Florida. Every community has a unique

history, and preserved structures reflect this character. Communities that respect and retain their historic buildings also preserve their unique sense of place. These communities truly stand out, and new development should maintain the scale of the existing community.

Archaeological resources are remnants of the past, such as buildings and neighborhoods. They are typically the only evidence of a history that has left no written record. Archaeological resources are one of a kind; once lost, they can never be regained. Preserving buildings preserves both history and resources - preservation reuses materials that might otherwise take up space in the landfill and conserves the energy that would be used to demolish the old and build the new. Preservation also makes an economic contribution, providing jobs in construction and research.

This element aims to enable Martin County to preserve its artistic heritage and historic resources. Providing opportunities for exposure to art, culture, and history in all forms can help humanize, beautify and refine the lives of residents.

Section 16.2. Existing Conditions

~~In 2016, the Arts Council of Martin County participated in the Arts and Economic Prosperity 6 (AEP6) study 5 (AEP5) study that took place in 300+ communities across the United States of America. This study was completed with the cooperation of the 20 nonprofit arts and cultural organizations in Martin County that provided detailed financial and event attendance information about their organization: Artists For A Cause; Arts Council Of Martin County; Arts Foundation For Martin County; Audubon of Martin County; Barn Theatre; Children's Museum Of The Treasure Coast; Duck in the Truck Puppets; Elliott Museum/The House Of Refuge; Florida Oceanographic Society; Hobe Sound Chamber of Commerce; Jensen Beach Art League; Library Foundation Of Martin County; Lyric Theatre; Martin County Fair; Martin County Library System; Palm City Art Associates; Treasure Coast Community Singers; Treasure Coast Music Teachers Association; Treasure Coast Youth Symphony; and Visionary School of Arts. Additionally, the study could not have been completed without the cooperation of the 723 arts and cultural audience members who generously took the time to complete the audience-intercept survey while attending a performance, event, or exhibit within Martin County during calendar year 2016.~~

~~The study found that the nonprofit arts and culture sector is a significant industry in Martin County—one that generates $27.2 million in total economic activity. This spending—$14.3 million by nonprofit arts and cultural organizations and an additional $12.9 million in event-related spending by their audiences—supports 752 full-time equivalent jobs, generates $14.4 million in household income to local residents, and delivers $3 million in local and state government revenue. Further, the sector's spending by the organizations and its audiences generated $1,015,000 to local government revenues, and another $1,994,000 to state government revenues. This economic impact study sends a strong signal that when we support the arts, we not only enhance our quality of life, but we also invest in Martin County's economic well-being.~~

In 2022, the Arts Council of Martin County participated in the Arts and Economic Prosperity 6 (AEP6) Study. The Study was completed with the cooperation of 25 nonprofit arts and cultural organizations in Martin County that provided detailed financial and event attendance information about their organization. The organizations include: Apollo School Foundation ; Art Associates of Martin County ; Arts Foundation for Martin County ; Childrens Museum of the Treasure Coast ; Duck in the Truck Puppets ; Elliott Museum (The House of Refuge); Florida Oceanographic Society; Historical Society of Martin County ; Hobe Sound Fine Arts League; Jupiter Island Arts Council; Lyric Theatre; Marie and J Calvin Jureit Foundation (For Jureit Musicales); Martin Artisans Guild; Martin County Agricultural Fair Association; Martin County Fair; Martin County Library System; Southeast Florida Archeological Society; Stuart Community Concert Band; The Arts Council; The Barn Theatre; The Library Foundation of Martin County; Theatre Intrepide; Treasure Coast Classical Guitar Society; Treasure Coast Community Singers; Wings To Fly Dance Company. The study found that in 2022, the nonprofit arts and culture industry in Martin County, generated $31.3 million in economic activity—$16.2 million in spending by arts and culture organizations and an additional $15.1 million in event-related expenditures by their audiences. That economic activity supported 378 jobs, provided $14.4 million in personal income to residents, and generated $4.2 million in tax revenue to local, state, and federal governments.

The results from the study indicate that the arts and cultural sector in Martin County is a significant industry that, when supported, contributes to economic and community well-being.

In 2007, the Arts Council of Martin County (a nonprofit arts agency) adopted a State of the Arts study conducted by Insights, Inc. and funded by Martin County, the Community Foundation of Palm Beach and Martin Counties, and the National Endowment for the Arts. The study found that the community has a strong interest and commitment to the arts, and it illustrated the value of the arts to the local economy. Martin County ranked highest in per capita arts spending compared to Collier, Indian River, Sarasota and Palm Beach counties.

The State of the Arts pointed to a great need for cultural facilities of all kinds, along with art education and access to the arts by groups such as people with handicaps, senior citizens, people with economic disadvantages and rural residents.

The State of the Arts found that cultural opportunity was limited by a lack of adequate facilities. Nearly one-third of the arts-related activities in which Martin County residents participated were located outside the County. This represents a significant potential for expanding local arts offerings.

The Martin County Board of County Commissioners has designated the Arts Council as the official local arts agency of Martin County. The Council coordinates programs that have increased awareness of the importance of arts, culture and history to the quality of life in Martin County and encourages participation in the arts of all forms: performing, literary and visual. These efforts have also facilitated a growing partnership of support and involvement by public, private and corporate entities. The Council's mission is to inspire passion and participation for arts activities in the community. The Council supports programs such as fine art exhibitions in the historic Court House Cultural Center, the annual two-day ArtsFest, and arts education programs for all ages.

Opportunities to participate in the arts in Martin County are diverse and plentiful ~~have expanded rapidly – after having experienced a decline due to the recession in the mid-2000s~~ through organizations such as: the Lyric Theater, Historical Society of Martin County, Florida Oceanographic Coastal Center, the Martin Artisans Gild ~~Maritime and Yacht Museum~~, Stuart Heritage, StarStruck Theatre, the Barn Theatre, Treasure Coast Youth Symphony, the Stuart Community Band, and organizations of individual artists such as Martin County Art Associates, Palm City Art Associates and the Hobe Sound Fine Art League.

In 1997, Martin County conducted an architectural survey, identifying around 850 properties with some architectural or historical significance. In 2003, the Board of County Commissioners established a historic preservation ordinance and appointed a Historic Preservation Board to advise the BCC on implementing the ordinance. The Historic Preservation Board consists of persons selected by the BCC whose members and number are defined by ordinance. The Historic Preservation Board has created the Local Register of Historic Places, which lists 12 properties in the Local Register; 7 in the National Register; and 7 that are listed in both the Local and National registers. ~~with eight properties registered as of 2009~~. Each property receives a plaque to be placed on the structure identifying its historic or archeological significance.

In summary, the desire for arts, cultural and historic preservation opportunities and the economic importance of such opportunities have been well established. Martin County has the audience, interest, organizations and talent available to implement cultural/historic development for the benefit of the entire community.

Section 16.3. Future Needs

To ensure that arts and cultural resources are available and accessible to all the citizens of Martin County, arts planning should address performing arts facilities, visual arts facilities, art in public places and educational opportunities for citizens and visitors of all ages. The arts are a vehicle to mobilize and unify communities for a purpose, across generations and across cultures.

Existing arts facilities have been identified as insufficient, so planning for additional future populations must certainly address expansion of facilities and opportunities. To serve additional growth in the community,

participants in the State of the Arts study indicated they were most likely to support a new or enhanced multipurpose arts and cultural center, a performing arts center and expanded program offerings at existing facilities.

The State of the Arts also found that in planning for arts and culture Martin County should (1) embrace thematic tourism focusing on arts and cultural attractions and amenities; (2) invest in arts education; (3) recognize that attracting the arts brings people together; and (4) support community activism to bring in additional revenues for beautification and to provide a vibrant community spirit. The County's active role in achieving these goals is vital to their success.

To continue to promote the preservation of historic properties, and given the volatility of property values in the area, the County should explore opportunities to relocate properties when demolition is imminent. This could possibly lead to designation of a historic village. The long-term strategy should also address opportunities to make historic preservation of privately owned structures and sites more economically attractive.

Section 16.4. Goals, Objectives and Policies

Goal 16.1 To ensure the availability of arts opportunities and information about cultural resources to the citizens of Martin County.

Objective 16.1A. To increase public awareness of and participation in arts and cultural programs available in Martin County.

Policy 16.1A.1. Designation of agency for the arts. Martin County shall designate the Arts Council to serve as the local agency for the arts to support mutual arts-related goals.

Policy 16.1A.2. Dissemination of arts information. The County shall assist the Arts Council to disseminate information about the arts by making this information available at government facilities and in public awareness programs such as MCTV, the County web site and other available resources.

Policy 16.1A.3. Encouragement of arts partnerships. The County shall encourage and assist in public/private partnerships that provide arts and cultural programs for the population of Martin County. This assistance could include establishment, construction and operation of a cultural and performing arts center and festivals.

Objective 16.1B. To promote the availability of art, culture and history for the residents of Martin County through the use of public buildings and properties.

Policy 16.1B.1. Percent for Art Ordinance. The Percent for Art Ordinance authorizes allocation of funds for the following:

(1) Purchase of artworks for display in public areas of County buildings or property;

(2) Purchase of artworks for display in public parks and other appropriate public lands;

(3) Architectural enhancements of artistic merit for appropriate public buildings (such as fountains, arches, display areas);

(4) Maintenance of such works and areas belonging to the County.

Policy 16.1B.2. Art in public places. The County in consultation with ~~the Education Foundation of Martin County,~~ the Arts Council of Martin County, as well as other local arts organizations, shall ~~develop an Art in Public Places Five-Year Plan in accordance with the Public Art Master Plan.~~ operate under the guidelines and procedures of the Program Manual to govern the manner and the method of selection of artists, proposed sites, works of art, as well as architectural enhancements and special landscape treatments; and the process for program funding, implementation and placement of public art.

Policy 16.1B.3. The Public Art ~~Site Selection~~ Advisory Committee shall have the duty and responsibility to review Chapter 13, Art in Public Places, General Ordinances, Martin County Code, and the Program Manual ~~the Public Art Master Plan and the Art in Public Places Five-Year Plan~~ for review and approval by the Board of County Commissioners, to identify sites in accordance with the Program Manual, to identify sources of funding for art in public places exhibitions, and to hold public meetings to solicit public comment for specific art projects.

~~*Policy 16.1B.4.* Martin County staff shall develop a Public Art Master Plan in consultation with the Education Foundation of Martin County, the Arts Council of Martin County, as well as other arts organizations and the Public Art Site Selection Committee, subject to approval by the Board of County Commissioners before its utilization by the Public Art Site Selection Committee.~~

Policy 16.1B.4~~5~~. County arts liaison. The County shall designate a staff person to work as liaison and to assist the Arts Council and the Public Art ~~Site Selection~~ Advisory Committee ~~which oversees the Art in Public Places Five-Year Plan~~ in accomplishing the policies of this element.

Policy 16.1B.5~~6~~. Inventory of public art. The County shall make provisions for maintaining an inventory of its public art collections as the number of pieces in the collections grows.

Policy 16.1B.6~~7~~. Percentage of construction funds for art. After reviewing other municipalities' programs requiring private developers to install public art, the County shall consider adopting an ordinance that requires developers to allocate a percentage of construction or renovation funds for the purchase of public art.

Goal 16.2 To encourage the development of privately operated arts and cultural programs and facilities that will increase arts and cultural opportunities for the citizens of Martin County.

Objective 16.2A. To increase the facilities available for arts and cultural purposes throughout Martin County.

Policy 16.2A.1. Development of cultural/performing arts center. The County shall assist in developing a cultural and performing arts center and other facilities as they come to be needed, such as the efforts to renovate and repurpose the historic Stuart High School building. This may include assistance with location, zoning, grants, interlocal agreements, public/private partnerships and financing options.

Goal 16.3 To endeavor to identify funding sources and allocate funding to promote art, culture and history in the community, aimed at enhancing the quality of life and the economic base of business, tourism and manufacturing.

Objective 16.3A. To foster economic growth through greater availability of cultural, arts and similar community-supported facilities and programs.

Policy 16.3A.1. Use of Tourism Development Tax for arts. The County shall support the development or renovation of arts and cultural facilities and an arts and cultural marketing plan through the Tourism Development Tax, as amended in 2008.

Policy 16.3A.2. Funding mechanisms for arts. The County shall consider other funding mechanisms that allow for the continued growth and influence of the arts, culture and history sector, recognizing its positive impact on the quality of life. The County shall support the efforts of nonprofit organizations such as the Arts Council to apply for grants to support public education programs, capital projects and special programming opportunities.

Policy 16.3A.3. Impact fees for arts. Whenever the impact fee process is being reviewed, the County shall consider the inclusion of impact fees or impact fee credits for arts facilities.

Goal 16.4 To encourage and facilitate interlocal agreements to maximize use of revenues and cultural opportunities.

Objective 16.4A. To encourage and enter into interlocal agreements with other governmental entities when such agreements would result in unusual and/or outstanding cultural opportunities for the County.

Policy 16.4A.1. Support to cooperative arts ventures. Martin County shall collaborate with and support the Arts Council's involvement in cooperative ventures in the region, such as the South Florida Cultural Consortium to bring outside cultural funds and/or opportunities to the County.

Policy 16.4A.2. Arts curricula. Martin County shall encourage the development of arts curricula that offer elementary, middle, and secondary school students the opportunity to become knowledgeable in the arts. These curricula could include after-school and summer arts programs, workshops and performance settings that use appropriate County properties.

Policy 16.4A.3. Education planning and performing arts. As part of education planning, Martin County shall encourage the inclusion of theatres and auditoriums in future educational facilities or the use of interlocal agreements for shared participation in a community cultural or performing arts center.

Policy 16.4A.4. Environmental art. Martin County should work with the Arts Council to create artist fellowships, residencies and develop cultural programs at museums and parks that foster environmental art practices.

Policy 16.4A.5. Collaborative partnerships. Martin County should encourage collaborative partnerships with the Martin County School District, environmental advocacy groups and the Arts Council to bring environmental artists and scientists into local schools, to inspire American students to become more excited about the study of science and learn about energy efficiency and green design.

Goal 16.5. To protect historical resources in the County.

~~*Policy 16.5.1. Dissemination of information on local history.* The County shall assist the Historical Society of Martin County in disseminating information about local history and its preservation by making this information available at government facilities and assisting in public awareness programs.~~ **Moved under Objective 16.5H and renumber as 16.5H.4**

Objective 16.5A. To establish procedures in the Land Development Regulations to ensure that all public and private development and redevelopment proposals, including those for infrastructure, are reviewed for their impact on historic resources. These procedures shall ensure that, at a minimum:

a. Historic resources are defined as those listed in the National Register of Historic Places, the Historic Architectural Survey of Martin County, Florida, the Florida Master Site File and the Local Register of Historic Places, as well as future inventories; and

b. If a determination is made that there will be a potentially negative impact to a historic resource, the County will notify the Division of Historical Resources of the Florida Department of State; and

c. Every effort will be taken during the review process to preserve the resource. Where preservation is not a feasible alternative the following options shall be pursued: the resource will either be relocated, or information regarding the resource will be documented; or elements of the resource will be salvaged for further study.

Objective 16.5B. To ensure, through procedures in the Land Development Regulations that all public and private development and redevelopment activities, including those for infrastructure, shall temporarily cease when historic, archaeological or paleontological artifacts and resources are discovered to allow for an evaluation of significance. These procedures shall ensure that, at a minimum:

a. Immediately upon discovery of the artifact or resource, notification will be given to the Division of Historical Resources of the Florida Department of State; and

b. Ground-disturbing activities will be suspended within 20 feet of the discovery for up to 30 days from the date of notification to allow for an initial evaluation of significance. If the resource is found to be potentially significant, activities will be further suspended for up to an additional 30 days to allow for further evaluation. Ground-disturbing activities will be undertaken with caution

in the surrounding area. Efforts will be taken to evaluate the site in a timely and reasonable manner; and

c. Where the discovery is determined to be significant, every effort will be taken to preserve the resource. Where preservation is not a feasible alternative the following options shall be pursued: the resource will either be relocated, or information regarding the resource will be documented; or elements of the resource will be salvaged for further study, at public expense.

Objective 16.5C. To update the Martin County Land Development Regulations as required to remain in compliance with the state law regarding historic preservation. At a minimum, the historic preservation component of the Land Development Regulations shall:

a. Provide protection for resources determined to have local historic significance;

b. Outline standards for identifying and evaluating historic resources;

c. Use the Standards for Rehabilitation established by the U.S. Department of the Interior in reviewing alterations to historic buildings; and

d. Encourage rehabilitation and adaptive reuse of historic properties through incentives and regulate activities that would harm or destroy the historic value of such resources.

Objective 16.5D. To aid and cooperate with the Treasure Coast Regional Planning Council, Historical Society of Martin County, and other groups interested in historic preservation in identifying and mapping significant historical, archaeological, and paleontological resources in the County.

Policy 16.5D.1. Access to historic resources. Access to these resources shall be evaluated, and increased when appropriate, for scientific, educational, and recreational purposes.

Policy 16.5D.2. Acquisition of historic resources. Historic resources and their environments or sites shall be included in public acquisition programs for recreation, open space, and conservation areas that, at a minimum:

(1) Ensure that development or activities planned for such sites are passive in nature and do not endanger the integrity or character of the resource; and

(2) Encourage the incorporation of these sites into educational programs.

Policy 16.5D.3. Preservation of historic sites. Development proposals on or near such sites shall be required to preserve these areas or buffer zones adjacent to them.

Objective 16.5E. To encourage the conservation and rehabilitation of housing that is historically significant or has the potential to be.

Policy 16.5E.1. Identification of historic housing conservation programs. Martin County shall continue to identify programs for the conservation and rehabilitation of historically significant housing.

Policy 16.5E.2. Adoption of historic resources inventory. Martin County shall adopt the Historic Architectural Survey of Martin County, Florida, June 1997 as the official inventory of historic architecture, and shall periodically update this inventory as necessary ~~at least once every seven years~~. This survey shall include all identified historic resources in the Florida Master Site File. Historic structures may be protected by the historic preservation component of the Land Development Regulations.

Policy 16.5E.3. Assistance to historic preservation groups. The County shall assist the Historical Society of Martin County and other historic preservation groups to provide the public with relevant information and technical assistance. County assistance shall consist of an ongoing program that provides information on developing and implementing the historic preservation component of the Land Development Regulations and on rehabilitation and adaptive reuse.

Policy 16.5E.4. Mitigation measures. Martin County shall investigate various techniques to avoid, minimize or mitigate adverse impacts on historic resources in the County. These techniques shall include establishing conservation easements, protective covenants and local historic designations. Mitigation may include other measures to assure preservation of significant elements of the resources disturbed. These could include transfer to a public or nonprofit agency contribution to a special fund dedicated to historic preservation or architectural salvage, or HABS (Historic American Building Survey) documentation. Priority shall be given to methods that lead to saving an intact resource on site or, if not feasible, off site.

Policy 16.5E.5. Relocation options. Martin County shall collaborate with the Historical Society and other groups interested in historic preservation to evaluate the availability, feasibility, demand for and need to relocate historic homes for which preservation on the original site is not an option and for which relocation would prevent demolition.

Objective 16.5F. To prevent loss of historic resources on County-owned property and to ensure protection, preservation or adaptive reuse of historic resources on private property.

Policy 16.5F.1. Procedures in the Land Development Code. The Land Development Regulations shall establish procedures that require review of all public and private development and redevelopment proposals to determine their impact on historic resources.

Policy 16.5F.2. Site plan review to protect historic resources. Applicants for site plan review shall consult the Florida Master Site File, maintained by the Florida Department of State, Division of Historical Resources and the Local Register of Historic Places to determine if the proposed project will affect historic or archaeological resources. These findings shall then be submitted to the Growth Management Department as part of the development and site plan review procedure.

Policy 16.5F.3. Setback requirements for historic sites. Historic and archaeological sites shall be incorporated into required setbacks, buffer strips or open spaces up to the maximum area required by the Land Development Regulations. The County shall consider the feasibility of establishing waivers for non-safety related setback requirements and site planning requirements to accommodate historic structures or sites in a proposed development.

Policy 16.5F.4. Historic site preservation alternatives. As an alternative to preserving historic or archaeological sites, the owner may allow excavation of the site prior to development. If a site is scientifically excavated, development may proceed without preservation of the site.

Policy 16.5F.5. Notification of discovery of historic resources. If any historic or archaeological resources are discovered during land development activity, the activity shall be halted immediately in that area and the Martin County Growth Management Department and Florida Department of State Division of Historical Resources shall be notified. The resources shall be properly protected to the satisfaction of both agencies through preservation or excavation by qualified scientists.

Objective 16.5G. To identify, evaluate, document and promote the protection of Martin County's prehistoric and historic resources.

Policy 16.5G.1. Records management. Martin County shall establish a public access depository for archival materials relating to prehistoric and historic resources. This depository shall include photographs, oral histories and files on properties listed on the National Register of Historic Places and the Local Register of Historic Places.

Policy 16.5G.2. Nomination of eligible County resources. Martin County shall nominate County-owned archaeological and historical resources to the Local and/or National Register of Historic Places when appropriate.

Policy 16.5G.3. Encouragement of private participation. Martin County shall encourage the nomination of eligible privately owned archaeological and historical resources to the Local and/or National Register of Historic Places by assisting the private sector in the nomination process.

Policy 16.5G.4. Incentives. Martin County shall explore the possibility of providing incentives for private property owners to pursue historic designations for their properties, sites and structures.

Policy 16.5G.5. Management of historic sites. Martin County shall consult with appropriate experts/agencies in the preservation and management of prehistoric and historic sites owned by the County (such as Indian middens, House of Refuge, Jensen/Stuart Welcome Arch, Leach Mansion, Golden Gate building and Sewall's Point Post Office) as well as those sites purchased by the County in the future.

Policy 16.5G.6. Aid for grant applications. Martin County shall support the efforts of nonprofit organizations such as the Historical Society of Martin County to apply for grant funding to conduct a feasibility study to establish the need for a historic village and to create a master plan for its eventual location and potential uses.

Policy 16.5G.7 Document and record preservation. Martin County shall support the efforts of the Library and County Clerk's office to preserve and document historical records.

Objective 16.5H. To encourage expansion of educational and public outreach programs to promote an understanding of and appreciation for Martin County's history and protection of its historical resources.

Policy 16.5H.1. Volunteer program. Martin County shall support the efforts of nonprofit organizations such as the Historical Society of Martin County to engage and expand a staff of supervised volunteers.

Policy 16.5H.2. Public education. Martin County shall support the efforts of nonprofit organizations such as the Historical Society of Martin County in educating the public about Martin County's unique and diverse heritage. This shall take place through the media, publications, lectures, exhibits and Internet presence. This effort shall serve to promote preservation and tourism and strengthen the local economy.

Policy 16.5H.3. Support for funding applications. Martin County shall support the efforts of nonprofit organizations such as the Historical Society of Martin County to apply for grant funding to support public education programs as outlined in Policy 16.5H.2.

Policy 16.5H.4~~.1.~~ Dissemination of information on local history. The County shall assist the Historical Society of Martin County in disseminating information about local history and its preservation by making this information available at government facilities and assisting in public awareness programs.

From: Leslie Ertl
To: Stacey Hetherington; Harold Jenkins; Doug Smith; Edward Ciampi
Cc: Sarah Heard
Subject: comp plan/ developement
Date: Monday, September 9, 2024 11:29:45 AM

Good morning - I am writing as your constituent to appeal to you to represent US not developers. Elected officials should stay in touch with the needs of their constituents. Please stop approving projects and changing the comp plan for more money in your pockets. It is heartbreaking to watch you four and Gov Desantis selling our state. It is so blatant. Please take the time to analyze these requests. We will be living in flooded, overcrowded areas and endless traffic and loss of critical habitat.

Tomorrow's agenda would require several hours of discussion if staff and Commissioners were serious about giving the proposals thorough and balanced consideration. Instead – like the failed effort to rush through outrageous plans to add inappropriate facilities to Jonathan Dickinson and other state parks – Tuesday's BOCC meeting has been planned to severely limit public participation and speed questionable proposals through a truncated process.

STOP DEVELOPEMENT IN AN IRRESPONSIBLE WAY AND START DOING YOUR JOBS - REPRESENT THE PEOPLE!!

Leslie Ertl

From:	paul vallier
To:	Comish
Cc:	vsherlock@lshlaw.net; Alan Buchfuhrer; Jj Smith (new); Karl Thonnes; Mary Alice Rowley; Bob Shykes Thursday Worker; Bill Steuer; Charles L. Dietz; donnasmelzer@gmail.com; Gene Reed; Frank Gallieti; M.
Subject:	LPA and the MC Commission need to immediately pause
Date:	Sunday, September 8, 2024 3:42:19 PM

Are Commissioners Jenkins and Smith trying to pull a fast one before leaving office!? I hope not.

?????

"The Local Planning Agency will consider five proposed Comprehensive Plan Amendments at Thursday's meeting, including a text amendment that will further expand development in Rural Lifestyle communities."???!!

The LPA needs to be "at ease" until new commissioners take office. The voters have spoken and they want a new direction that respects our Comp plan!
Paul Vallier
Stuart

Sent from Yahoo Mail for iPhone

From: Sam Hay
To: Stacey Hetherington
Subject: Please protect the Comp Plan
Date: Sunday, September 8, 2024 10:17:17 AM

Commissioner Hetherington:

I urge you to protect what remains of the Comprehensive Plan at your meeting on Sept 10. You have already approved too many modifications to the Plan which have inevitably resulted in over-development in our county.

Please do not approve any further modifications which would further weaken the protections the Comp Plan was intended to provide. At the very least, delay any changes until they can be properly presented to the public and carefully considered.

Respectfully,
Sam Hay, Port Salerno

Joan Seaman

From: Clyde Dulin
Sent: Tuesday, July 30, 2024 4:30 PM
To: Allison Gates
Cc: Samantha Lovelady; Jenna Knobbe
Subject: FW: Comp Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Allison,
We need to provide the following email as public comment to the LPA this Thursday and we need to file it in the respective folders. Thanks

---

From: jlogan@gate.net <jlogan@gate.net>
Sent: Tuesday, July 30, 2024 11:42 AM
To: Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Cc: Comish <Comish@martin.fl.us>
Subject: Comp Plan Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Good morning,

I understand that you are currently reviewing amendments to the Comp Plan that would include changes to Indiantown's treatment when it comes to the residential capacity analysis and USD changes. May I ask, what is the rationale for these changes that reflect a benefit to residents of Martin County?

Did an independent traffic expert review and add comment on the proposed changes to the Transportation Chapter? We all are aware of the significant increase in population and traffic flow in Martin County and should definitely be cautious in any changes made related to same. If an expert did review, are those comments available?

ANY amendments related to our Comp Plan, which have been critical to preserving our wonderful way of life should, in my opinion, ONLY be approved if significant benefits are derived from them.

Best regards,

Jane Logan
Hobe Sound, FL
772-485-5503

From: Kate Miller
To: Paul Schilling; Comish
Subject: no amendments to the comp plan.! No sneaking amendments in over the summer!
Date: Saturday, August 10, 2024 11:24:27 AM

This Email Sent From External Sender

The comp plan has made Martin County a paradise for those who live there. You are making it a developers' paradise. We will remember at election time. Katharine Miller, 103 River Rd, Hobe Sound, FL 33455

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Clyde Dulin
Subject:	FW: URGENT REQUEST
Date:	Monday, September 9, 2024 8:00:10 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: loydb <loydb@bellsouth.net>
Sent: Sunday, September 8, 2024 3:41 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: URGENT REQUEST

LPA board : Please do not recommend that the Board of County Commissioners approve or reject any amendments to our Comprehensive Plan until newly elected Commissioners are seated and more study and evaluation can be accomplished on behalf of the Citizens.

Sincerely,
Walter Loyd
150 SW Cabana Point Circle
Stuart, Fl. 34994

Sent from my Verizon, Samsung Galaxy smartphone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 5:24 PM
To: Maria Harrison
Subject: FW: Public Hearings on 9/24 and 10/22 must be delayed

From: carol quackenbos <cquackenbos@gmail.com>
Sent: Monday, September 23, 2024 4:34 PM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Public Hearings on 9/24 and 10/22 must be delayed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Carol Quackenbos

Stuart resident

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:21 AM
To: Maria Harrison
Subject: FW: Urgent assistance needed

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Rebecca Dima

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:16 AM
To: Samantha Lovelady
Subject: Urgent request needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:28 AM
To: Maria Harrison
Subject: FW: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

From: Denise Belizar <wridea@aol.com>
Sent: Monday, September 23, 2024 10:22 AM
To: Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>; commish@martin.fl.us
Subject: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

As Martin County residents for over two decades, we have valued the guidance that our county's well-thought-out Comprehensive Plan has placed on growth, and the protection that has meant for our environmental resources. It has truly resulted in the Martin County difference.

While some changes to the Comp Plan over time have been necessary, we are dismayed to see the extent to which its provisions have been eroded – or attempted to be eroded – in recent years. The latest proposed changes could greatly negatively impact our population density, environment, waterways, scarce resources and overall quality of life. There needs to be a more detailed examination of each change to ensure that it is both necessary and the optimal solution to the current situation.

We implore the sitting Martin County commissioners to do the right thing and delay the Sept 24 and Oct. 22 public hearings for comprehensive plan amendments, zoning changes, and a variance until the new commission is seated.

To be frank, the voters have already spoken in choosing to select new commissioners who have promised to be extremely judicious in making any revisions to our Comp Plan. To rush ahead with these changes prior to the new commissioners being seated is insulting to and dismissive of your voting public. It reeks of disingenuous, deceitful politics. You are better than that. At least, we hope you are.

Please delay the Sept 24 and Oct. 22 public hearings until the new commission is seated.

Denise and Ed Belizar
Jensen Beach residents

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept 24 Public Hearing

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Sunday, September 22, 2024 3:43 PM
To: Commish@martin.fl.us; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Sept 24 Public Hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Commissioners,

Please delay the September 24 and October 22 Public hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

Citizens have repeatedly stated, in the public workshops hosted by the Treasure Coast Regional Planning Council, that they do NOT want changes to our Comp Plan. This was the most frequently expressed item on the "wish list" that staff asked citizens to compile.

The citizens say: 1) No to changes in the Comp Plan, 2) Control growth and development, 3) Protect and preserve wildlife, waterways, native vegetation and agricultural lands, 4) Reduce traffic congestion 5) Maintain the Martin County difference.

The above are the guidelines the new commissioners have promised to follow. These guidelines must be meticulously applied to each and all of the proposed comp plan amendments. Some of the upcoming proposals encourage costly urban sprawl with its consummate environment, water, and neighborhood zoning area destruction.

Please do NOT push forward with these Martin-busting votes. It would be an improper attempt to silence the voices of residents who have clearly spoken.

Respectfully,
Drs. Mary Starzinski and Kathy Petteruti

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept. 24, 2024 Public hearing

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Saturday, September 21, 2024 3:07 PM
To: commish@martin.fl.us; Stacey Hetherington <shetherington@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>
Subject: Sept. 24, 2024 Public hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

We are opposed to all the Amendments and Zoning Protections,
that Change the Current Comprehensive Plan:

At the Public workshops hosted by the T.C. Regional Planning Council.
the majority of attendees said they wanted
no changes that govern growth and development in the County
we want the established protection of preserves, wildlife, open spaces and agricultural land.
we need reduction in traffic congestion
The Regional Planning Council at the costly of $100,000 recommended
to the Sept. 24th meeting just the Opposite!!

It is obvious that these changes at the Sept. 24th meeting are being
"railroaded" through before the 2 New Commissioners have a chance
to Vote. Mr. Ciampi actually lost his election if you compare the votes
for his opponents.

One of the most outrageous amendments concerns the addition of 12 "Cottages"
to the new Golf Course plan that originally in their application, said there would
be no housing. Now from 6 to 12; when does it stop

It is imperative that this Public Hearing be postponed until November or December
when there is appropriate time for Resident's to speak at the meeting.

Respectfully,
Barbara Gingras-Schmucker
John McArdle
3130 SE Indian Wells Place
Stuart, Fl. 34997

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:35 AM
To: Maria Harrison
Subject: FW: September 24, 2024 Public Hearings

From: Clyde Dulin
Sent: Friday, September 20, 2024 3:54 PM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: September 24, 2024 Public Hearings

From: tomhelga@comcast.net <tomhelga@comcast.net>
Sent: Friday, September 20, 2024 3:42 PM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: September 24, 2024 Public Hearings

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Commish@martin.fl.us; sheard@martin.fl.us; eciampi@matin.fl.us; dsmith@martin.fl.us; hjenkins@martin.fl.us; hetheringtonstacey@martin.fl.us; swoods@martin.fl.us; ddonaldson@martin.fl.us; klevee@martin.fl.us; cdulin@martin.fl.us; pschilli@martin.fl.us; slove@martin.fl.us;

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Thomas and Helga Galli

Samantha Lovelady

From: Renee Delahunty <rmld111@aol.com>
Sent: Friday, September 20, 2024 7:37 PM
To: Samantha Lovelady
Subject: Stop the Rush to Crush

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Any discussion regarding comprehensive plan amendments, zoning changes, and a variance should be delayed until the newly elected commission is seated.

I was in attendance at the public workshops hosted by the Treasure Coast Regional Planning Council, and I heard citizens repeatedly stating that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

The People Have Voted
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr
Jensen Beach, FL

Sent from the all new AOL app for iOS

Samantha Lovelady

From: Janet Jorden <jjorden@mac.com>
Sent: Thursday, September 19, 2024 4:23 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Packed Agendas

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The only reason I am able to think of for packing the Commission's agendas prior to the new commissioners taking their place on the dais is an effort to hurry through unwanted amendments.

We, the voters, have made our wishes very clear both through public meetings and at the ballot box. I strongly urge the commissioners to table all votes on Comp plan amendments, zoning changes and a variance until the new commissioners are seated. There is not an ethical reason for all of these votes to be taking place at warp speed.

Sincerely,

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL

Clyde Dulin

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Thursday, September 19, 2024 4:58 AM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith
From: Donna Melzer, Martin County Resident
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that takes time. Sept. 24 and Oct. 22 scheduled public

hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

Clyde Dulin

From: P S <sunshine50@bellsouth.net>
Sent: Thursday, September 19, 2024 9:42 AM
To: Clyde Dulin
Subject: Fwd: Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Sent from my iPhone

Begin forwarded message:

From: P S <sunshine50@bellsouth.net>
Date: September 19, 2024 at 9:37:48 AM EDT
To: Commish@martin.fl.us
Subject: Comp Plan Changes

Understanding that those who are leaving office may not care or be affected directly by their vote on this issue, why the need to rush! The people have spoken loudly on this issue many times over the years and spoke again in this last election. As more out of state residents come to Martin County, you should be supporting what has made is so great to begin with... the local long, time residents and their voice. Do not ruin what makes Martin County different in an effort to compete for growth and sprawl... keep our comp plan the way it is and prove we are different and this is why people want to come and live here, not to change what it is!!

Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Patty

Native Floridian and long time Martin resident.

Maria Harrison

From: Clyde Dulin
Sent: Thursday, September 19, 2024 11:12 AM
To: Paul Schilling; Maria Harrison; Samantha Lovelady; Joan Seaman
Subject: FW: Wait on the vote please

I recommend we print these emails and put them on the dais for next Tuesday. That way we can scan and file instead of struggling with PDF.

From: cwieds@gmail.com <cwieds@gmail.com>
Sent: Thursday, September 19, 2024 11:06 AM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Wait on the vote please

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Yes this is a formatted email, but I do believe you need to wait on the vote until the new elected group is able to vote.

Thank you for your consideration

Sincerely,

Chris and Anne Wiedenmayer

6322 SE Morning Dove Way, Hobe Sound 33455

Paul Schilling

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:14 PM
To: Paul Schilling
Subject: Growing Slowly

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my PAD!

Samantha Lovelady

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:18 PM
To: Samantha Lovelady
Subject: Slow the Growth

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Let's make sure we have the infrastructure before we keep building.

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my 👁PAD!

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:33 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:17 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:24 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Mr Dulin,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: dm5855@icloud.com
Sent: Thursday, September 19, 2024 12:29 PM
To: Samantha Lovelady
Subject: Public hearings 9/24/2024 & 10/22/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: Sabrina Roemisch <sabroemisch@gmail.com>
Sent: Thursday, September 19, 2024 3:06 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Hearings for comprehensive plan amendments

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Sabrina Glover
Martin County Resident

Sent from my iPhone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:34 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:19 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Thursday, September 19, 2024 3:39 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Sarah Woods <swoods@martin.fl.us>
Sent: Thursday, September 19, 2024 3:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Elysse Elder <eelder@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5446 (o) 772-288-5439 (f)

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:17 PM
To: Sarah Woods <swoods@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Ms Woods,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: ALLEN ATKINSON <4starfire@bellsouth.net>
Sent: Thursday, September 19, 2024 11:08 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; Sarah Woods; Don Donaldson; Kimberlee Levee; Paul Schilling; Samantha Lovelady
Subject: Not to Rush

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Allen and Pat Atkinson

From: Paul Schilling
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: Email
Date: Monday, September 16, 2024 7:50:22 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

-----Original Message-----
From: Elizabeth Christian <ejanechristian01@gmail.com>
Sent: Saturday, September 14, 2024 6:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Email

This Email Sent From External Sender

Please include my email in any comments . I am not for rural changes of any kind!
Sent from my iPhone

Clyde Dulin

From: Paul Schilling
Sent: Thursday, September 12, 2024 5:16 PM
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: LPA running roughshod over citizen input

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: brucemon12 <brucemon12@gmail.com>
Sent: Thursday, September 12, 2024 4:56 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: LPA running roughshod over citizen input

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The text amendments to the comp plan have ZERO INPUT FROM RESIDENTS. NOT FAIR!!! Golf cottages can have 12 bedrooms per cottage? Motel 12??? Rural Lifestyle designation expansion without citizen input is NOT FAIR. We demand our voices and objections be accounted for.

Bruce Montefusco
Hobe Sound

Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 4:13 PM
To: Clyde Dulin; James Moir
Cc: Paul Schilling; Stephanie Heidt; Elysse Elder; Virginia Sherlock
Subject: RE: Tonight's LPA meeting

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Clyde,

As you well know, the notice published in TCPalm does not provide copies of the staff report, agenda item summaries, or data and analysis. And few residents rely on the TCPalm notice, as you also know. The agenda is routinely e-mailed to those of us who have specifically requested inclusion on the e-mail sent by the County in advance of LPA meetings. We rely on that e-mail notice.

Your response confirms my fear that staff is trying to ram through these amendments without adequate time or information for the public to evaluate them.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

From: Clyde Dulin [mailto:cdulin@martin.fl.us]
Sent: Thursday, July 18, 2024 4:03 PM
To: Virginia Sherlock <vsherlock@lshlaw.net>; James Moir <James.Moir@martin.fl.us>
Cc: Paul Schilling <pschilli@martin.fl.us>; Stephanie Heidt <sheidt@tcrpc.org>; Elysse Elder <eelder@martin.fl.us>
Subject: RE: Tonight's LPA meeting

Hello,
Please see the attached verification that notice was published by TC Palm on Wednesday July 3, 2024.

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 3:56 PM
To: James Moir <James.Moir@martin.fl.us>
Cc: Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>
Subject: Tonight's LPA meeting

Jim,

Sorry for the late comments on tonight's LPA agenda, but the agenda wasn't sent out until yesterday and I haven't had adequate time to thoroughly review the three proposed amendments to the Comp Plan (Housing Chapter, Arts, Culture and Historic Preservation Chapter and Public Schools Facilities Chapter) which apparently are being submitted as part of the EAR process.

In addition to the late notice, the data and analysis supporting the amendments has not been provided. The staff report for each amendment says the data and analysis "will be submitted to State Land Planning Agency as part of the transittal packet. Copies are available in the Growth Management Department, upon request."

This is not how the process is supposed to work. The data and analysis should be provided for review by the LPA and the public at the time the amendments are presented.

Are members of the public going to be charged exorbitant fees for requesting copies from Growth Management?

Why is staff hiding the required data and analysis from both LPA members and the public?

Why was less than 48 hours notice given of intent to present these EAR amendments to the LPA?

The amendments are confusing and very technical; impossible to review and evaluate in time to make meaningful comments.

I request that the LPA postpone hearing these three agenda items -- NPH-2, NPH-3 and NPH-4 -- until members of the public can be properly noticed and provided with adequate time to review and evaluate the amendments.

Thank you.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200

Facsimile: (772) 872-5152
www.lshlaw.net

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

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Allison Gates

From: execdirector@theguardiansofmartincounty.com
Sent: Friday, July 19, 2024 11:55 AM
To: Clyde Dulin
Cc: Paul Schilling; Stephanie Heidt; Public_Records; Jenna Knobbe; Samantha Lovelady
Subject: Re: EAR Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Thanks Clyde. Files rec'd. I'll follow up with you and Stephanie if I have any questions.

Greg Braun
Executive Director
The Guardians of Martin County
(561)-758-3417

Please use this email for all Guardians-related messages

From: Clyde Dulin <cdulin@martin.fl.us>
Sent: Friday, July 19, 2024 9:35 AM
To: execdirector@theguardiansofmartincounty.com <execdirector@theguardiansofmartincounty.com>
Cc: Paul Schilling <pschilli@martin.fl.us>; Stephanie Heidt <sheidt@tcrpc.org>; Public_Records <Public_Records@martin.fl.us>; Jenna Knobbe <jknobbe@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: RE: EAR Amendments

Greg,
As you may know, the Treasure Coast Regional Planning Council was contracted to work on the Housing Element. Please see the attached data and analysis used to draft the changes to the Housing element. We will take care of the typo. Thanks.

From: execdirector@theguardiansofmartincounty.com <execdirector@theguardiansofmartincounty.com>
Sent: Thursday, July 18, 2024 2:36 PM
To: Paul Schilling <pschilli@martin.fl.us>; pschilling@martin.fl.us
Cc: Clyde Dulin <cdulin@martin.fl.us>
Subject: EAR Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Greetings Paul; I rece'd the notice yesterday that the proposed revisions to the Housing, Arts and Culture and School chapters of the Comp Plan will be considered by the LPA this evening.

The Staff Reports for these EAR Amendments indicate that copies of the Data and Analysis "are available in the Growth Management Department, upon request".

Please accept this request that when they are available, please provide to me the backup Data and Analysis for the Housing Amendment.

Also, I noticed one typo in the Strikethrough and Underline version of Chapter 16. I think that "Gild" on the 3rd line of the 3rd full paragraph on Page 3 should be "Guild".

Thanks,

Greg Braun
Executive Director
The Guardians of Martin County
(561)-758-3417

Please use this email for all Guardians-related messages

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

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Friday, July 19, 2024 1:12 PM
To: Don Donaldson
Cc: Sarah Heard; Edward Ciampi; Harold Jenkins; Paul Schilling; Clyde Dulin; Elysse Elder; Virginia Sherlock
Subject: Please insist on transparency in EAR process

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Don,

At the Local Planning Agency meeting last night, staff concealed information and comments from the public and LPA members. The lack of transparency in the EAR process is concerning.

I signed up to receive e-mails from staff regarding upcoming LPA meetings, and staff usually sends an e-mail with the LPA agenda and staff reports a week or so before each meeting. But the e-mail for Thursday's meeting was not sent until Wednesday, providing agenda summaries for three Comprehensive Plan Amendments proposed by staff as part of the Evaluation and Appraisal Report process. The proposed amendments are very technical and difficult to understand. It was simply impossible to conduct meaningful review prior to the LPA meeting.

Additionally, the staff reports for the Comp Plan amendments acknowledged that data and analysis required for approval was not included in the agenda packet. Staff noted that the data and analysis would be provided to the state when the amendments are transmitted for agency review and would be available for review at the Growth Management Department upon request. I do not understand why the data and analysis was not included in the agenda packet to provide LPA members a basis for their decision to recommend adoption of the proposed amendments.

I have not been able to locate e-mail addresses on the County website for LPA members. I sent an e-mail to one member whose address I have and to staff, asking that the Comp Plan amendment agenda items be postponed to give citizens time to review and evaluate them and requesting that the data and analysis for the amendments be included in the agenda packet. I copied staff on my e-mail, assuming that the comments would be made part of the record.

But staff did not mention the concerns I raised and did not advise the LPA of my comments regarding the agenda items. I am requesting that my e-mail be included in the agenda packet when these items are presented to the BOCC.

In addition to the three Comp Plan Amendments, LPA members will vote Thursday on a PUD Zoning Agreement Master and Final Site Plan for a 43-lot residential development on 29.23 acres between SE Cove Road and SE Salerno Road called Pepperwood Assemblage.

The disclosure of interests affidavit identifies the realtor for the project as Reed Hartman, son and business partner of LPA member Rick Hartman.

The property owner is JAMSZ Properties, Inc., owner of a 6-acre parcel in Palm City that Ed Ciampi convinced his colleagues to purchase for more than $4 million in County funds last year to avoid a proposed apartment project that, while in compliance with County development regulations approved by Ciampi, neighboring property owners opposed.

The LPA meeting begins at 7:00 p.m. on Thursday in Martin County Commission Chambers. You can download the agenda at

https://martin.legistar.com/DepartmentDetail.aspx?ID=39443&GUID=52FD16B4-3EEC-4E39-8581-A16495CBE3E1&Search=

The County does not provide e-mail addresses for LPA members. If you wish to make comments regarding the agenda, e-mail staff at pschilli@martin.fl.us and cdulin@martin.fl.us. Request that your comments be presented to the LPA and copy Commissioners at comish@martin.fl.us.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: PH-7

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners **DATE:** February 18, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Paul Schilling
Growth Management Director

REF: Item #25-0522
SUBJECT: **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION ELEMENT, A TEXT AMENDMENT**

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.

Please see the attached newspaper advertisement for the EAR-based Plan amendment public hearings and additional public comment.

DGD/PS/jk

Reviewed by County Attorney's Office

Martin County - Growth Management
Advertiser:
N/A
Agency:
A-14-All
Section-Page-Zone(s):
2-7-25 EAR Adoption
Description:
10983177
Ad Number:
N/A
Insertion Number:
3 Col x 18 in
Size:
N/A
Color Type:
The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Friday, February 7, 2025

Judge pauses buyout for federal employees

Maureen Groppe and Joey Garrison
USA TODAY

A federal judge on Thursday paused the Trump administration's deadline for more than 2 million federal employees to decide by the end of the day whether to resign or stay in their jobs in order to allow time for labor unions to challenge the plan's legality.

U.S. District Judge George O'Toole in Boston issued a temporary restraining order and set a hearing for Monday.

The Trump administration's lawyers had argued that extending the deadline on the last day would "markedly disrupt the expectations of the federal workforce, inject tremendous uncertainty into a program that scores of federal employees have already availed themselves of, and hinder the administration's efforts to reform the federal workforce."

Unions representing many of the nation's federal workers charge that the new Republican administration's "unprecedented offer" violates the law.

"We will continue to aggressively defend our members' rights," said Everett Kelley, president of the American Federation of Government Employees, one of the unions challenging the offer.

Workers were given barely more than a week to accept the administration's blanket buyout, which union officials say did not appear to have followed federal procedures for reducing the size of the workforce.

Federal employees were told they would receive eight months of pay and benefits through September if they resigned by Thursday.

But Congress hasn't approved funding for federal agencies past March 14. Democrats in Congress have warned federal workers not to accept the offer, citing this and their lack of trust in Trump to deliver the payments.

Unions have warned workers considering Trump's offer that there's no guarantee the president can or will stick to it. They've also said the offer lacks basic information about whether they might still be required to work for the government; whether they can get a private-sector job while still being paid by the federal government; and how their pensions, health insurance and other benefits and rights would be affected.

Demonstrators protest the Trump administration's plans to shrink the federal workforce outside the headquarters of the Office of Personnel Management on Wednesday in Washington. ALEX WONG/GETTY IMAGES

Critics have said the administration's goal is to make working for the federal government so unpleasant that employees will be driven out.

The administration on Tuesday warned federal employees could be furloughed if they do not accept the buyout and that "the majority of federal agencies will be downsized," with the Defense Department as an exception.

Federal workers who stay in their jobs have been told they must return to in-person work, embrace new "performance standards" and be "reliable, loyal and trustworthy" in their work, among other new "reforms" across the government.

Trump is pushing both to dramatically shrink the size of government and replace bureaucrats his team has perceived as hostile to his agenda with loyalists.

The offer came in a surprise email that hit inboxes at 6:04 p.m. on Jan. 28 with the subject line: "The Fork in the Road."

Israel will draw up plan to relocate Palestinians

Cybele Mayes-Osterman
USA TODAY

Israel's defense minister said European nations that accused the country of disproportionate attacks in the Gaza Strip are "legally obligated" to accept Palestinian refugees as Middle Eastern countries rejected President Donald Trump's proposal to relocate all of the enclave's residents.

On Thursday, Israeli Defense Minister Israel Katz said he directed Israel's defense forces to draw up "a plan that will allow any resident of Gaza who wishes to leave to do so, to any country willing to receive them." He said the army would provide "exit options via land crossings, as well as special arrangements for departure by sea and air."

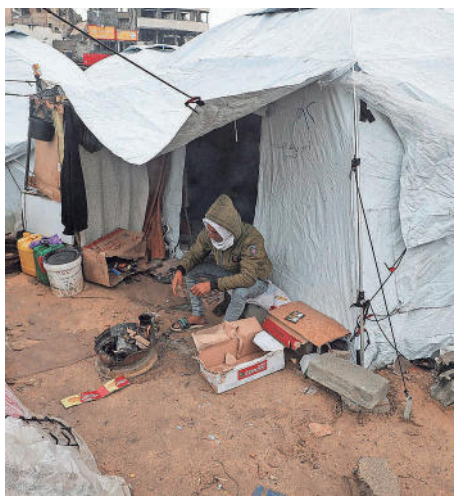
Countries "such as Spain, Ireland, Norway, and others" that have accused Israel of disproportionate attacks on civilians and violations of laws governing war "are legally obligated to allow Gazans to enter their territory," he wrote on X.

It comes after Trump deviated from decades of American foreign policy in the Middle East in his proposal on Tuesday to "take over" and "own" the war-torn Gaza Strip. The White House quickly walked back his comments, with spokesperson Karoline Leavitt telling reporters that Trump "has not committed to putting boots on the ground in Gaza" or to pay for its rebuilding.

But his statements still sent shock waves through Middle Eastern countries that worked to broker the ceasefire and hostage release deal struck between Israel and Hamas last month after more than a year of war.

Saudi Arabia, which has long refused to normalize its relations with Israel without the creation of a Palestinian state, said its position was still "firm and unwavering."

In a call with French President Emmanuel Macron, Egyptian President Abdel Fattah el-Sissi urged other countries to "support the implementation of the two-state solution," according to a statement from his office.


A Palestinian man sits outside a tent in the rain on Thursday in Gaza City, Gaza Strip. DAWOUD ABU ALKAS/REUTERS

Forcibly displacing civilians is a war crime under the Geneva Conventions. Humanitarian organizations have already accused Israel of the intentional displacement of Palestinians, which they say amounts to "ethnic cleansing."

But Trump's proposal would go a step further – "it would move the U.S. from being complicit in war crimes to direct perpetration of atrocities," Lama Fakih, of Human Rights Watch, said in a statement on Wednesday.

"It is vital to stay true to the bedrock of international law," United Nations Secretary-General António Guterres told Trump on Wednesday. "It is essential to avoid any form of ethnic cleansing."

Israel launched its 15-month siege of Gaza after Hamas, the militant group that governs the Palestinian enclave, launched a surprise attack on Israel, killing 1,200 Israelis and taking around 250 hostages.

In the ensuing conflict, more than 47,000 Palestinians were killed, according to the Hamas-run Gaza Health Ministry, including more than 13,000 children. Much of the enclave was reduced to rubble and 90% of its population was displaced.

Contributing: Reuters

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County (Board) will conduct public hearings on Tuesday, February 25, 2025, March 11, 2025, and March 25, 2025, beginning at 9:00 A.M. each day, or as soon thereafter as may be heard, to consider adoption of ordinances amending the Martin County Comprehensive Growth Management Plan resulting from the Evaluation and Appraisal Report. The Board requested the amendments based on statutory requirements. The proposed amendments will be presented in Public Hearings over the three dates as follows:

February 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-01, AMENDING THE TEXT OF CHAPTER 1, PREAMBLE, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-03, AMENDING THE TEXT OF CHAPTER 3, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-05, AMENDING THE TEXT OF CHAPTER 5, TRANSPORTATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-06, AMENDING THE TEXT OF CHAPTER 6, HOUSING ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-07, AMENDING THE TEXT OF CHAPTER 7, RECREATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-16, AMENDING THE TEXT OF CHAPTER 16, ARTS, CULTURE, AND HISTORIC PRESERVATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-17, AMENDING THE TEXT OF CHAPTER 17, PUBLIC SCHOOLS FACILITIES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 11, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-02, AMENDING THE TEXT OF CHAPTER 2, OVERALL GOALS AND DEFINITIONS, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-08, AMENDING THE TEXT OF CHAPTER 8, COASTAL MANAGEMENT ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-09, AMENDING THE TEXT OF CHAPTER 9, CONSERVATION AND OPEN SPACE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-10, AMENDING THE TEXT OF CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-11, AMENDING THE TEXT OF CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-12, AMENDING THE TEXT OF CHAPTER 12, SOLID AND HAZARDOUS WASTE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-13, AMENDING THE TEXT OF CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-04, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-14, AMENDING THE TEXT OF CHAPTER 14, CAPITAL IMPROVEMENTS ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

The Public Hearings listed above on February 25, 2025, and March 11, 2025 will begin on the specified date and will be continued to March 25,2025. The Board will conclude all of the Public Hearings and vote on the proposed amendments on March 25, 2025. All interested persons are invited to attend and be heard.

Each day of the Public Hearings will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department at (772) 288-5495.

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

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

Check out the classified ads everyday.
FIND A JOB
LIST A HOME
BUY A CAR
ADOPT A PET
BUY A BOAT
FIND A RENTAL

From: The Guardians of Martin County
To: Sarah Heard
Subject: Community Updates from Commissioner Heard 10/30/2024
Date: Wednesday, November 6, 2024 9:33:25 AM

View this email in your browser

The Guardians continue engagement with Martin County regarding proposed amendments to the County's Comprehensive Growth Management Plan (Comp Plan) that have the potential to adversely affect the quality of life that we all cherish.

See Commissioner Sarah Heard's summary below describing recent actions taken by the County Commission.

The Guardians provided comments on several of the proposed Comp Plan Amendments that have now been transmitted to Tallahassee for review by various state agencies.It is our understanding that commissioners-elect Blake Capps (District 3) and Eileen Vargas (District 1) will likely have taken their seats prior to a future adoption hearing.

Live Responsibly, Protect Our Future.

Commissioner Heard's Newsletter

Martin County Commissioner Sarah Heard
District 4 Newsletter - October 30, 2024

Contact Information
Commissioner Sarah Heard
sheard@martin.fl.us
Executive Aide Sarah Philion
comaide4@martin.fl.us
(772) 221-2358

Dear Friends,

October 9th was a cruel and destructive day for many homeowners in Martin County, especially hundreds of homeowners in District 4. We have seldom experienced ravaging tornados in Florida but 3 monstrous tornados, spawned by Hurricane Milton, wiped out neighborhoods on that day. Especially hard hit were Manatee Lakes, New Monrovia, The Preserve, Mariner Sands, Port Salerno and Rocky Point.

So many first hand accounts are terrifying. With no warning, front doors exploded, windows exploded, glass flying everywhere, furniture hurtling by, cars flipped over like toys, roofs exploding overhead and vanishing. Miraculously, in the midst of all that powerful mayhem, no one was killed. But, lots of folks

lost their worldly goods and the homes that held them.

Martin County makes me most proud and thankful as we respond to emergencies. The outpouring of love and support and aid has been wonderful.

The path of the storm's destruction was really uneven in Martin County. For 90% of our residents the tornadoes had no impact. But, for many the deprivation and destruction and realization are just beginning. The road to recovery will be long and hard.

I want all residents to know that recovery in these damaged neighborhoods is Martin County's top priority. Keeping these neighborhoods intact and rebuilding are our top priority. We will see you through this. We will keep you safe and sound.

Resources are available. We will help you connect to them. Please call our office if you need information or help. 772-221-2358.

Here are some critical resources including links and phone numbers.

FEMA 800-621-3362
Hope Florida 833-438-4673
United Way 772-283-4800
House of Hope 772-286-4673
Elevate Hope
Salvation Army 772-228-1471
Martin County Human Services SHIP Assistance, 772-288-5456
Covenant Fellowship Baptist Church
Catholic Charities 561-345-2000
Senator Gayle Harrell, 772-221-4019
Representative Toby Overdorf, 772-221-4961
John Snyder, 772-403-1064

We are sorry for your losses.

We are determined to help in every way possible. We have been faithfully and diligently removing storm debris daily since the hurricane. Martin County will remove all of your storm debris for free but it needs to be put in our right of way in order for us to take it away. We cannot trespass on your private property. We will do as many sweeps as necessary to clean up the hardest hit neighborhoods.

Sarah Heard

Board Summary from 09/24/2024

CNST-13 was a request to terminate the Palm City Boys and Girls Club lease. It was formerly a Martin County fire station. It was leased to the Boys and Girls Club in 2006. They will be moving their services to the newly constructed Boys and Girls Club on Martin Luther King Boulevard in Stuart.

The future of the buildings and property in Palm City are unknown at present.

PH-8 was a public hearing to consider transmittal of Comprehensive Plan Amendment (CPA) 23-09, Martin Commerce Park.

This was a proposal to allow a 167 acre parcel of land located between I-95 and SW 84th Avenue on the South side of SW Martin Highway to be appointed a Freestanding Urban Services District and to allow the extension of municipal water and sewer to leapfrog over agricultural lands to provide these urban services. No more than 1,100,000 square feet of industrial uses are proposed on 101 of these

167 acres.

Policy 4.13A.10 requires that industrial development in Martin County only is allowed within the Primary Urban Services District, which is miles away from this site.

The 1,717 acre Ag Tec parcel was approved by the majority Board in 2010. It remains vacant. It is owned by Ashley Capital, the owner of this 167 acre parcel.

The Commercial and Industrial Land Analysis, ordered by the majority Board and completed in 2023 concludes that the County has a significant inventory of industrial land for the present and the future. In fact, the acreage of vacant industrial land is more than twice the acreage of developed industrial land in the County.

Since 2011, only an average of 9 acres of industrial land are developed each year.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

PH-9 was a request to consider transmittal of Comprehensive Plan Amendment (CPA) 23-10, Martin Commerce Park, a Future Land Use Map amendment.

This was a request to amend the Future Land Use Map, to change the designation of 167 acres of land from Agricultural and Agricultural Ranchette to Industrial.

All the adjacent future land uses are agricultural and agricultural ranchette.

There are 4 criteria to consider when changing the future land use designation of a parcel. At least ONE must be met in order to recommend approval of the change.

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

None of the criteria has been met.

Further, the proposal meets all of the criteria for defining urban sprawl.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

Board Summary from 10/22/2024

CNST-8 was a request for approval of an agricultural easement from Becker B-14 Grove as a condition of approval for the Discovery Planned Unit Development (PUD) zoning agreement.

As a special condition of the Discovery PUD zoning agreement, Becker is required to place the 846 acre Becker Tree Farm parcel into a permanent agricultural easement.

The deed for the easement is to be granted to Martin County and Conservation Florida, a non-profit corporation.

Our October 22, 2024 meeting included the transmittal of our Evaluation and Appraisal Report (EAR) which was a re-write of our Comprehensive Plan. The state requires that all jurisdictions that have Comprehensive Plans conduct an EAR every 7 or so years to guarantee that each Comprehensive Plan is compliant with all changes to the Florida Statutes in the preceding 7 years.

PH-1 was a public hearing to transmit the EAR for Chapter 4, the Future Land Use Element. Chapter 4 is considered the most important in the Comprehensive Plan. One of the most critical features of Chapter 4 is the methodology requirements of the Residential Capacity Analysis, which is used to determine when, where and how to expand the Urban Services Districts when necessary. There are currently 10 and 15 year triggers that demand actions on these decisions.

The EAR does away with the requirement that the Residential Capacity Analysis be used to determine expansion of the Urban Boundaries.

Now, instead, policy for expansions is vaguely worded in Policy 4.7. To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.

No data, analysis, metrics, methodologies are provided to plan our future development.

Wetland deliniation is changing, too. Maps will no longer be used. Nor will hydric soils be evaluated. Instead, flyovers and remote and drone observations will generally inform us where wetlands exist.

Table 4-1 contains disturbing information. Though we don't allow any impacts to wetlands, between 2017 and 2024, nearly 1500 acres of wetlands disappeared. Between 2009 and 2024, 57,000 acres were developed in Martin County, according to table 4-1.

The airtight planning policies of Chapter 4 have guided and protected residents and resources for over 40 years. This EAR amendment does away with too many of our protections.

PH-4 was the EAR amendment to Chapter 5, the Transportation Element.

Roads in Martin County are given Level of Service ratings from A (free flow) to B (reasonably free flow) to C (stable flow) to D (approaching unstable flow) to E (unstable flow) to F (forced or breakdown flow). Martin County targets LOS D as our tolerable goal. Surely we should raise our standards.

PH-5 was the EAR amendment to Chapter 14, our Capital Improvements Element.

Among the changes to Chapter 14 are basic life support and fire response times from 6 minutes 90% of the time in Urban Areas to advanced life support in 8 minutes 90% of the time in Urban Areas.

Similarly, basic life support and fire response in Rural areas goes from 15 minutes 90% of the time to Advanced Life Support in 20 minutes 90% of the time.

PH-7 was the EAR amendment to Chapter 6, the Housing Element.

Included in this chapter's changes are elimination of the Vacant Residential Lands Inventory and Residential Capacity Analysis as planning requirements.

PH-8 was the EAR amendment to Chapter 7, the Recreation Element.

Included in this chapter's changes are directions to encourage Planned Unit Development (PUD) Zoning in development review instead of relying upon the requirements of straight zoning.

All of the EAR amendments will be transmitted to Tallahassee for review. Staff expects state reviews to be completed in early 2025. They will then be considered be the new Board for adoption.

PH-17 was an item to consider adoption of Comprehensive Plan Amendment (CPA) 24-23, Three Lakes Golf Club.

Three Lakes Golf Club is another of the developments outside the Urban Boundary that are permitted under the new Rural Lifestyles land use.

Golf cottages are allowed in the Rural Lifestyle land use. They are for the use of the members and their guests. They do not count toward the maximum gross density. 54 golf cottages are allowed with up to 324 bedrooms.

This amendment was to allow each cottage to have up to 12 bedrooms, doubling current capacity of 6 bedrooms each.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DPQJ-1 was a request for an amendment to the Three Lakes Golf Club Planned Unit Development (PUD).

This project is approximately 1219 acres and is located west and east of Kanner Highway approximately 2.4 miles southwest of I-95.

The majority Board approved 2 golf courses, a golf clubhouse and 14 accessory golf cottages in June 2023, utilizing well and septic systems.

In February 2024, the Board majority approved the future land use change from agricultural to rural lifestyle.
In June 2024, the Board majority approved the extension of municipal water and sewer to the entire property.

This is the first amendment to the proposed PUD. Improvements on this property now include a helipad, and employee dormitory for 70 workers, 48 cottages (that do not count toward maximum density) with 262 bedrooms (averaging 6770 square feet each), tennis courts, pickleball courts, a 19,000 square foot spa, yoga studio, pools, one 30,000 square foot clubhouse, one 33,000 square foot clubhouse, and a bridge over Kanner Highway, connecting the east and west sections of the property.

Ciampi, Jenkins, and Smith voted to approve. Heard and Hetherington opposed, with Hetherington objecting to the change from a tunnel under Kanner to a bridge over Kanner.

DPQJ-2 was a request for approval of the first amendment to The Ranch Planned Unit Development (PUD) zoning agreement.

The subject site is located south and west of the intersection of SW Kanner Highway and SW Bridge Road. The site includes approximately 3460 acres on the south side of Kanner and 442 acres on the north side of Kanner adjacent to the St. Lucie Canal.

The Board majority approved The Ranch PUD in April of 2024. Approved uses include 175 single family lots, golf cottages (that do not count toward maximum density and can each have up to 12 bedrooms), two 18-hole golf courses, a short course, range house and training center, golf practice facilities, a clubhouse, residential multi-slip docking facility, 2 spa and wellness facilities and a tunnel under Kanner Highway connecting the east and west parcels.

And though Article 4, Division of Land Development Regulations prohibits any excavation below 20 feet, The Ranch will be excavating to a depth of 40 feet.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DEPT-4 was a proposal to replace the Sand Dune Cafe at Jensen Beach.

The project is currently in design for building replacement with a 3,000 square foot commercial kitchen and dinning building, access improvements and associated site work.

The project was approved unanimously.

DEPT-5 was a water quality conditions and project update by John Maehl, our Environmental Resources Administrator. For well over 2 decades, Martin County has employed the most stellar team of environmental resource managers in the State of Florida. Their dedication and innovation are peerless. These are just some of the most recent achievements. Use this **link** to see the presentation.

Explore Natural Martin

Veterans Workshop

Disaster Recovery Center

Upcoming Martin County Board Meetings

Board of County Commissioners Upcoming Meetings

Commission Chambers - 1st Floor
2401 SE Monterey Rd, Stuart, FL 34996

November 12, 2024
November 19, 2024
December 10, 2024

MCTV Television Information - **MCTV Links and Info**
Martin County YouTube Chanel: **YouTube Channel Click Here**

Please share this message with your friends and neighbors!

Share Tweet Forward

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES

AT 1-800-HELP-FLA (435-7352) OR http://www.FloridaConsumerHelp.com. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE. THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY. REGISTRATION# CH30115.

Copyright © 2024 The Guardians of Martin County, All rights reserved.
You are receiving this email because of your relationship to The Guardians of Martin County

Our mailing address is:
The Guardians of Martin County
P.O. BOX 1489
Hobe Sound, Fl 33475

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list

From: Elaine Macomber
To: Comish
Subject: Our Community First!
Date: Sunday, November 10, 2024 9:20:05 AM

Dear Commissioners:
I support responsible decision-making that reflects our community's needs.

The commission is making decisions on projects like Brightline, cell towers, comp plan, and the proposed Wawa without full transparency or public input.

Please do not throw our tax dollars down the drain!

Elaine Macomber
Palm City, FL 34990

John 3:16

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0523 PH-8 **Meeting Date:** 2/25/2025

PLACEMENT: Public Hearings

TITLE:

LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-17, PUBLIC SCHOOLS FACILITIES ELEMENT, A TEXT AMENDMENT

EXECUTIVE SUMMARY:

This is a request to consider the adoption of Comprehensive Plan Amendment 24-17, a text amendment to Chapter 17, Public Schools Facilities Element, of the Comprehensive Growth Management Plan, Martin County Code (CGMP) based upon the 2024 EAR.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Clyde Dulin, AICP
Title: Comprehensive Planning Administrator

REQUESTED BY: Board of County Commissioners

PRESET:

PROCEDURES: Plan Amendment

BACKGROUND/RELATED STRATEGIC GOAL:

In accordance with Section 163.3184(4), Florida Statutes, evaluation, and appraisal plan amendments must follow the state coordinated review process.

All plan amendments require three public hearings. The first public hearing is before the Local Planning Agency. At the second hearing, the Board of County Commissioners (Board) determines whether to transmit or not to transmit plan amendments as part of a set of amendments. After the hearing, the County has 10 working days to send the amendments to the State Land Planning Agency (State).

The State will issue an objections, recommendations, and comments (ORC) report regarding the proposed plan amendment(s) within 60 days after receipt of the amendment package. Any other unit of local government or government agency may provide comments within 30 days after receipt by the State Land Planning Agency of the complete proposed plan or plan amendment.

Martin County must hold the adoption public hearing within 180 days after receipt of the ORC report. If the County fails to hold an adoption hearing within 180 days after receipt of the ORC report, the

amendments shall be deemed withdrawn unless extended by agreement with notice to the State Land Planning Agency and any affected person that provided comments on the amendment. After the adoption hearing, adopted plan amendments must be transmitted within 10 working days to the State and any other agency or local government that provided timely comments.

The State has 45 days to determine if the plan amendments are in compliance with Florida Statutes and will issue a notice of intent to find that the plan amendments are in compliance or not in compliance. A plan amendment adopted under the state coordinated review process shall go into effect pursuant to the State Land Planning Agency's notice of intent. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Decisions approving or rejecting proposed amendments constitute legislative actions because they involve the policy making function of the Board. They are different from rezoning and site plan decisions which are quasi-judicial actions involving the application of general rules of policy to specific situations. If approval of a comprehensive plan amendment is challenged by an affected person, the approval will be sustained if it complies with Florida Statutes regarding (1) procedural requirements (e.g. proper notice, public hearing), and (2) substantive requirements (e.g. adequate data and analysis, internal consistency). The fairly debatable standard is applicable to the review and requires judicial approval of a Board approval if reasonable persons could differ as to the propriety of the decision. For example, if a petitioner were to claim that an amendment adopted a provision that was not consistent with an existing provision of the CGMP, the court would strike down the amendment only if the court found no reasonable person would think that the two provisions are consistent.

The Local Planning Agency reviewed the amendment on July 18, 2024 and voted 5-0 to recommend approval. The Board of County Commissioners reviewed the amendment on September 10, 2024 and voted 5-0 to continue the public hearing to October 22, 2024. On October 22, 2024, the BCC voted to transmit this amendment to the State Land Planning Agency. The State provided the ORC report on December 30, 2024.

ISSUES:

Staff has scheduled the public hearings for adoption of the EAR based plan amendments on the following dates:

- February 25, 2025
- March 11, 2025
- March 25, 2025

At each of the dates listed above, the Board will be asked to consider amendments to one or more chapters of the CGMP. Each public hearing will be opened on its scheduled day. The public hearings on February 25, 2025 and March 11, 2025, will be continued to March 25, 2025. During the March 25, 2025, Board meeting, the continued public hearings will be reopened for the Board to vote on adoption of the amendment. After adoption, each amendment must be transmitted to the State Land Planning Agency within 10 days.

Please see the attached staff report for analysis of the proposed amendment.

LEGAL SUFFICIENCY REVIEW:

This is a legislative matter. Legislative decisions are those in which the local government formulates policy rather than applying specific rules to a particular situation. A local government's approval or denial of an issue in its legislative capacity is typically subject to a fairly debatable standard of review. Fairly debatable means that the government's action must be upheld if reasonable minds could differ as to the propriety of the decision reached. Decisions subject to the fairly debatable standard of review need only be rationally related to a legitimate public purpose, such as the health, safety, and welfare of the public, to be valid. Given this broad discretion, only decisions that are arbitrary and capricious or illegal are subject to serious legal challenge.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board continue this public hearing to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

ALTERNATIVE RECOMMENDATIONS

Move that staff provide more information and continue the item to March 25, 2025, at 9:00 am or as soon after as the matter may be heard in Chambers at the Martin County Administrative Building.

FISCAL IMPACT:

RECOMMENDATION

Staff time.

ALTERNATIVE RECOMMENDATIONS

Staff time.

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 EAR-BASED COMPREHENSIVE PLAN AMENDMENT

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.

REQUEST NUMBER:	CPA 24-17: Chapter 17, Public Schools Facilities Element
Report Issuance Date:	January 30, 2025
APPLICANT:	Martin County Board of County Commissioners
REPRESENTED BY:	Paul Schilling Growth Management Director Martin County Board of County Commissioners
PLANNER-IN-CHARGE:	Stephanie Heidt, AICP, Treasure Coast Regional Planning Council, Deputy Executive Director

PUBLIC HEARINGS:	Date	Action
Local Planning Agency (LPA):	July 18, 2024	Approve 5-0
Board of County Commission Transmittal:	October 22, 2024	Approval to transmit 5-0
Board of County Commission Adoption:	March 25, 2025	

APPLICANT REQUEST: A text amendment to Chapter 17 of the Comprehensive Growth Management Plan (CGMP), to implement the recommended changes of the adopted Evaluation and Appraisal Report (EAR).

STAFF RECOMMENDATION: Staff recommends approval of the proposed amendments to Chapter 17, Public Schools Facilities Element.

STATE AGENCY COMMENTS: No comments require action.

EXECUTIVE SUMMARY: Changes proposed for Chapter 17 are largely housekeeping changes such as: recognizing the Village of Indiantown incorporating in 2017; updating data within tables and narratives; replacing outdated maps; and a policy to bring the CGMP into compliance with current legislation.

BACKGROUND: The Evaluation and Appraisal Report (EAR), is a required part of the State growth management process and could be generally described as a mechanism for determining whether the need exists to amend the County's Comprehensive Growth Management Plan. Due to changes made by the Florida Legislature in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports to the State reviewing agencies. Instead, local governments, at least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code, must determine if a need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. If the local government determines amendments to its comprehensive plan are necessary to reflect changes in state requirements, the local government must

prepare and transmit within 1 year such plan amendment or amendments for review pursuant to the State Coordinated review process in s. 163.3184. Additionally, local governments shall comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions. Updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle.

Staff began this work effort last year. The County Commission has been briefed via memos and Board items. The following chart summarizes the work done.

Aug. 29, 2023	Treasure Coast Regional Planning Council (TCRPC) presented a community public outreach workshop
Nov. 21, 2023	BCC authorized notifying the State Land Planning Agency by letter that amendments are necessary.
Jan. 18, 2024	Treasure Coast Regional Planning Council (TCRPC) presented a second community public outreach workshop
Feb. 15, 2024	LPA reviewed the full EAR.
Feb. 20, 2024	State Land Planning Agency acknowledged receipt of the Nov. 21, 2023 MC letter and established November 27, 2024 as the deadline for transmittal of EAR based amendments to State Agencies.
Mar. 5, 2024	BCC received a report from TCRPC summarizing public input and adopted Resolution 24-3.2 initiating and adopting EAR based amendments.

The Local Planning Agency must conduct a public hearing on each amendment and provide a recommendation. The Board of County Commissioners must hold a transmittal public hearing on each amendment, prior to November 27, 2024 and then the amendments will be reviewed by the various state and regional agencies that participate in the State Coordinated Review Process. After that review the Board of County Commissioners must hold its adoption public hearing.

CONTENT AND FORMAT:
The attached amendment consists of an updated Chapter 17. The attached Chapter contains, in strike and underline, the proposed changes to the Element to implement the recommendations of the EAR and any local issues identified.

DATA AND ANALYSIS:
Treasure Coast Regional Planning Council staff and Growth Management Department staff are coordinating with staff from other County departments and various relevant agencies, and the Martin County School District as needed, on the proposed changes. All Data and Analysis supportive of this chapter will be submitted to State Land Planning Agency as part of the transmittal packet. Copies are available in the Growth Management Department, upon request.

ISSUES:

1. Minor changes have been made to the Goals, Objectives, and Policies section of the element, including:

- Section 17.2.B *School Enrollment* has been updated to include information related decreased enrollment statistics in public schools between 2019 and 2023; and increased enrollment in charter schools during the 2022-2023 school year.
- Section 17.2.D *Fiscal Considerations* has been updated with current information on the District's capital assets and long-term debt.
- Policy 17.1B.6 is revised to add language related to school concurrency created by development.
- Policies 17.1E.1 and 17.1E.2 are updated to include the Village of Indiantown in annual reviews of the Public Schools Facilities Element.
- Policy 17.1F.3 is updated to include the Village of Indiantown and the Martin Metropolitan Planning Organization is ongoing efforts for coordination of sidewalks and bike paths to facilitate travel to and from schools and recreational facilities.

2. Attached to this staff report is an excerpt from the Evaluation and Appraisal Report. It is a matrix evaluating Plan policies in the chapter with tasks and completion deadlines.

FIGURES/ATTACHMENTS

- Excerpt from the Evaluation and Appraisal Report, a Matrix for Evaluating Plan Policies.
- Local Planning Agency Minutes
- Objections, Comments, and Recommendations (ORC) letter from reviewing state agencies.
- Draft ordinance with draft Chapter 17, Public Schools Facilities Element shown in ~~strikeout~~ and <u>underline</u> as "Exhibit A".
- Public comment relating to Chapter 17, Public School Facilities Element.

Review of Statutory Changes between 2016 and 2023.

The evaluation and appraisal process is designed to address any changes in state requirements since the last update of the comprehensive plan and update the plan based on changes to local conditions. Martin County updated its Comprehensive Growth Management Plan (CGMP) in February 2018 based upon an Evaluation and Appraisal Report produced in 2016/2017.

Due to the legislative changes made in 2011 via the Community Planning Act, local governments no longer need to submit evaluation and appraisal reports (EAR) to the Florida Department of Commerce (the State Land Planning Agency) for a sufficiency determination. Instead, local governments must follow these provisions:

At least every seven years, pursuant to Rule Ch. 73C-49, Florida Administrative Code (F.A.C.), Martin County must determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. According to the Evaluation and Appraisal Notification Schedule found on the DEO website, Martin County must make a determination by December 1, 2023.

In addition to the statutory review, Section 1.8 and Objective 2.1B CGMP contain requirements for any EAR report. Below is provided a list of statutory changes that staff must address for each chapter of the Comprehensive Growth Management Plan.

2022 Changes to Ch 163, F.S.	**Ch. 163, Florida Statutes Citations**	**Addressed (where/how)**	**Amendment Needed by Element**
Amending Concurrency, (Chapter 2022-122, section 1) • Amends subsection (6)(h)2. To revise provisions specifying when school concurrency is deemed satisfied. • Requires the district school board to notify the local government that capacity is available for development within 30 days after receipt of the developer's legally binding commitment. • Specifies that any proportionate-share mitigation directed toward a school capacity improvement not identified in the 5-year school board educational facilities plan must be set aside and not spent until such an improvement has been identified.	Section 163.3180, F.S.	Public Schools Facilities	Policy 17.1B.6 revised to include time tables and procedures defined in 163.3180(6)(h)2.

Martin County

Administrative Center
2401 SE Monterey Road
Stuart, FL 34996

Meeting Minutes

Local Planning Agency

Niki Norton, Chair, District 1, 11/2024
Thomas Campenni, District 2, 11/2026
Bob Thornton, District 3, 11/2024
James Moir, District 4, 11/2026
Rick Hartman, Vice Chairman, District 5, 11/2024
Juan Lameda, School Board Liaison, 12/2024

Thursday, July 18, 2024	**7:00 PM**	**Commission Chambers**

CALL TO ORDER

Mr. Hartman Vice-Chair, called the meeting to order at 7:02 pm. A quorum was present.

ROLL CALL

Present: Rick Hartman, Vice Chair
Bob Thornton
James Moir
Juan Lameda – School Board Liaison
Niki Norton, Chair (arrived at approx.7:06 pm)
Thomas Campenni (arrived at approx. 7:12 pm)

Staff Present:
Deputy County Attorney .....Elysse Elder
Growth Management Director.....Paul Schilling
Comprehensive Planning Administrator.....Clyde Dulin
Senior Planner.....John Sinnott
Agency Recorder/Notary.....Rebecca Dima

MINU APPROVAL OF MINUTES

MINU-1 JUNE 20, 2024

The Board is asked to approve the minutes from June 20, 2024

Agenda Item: 24-1029

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 4-0 with Ms. Norton & Mr. Campenni not yet in attendance.

QJP-1 QUASI-JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-Judicial proceedings must be conducted with more formality than a legislative proceeding. In Quasi-Judicial proceedings, parties are entitled – as a matter of due process to cross-examine witnesses, present evidence, demand that the 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.

Agenda Item: 24-1031

NEW BUSINESS

NPH-1 DENNIS CIAGLO REZONING (C172-002) (QUASI-JUDICIAL)

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

Requested by: Audra Creech, Esq., Creech Land Use & Zoning, P.A.
Presented by: John Sinnott, Senior Planner, Growth Management Department
Agenda Item: 24-1103

***For the Record:**

LPA: Ex-parte communication disclosures: None. Intervener(s) present: None.
All persons wishing to speak on Quasi-Judicial agenda item(s) were sworn in.

STAFF: Mr. Sinnott presented.

LPA: LPA Members had no questions for Staff.

Applicant: Ms. Creech presented and turned in notices of mailings.

LPA: LPA Members had no questions for the Applicant.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; SECONDED by Mr. Hartman. The Motion CARRIED 4-0 with Mr. Campenni having not arrived yet.

NPH-2 COMPREHENSIVE PLAN AMENDMENT 24-06, HOUSING

A proposed text amendment to Chapter 6, Housing Element of the Comprehensive Growth Management Plan, Martin County Code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1059

STAFF: Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Reginal Planning Council (TCRPC) presented.

LPA: Mr. Moir asked for clarification regarding the Residential Capacity Analysis. He is concerned that the analysis appears to be statistics rather than an analysis. How can we use this statistic as a useful tool?

STAFF: Mr. Dulin explained that we still have a Residential Capacity Analysis and the details of it are specified in Chapter 4 of the Comprehensive Plan. It talks about the planning periods that the analysis considers, which includes both the capacity and the projected population in those periods.

LPA: Mr. Moir asked if this section was not a residential capacity analysis, rather was it what is available?

STAFF: Mr. Dulin stated he believes Mr. Moir is referring to a section of Chapter 6.

LPA: Mr. Moir clarifies he is referring to a table with that data.

STAFF: Mr. Dulin states he does believe there is tabular data in the housing element on this subject. The Residential Capacity Analysis is produced pursuant to plan policies in Chapter 4 and not shown as tabular data in the Comp plan.

LPA: Mr. Moir says he believes he had seen a table labeled Residential Capacity.

STAFF: Mr. Dulin and Ms. Heidt attempted to find the table in question.

LPA: Mr. Moir stated that it had surprised him as it showed what was available on vacant properties as well as the lots unbuilt and there was a total noted.

STAFF: Mr. Dulin showed Table 6.7 Summary of Potential Units and asked if that was the table in question.

LPA: Mr. Moir confirmed it was.

STAFF: Mr. Dulin clarified that that was a proposed table and said that it may be gathering some data

from our existing residential capacity but is not in total the residential capacity analysis; it's not doing any comparisons.

LPA: Mr. Moir quotes from the document the "Analysis summarizes the potential residential units in the Primary and Secondary Urban Services Districts based on vacant property with a residential future land use designation." He further stated that it ends up being a table, to him that looks an awful like a residential capacity table.

STAFF: Mr. Dulin stated that it was providing some of the supply but that it was not providing the approved units or approved subdivisions.

LPA: Mr. Moir said his point is that if this is the table that is going to be used then it seems to be lacking in a couple of very important issues.

STAFF: Mr. Dulin clarified that it is not attempting to provide a replication of or a full residential capacity analysis, it's just attempting to provide some basic data about our residential lands.

LPA: Mr. Campenni asked where the residential capacity analysis was in Chapter 4 and asked to have it brought up on the screen.

STAFF: Mr. Dulin explained that what is in Chapter 4 is the methodology.

TCRPC: Ms. Heidt explained that they are reflecting on page 17 that there is a strikethrough of what is in the current policy and then rewriting it to reference back to the future land use element.

STAFF: Mr. Dulin further clarified the current language and the changes which will reference other sections which can be then found/read as needed. He further clarified the planning periods.

LPA: Mr. Moir asked if we are now looking at a 5 and 10 year planning period rather than a 15 year planning period.

STAFF: Mr. Dulin stated no, residential capacity has had a 10 and 15 year period, state statute changes will now require a minimum of 10 and 20. We are now looking at the possibility of 10, 15 and 20 or 10 and 20. That will be going before the Board with Chapter 4.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Thornton. The Motion CARRIED 5-0.

NPH-3 COMPREHENSIVE PLAN AMENDMENT 24-16, ARTS, CULTURE AND HISTORIC PRESERVATION

A proposed text amendment to Chapter 16 Arts, Culture and Historic Preservation Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1060

STAFF: Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Reginal Planning Council (TCRPC) presented. Mr. Dulin noted that this was reviewed and vetted by The Arts Council.

LPA: LPA Members had no questions for Staff.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Moir to approve staff's recommendation of approval; SECONDED by Mr. Campenni. The Motion CARRIED 5-0.

NPH-4 COMPREHENSIVE PLAN AMENDMENT 24-17 RECREATION

A proposed text amendment to Chapter 17, Public Schools Facilities Element of the Comprehensive Growth Management Plan, Martin County code, based on the 2024 Evaluation and Appraisal Report (EAR).

Requested by: Paul Schilling, Growth Management Department Director
Presented by: Clyde Dulin, AICP, Comprehensive Planning Administrator
Agenda Item: 24-1061

STAFF: Mr. Dulin and Ms. Stephanie Heidt with the Treasure Coast Reginal Planning Council (TCRPC) presented.

LPA: Mr. Moir commented that the Charter Schools are not bound by the concurrency rules in the same way that Public Schools are in regard to transportation elements and streets and sidewalks, he noted Cove Road as an example. He asked if there was any policy perspective that this EAR could provide in to how to manage that more effectively.

STAFF: Mr. Dulin stated that the State Statute really controls what happens with Charter Schools more so than the local regulations and therefore, we are somewhat limited as to what can be put in our comprehensive plan to control charter schools.

LPA: Mr. Moir asked if every effort has been made, as the idea of the EAR is to do a better job than what had been done and that is why it is updated every seven years.

TCRPC: Ms. Heidt explained that the process of the EAR is to look at what happened with legislation since the last update to see what has to be updated to be consistent with State legislature; and then also to address local issues. However, she is unsure if they can mandate items with Charter Schools. However, adding to the policy to include that the MPO is involved as well would be a step up. She asked the Board if that was something they would like to suggest being added in.

LPA: Mr. Moir said he thought requiring the MPO to be involved in the planning of sidewalks on streets as well as to and from parks is very important to a better EAR as it could become a bigger problem as more Charter Schools come online.

LPA: Ms. Norton stated that to Mr. Moir's point as any project comes before the Board, they have to meet the regulations and traffic counts, etc. and that is the only way to control that aspect of it.

LPA: Mr. Moir stated that it used to be that schools were regulated under concurrency rules, but they are no longer as the State has preempted that.

LPA: Ms. Norton stated she does not disagree; however, she does not believe this is the time or place to deal with that as the school district is their own entity.

LPA: Mr. Campenni and Mr. Hartman noted that this is beyond the County's control as the state pre-empted this.

LPA: Mr. Campenni noted that he believes the school board is just as unhappy as Mr. Moir is with the preemptions however there is no sense trying to make something more than can possibly be done.

TCRPC: Ms. Heidt stated she commends the County as the Public School Facility element is now an optional element. However, the County chooses to keep it in and that ensures that planning is done and involves everyone to have the rules in place in a coordinated and organized way.

LPA: Mr. Campenni asked if there are any Municipalities in Martin County that have this element?

TCRPC: Ms. Heidt stated that she cannot speak to that.

STAFF: Mr. Dulin acknowledged Mark Sechrist with the School District as having been a huge help in the gathering of the information for the updates on this document.

PUBLIC: The following people spoke regarding this item: None.

MOTION: A Motion was made by Mr. Campenni to approve staff's recommendation of approval; SECONDED by Mr. Moir. The Motion CARRIED 5-0.

COMMENTS:

1. **PUBLIC** – None.

2. **STAFF** – Mr. Schilling stated that there is a heightened need to ensure quorums over the next several months as we have items to be reviewed throughout the end of the year, and most specifically

the next few months in order to be able to have the items then be able to get to the BOCC by October.

3. **LPA** – Mr. Moir and Mr. Campenni stated they will not be in town on September 5th. Ms. Norton will be available for the August and September meetings. Mr. Thornton and Mr. Hartman will need to double check for their attendance.

ADJOURN:

The Local Planning Agency meeting of July 18, 2024, adjourned at 7:34 pm.

Respectfully Submitted:

Rebecca Dima
Growth Management Department
Agency Recorder/Notary

8/15/2024
Date Signed

Approved by:

Niki Norton, Chair

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

December 30, 2024

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

Dear Mayor Ciampi,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Martin County (Amendment No. 24-04ER), which was received on October 31, 2024. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines FloridaCommerce's findings concerning the amendment. FloridaCommerce does not identify any objections to the proposed amendment. However, FloridaCommerce is providing two comments. The comments are offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in section 163.3184(1)(b), F.S. Copies of comments received by FloridaCommerce from reviewing agencies, if any, are also enclosed.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, the procedures for adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

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

FloridaCommerce staff is available to assist the County to address the comments. If you have any questions related to this review, please contact Christina Nazaire, Choose or enter job title, by telephone at (850)-717-8532 or by email at christina.nazaire@commerce.fl.gov.

Sincerely,

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

JDS/cn

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: Paul Schilling, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

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

Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
Martin County 24-04ER

FloridaCommerce has identified two comments regarding Martin County's proposed comprehensive plan amendment. The comments are provided below, along with recommended actions the County could take to resolve issues of concern. Comments are offered to assist the local government and will not form the basis for a compliance determination.

FloridaCommerce staff has discussed the basis of the report with County staff and is available to assist the County to address the comments.

Comment 1: ***Five Year Capital Improvements Schedule***

The proposed amendment includes multiple references to the Five-Year Capital Improvements Plan (CIP) but does not include the CIP in the County's Comprehensive Plan. Excluding the CIP is inconsistent with the requirements of section 163.3177(3)(a)4., F.S.

Section 163.3177(3)(a)4., F.S. requires that local governments include an updated Five-Year Capital Improvements Schedule in any comprehensive plan that includes federal, state, or local government publicly funded projects as well as privately funded projects for which the local government has no fiscal responsibility. All projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The County must include the Five-Year Capital Improvements Schedule in the Capital Improvements Element of its Comprehensive Plan to satisfy the statutory requirement.

Comment 2: ***Intergovernmental Coordination***

FloridaCommerce recommends that Martin County coordinate with the Florida Department of Environmental Protection (FDEP) to address their comments regarding the proposed amendment.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***https://floridajobs.secure.force.com/cp/) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

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

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

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

_____ Ordinance number and adoption date.

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

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

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

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

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

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

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

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

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

Suggested effective date language for the adoption ordinance for state coordinated review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

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

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.

FLORIDA DEPARTMENT OF
Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 22, 2024

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

Martin County 24-04ER Proposed Comprehensive Plan Amendment State Coordinated Review

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). The Department's review of the proposed policies focused on important state resources and facilities that would be adversely impacted if the amendment is adopted, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails and conservation easements; solid waste; and water and wastewater treatment; and the Everglades ecosystem restoration.

PROPOSED AMENDMENTS

The proposed amendment updates the text and maps of the Martin County (County) Comprehensive Plan based on the most recent Evaluation and Appraisal Report (EAR). The update includes changes to the County's Infrastructure Element (Element) to address the sanitary sewer feasibility requirements of s. 163.3177(6)(c)3, F.S. The proposed update to the Element includes new Goal 10.4 and Objectives 10.4.A and 10.4.B, which direct the County to consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any applicable developments, and updates Table 10-2 to identify the current capacity and the 20-year projected wastewater flow at wastewater treatment facilities under full or partial governance of the County.

DEPARTMENT COMMENTS

During the 2023 legislative session, the Florida Legislature passed House Bill (HB) 1379, Laws of Florida Chapter No. 2023-169, which revised s. 163.3177, F.S., requiring local government comprehensive plans to address the following:

- Within the schedule of capital improvements, any county or municipality with a Basin Management Action Plan (BMAP) within its jurisdiction must include a list of projects necessary to achieve the pollutant load reductions attributable to the local government as established in the BMAP (s. 163.3177(3)(a)4.b, F.S.)
- Within the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element, local governments must address

the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT), and, for local governments not included within a designated Rural Area of Opportunity, a section considering the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development of more than 50 built or unbuilt residential lots with a density of more than one onsite sewage treatment and disposal system (OSTDS; aka septic system) per acre must be included by July 1, 2024 (s. 163.3177(6)(c)3, F.S.)

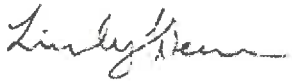
Section 163.3177(6)(c)3, F.S., requires local governments to include a feasibility analysis that identifies the wastewater facilities (name and location) that could receive sanitary sewer flows after connection, the current capacity of the identified wastewater facilities and any transmission facilities, the projected wastewater flows for the next 20 years, including expected future new construction and connections of OSTDSs to sanitary sewer, and a timeline for the construction of any sanitary sewer determined to be feasible.

While the County's proposed amendment addresses several of the above informational requirements, the Element lacks any construction timeline(s) for the connection of applicable developments to the sanitary sewer system. To be consistent with s. 163.3177(6)(c)3, F.S., the Element should be updated to include the construction timeline(s) for any sanitary sewer determined to be feasible. As the statutory deadline (July 1, 2024) has passed, the County should include this information in the Element as soon as possible to address the existing noncompliance with the statute.

CONCLUSION

The Department is providing technical assistance comments consistent with s. 163.3168(3), F.S. The comments will not form the basis of a challenge. If you should require assistance or additional information, please contact me at (850) 717-9037 or Lindsay.Weaver@FloridaDEP.gov.

Sincerely,



Lindsay Weaver, Environmental Specialist II
Office of Intergovernmental Programs

cc: Donna Harris, Florida Department of Commerce

From:	Paul Schilling
To:	Clyde Dulin; Joan Seaman
Subject:	FW: FWC"s Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)
Date:	Wednesday, November 20, 2024 5:28:12 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>
Sent: Wednesday, November 20, 2024 5:17 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Colletier, Nicolas <Nicolas.Colletier@MyFWC.com>; Gruver, Pamela <Pamela.Gruver@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>; DCPexter@Commerce.fl.gov
Subject: FWC's Comments on Martin County 24-04ER (CPA 24-01 through CPA24-17)

Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(4), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147

Martin County 24-04ER_60351

Florida Department of Transportation
RON DESANTIS
GOVERNOR
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309
JARED W. PURDUE, P.E.
SECRETARY

January 22, 2025

Mr. James D. Stansbury, Chief
Department of Economic Opportunity
Caldwell Building
107 East Madison Street, MSC 160
Tallahassee, FL 32399

RE: Martin County 24-04ER Proposed Comprehensive Plan Amendment
FDOT Technical Assistance Comments

Dear Mr. Stansbury:

The Florida Department of Transportation (FDOT), District Four, has reviewed the Martin County 24-04ER, proposed Evaluation and Appraisal Reort (EAR) amendments to the Comprehensive Growth Management Plan (CPA). The CPA was transmitted under the State Coordinated Review (SCR) Process. The proposed Comprehensive Plan includes Evaluation and Appraisal Report (EAR)-based amendments to 16 elements of the Comprehensive Plan. This EAR-based Comprehensive Plan Amendment was transmitted by the Board of County Commissioners in accordance with the requirements of Florida Statutes (F.S.) Chapter 163.

The County's proposed EAR-based amendments update the existing Comprehensive Plan, consistent with changes to Florida Statutes. Based on a review of the amended Plan, FDOT is providing technical assistance comments consistent with Section 163.3168(3) F.S. The technical assistance comments will not form the basis of a challenge. These comments can strengthen the local government's comprehensive plan to foster a vibrant, healthy community and are designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S.

This review generally focuses on the goals, objectives, and policies that could impact the State Highway System (SHS) and Strategic Intermodal System (SIS) facilities that pass through the County, as listed below:

- S.R. 91/Florida's Turnpike (SIS)
- S.R. 9/I-95 (SIS)
- S.R. 710 (SIS)
- S.R. 15/U.S. 98 (SIS)
- S.R. 5/U.S. 1
- S.R. 714/Martin Highway
- S.R. 76/Kanner Highway

- S.R. 732/Jensen Beach Blvd.
- S.R. 732/NE Causeway Blvd.
- One CSX, one South Central Florida Express (SCXF) and two FEC Railroads (SIS)
- Atlantic Intracoastal Waterway (SIS)

General Comments

Technical Assistance Comment #1 – Resiliency and Sustainability

The Comprehensive Plan includes comprehensive discussions of climate change, resiliency and sustainability strategies throughout and in line with the 2045 Florida Transportation Plan (FTP) Policy Element (the 2055 FTP is currently under development and is expected to be completed in 2025). The 2045 FTP provides guidance to transportation agencies as they develop and implement policies, plans, and projects related to agile, resilient and quality infrastructure to counter the effects of changes in the climate and changing technology. FDOT supports these strategies and offers additional guidance that may be useful to the County.

Recommendation for Technical Assistance Comment #1

FDOT encourages the County to utilize the growing body of studies and tools available to address vulnerable/at risk transportation infrastructure in Martin County, including but not limited to the Resiliency chapter in the Florida Planning Emphasis Areas online publication[1] and the FTP Resilience initiative[2] . Additionally, the Martin MPO completed a Transportation Network Resiliency Study[3], which serves as a mechanism/ methodology on how to consider resiliency/climate change in the transportation planning process.

Technical Assistance Comment #2 – Stakeholder Interviews

The Comprehensive Plan EAR, Public Input Summary, notes that 30 one-on-one interviews with elected officials, staff, residents, and business owners were conducted. Although FDOT maintains four SIS and five State roadways in Martin County, FDOT (as well as other regional agencies) was not identified/contacted to illicit input, concerns and priorities that may impact the County's vision and goals.

Recommendation for Technical Assistance Comment #2

In future updates to the Comprehensive Plan, FDOT encourages the County to consider coordination and outreach with FDOT and other related regional agencies (i.e. South Florida Water Management District, Florida Department of Environmental Protection, etc.) prior to developing new/updated goals, objectives, and policies. FDOT offers a wealth of resources that could benefit the County and its residents in developing a safe and accessible transportation network.

---

[1] https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/planning/policy/metrosupport/resources/fdot-pea-resource-guide-for-mpos.pdf?sfvrsn=b31a71ef_2
[2] http://floridatransportationplan.com/resilience.htm
[3] https://martinmpo.com/emphasis-areas/resiliency/

Intergovernmental Coordination Element (ICE)

Technical Assistance Comment #3 – Future Land Use Change Conflicts

ICE Section 3.3.B states that there is potential for conflict regarding land use changes in areas bordering the Primary Urban Service District, municipalities, the Indiantown area, and changes to areas traditionally viewed as rural; as well as concern related to improving traffic circulation and providing street interconnectivity. Objective 3.1D references coordination of the impacts of all planning and development activities proposed in the Comprehensive Plan with development activities in the municipalities, adjacent counties, the region and the State. The subsequent Policies do not include FDOT as a coordinating partner.

Recommendation for Technical Assistance Comment #3

Any development that could potentially impact the operations on a State/SIS facility should be coordinated with FDOT prior to approval. Please consider adding a policy that requires coordination with FDOT on any planning/development activity that is adjacent to, in close proximity to, or could potentially have an impact on a State/SIS facility.

Additionally, the County should coordinate with the FDOT District Four Community Planning Coordinator, Larry Hymowitz (larry.hymowitz@dot.state.fl.us), to ensure the close integration of transportation and land use. This improved level of coordination could offer new and enhanced opportunities to assist the County with the latest and appropriate guidance and strategies to enhance and preserve the State/SIS.

Future Land Use Element (FLUE)

Technical Assistance Comment #4 – General

Table 4-2 is described in the Comprehensive Plan text as “the future land use designations by acreage for Martin County”; however, the table title is listed as, “Existing Land Uses at Time of Evaluation and Appraisal Report 2017 and 2024”. Additionally, the acreages in this table do not match the text descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element).

Recommendation for Technical Assistance Comment #4

Please clarify the data in this table and revise the text and/or the Table 4-2 title. Additionally, clarify the differences between the acreages for the future land uses depicted in Table 4-2 and in the future land use descriptions under item (12), Future nonresidential requirements, Page 20 of 84, Chapter 4 Future Land Use Element.

Technical Assistance Comment #5 – General

The Comprehensive Plan includes a Mixed-Use Village (MUV) future land use category under FLU Policy 4.13A.15; however, the MUV category is not included in Table 4-2.

Recommendation for Technical Assistance Comment #5
Please clarify that the data in Table 4-2 is consistent with the future land use categories in the Future Land Use Element.

Technical Assistance Comment #6
The Comprehensive Plan includes details on the County's housing needs and types, however, there are no direct links to the FLUE nor TE related to residential development and designing it to be compatible in scale, type, and density to adjacent roadway context classifications.

Recommendation for Technical Assistance Comment #6
FDOT recommends that the County consider adding a Policy that aligns housing and development with the FDOT Context Classification System, linking land use and transportation. FDOT offers various resources to help the County achieve compatible residential development next to an adjacent roadway, such as the FDOT Context Classification Tool[4]. Example of new policy language is as follows:

> *"The County shall implement FDOT's context classification system for the development of context-sensitive housing within Martin County."*

Transportation Element (TE)

Technical Assistance Comment #7 – Functional Classification
TE Figures 5-1A and 5-5A include references to FDOT's Functional Classification System, including Major Arterial Roads. It should be noted that according to the most recent FDOT Roadway Characteristics Inventory (RCI) Handbook (2024)[5] and the FHWA Highway Functional Classification Concepts[6] report, Major Arterial is not listed as a functional classification.

Recommendation for Technical Assistance Comment #7
Please update the TE to remove references to the Major Arterial functional classification category, including Policy 2.1.1.1 and Figures 5-1A and 5-5A, and update the maps for consistency with the 2024 RCI Handbook and federal guidelines. By utilizing FDOT's functional classification categories, consistency is ensured among agencies, including metropolitan and rural planning agencies, local officials and FHWA Division Offices; related to a roadway's expectations about design, including its speed, capacity and relationship to existing and future land use development.

[4] https://experience.arcgis.com/experience/77c7386c09924809bf8c08476eab9da8/page/Explorer-Tool/
[5] https://www.fdot.gov/statistics/rci/default.shtm
[6] www.fhwa.dot.gov/planning/processes/statewide/related/highway_functional_classifications/fcauab.pdf

	Interstate	1
	Other Freeways and Expressways	2
	Other Principal Arterial	3
	Minor Arterial	4
	Major Collector	5
	Minor Collector	6
	Local	7

Technical Assistance Comment #8 – Transportation Level of Service (LOS)

FDOT notes that the TE (and Capital Improvements Element) include references to FDOT's latest 'LOS Policy' in Policy 5.3A.1, but does not list the LOS targets identified in the Policy for State/SIS roads.

Recommendation for Technical Assistance Comment #8

FDOT recommends that Policy 5.3A.1 be revised to specifically reference the LOS "Targets" per FDOT Topic No. 000-525-006-c (Level of Service Targets for the State Highway System, effective April 19, 2017) for the SHS during peak travel hours as "D" in urbanized areas and "C" outside urbanized areas. These LOS targets are used by the Department to plan, design, and operate the State Highway System at an acceptable level of service for the traveling public.

Technical Assistance Comment #9 – Transportation Level of Service (LOS)

TE Policy 5.5C.1 notes that the County will establish LOS targets for the public transit system; however, no timeline is provided.

Recommendation for Technical Assistance Comment #9

Although Martin County's public transportation system is exempt from concurrency, if the County maintains Policy 5.5C.1, it is recommended that the County include a timeline for implementation of a transit LOS along with target milestones. As the County pursues LOS targets for transit, it may be helpful to understand how other Counties/Municipalities have implemented a LOS target. For reference, the Tallassee-Leon County Comprehensive Plan includes a multimodal level of service (LOS) which includes a Transit LOS of "C" and performance targets under Policy 1.5.5 of the Mobility Element.

Technical Assistance Comment #10 – Freight

Policy 5.5A.10 states that the County shall collaborate with the Florida East Coast (FEC) Railway, CSX Transportation, and the potential service providers to develop a plan to coordinate expanded freight and passenger rail access outside the urban corridor of the County. There is no mention of coordination with FDOT on the potentially expanded freight network.

Recommendation for Technical Assistance Comment #10

FDOT encourages the County to reach out to the District 4 Freight Coordinator related to any infrastructure project, development or redevelopment that could impact the rail network or expansion of the rail network. FDOT Freight and Rail Office (FRO) is responsible for assisting in the development of Florida's rail system, both passenger and freight, and championing Florida's multimodal freight programs. The FDOT District 4 Freight Coordinator, Justin Stroh (Justin.Stroh@dot.state.fl.us), works with the FRO to implement the Florida Rail System Plan, rail safety, rail project development and management, rail research, and Strategic Intermodal System (SIS) implementation. Portions of the FEC and CSX rail lines in Martin County are part of the SIS network and play a vital role in maintaining the mobility and economic growth within the area. The County freight network consists of State/SIS roadways and railroad lines.

Technical Assistance Comment #11 – Vision Zero

Policy 5.2.B.2 states that the County utilizes a crash record database and that high crash areas are incorporated into the Capital Improvements Program annually; however, there are no references to the Martin County MPO's Vision Zero Plan.

Recommendation for Technical Assistance Comment #11

Consider adding a new policy in the Comprehensive Plan that acknowledges the MPO's Vision Zero Plan, the State's Target Zero Action Plan, and coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator. Example of new policy language is as follows:

> *"The County shall review the need for implementation of a Vision Zero Plan to reduce/eliminate fatalities and serious injuries in the County, including coordination with the FDOT District Four Complete Streets/Bicycle-Pedestrian Coordinator, and to ensure consistency with the MPO's Vision Zero and the State's Target Zero Action Plans."*

FDOT offers numerous tools, data and additional resources that can aid the County in achieving safety objectives[7].

Technical Assistance Comment #12 – Pedestrian and Bicyclist Outreach

The TE includes multiple references to improvements geared towards pedestrian and bicyclist mobility, however, there is no mention of education or outreach.

Recommendation for Technical Assistance Comment #12

FDOT recommends that the County add a new policy related to pedestrian and bicycle outreach and education. For implementation purposes, coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address

[7] https://www.fdot.gov/agencyresources/target-zero

pedestrian and bicycle safety, education and enforcement. Example of new policy language is as follows:

> *"The County shall expand on its safety initiative through educational and outreach activities geared towards the nonmotorists that walk and bike in the County, as well as the motorists that travel on the roads within the County. Additionally, the County shall coordinate with the FDOT District 4 Pedestrian and Bicycle Coordinator and Safety Coordinator, regarding community outreach activities as well as resources available to agencies to address pedestrian and bicycle safety, education and enforcement"*

The District 4 Community Traffic Safety Coordinator works with the State Safety Office and local/regional partners to implement safety related community events, high visibility enforcement funding, free bicycle helmets, pedestrian and bicycle trainings, etc.

Technical Assistance Comment #13 – Access Management

Access management is the coordinated planning, regulation, and design of access between roadways and land development. No specific policies related to access management were found in the Comprehensive Plan.

Recommendation for Technical Assistance Comment #13

FDOT recommends that the County include an access management policy that specifically addresses access management along the County's roadways. Example of new policy language is as follows:

> *"The County shall consult with FDOT in the coordinating of planning, regulation, and design of access between roadways and land development to preserve the safety and efficiency of the transportation system."*

Additionally, FDOT approval is required for any access or access modifications to SHS/SIS facilities. As a result, FDOT recommends that the County coordinate directly with the FDOT District Access Management Manager for District Four (D4AccessManagement@dot.state.fl.us) regarding any access modifications along SHS/SIS facilities. For reference, Florida Administrative Code 14-96 and 14-97 provide standards for the State Highway System Access Control Classification System and Access Management. Additional information is available on the State's Access Management Guidelines[8] website, which includes the FDOT 2023 Multimodal Access Management Guidebook and the 2024 Multimodal Access Management Applications Guide.

[8] https://www.fdot.gov/planning/systems/systems-management/access-management

Coastal Management Element (CME)

Technical Assistance Comment #14

Section 8.2.B of the CME includes strategies to reduce flooding on evacuation routes; however, these strategies are limited to elevating certain roads.

Recommendation for Technical Assistance Comment #14

Consider adding additional strategies to reduce flooding on evacuation routes along with elevating roadways – such as nature-based and traditional hardscape stormwater infrastructure.

Conservation and Open Space Element (C&OSE)

Technical Assistance Comment #15

The C&OE references assets such as scenic roadway corridors and the impacts of emissions-producing road traffic; however, there is no mention of coordination with FDOT on environmental impacts to State highway facilities.

Recommendation for Technical Assistance Comment #15

Consider incorporating FDOT and/or, specifically, the FDOT Office of Environmental Management[9] as a potential reviewer/partner agency into this element, as certain conservation areas in Martin County are adjacent to state and state-maintained roads and infrastructure. FDOT offers numerous resources such as trainings, webinars, guidance documents, and programmatic practices, such as:

- *Wildlife Crossing Guidelines*
- *FDOT Programmatic Approach for Minor Transportation Activities*
- *FDOT Conservation Plan for the Florida Panther*
- *FDOT Guidance on Bat Exclusion Practices*
- *Stakeholder Guidance for Native Florida Plants*

Capital Improvement Element (CIE)

Technical Assistance Comment #16

Policy 14.1A.8, Objective 14.1C, as well as other policies in the CIE, reference the Schedule of Capital Improvements; however, the Schedule of Capital Improvements is not included in the amendment package.

Recommendation for Technical Assistance Comment #16

Please include the Schedule of Capital Improvements in the amendment package for reference. As noted in Florida Statutes 163.3177(3)(a)4, a schedule of capital improvements should include, "…any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted

[9] https://www.fdot.gov/environment/protected-species-and-habitat

level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding."

Public School Facilities Element (PSFE)

Technical Assistance Comment #17

Public School Facilities Element Policy 17.1F.3 states that the County, City, Village and the MPO will coordinate with the school board on planning and construction of sidewalks and bike paths to and from school and recreational facilities. Additionally, Policy 17.1C.3 includes language related to transportation infrastructure and safe access necessary to support a new school. The PSFE however does not reference the FDOT Safe Routes to School (SRTS) Program nor coordination with FDOT.

Recommendation for Technical Assistance Comment #17

FDOT recommends the addition of specific language pertaining to pedestrian and bicycle safety within the policy, targeting the reduction of fatalities and serious injuries of vulnerable road users on roadways in the County's transportation network. This aligns with the overarching goal of the FDOT Safe Routes to School (SRTS) Program to increase the number of children who walk or bicycle to school by funding projects that remove the barriers currently preventing them from doing so. Those barriers can include a lack of infrastructure, unsafe infrastructure, and a lack of programs that promote walking and bicycling through education/encouragement programs aimed at children, parents, and the community.

Thank you for coordinating on the review of this proposed Comprehensive Plan EAR-based amendment with FDOT. If you have any questions, please do not hesitate to contact me by email at larry.hymowitz@dot.state.fl.us or at (954) 777-4663.

Sincerely,

Larry Hymowitz

Larry Hymowitz
Community Planning Specialist
Policy & Mobility Planning Section
Planning & Environmental Management Office
FDOT District Four

CC: Paul Schilling, Growth Management Director (pschilli@martin.fl.us), Martin County, FL
DCP External Agency Comments (dcpexter@commerce.fl.gov) – Florida Commerce
D4 Planning Reviews (d4-planningreviews@dot.state.fl.us) – FDOT District Four

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B8

From: Staff

Date: November 25, 2024

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 24-04ER

Introduction

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

The amendment package from the Martin County was received on October 31, 2024 and contains amendments to the Preamble; Overall Goals and Definitions; Intergovernmental Coordination; Future Land Use; Transportation; Housing; Recreation; Coastal Management; Conservation and Open Space; Sanitary Sewer Services; Potable Water Services/10 Year Water Supply Facilities Work Plan; Solid and Hazardous Waste; Drainage and Natural Groundwater Aquifer Recharge; Capital Improvements; Art, Culture, and Historic Preservation; and Public School Facilities elements of the County's Comprehensive Growth Management Plan (CGMP). This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendments are based on the County's Evaluation and Appraisal Review (EAR). The purpose of the EAR is to determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated and to address issues of local concern. On November 21, 2023, the County sent a letter to the Florida Department of Commerce (now FloridaCommerce) notifying the state land planning agency (SLPA) that amendments are necessary. Once a letter of intent is sent to the SLPA, a local government must complete the EAR process, prepare their plan amendments, and transmit them within one year. Due to the amount of amendment materials, the proposed amendments, shown in ~~strikeout~~ and underline format, are included on Council's website as a supplement. The following summarizes the proposed amendments.

Preamble

Proposed amendments include:

1. Revising Section 1.7.B *Housing unit demand projection* to reflect proposed changes in the housing unit demand projection in Chapter 4, Future Land Use Element.
2. Revising Section 1.7.B *Housing unit demand projection* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in the housing unit demand projection for unincorporated Martin County.
3. Revising Section 1.7.C *Residential capacity calculations* to reflect proposed changes for residential capacity calculations in Chapter 4, Future Land Use Element.
4. Revising Section 1.7.C *Residential capacity calculations* to remove reference to the Indiantown Urban Service District and clarify that parcels within incorporated municipalities are not included in residential capacity calculations for unincorporated Martin County.
5. Revising Section 1.7.C *Residential capacity calculations* to change the existing 15-year planning period language to now specify a 20-year planning period.
6. Revising Section 1.11.C *Procedure upon application* to correct numbering errors in subsections (1), (3), and (4).
7. Revising Section 1.11.C.(2) and Section 1.11.D.(5) to correct references to other subsections of the Comprehensive Growth Management Plan.

Overall Goals and Definitions

Proposed amendments include:

1. Adding "residential" to Policy 2.1A.1(1) to clarify that no land uses or development shall exceed 15 residential units per acre. This policy also adds the acronym "MUV" for Mixed-Use Village.
2. Revising Policy 2.2A.2 to reference Policy 9.1G.2(7) in Chapter 9, Conservation and Open Space Element, regarding the exceptions for altering wetlands.
3. Adding Policy 2.2A.7 to reference Policy 9.1G.4 in Chapter 9, Conservation and Open Space Element, regarding the exceptions to wetland buffer zone provisions.
4. Revising Policy 2.2C.9(1) to reference Policy 8.1C.1 in Chapter 8, Coastal Management Element, to ensure internal consistency.
5. Revising Policy 2.2C.9(2)(e) to include a sentence about stormwater design and the consideration of tidal inundation and sea level rise impacts.
6. Adding Objective 2.2F to reference resiliency planning as outlined in Chapter 8, Coastal Management Element.
7. Revising Policy 2.4C.1 to change the planning period timeframe from 15 years to 20 years.
8. Revising the definition for "affordable housing" to remove reference to a specific section of Florida Statutes.
9. Revising the definition for "Preliminary Development Order" to remove the term "Development of Regional Impact (DRI)."
10. Adding a definition for "enhanced nutrient-reducing onsite sewage treatment and disposal system" to Section 2.4. The definition for "onsite sewage treatment and disposal system" has been revised to match the latest definition outlined in Florida Statutes.

11. Deleting the definition for "housing units in actual use" to be consistent with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
12. Adding the Village of Indiantown to various definitions to provide for the inclusion of the Village in various agreements, committees, and organizations as appropriate for the newly incorporated municipality.
13. Revising the definition for "living shorelines" to broaden the definition to include all native vegetation for the purpose of providing habitat and not just limiting this function to grasses.
14. Revising the definition for "public facility" to remove classifications for "mandatory" and "nonmandatory" public facilities.
15. Adding a definition for the term "resilience" in response to updates in Chapter 8, Coastal Management Element, regarding resilience planning.
16. Revising the definition for "seasonal population (housing)" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.
17. Deleting the definition for "vacant seasonal housing units" to provide consistency with changes proposed in Chapter 1, Preamble and Chapter 4, Future Land Use Element.

Intergovernmental Coordination Element

Proposed amendments include:

1. Updating Table 3.1, *Coordinating Entities – Martin County* to include the Village of Indiantown and South Martin Regional Utilities; and update various agency names that have been changed since the last EAR.
2. Revising Section 3.2.B. *Coordinating Mechanisms* to reference the Treasure Coast Transportation Council, which coordinates regional planning with St. Lucie and Indian River counties, and updating the membership of the MPO Policy Board.
3. Updating references to the County's agreement with Waste Management related to solid waste disposal to reflect current contract dates.
4. Updating Policy 3.1A.4 to reflect the renaming of the "Engineering" department to "Public Works."
5. Revising Policy 3.1E.4. *Coordination of utilities services*, to reference the change in the name of the Indiantown Utilities Company and the expiration date for the interlocal agreement with the Town of Jupiter Island concerning joint planning.
6. Revising Policy 3.1J.3. *Provision of technical memorandums to School Board* to reflect current statutory requirements related to population projections.

Future Land Use Element

Proposed amendments include:

1. Updating Tables 4-1, 4-2, 4-3 and 4-4, and Figure 4-1 to reflect current data and statistics.
2. Adding a parcel control number to Policy 4.7A.14, Allowable development outside the Primary Urban Service District.
3. Revising text in Section 4.1.B. describing Figure 9-1, Composite Wetland Map. This text change is proposed for consistency with proposed changes to Chapter 9, Conservation and Open Space, Policy 9.1G.2.

4. Revising text in Section 4.2.A. (1) for internal consistency with Chapter 8, Coastal Management Element.
5. Revising Objective 4.5C. and Policy 4.5C.1. to note that USDA Natural Resources Conservation Service soil data, available on the web, will be used.
6. Revising Objective 4.5E. and Policy 4.5E.2 barrier island development regulations to provide consistency with Chapter 8, Coastal Management Element.
7. Updating numerous locations in the chapter to show a 15-year planning period stricken and replaced with a 20-year planning period.
8. Adding policies 4.9A.3 and 4.10B.5 that permit residential and commercial development (occurring on the respective future land use designations) to share infrastructure and preserve areas.
9. Revising Section 4.2.A (9) and Policy 4.1D.6 to disconnect the planning periods from the Residential Capacity Analysis and making it a guideline instead of a directive.
10. Deleting several policies to eliminate dependence on decennial Census data in the Residential Capacity Analysis methodology.

Transportation Element

Proposed amendments include:

1. Reordering the features for consistency among the existing system, the future system, and the goals (for example, airports consistently follow pathways and transit).
2. Introducing the concepts of qualitative level of service (Q/LOS) targets for roadways and level of traffic stress targets for pathways consistent with the FDOT's latest Multimodal Q/LOS Handbook.
3. Renaming the non-motorized transportation systems, expanding the background, and providing future needs for pathways.
4. Renaming public transportation and updating the background and future needs for transit.
5. Updating the background and future needs for airports.
6. Expanding the background and providing future needs for railroads.
7. Expanding the background and providing future needs for waterways.
8. Adding a provision for an applicant to enter into an agreement to pay for or construct its proportionate share of required improvements.
9. Adding a policy for vulnerability assessment/resiliency.
10. Adding a policy for future pathway level of traffic stress targets.
11. Adding a policy supporting a passenger train station.
12. Clarifying that dredging of waterways will be done with environmentally sensitive methods.
13. Adding a Policy to enhance bicyclist and pedestrian safety along bridges and major arterials.
14. Removing references to the high-speed ferry to Fort Pierce that was discussed in the Regional Waterways Plan.

Housing Element

Proposed amendments include:

1. Updating references to reports used to account for and analyze the existing housing stock in the County to plan for future growth. Revisions include updates to programs and reports, and

a reference to an interlocal agreement between the County, the School District, Stuart, and Indiantown.

2. Updating data within tables with currently available data collected from recognized sources including the Shimberg Center for Housing Studies, U.S. Census Bureau 2018-2022 American Community Survey, and the U.S. Department of Housing and Urban Development.
3. Adding several tables to better understand and plan for availability of housing units that are affordable for all levels of income, several tables have been added that reflect current data relative to housing conditions in the County.
4. Revising Section 6.3.C. to reflect Board direction, maintain consistency with Section 4.2.A.(9), and be consistent with Florida Statutes.
5. Adding Section 6.3.E. to reference enacted legislation related to local government authority for affordable housing development.
6. Adding Policy 6.1D.3.(7) related to exceptions or waivers of impact fees for development or construction of housing that is affordable.
7. Updating Policy 6.1E.10. to reference the Martin County Community Land Trust, which was created in 2023.
8. Updating Policy 6.1E.11. to reflect current legislative requirements.

Recreation Element

Proposed amendments include:

1. Removing references to the Development of Regional Impact process.
2. Updating the Parks and Recreation Master Plan regarding required updates.
3. Removing a reference to a 2003 feasibility study.
4. Revising Policy 7.1B.7 related to reviewing beach access every year instead of every five years.
5. Revising Policy 7.1B.9. related to seeking grants for water safety programs.

Coastal Management Element

Proposed amendments include:

1. Updating acronyms related to the Basin Management Action Plan, Comprehensive Everglades Restoration Plan, and Total Maximum Daily Load related to water quality.
2. Updating Section 8.1 to include the County's Atlantic shoreline in the description.
3. Adding references to comply with state statutes related to Peril of Flood legislation.
4. Updating Section 8.2.B to include language from the Sea Level Rise Report and the Statewide Regional Evacuation Study prepared by the Florida Division of Emergency Management and the Treasure Coast Regional Planning Council.
5. Updating and adding relevant figures related to storm surge evacuation zones, and clarifying the location and definition of the coastal high hazard area.
6. Updating section 8.3.A to add needs for shoreline protection, water quality, and resiliency and the need for natural resource protection.
7. Adding references and modifying sections related to resiliency planning and implementation as a result of the Sea Level Rise report.

8. Added a policy to indicate that tidal inundation and sea level rise impacts will be considered during stormwater design.

Conservation and Open Space Element

Proposed amendments include:

1. Updating rainfall data and dates from the South Florida Water Management District.
2. Revising Policy 9.1G.2(1) related to wetlands to provide consistency with other elements.
3. Adding the definition of Special Upland Habitats.
4. Revising policies to update the County's regulation of exotic pest plant species.

Sanitary Sewer Services Element

Proposed amendments include:

1. Adding a new Goal and Objectives to comply with state legislative requirements related to sewage treatment and system evaluation.
2. Deleting information that is no longer relevant.
3. Updating tables to new reflect local conditions.

Potable Water Services Element/ 10 Year Water Supply Facilities Work Plan

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Revising planning periods in accordance with Florida Statutes.
3. Adding a 9.5-acre parcel owned by Martin County to be included in the list of exceptions to receive water services.
4. Revising Figures 11-1 and 11-2 to correct a scrivener's error of the Martin County Consolidated Utility Service Area.
5. Revising Policy 11.4.B *Proposed modifications to the Consolidated Water System* to recognize changes in conditions.

Solid and Hazardous Waste

Proposed amendments include:

1. Updating references to the Village of Indiantown.
2. Updating dates, terms and statistics.

Drainage and Natural Groundwater Aquifer Recharge Element

1. Adding additional elements in Section 13.1.B. to provide consistency with the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Adding sea level rise to the control of water subsection; the environmental concerns subsection; and adding a new restoration section.

3. Deleting Indiantown from Section 13.2.
4. Revising Section 13.2.B to include the most recent studies that have been conducted within Martin County.
5. Updating Section 13.2.D to reflect language in the Land Development Code and criteria that may be used in establishing finish floor elevations in areas at risk as defined by the Florida Department of Environmental Protection (FDEP) for reducing flood risk and infrastructure damage.
6. Adding additional study needs to determine the existing level of service along with proposed capital improvements to mitigate level of service deficiencies; and adding resiliency elements related to surface water study needs.
7. Updating Section 13.3., Groundwater System and Aquifer Recharge, with the most recent information.
8. Revising Table 13-2 with more up-to-date data for historical and projected average gross water demands.
9. Adding Policy 13.1A.17, Improve water quality of surface waters, to show that the county will continue its efforts on reducing pollutants.
10. Adding sea level rise to Policy 13.1C.1, Funding for stormwater management, to ensure that proposed infrastructure has considered flood risk from sea level rise or any other threat that may cause a flood risk.
11. Revising Policy 13.1G.18. to add the City of Stuart and Village of Indiantown in coordination efforts for water allocation plans.
12. Updating Section 13.5.A to give the status of the C-44 Reservoir and Stormwater Treatment Area project; adding green infrastructure to protective initiatives; and adding the County wastewater treatment and onsite sewage treatment and disposal system (OSTDS) plan.
13. Deleting references to the NPDES program for the establishment of water quality monitoring criteria.
14. Adding water quality to Policy 13.2A.10.
15. Deleting Policy 13.2A.11 as it does not align with the County's position on base flows conditions in the St. Lucie River and Estuary.
16. Adding green infrastructure to Policy 13.3A.2.
17. Revising Policy 13.4A.12 to indicate Martin County shall prioritize septic tank problem areas for connection to centralized wastewater disposal facilities pursuant to 163.3177, F.S.

Capital Improvements Element

Proposed amendment include:

1. Revising level of service standards set forth in Policy 14.1A.2. for consistency with Chapter 5, the Transportation Element, Chapter 10, the Sanitary Sewer Services Element, Chapter 11, the Potable Water Services Element, and Chapter 13, the Drainage and Natural Groundwater Aquifer Recharge Element.
2. Revising the level of service standards set forth in Policy 14.1A.2 related to Life Support and Fire Suppression.
3. Revising the level of service standards set forth in Policy 14.1A.3 related to Category B facilities for consistency with Section 1.7.E of Chapter 1, Preamble, regarding weighted average population.

4. Revising Policy 14.1C.5(1)(b)(2) and Policy 14.1C.5(1)(c) to remove the word "mandatory" from classifying public facilities because the County no longer classifies its public facilities as "mandatory" or "non-mandatory."
5. Revising Policy 14.1E.1(7) to change section references from specific policies to specific chapters of the CGMP.

Art, Culture and Historic Preservation Element

Proposed amendment include:

1. Updating background information and existing conditions to reflect current information obtained from a 2022 study.
2. Revising policies to reflect the renaming of the Public Art Site Committee to the Public Art Advisory Committee and terminating the Public Art Master Plan and the Five-Year Plan, which was done by Ordinance No. 1103 in 2019.
3. Relocating Policy 16.5.1 to Objective 16.5H and renumbering as 16.5H.4 as this is a more appropriate location.

Public School Facilities Element

Proposed amendments include:

1. Minor changes are proposed to the Goals, Objectives, and Policies.
2. Updating Section 17.2.B *School Enrollment* to include information related to decreased enrollment statistics in public schools between 2019 and 2023 and increased enrollment in charter schools during the 2022-2023 school year.
3. Updating Section 17.2.D *Fiscal Considerations* with current information on the District's capital assets and long-term debt.
4. Revising Policy 17.1B.6 to add language related to school capacity created by development.
5. Updating Policies 17.1E.1 and 17.1E.2 to include the Village of Indiantown in annual reviews of the Public Schools Facilities Element.
6. Updating Policy 17.1F.3 to include the Village of Indiantown and the Martin Metropolitan Planning Organization in ongoing efforts for coordination of sidewalks and bike paths to facilitate travel to and from schools and recreational facilities.

<u>Regional Impacts</u>

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

<u>Extrajurisdictional Impacts</u>

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 5, 2024. No extrajurisdictional impacts have been identified.

Conclusion

Chapter 163.3184, Florida Statutes, states that a regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council. It is noted that Council reviewed and provided the proposed amendments for the Housing, Intergovernmental Coordination, Public School Facilities, and Arts, Culture, and Historic Preservation elements as part of the County's EAR process. Therefore, no review and comments are provided for those elements. The balance of the elements were analyzed by the County and Council had conducted a review and considered any appropriate comments.

The County is to be commended for the extensive amount of work done throughout the last year to ensure that this review included input from all stakeholders in the community. The resulting amendments include the input and expertise from all County departments, coordinating agencies, and the public.

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

Council Action – January 17, 2025

To avoid unnecessary delay and meet the 30-day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approved this report and authorized its transmittal to Martin County and FloridaCommerce on November 26, 2024.

At the January 17, 2025 Council meeting, Commissioner Leet from St. Lucie County moved approval of the staff report. Mayor Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

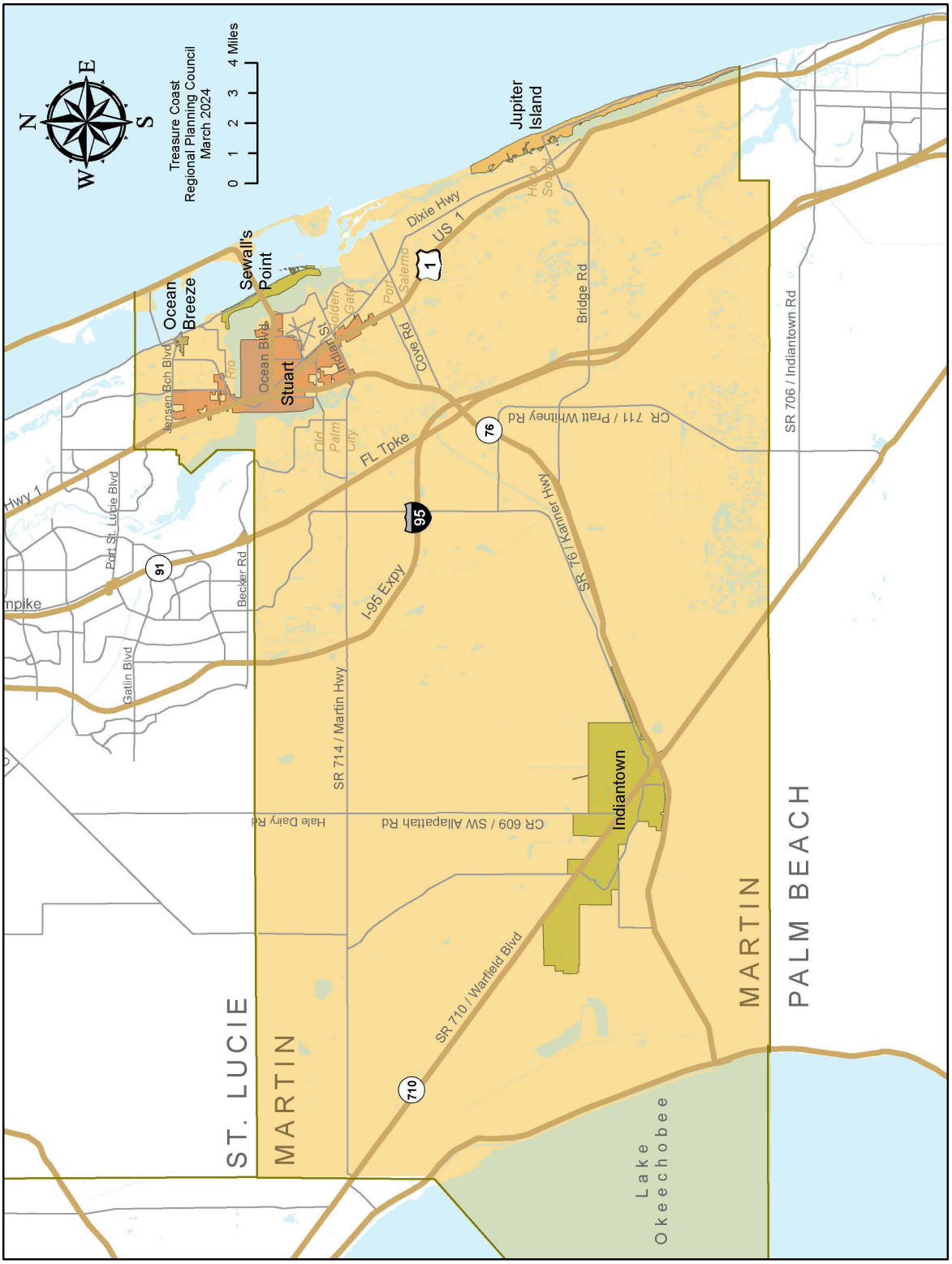
Attachment

List of Exhibits

Exhibit

1 General Location Map

Exhibit 1
General Location Map



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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER ____

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-17, AMENDING THE TEXT OF CHAPTER 17, PUBLIC SCHOOLS FACILITIES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, the Local Community Planning Act requires a Comprehensive Plan to be reviewed through an Evaluation and Appraisal process every seven years on a schedule determined by the Florida Department of Commerce; and

WHEREAS, Martin County completed and adopted its Evaluation and Appraisal Report on March 5, 2024; and

WHEREAS, amendments to Chapter 17, Public Schools Facilities Element were identified in the Evaluation and Appraisal Report; and

WHEREAS, on July 18, 2024, the Local Planning Agency considered the proposed Comprehensive Plan amendment at a duly advertised public hearing; and

WHEREAS, on September 10, 2024 and October 22, 2024, at a duly advertised public hearing, this Board considered the amendment and approved such amendment for transmittal to the Division of Community Planning and Development; and

WHEREAS, on February 25, 2025, at a duly advertised public hearing, which was continued to March 25, 2025, this Board considered and addressed the comments of the various reviewing agencies; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments.

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

PART I. COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT CPA 24-17.

Comprehensive Growth Management Plan Amendment 24-17 is hereby adopted as follows: A text amendment to Chapter 17, Public Schools Facilities Element of the Martin County Comprehensive Growth Management Plan as set forth in Exhibit "A" attached and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Comprehensive Growth Management Plan, except that Parts II through VII shall not be codified. The word "ordinance" may be changed to "article," "section," or other word, and the sections of this ordinance may be renumbered or re-lettered.

PART VII. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 25TH DAY OF MARCH, 2025.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY:_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM
& LEGAL SUFFICIENCY:

BY:_____
SARAH W. WOODS
COUNTY ATTORNEY

Exhibit A

Text proposed for deletion is shown ~~stricken~~ and text proposed for addition is shown underlined.
Supplement 55 provided by MuniCode is the base document for the EAR based changes shown.

Chapter 17 PUBLIC SCHOOLS FACILITIES ELEMENT

Adopted:	August 5, 2008	By Ordinance No. 801
Amended:	December 16, 2009	By Ordinance No. 842
Amended:	December 16, 2009	By Ordinance No. 843
Amended:	October 26, 2010	By Ordinance No. 886
Amended:	February 27, 2018	By Ordinance No. 1062
Amended:		

Section 17.1. Background

Education is fundamental to achieving a productive, civically-engaged life. No organization has greater impact on the future of the nation as the public school system. Martin County recognizes that such impact starts at the local level. Coordination between the County and the School District is paramount to ensuring that our future citizens have the educational foundation necessary for life-long learning and to creatively and successfully meet the many challenges our local community, our nation, and our world will face.

The Public School Facilities Element (PSFE) describes the coordinated planning and shared policies of the School District, County and the City of Stuart to ensure that future students are accommodated in the public school system. This element establishes public school system concurrency requirements, including level of service standards for public schools and the establishment and implementation of the concurrency management system. The aim of school concurrency is to ensure that the necessary public school facilities are in place by the time they are needed.

In addition to the policies set forth in Chapter 17, cooperation and coordination between the Martin County School Board, the Martin County Board of County Commissioners, and the City of Stuart regarding public school facilities are addressed in Chapter 3, Intergovernmental Coordination, Chapter 14, Capital Improvements, and the 2008 Interlocal Agreement for School Facilities Planning and Siting. The Interlocal will be updated to include the Village of Indiantown.

Editor's note(s)—The 2008 Interlocal Agreement for School Facilities Planning and Siting of the Martin

County School Board, Martin County Board of County Commissioners, and City of Stuart is on file in the office of the Martin County Growth Management Department.

Section 17.2. The Planning Environment

17.2.A. *Population.* Martin County's population, inclusive of all municipalities, has increased substantially over past decades, but more recently, the actual increase and the rate of increase has moderated. After increasing 58% between 1980 and 1990, and 26% between 1990 and 2000, the rate of increase in the County population between 2000 and 2010, was 15% and between 2010 and ~~2016~~ 2020, the County's population increased 8%~~3%~~. Between 2020 and 2023 the County population grew to an estimated 162,847 which is a 3% increase from 2020 (158,431). The Public School enrollment is affected by county population, residential development, and the demographic characteristics of the occupants of those homes. The proportion of the County population enrolled in the Martin County School District has remained relatively constant. See Table 17-1.

Source: BEBR, Florida Estimates of Population 2023 from the College of Liberal Arts and Science, Bureau of Economic and Business Research

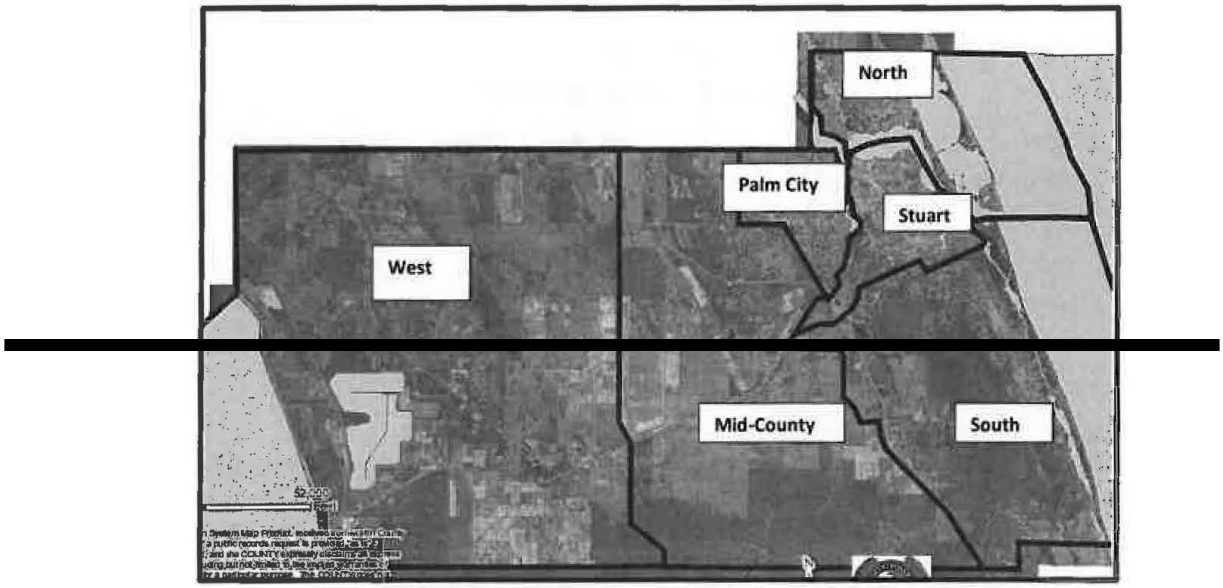
Table 17-1
County Population and Public School Enrollment, 2000, 2010, ~~and~~ 2015, 2022

	Population/Enrollment			
	2000	2010	2015	2022
County Population	126,731	146,318	150,062	162,006
Public School Enrollment	16,989	18,755	19,890	18,509
School enrollment as a % of County population	13%	13%	13%	11%

Source: Martin County School District (MCSD), FOCUS, October date-certain counts. Table 17-1 presents total School District enrollment including students attending school-district owned facilities, as well as home-schooled students, homebound students, charter school students, adult education, and students in other special or alternative programs. Martin County ~~2017~~ Population Technical Bulletin. Because Martin County public school facilities serve residents of unincorporated Martin County and the incorporated municipalities, county population figures presented in Chapter 17 include the population of Stuart, Village of Indiantown, Town of Ocean Breeze ~~Park~~, Town of Sewall's Point, and Jupiter Island as well as unincorporated Martin County.

Each year, Martin County updates its projections of future population with the adoption of the Population Technical Bulletin. The ~~2017~~ Martin County Population Technical Bulletin projects that Martin County's population will continue to grow in the future, albeit at a reduced rate when compared to prior decades and at a rate that declines slightly projecting further out in time. The Population Technical Bulletin distributes projections of Martin County's population in ~~2020~~, 2025, ~~and~~ 2030, 2035, 2040, 2045 and 2050 prepared by the Office of Economic and Demographic Research (EDR), to each of the County's seven Planning Areas. The population is distributed to the Planning Areas in the same ratio as the ratio of certificates of occupancy issued in that Planning Area to the certificates of occupancy issued countywide. The County Planning Areas roughly correspond to the School District's elementary, middle and high school concurrency zones. See Figures 17-1A, ~~and~~ 17-1B, and 17-1C.

Editor's note(s)—The Martin County Population Technical Bulletin is on file in the office of the Martin County Growth Management Department and available on the County's website.



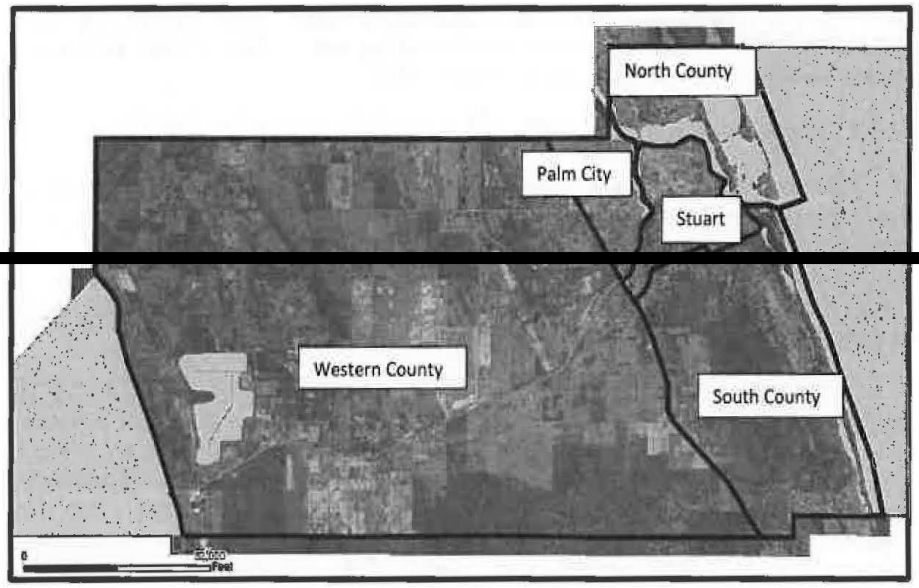
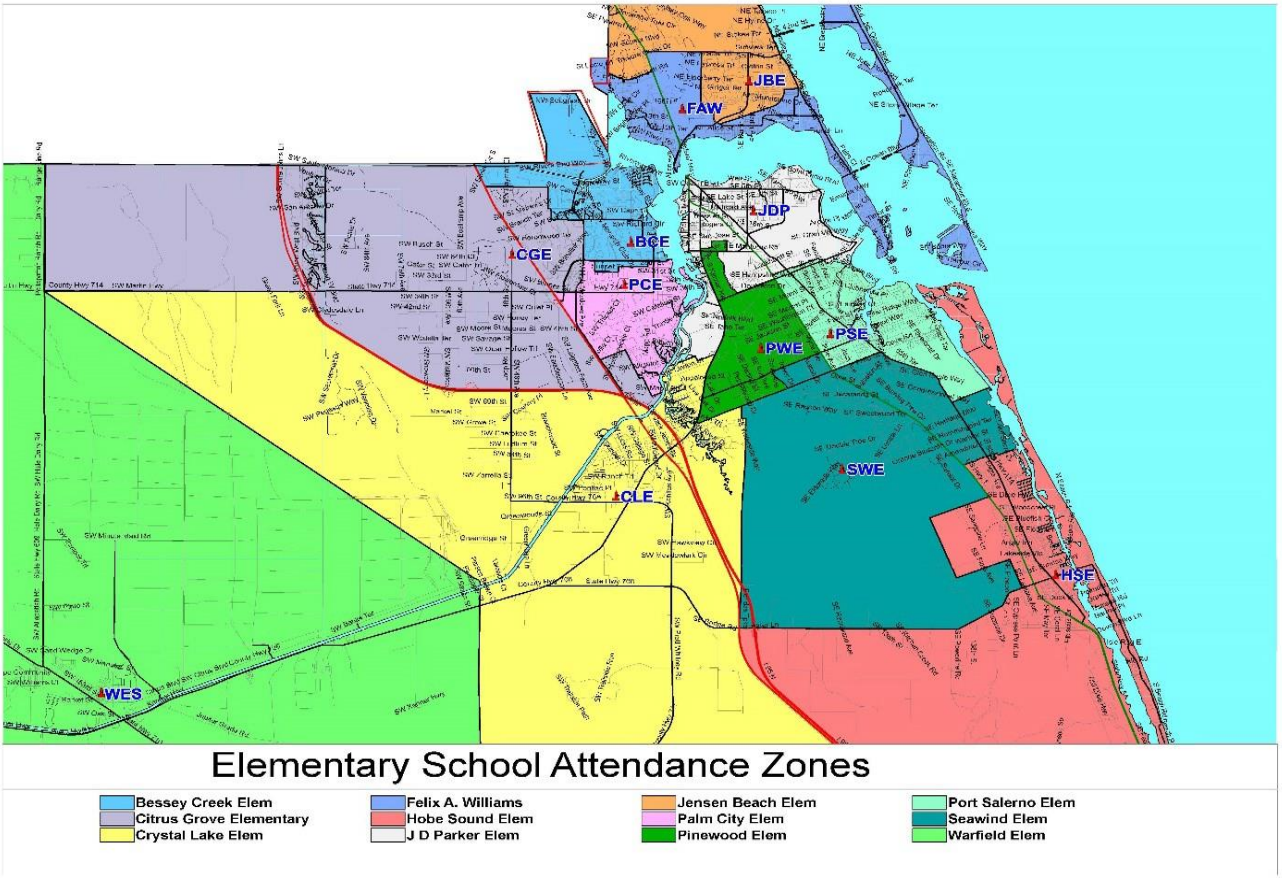
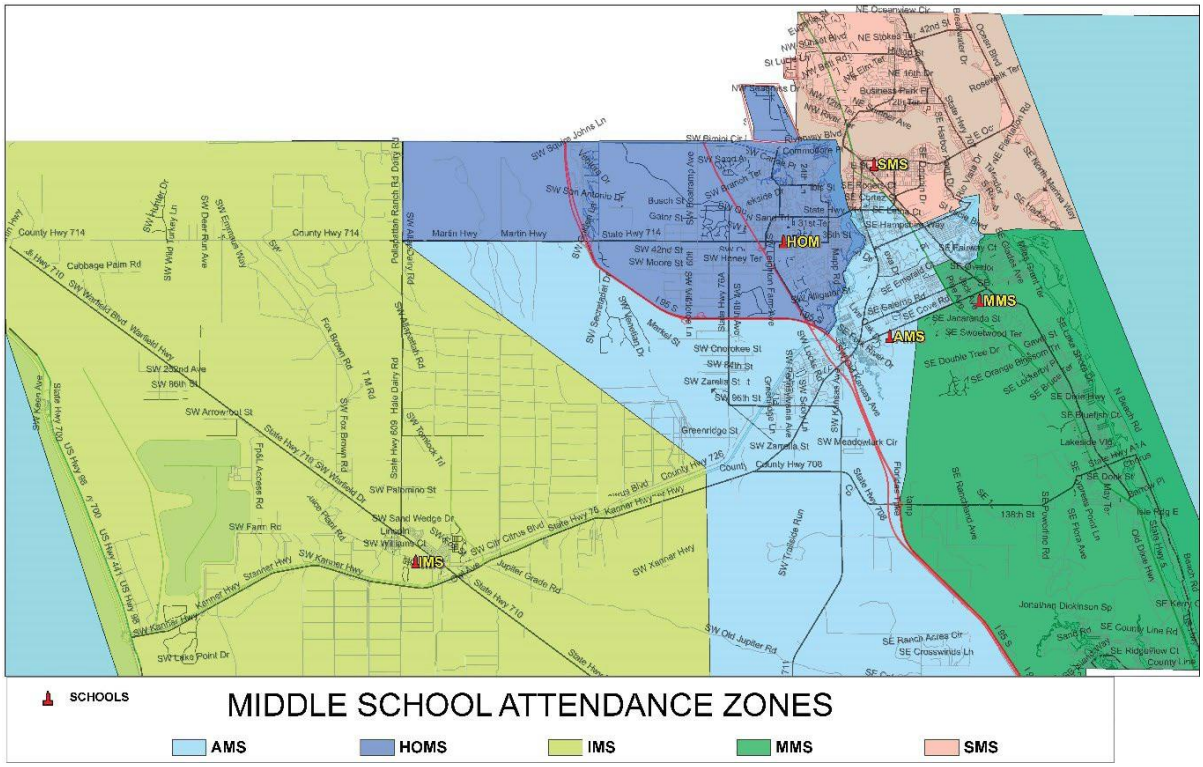


Figure 17-1A. Elementary School Concurrency Areas



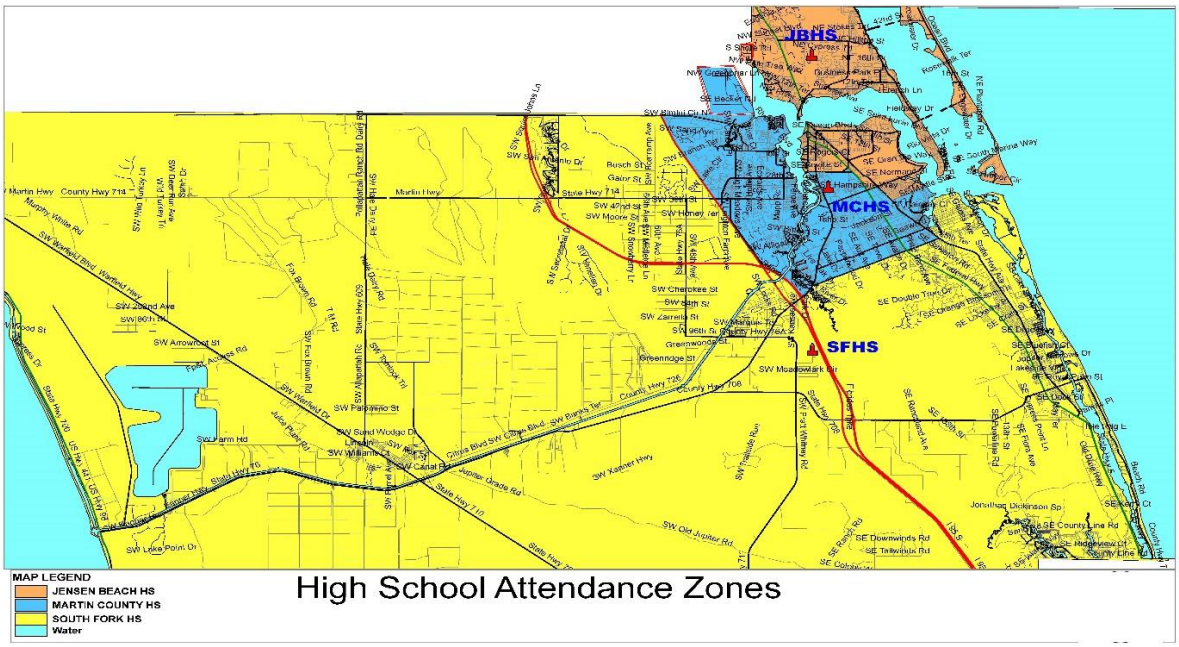
Source: MCSD

Figure 17-1B. Middle School Concurrency Areas



Source: MCSD

Figure 17-1C. High School Concurrency Areas



Source: MCSD

17.2.B. *School Enrollment.* Between 1997 and 2007, enrollment in Martin County public schools increased from 14,626 to 17,804 students, an increase of 22 percent (3,178 students). [Source, Chapter 17 of the CGMP, adopted Aug. 5, 2008.] By 2016, public school enrollment grew by another 10 percent (1,738 students). Between 2017 and 2023, public school enrollment decreased by 7%. Additionally, in 2021-2022, the Florida Department of Education identified ~~s~~ ~~13~~ 19 private schools in Martin County that are educating students in pre-K through 12th grade.

Table 17-4 shows the trends in school enrollment by school type over the last twenty years. The percentage change in enrollment by school type and period of time, from Table 17-4, is presented graphically in Figure 17-2. The fluctuations might be explained, at least in part, by the two hurricanes in 2004 and the onset of the economic recession in 2008. For the most recent period, where a decrease in enrollment is reflected, the global COVID-19 pandemic was a disruptive event through 2019-2023 and may have been one possible reason for fluctuation in public school enrollment. The fluctuations also illustrate the challenge of long-term planning for school facilities. The School Board continually endeavors to improve the accuracy of its planning and enrollment projections.

Currently, Martin County Schools are nearly fully utilized. Tables 17-5A, 17-5B, and 17-5C present a "snapshot in time" of the current capacity and current enrollment at the County's public schools. The utilization factor presented in these tables is simply current enrollment as a percentage of permanent student capacity (excluding portable classrooms.) The difference between total school capacity and permanent student stations is that total school capacity includes the capacity of portable or temporary classrooms.

Table 17-2
Enrollment by School Type and Year and Change over Time

Year		School Level			TOTAL
		Elementary	Middle	High	
2002		7,859	4,158	5,060	17,077
2007		8,176	4,052	5,576	17,804
2012		7,875	4,196	5,601	17,672
2016		8,185	4,244	5,795	18,224
2022-2023		7,941	4,000	5,138	17,079
Δ 2002 to 2007	#	317	-106	516	727
	%	4%	-3%	10%	4%
Δ 2007 to 2012	#	-301	144	25	-132
	%	-4%	4%	0%	-1%
Δ 2012 to 2016	#	310	48	194	552
	%	4%	1%	3%	3%
Δ 2016 to 2023	#	-244	-244	-657	-1,145
	%	-3%	-6%	-22%	-7%

Source: 2002 and 2007 data, Public Pathways, Inc., Presentation to Long-Range Planning Committee, Nov. 27, 2007; 2012 and 2016 data, Martin County School District (MCSD), Public Pathways CIP Program and 2023 data, MCSD, FOCUS Enrollment data, DOE.

Note: The enrollment figures presented Table 17-2 include K to 12th grade students housed in District-owned facilities. Adult education students, homebound students, home-schooled students, charter school students and students in other special or alternative programs are not included in these counts. Comparing total enrollment in Tables 17.1 and 17.2 shows that students equal to ~~9% of October 2016~~ 8% of 2022-2023 enrollment are enrolled in these other District programs.

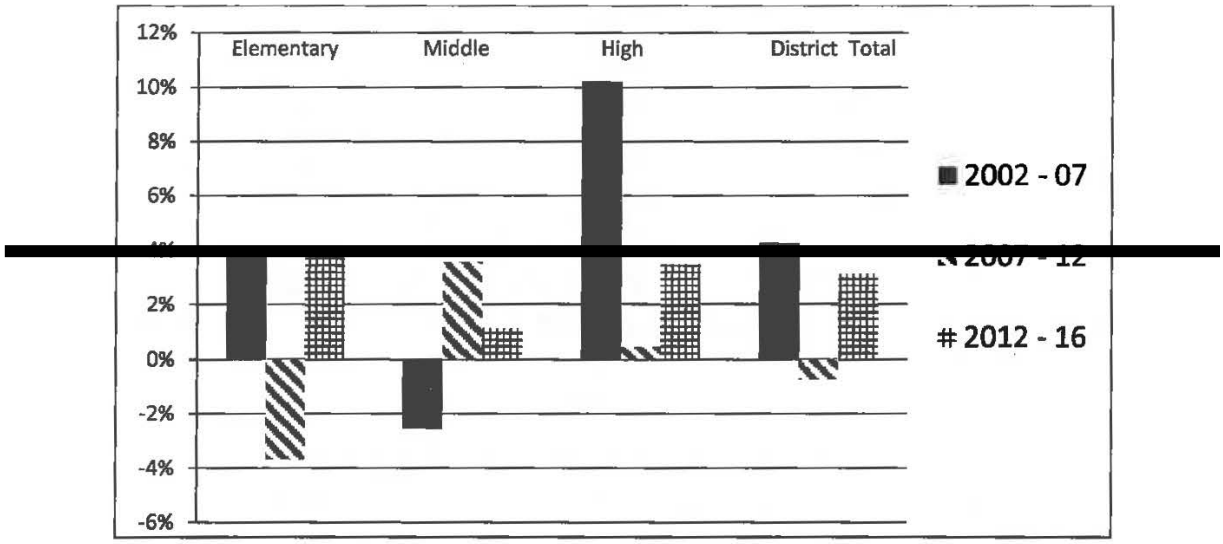
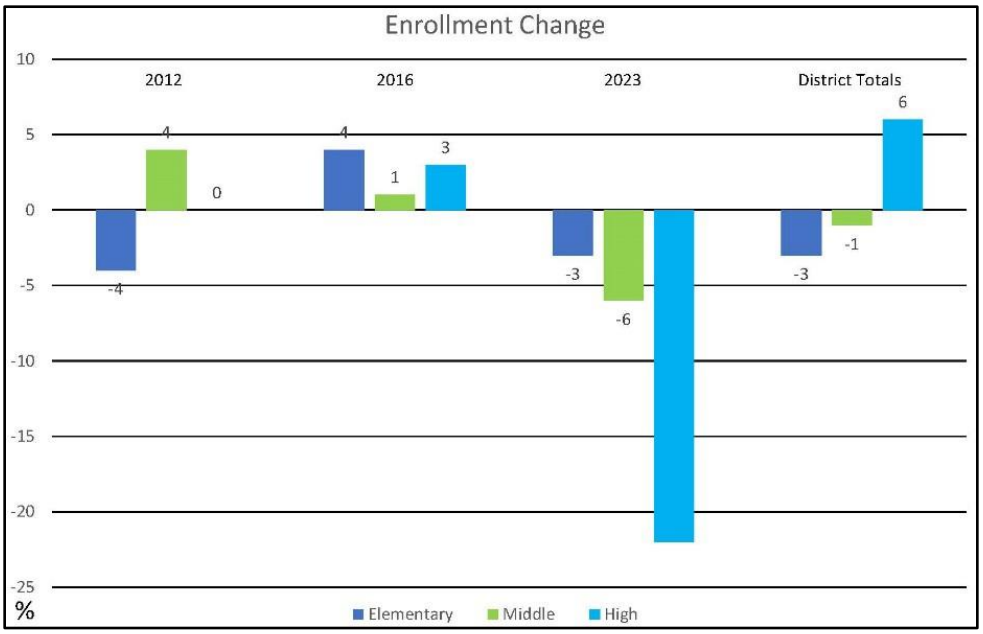


Figure 17-2. Enrollment Change over time by School Type



Source: 2023 data, MCSD, FOCUS Enrollment data, DOE.

Table 17-3A
Elementary School Capacity, Enrollment and Utilization Factor

ELEMENTARY SCHOOLS	TOTAL PERMANENT STUDENT STATIONS	TOTAL PERMANENT FISH CAPACITY	~~Oct 16-17~~ ENROLLMENT 2.28.2023	UTILIZATION FACTOR (Based on Perm. S.S.)
Bessey Creek Elem.	599	617	~~541~~ 566	~~90%~~ 92%
Citrus Grove Elem.	767	785	~~688~~ 609	~~90%~~ 78%
Crystal Lake Elem.	611	688	~~580~~ 435	~~95%~~ 63%
Felix Williams Elem.	635	671	~~645~~ 543	~~102%~~ 81%
Hobe Sound Elem.	776	776	~~626~~ 466	~~81%~~ 60%
JD Parker Elem.	695	695	~~686~~ 520	~~99%~~ 75%
Jensen Beach Elem.	~~668~~ 782	836	~~609~~ 569	~~91%~~ 68%
Palm City Elem.	~~678~~ 782	800	~~680~~ 563	~~100%~~ 70%
Pinewood Elem.	756	864	~~860~~ 714	~~112%~~ 83%
Port Salerno Elem.	877	931	~~844~~ 721	~~96%~~ 77%
Sea Wind Elem.	764	764	~~675~~ 503	~~88%~~ 66%
Warfield Elem.	~~886~~ 896	932	~~751~~ 696	~~85%~~ 75%
TOTAL	~~8,712~~ 8940	9359	~~8,185~~ 6905	~~94%~~

Source; MCSD, "Choice Open Enrollment, presentation at the City of Stuart, Martin County Board of County Commissioners and Martin County School District Joint Meeting, January 24, 2017 and 2023 data, MCSD, FOCUS Enrollment data, DOE.

Table 17-3B
Middle School Capacity, Enrollment and Utilization Factor

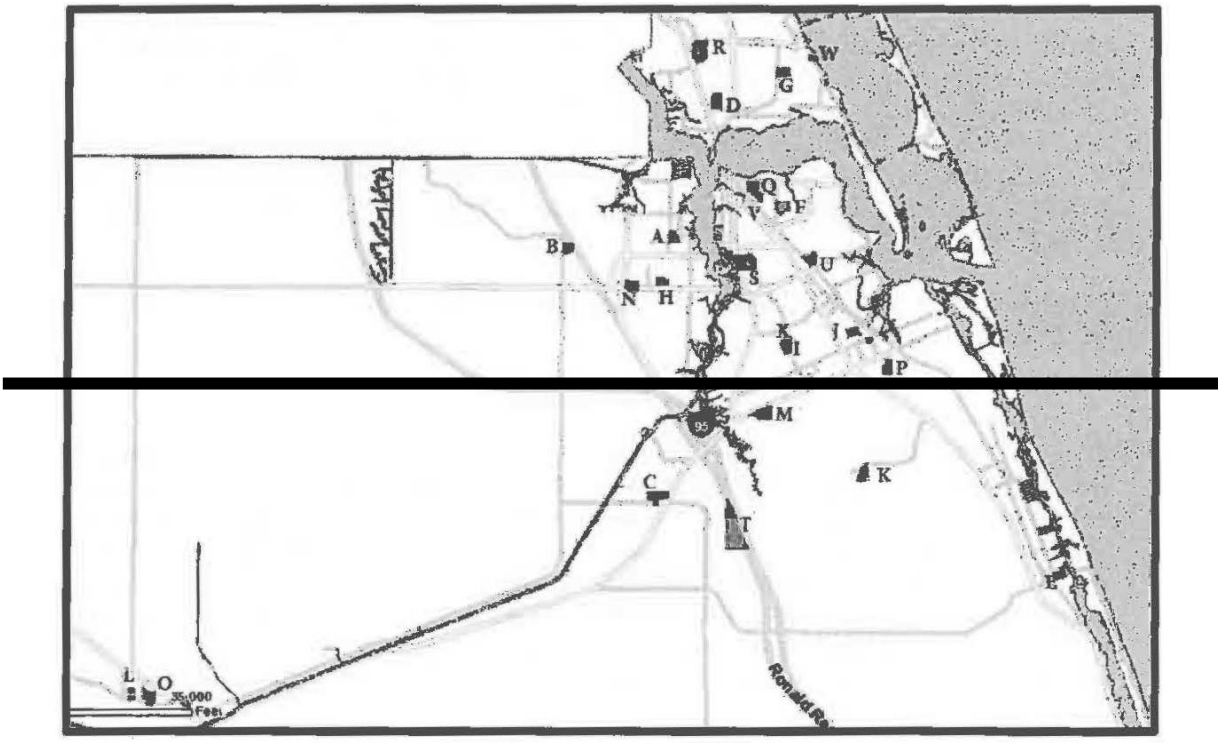
MIDDLE SCHOOLS	TOTAL PERMANENT STUDENT STATIONS	TOTAL PERMANENT FISH CAPACITY	~~Oct 16-17~~ ENROLLMENT 2.28.2023	UTILIZATION FACTOR (Based on Perm. S.S.)
Anderson Middle	~~1316~~ 1335	~~1184~~ 1335	~~952~~ 1031	~~80%~~ 77%
Hidden Oaks Middle	1345	~~1210~~ 1477	~~1039~~ 940	~~86%~~ 64%
Indiantown Middle	~~905~~ 989	~~814~~ 989	~~558~~ 638	~~68%~~ 65%
Murray Middle	~~935~~ 948	~~842~~ 1124	~~725~~ 616	~~86%~~ 55%
Stuart Middle	~~1310~~ 1300	~~1179~~ 1300	~~961~~ 848	~~82%~~ 65%
TOTAL	~~5811~~ 5917	~~5230~~ 6225	~~4235~~ 4073	~~81%~~

Source: MCSD, "Choice Open Enrollment, presentation at the City of Stuart, Martin County Board of County Commissioners and Martin County School District Joint Meeting, January 24, 2017 and 2023 data, MCSD, FOCUS Enrollment data, DOE.

Table 17-3C
High School Capacity, Enrollment and Utilization Factor

HIGH SCHOOLS	TOTAL PERMANENT STUDENT STATIONS	TOTAL PERMANENT FISH CAPACITY	~~Oct 16-17~~ ENROLLMENT 2.28.2023	UTILIZATION FACTOR (Based on Perm. S.S.)
Jensen Beach High	1636	~~1554~~ 1636	~~1601~~1567	~~103%~~ 96%
Martin County High	~~1624~~ 1839	~~1543~~ 2146	~~2281~~ 2224	~~148%~~ 104%
South Fork High	~~1699~~ 1847	~~1614~~ 1922	~~1913~~ 1766	~~119%~~ 92%
TOTAL	~~4959~~ 5322	~~4711~~ 5704	~~5795~~ 5557	~~123%~~

Source ~~for Tables 17-3A, 17-3B and 17-3C~~; MCSD, "Choice Open Enrollment, presentation at the City of Stuart, Martin County Board of County Commissioners and Martin County School District Joint Meeting, January 24, 2017 and 2023 data, MCSD, FOCUS Enrollment data, DOE.



~~A = Bessey Creek~~

~~B = Citrus Grove~~

~~C = Crystal Lake~~

~~D = Felix Williams~~

~~E = Hobe Sound~~

~~F = JD Parker~~

~~G = Jensen Beach~~

~~H = Palm City~~

~~I = Pinewood~~

~~J = Port Salerno~~

~~K = Sea Wind~~

~~L = Warfield~~

~~M = Anderson~~

~~N = Hidden Oaks~~

~~O = Indiantown~~

~~P = Murray~~

~~Q = Stuart~~

~~R = Jensen Beach~~

~~S = Martin County~~

~~T = South Fork~~

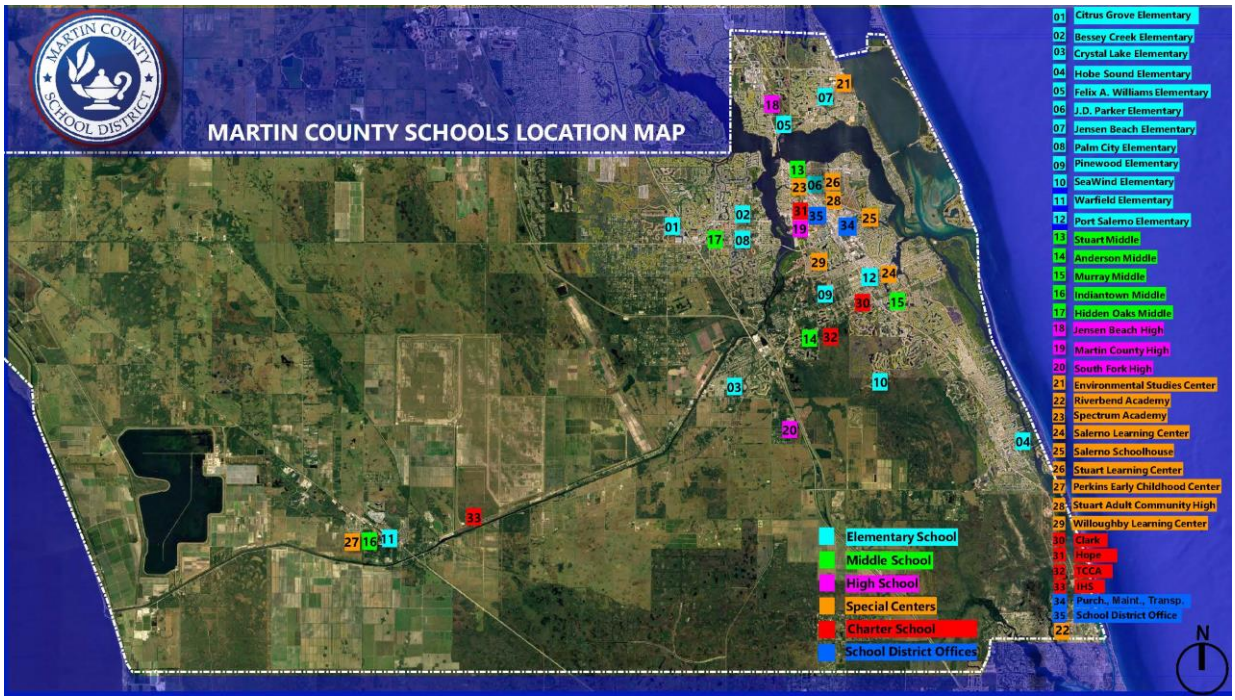
~~U = bus barn~~

~~V = Administrative Center~~

~~W = Environmental Center~~

~~X = Challenger~~

Figure 17-3. Location of Martin County Public School Facilities



Source: MCSD

The Martin County School District, like other areas of the state, may be impacted by the growth of charter schools as allowed under Florida law. Charter schools are public schools sponsored by the local school district but operated by another entity. Whereas statewide enrollment in charter schools (pre-kindergarten through 12th grade) almost doubled in the period 2006-07 to 2015-16 (98,755 to 270,301, or approximately 10% of statewide public school enrollment)~~,~~. Enrollment statewide in charter school has grown to 13% in 2022-2023 (382,367). ~~and~~ Palm Beach County currently has ~~52~~ 49 Charter Schools, Martin County has just ~~two~~ four. Martin County's ~~two~~ four charter schools are:

(1) The Clark Advanced Learning Center serves students in 10th through 12th grades. It is located on the Salerno Road campus of Indian River State College and is operated by the College. Over five years, the school's enrollment increased from 218 students in 2011-12 to 245 students in 2015-16 (12%). The current enrollment for 2022-2023 is 250 students.

(2) The Hope Charter Center for Autism, in Stuart, provides special educational services for Pre- Kindergarten to 2nd grade. The enrollment at this special needs school has remained constant, ranging between 31 and 33 since 2011. The current enrollment for 2022-2023 is 89 students.

(3) Treasure Coast Classical Academy (TCCA) is a charter school located in Stuart, FL., provides educational services for primary and secondary school. The current enrollment for 2022-2023 is 1091 students.

(4) Indiantown High School (IHS) is a public charter high school in Martin County, Florida, focusing on college preparedness and career and workforce education. Operated by Indian River State College (IRSC) in partnership with the Martin County School District. The current enrollment for 2022-2023 is just 9 students with fall 2024 being the first year to include grades 9-12.

Source: ~~2016 Accountability Report; http://app4.fldoe.org/CSA/PostToWeb/ARDtl.aspx; viewed on May 11, 2017.~~ Focus, Indiantown High School

17.2.C. *Reserved*.

17.2.D. *Fiscal Considerations.* The key measure of a successful Concurrency Program is the ability of the School District to implement a financially feasible plan to provide sufficient capacity for Martin County students at the adopted Level of Service.

Local sources of capital revenue for the School District are ad valorem property tax

collected from residential and nonresidential property, and impact fees that are collected from new, residential development. In addition, school districts may sell Certificates of Participation (COP) or bonds based on lease payments for new construction up to $600 million. The primary state revenue streams for public Pre-K to 12 schools are Public Education Capital Outlay (PECO) funds from the State's gross receipt tax on utilities. Capital Outlay and Debt Service (CO & DS) from motor vehicle license fees, and funds from the State Lottery.

In addition to capacity-adding projects, the School District budgets to ensure the existing facilities are safe and up-to-date. These major repair and renovation projects include additions of non-instructional support spaces, Americans with Disabilities Act (ADA) compliance, and modernization of all or portions of a facility.

~~On June 30, 2006, the estimated School District Capital Assets, net of accumulated depreciation, were valued at $268 million. There was existing outstanding debt of $22 million and a new Certificate of Participation (COPs) issue of $40 million. On June 30, 2016, the estimated School District Capital Assets, net of accumulated depreciation, was $364 million, the School District's outstanding debt was $9 million, and a new Certificate of Participation issue of $29 million.~~

The School District’s capital assets, net of accumulated depreciation, as of June 30, 2023, total $445.2 million. Capital assets include land; construction in progress; improvements other than buildings; buildings and fixed equipment; furniture, fixtures, and equipment; motor vehicles; property under capital lease; and audio-visual materials and software. The District experienced an increase of net capital assets compared to the previous fiscal year of approximately 12.6 percent.

As of June 30, 2023, the School District has total long-term debt outstanding of $54.1 million, comprised of Certificates of Participation (COPS) Series 2021 and 2014A and State Board of Education (SBE) Bonds. The School District’s outstanding debt decreased $12.4 million (net) during the 2022-23 fiscal year. The increase was primarily due to the issuance of the Series 2021 Certificates of Participation (COP) to provide financing for the reconstruction of Jensen Beach and Palm City Elementary Schools, offset by a reduction in principle due to scheduled principal payments on the Series 2014A COP and State School Bonds.

Section 17.3. Enrollment Forecast

Just as Martin County annually adopts a Population Technical Bulletin, each year the School Board updates its projections of future student enrollment. It is challenging to accurately project future population for a small geographic area, such as a county. Planning for school facilities is even more difficult because planning must be effective on an even smaller scale. Each of the Martin County School District's twelve elementary schools, five middle schools, and three high schools has its own attendance zone. Population growth in one corner of the County, in the attendance zone of a particular elementary school, for example, may have little or no direct effect on elementary school enrollment in another corner of the County. Furthermore, District policy permits Martin County students to apply to attend any age-appropriate district school that has capacity. Finally, in addition to geographic distribution of the population, the School Board must anticipate that portion of the population that will be within the school-aged cohort.

Enrollment forecasting requires analysis of multiple data sources including, but not limited to, birth rates, historical enrollment trends, make-up of neighborhoods, local and regional economic and housing trends, program and boundary changes, and an empirical understanding of individual communities. School population projections are most reliable when enrollment is projected for large geographic areas for one or two years in the future. For example, the District-wide one-year projections are expected to have a higher degree of certainty than five-year estimates. Conversely, accuracy diminishes as the geographic area becomes smaller and the forecast is for more distant points in the future.

In accordance with Florida Department of Education (DOE) guidelines, the Martin County School District annually prepares or updates enrollment forecasts following a study of local government and school trends. A history of each school's grade-by-grade enrollment is compiled and analyzed. This history reveals patterns in the progression of students from one grade to the next. These patterns are extrapolated to develop a school's basic forecast. This approach, termed the Cohort-Survivorship Model, is the most widely applied forecasting method for schools.

School enrollment changes from both in-migration (new housing or housing turnover) and from the progression of students from lower to higher grades. Growth between grades typically is the result of in-migration from new housing or housing turnover. Grade-by-grade enrollment data, in multi-year increments and change over time, for Martin County's elementary, middle, and high schools is presented in Tables 17-4A, 17-4B and 17-4C.

Table 17-4A
Elementary School Enrollment by Grade in 2002, 2007, 2012, ~~and~~ 2016-17, 2022-23

Year		Grade							Total
		PK	K	1	2	3	4	5	
2002		404	1,158	1,210	1,208	1,275	1,282	1,322	7,859
2007		437	1,273	1,272	1,288	1,308	1,268	1,339	8,186
2012		501	1,366	1,373	1,331	1,308	1,243	1,347	8,469
2016-17		521	1,396	1,357	1,339	1,427	1,332	1,427	8,799
2022-2023		996	1,084	1,132	1,101	1,390	1,024	1,214	7,941
~~Δ 02-07~~	~~#~~	~~3~~	~~115~~	~~62~~	~~81~~	~~33~~	~~(14)~~	~~17~~	~~327~~
	~~%~~	~~8%~~	~~10%~~	~~5%~~	~~7%~~	~~3%~~	~~(1%)~~	~~1%~~	~~4%~~
~~Δ 07-12~~	~~#~~	~~64~~	~~93~~	~~101~~	~~42~~	~~0~~	~~(25)~~	~~8~~	~~372~~
	~~%~~	~~15%~~	~~7%~~	~~8%~~	~~3%~~	~~0%~~	~~(2%)~~	~~1%~~	~~5%~~
~~Δ 12-16/17~~	~~#~~	~~20~~	~~30~~	~~(16)~~	~~8~~	~~119~~	~~89~~	~~80~~	~~200~~
	~~%~~	~~4%~~	~~2%~~	~~(1%)~~	~~1%~~	~~9%~~	~~7%~~	~~6%~~	~~2%~~

Source: 2002 and 2007 data, Public Pathways, Inc., Presentation to Long-Range Planning Committee, Nov 27, 2007; 2012, 2017 and 2023 data, MCSD, FOCUS Enrollment data, DOE.

Table 17-4B
Middle School Enrollment by Grade In 2002, 2007, 2012, ~~and~~ 2016-17, 2022-23

Year		Grade			Total
		6	7	8	
2002		1,376	1,385	1,397	4,158
2007		1,309	1,324	1,419	4,052
2012		1,275	1,396	1,431	4,102
2016-17		1,396	1,403	1,409	4,408
2022-2023		1,423	1,326	1,251	4,000
~~Δ 02-07~~	~~#~~	~~-67~~	~~-61~~	~~22~~	~~(106)~~
	~~%~~	~~(5%)~~	~~-4%~~	~~2%~~	~~(3%)~~
~~Δ 07-12~~	~~#~~	~~(34)~~	~~72~~	~~12~~	~~52~~
	~~%~~	~~(3%)~~	~~5%~~	~~1%~~	~~1%~~
~~Δ 12-16~~	~~#~~	~~119~~	~~7~~	~~(22)~~	~~104~~
	~~%~~	~~9%~~	~~1%~~	~~(2%)~~	~~3%~~

Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007 for 2002 and 2007 data. For 2012, 2017 and 2023 data, MCSD, FOCUS Enrollment data, DOE.

Table 17-4C
High School Enrollment by Grade in 2002, 2007, 2012, 2016-17, 2022-23

Year		Grade				Total
		9	10	11	12	
2002		1,208	1,275	1,282	1,322	5,087
2007		1,289	1,308	1,268	1,339	5,204
2012		1,566	1,502	1,375	1,233	5,676
2016-17		1,645	1,524	1,446	1,282	5,897
2022-2023		1,510	1,474	1,252	901	5,138
~~Δ 02-07~~	~~#~~	~~81~~	~~33~~	~~-14~~	~~17~~	~~117~~
	~~%~~	~~7%~~	~~3%~~	~~-1%~~	~~1%~~	~~2%~~
~~Δ 07-12~~	~~#~~	~~277~~	~~194~~	~~107~~	~~-106~~	~~472~~
	~~%~~	~~21%~~	~~15%~~	~~8%~~	~~-8%~~	~~9%~~
~~Δ 12-16~~	~~#~~	~~79~~	~~22~~	~~71~~	~~49~~	~~221~~
	~~%~~	~~5%~~	~~1%~~	~~5%~~	~~4%~~	~~4%~~

Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007 for 2002 and 2007 data: For 2012, 2017 and 2023 data, MCSD, FOCUS Enrollment data, DOE.

Each year, the Martin County School District updates its forecasts using the most current information on births, housing, and grade level changes. First, local enrollment projections are prepared in the fall using actual first quarter information. The Cohort-Survivorship method "ages" students ahead through the grade levels and calculates a ratio based on a five-year history. This ratio is then applied to future years and forms the foundation of future enrollment projections. Those results are then compared to projected County population growth associated with new housing starts and County in-migration rates. Population projection data is proportionately matched to school attendance zone data to provide an indication of future growth patterns.

The most difficult segment of the K—12 population to predict is each year's kindergarten class. In order to project the kindergarten population for each year, statistical profiles of residential birth data is matched to growth patterns and applied to individual schools. Finally, the District-wide forecast is compared to the DOE forecast for the Martin County School District. Differences may be explainable in light of specific Martin County data on new housing.

Based on the described analysis, student enrollment (FTE- full-time equivalent) in Martin County schools is projected to fluctuate ~~grow~~ from approximately ~~18,224 students in 2016-17 to 18,691~~ 16,700 students in 2020-2021.~~, an increase of 476 students. By 2022, the Martin County School District projects that 18,722 students will be enrolled.~~ In 2023-2024, 15,958 students were enrolled, a 742 decrease in student enrollment from 2020-2021. Projections for 2024-25 are listed in the table and provided from the FDOE website. See Table 17-5. Note the number of students listed does not include the number of students for the Charter Schools.

Table 17-5
Projection of Future Total Enrollment

	Current Enrollment				Enrollment Projections	
Year	2016-17	2020-21	2021-22	2022-23	2023-24	2024-25
Total Enrollment	17,777	16,700	16,723	17,079	15,958	15,670
# Change from year to year	~~0~~ -	-1,077	23	356	-1,121	-288
% Change from year to year	~~0~~ -	-7%	1%	3%	-7%	-2%

Source: Public Pathways, Inc., Presentation to Long-Range Planning Committee, November 27, 2007 for 2002 and 2007 data: For 2012, 2017 and 2023 data, MCSD, FOCUS Enrollment data, DOE.

~~Table 17-5~~
~~Projection of Future Total Enrollment~~

	~~Current Enrollment~~	~~Enrollment Projections~~	
~~Year~~	~~2016-17~~	~~2020-21~~	~~2022-23~~
~~Total Enrollment~~	~~18,224~~	~~18,691~~	~~18,722~~
~~# Increase from 2016-17~~		~~467~~	~~498~~
~~% Increase from 2016-17~~		~~2.6%~~	~~2.7%~~

Section 17.4. Capacity and Level of Service

An essential component of a school concurrency system is the level of service (LOS) standard. The LOS standard for public schools is based upon the capacity of the facility, current enrollment, and the numerical enrollment point at which an additional school of that type is needed. LOS standards for public school facilities serve several purposes:

- To guide long-range projections of school facility needs.
- To assist with the determination of school facility needs over the five-year capital improvement time frame.
- To provide a basis for the review of applications for final site plans for residential development.

17.4.A. *Capacity and Campus Master Plans.* One of the most effective ways to improve student achievement and curb school violence is to reduce the size of the nation's schools. Hundreds of studies have found that students who attend small schools outperform those in large schools on every academic measure from grades to test scores. They are less likely to drop out and more likely to attend college.

Small schools also build strong communities. Parents and neighbors are more likely to be actively involved in the school. The students benefit from community support and the school in turn fosters connections among neighbors and encourages civic participation.

Often state and local policy makers prefer large schools because they are less expensive to operate on an annual per pupil basis. In many states, such as Florida, education funding formulas provide a flat rate per pupil and make no adjustment for the higher costs of running a small school. This favors larger schools and pressures smaller ones to close. Such policies are short-sighted. Smaller schools may require higher levels of annual per-pupil funding, but they are cost-effective. Smaller schools have higher graduation rates and, on a per graduate basis, they cost about the same or less than large schools.

Recognizing the benefits of smaller schools, the School Board of Martin County adopted a maximum school size of 750 for elementary schools, 1,200 for middle schools and 1,800 for high schools. Master plans have been developed for each school campus for phased renovation and reconstruction that will comply with the caps where feasible. The performance of Martin County schools evidences the wisdom of smaller, more parent/community- based schools. Martin County Schools consistently perform at top levels compared to state and national averages, as measured by high school graduation rates, SAT and ACT scores, the number of points earned in the Florida "State Accountability System," and the percentage of students who are proficient with elementary school learning goals.

Following this direction of the School Board and Superintendent, Martin County school capacities are based on the following:

1) Permanent FISH capacity (without portables).
2) Permanent FISH capacity adjusted for Title I schools' special programmatic needs.
3) Permanent FISH capacity adjusted to reflect the Board's long-term plans to cap school size, permanent capacity, at 750 for elementary schools, 1,200 for middle schools, and 1,800 for high schools.

The Florida Inventory of School Houses (FISH) Capacity is defined as "The number of students that may be housed in a facility (school) at any given time based on a utilization percentage of the number of existing satisfactory student stations." It is a product of the number of classrooms at a school and the student stations assigned to each room type. The capacity of some spaces is modified for actual square footage of the teaching space. Teaching stations are defined as being 600 square feet or more with a teacher and students regularly assigned to the space. No capacity is assigned to small instructional spaces and specialized labs including art, music, resource, etc.

For maximum efficiency, a school's core capacity should match the number of students expected to be served. As a result of the 2002 amendment of the State Constitution that established the maximum size of public school classrooms—18 students in K through third grade; 22 students in fourth grade through eighth grade, and 25 students in ninth through twelfth grades—some District schools appear to have core capacity (defined as media centers, dining areas, administration and support spaces, and assembly spaces) that would support additional classrooms. However, due to various constraints on-site expansions are not always feasible.

Concurrency Service Areas. The Martin County School concurrency service areas are established less than district-wide and are coterminous with the School Board's six facility planning areas.

Section 17.5. Co-location of School and Civic Facilities.

Co-location and shared use of facilities are important to the School District, Martin County, the municipalities within the County, and County residents. The School District would benefit from joint use of parks in the vicinity of public schools, given the dedication of the local parks and recreation departments in to promoting health and wellness, alternative leisure activities, and community involvement through sports and special events for County residents. As provided in the Interlocal Agreement, the School District seeks opportunities to co-locate and share use of school facilities and civic facilities when preparing the annual update of its Five-Year Capital Improvement Plan. Likewise, co-location and shared use opportunities are considered by the local governments when updating their Comprehensive Plans, Capital Improvements Plans, and when planning and designing new or renovated community facilities which may be compatible with schools.

Opportunities for co-location and shared use may be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. Co-location and joint use will yield savings for the School District, local governments, and taxpayers and create community focal points. Co-location and shared use of facilities are important tools in budgeting and community building for the School District and local governments. Potential opportunities for co-location of shared facilities are identified and evaluated by the factors identified in the Table 17-6. These factors are included in the school siting matrices for new elementary, middle and high schools, in the Interlocal Agreement, discussed in the Section 17.6, School Siting.

Table 17-6 Co-Location Consideration Matrix

Raw Score (1-5) Weight Factor (2)	
Proximity of existing or planned public park or recreational uses and sites, after-school activities; within 2-3 miles; existing and within first 5 years of adopted CIP	0 = Distant 5 = Close
Proximity of existing or planned complementary public uses (library, community center, etc.) within 2 miles; existing and within first 5 years of adopted CIP	0 = Distant 5 = Close
Potential to co-locate with proposed school facility, public park or recreation use, or complementary public use.	0 = Not Able 5 = Able
Maximum Points for this category = 30	

~~(~~Source: 2008 Interlocal Agreement, Middle School Siting Matrix~~)~~

Section 17.6. School siting[1]

The Martin County School Board, the City of Stuart and the Martin County Board of County Commissioners have agreed to the procedural processes and the substantive evaluation criteria to be followed in selecting a site for a new school. The matrices of criteria to be used for the siting of future elementary, middle and high schools are set-forth in full in the 2008 Interlocal Agreement for School Facilities Planning and Siting. The types of factors to be considered in choosing the location of a new school include the following:

- walkability - the percentage of students who live within 2 miles, the quality of the sidewalks: and posted speed limits on the roadway networks;
- complementary uses - proximity of parks, athletic facilities, and libraries, and similar facilities, after- school employment and additional educational opportunities for high school students; and the potential to co-locate school and other public facilities;
- sustainable community design - inclusion within a private or public plan, proximity to population centers, ability to maintain student diversity; opportunity for adaptive re-use, adequate land area;
- environmental and hydrological - presence or absence of wetlands; functional hydrology; impact to native upland habitat; and,
- infrastructure and efficiency - availability and proximity of water and wastewater lines, stormwater capacity, and arterial roadways

[1]Editor's note(s)—Ord. No. 1062, pt. 1(Exh. A), adopted February 27, 2018, renumbered §§ 17-6 and 17-7 as §§ 17-7 and 17-8.

Section 17.7. Future Public Schools [2]

[2]Editor's note(s)—Former § 17.6, see editor's note, § 17.6.

Each year, the School Board adopts an Educational Plant Survey, 5-year work program, and 5-Year Capital Improvement Plan. Pursuant to state law and the Interlocal Agreement, the School Board's annual update of the educational facilities plan and 5-year work program are shared with the County and City for review and comment prior to adoption by the School Board.

At this time, the Martin County School District has no plans to establish a new school. As previously described, School District policy caps the planned capacity of elementary schools at 750 students, middle schools at 1,200 students, and high schools at 1,800 students. At such time as the need for a new school is identified, the

selection of the school site shall be undertaken pursuant to state law, the interlocal Agreement, this Element, and the Intergovernmental Coordination Element of the CGMP. Given the history of population growth in Florida and in Martin County, it appears the question is more likely when a new school or schools will be needed, rather than if they will be.

Section 17.8 Goals, Objectives, and Policies [1]

Goal 17.1 Martin County shall coordinate with the School Board of Martin County and the City of Stuart to ensure public school facilities are of the highest quality and meet the needs of the County's existing and future population.

[1]Editor's note(s)—Former § 17.7, see editor's note, § 17.6.

Objective 17.1A. To ensure adequate public school facilities are available to meet the needs of the County's residents.

Policy 17.1A.1. The County hereby adopts these Level of Service (LOS) standards:

(1) Elementary School Concurrency Service Area (CSA)

100 percent of permanent FISH capacity for all Elementary Schools in the CSA (85% of permanent FISH capacity for Title 1 Elementary Schools), not to exceed a student capacity cap of 750, plus (450 * a/b)

WHERE
a = Number of existing Elementary Schools in the CSA
b = Number of existing Elementary Schools in the District

(2) Middle School Concurrency Service Area

100 percent of permanent FISH capacity for all Middle Schools in the CSA (85% of permanent FISH capacity for Title 1 Middle Schools), not to exceed a student capacity cap of 1,200, plus (720
* a/b)

WHERE
a = Number of existing Middle Schools in the CSA
b = Number of existing Middle Schools in the District

(3) High School Concurrency Service Area

100 percent of permanent FISH capacity for all High Schools in the CSA, not to exceed a student capacity cap of 1,800, plus (1,080 * a/b)

WHERE

a = Number of existing High Schools in the CSA
b = Number of existing High Schools in the District

Policy 17.1A.2. LOS standards shall be applied by Concurrency Service Area. Concurrency Service Areas shall be documented in the data and analysis documentation. The boundaries of the Concurrency Service Areas and any modifications shall be based on consideration of the following criteria:

(1) Maximum utilization of school facilities;

(2) Future growth and demographic changes;

(3) Demographic and Socioeconomic balance;

(4) Transportation costs;

(5) Minimizing the disruption to students and families related to changes to attendance zones;

(6) Capacity commitments; and,

(7) The County's Urban Service Districts.

Policy 17.1A.3. Modifications to CSA boundaries may be made by the School Board, only after review and a reasonable opportunity for comment by the County and City.

Policy 17.1A.4. The School Board can unilaterally change student attendance zones for one or more of its schools.

Policy 17.1A.5. In the event that a CSA lacks an Elementary, Middle, or High School, students residing within that CSA shall attend a school in an adjacent CSA.

Policy 17.1A.6. The School Board shall monitor the LOS within each CSA. In the event that a deficiency is identified, the School Board shall initiate action to cure the deficiency by no later than the next annual update of the School District's 5-year Work Program.

Objective 17.1B. To ensure adequate capacity is available to accommodate projected development at the adopted Level of Service (LOS).

Policy 17.1B.1. The County shall approve final site plans, which include residential units, only after the receipt of a School Concurrency Review Report from the School District stating that adequate school capacity exists for anticipated students from the proposed development pursuant to the requirements of the Comprehensive Plan and the Land Development

Regulations.

Policy 17.1B.2. Within 30 days after the School District receives a completed public school impact form from an applicant for an amendment to the Comprehensive Plan future land use map, rezonings, developments of regional Impact, and master site plans which include residential units, the School District shall provide the local government with a general capacity analysis which indicates the generalized capacity for all applicable school facilities. This analysis shall be used in the evaluation of the development proposals but shall not provide a guarantee of availability of services or facilities.

Policy 17.1B.3. Upon receipt of a completed public school impact form for a final site plans which includes residential units, the School District shall provide the local governments with a School Concurrency Review Report that states whether or not adequate school capacity exists for the proposed development, based on the LOS standards, CSAs, and other standards set forth in the Interlocal Agreement and this Element. The School Concurrency Report shall include the following information:

(1) The total Permanent and Temporary Capacity for each type of school facility within the CSA which the project is located and the CSAs which are adjacent thereto. Permanent and temporary capacities shall include the capacities of both existing school facilities, as well as those which are planned to be operational no later than the conclusion of the third year of the School Board's Five-Year Capital Improvement Plan. CSAs which are separated by rivers or other bodies of water shall be deemed "adjacent" only if connected by a publicly owned bridge accommodating vehicular <u>and pedestrian</u> traffic.

(2) The available school capacity, by type of school and relevant CSA. The available capacity, by type of school and CSA is calculated by subtracting from the total permanent and temporary capacities, the following:

(a) Current student enrollment (determined by the District's October count) for each type of school facility within the relevant CSA and the CSAs which are adjacent thereto;

(b) Reserved capacity for student enrollment projected to be generated within three years from projects previously

determined to have met school concurrency, and having met the requirements for reservation of capacity for each type of school facility within the relevant CSA and adjacent CSAs;

(c) The demand on school facilities created by the proposed development shall be projected at the county-wide student generation rates specified in the School District's latest Educational Impact Fee report.

Policy 17.1B.4. The County shall consider the following residential uses exempt from the requirements of school concurrency:

(1) Single-family lots of record, existing on October 16, 2008 (effective date of Ord. 801).

(2) Any residential development that had final site plan approval prior to October 16, 2008 (effective date of Ord. 801).

(3) Any amendment to previously approved residential development, which has a valid development timetable, that does not increase the number of dwelling units or changes the type of dwelling units (single-family to multifamily, etc.).

(4) Age-restricted communities with no permanent residents under the age of 18. Exemption of an age-restricted community shall be subject to a restrictive covenant limiting the age of permanent residents to 55 years and older.

Policy 17.1B.5. The County, through its Land Development Regulations, shall establish and maintain a school concurrency review process for all residential projects not exempted by Policy 17.1B.4. that conforms to the process established in the Interlocal Agreement for School Facilities Planning and Siting, the CGMP, and state law.

Policy 17.1B.6. In the event that development would cause a LOS to be exceeded, then the County and the School Board shall review mitigation options in order to offset the impacts of the proposed development. <u>School concurrency is deemed satisfied when the developer tenders a written, legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by actual development of the property. The district school board shall notify the local government that capacity is available for the development within 30 days after receipt of the developer's legally binding commitment.</u> Acceptable forms of mitigation may include:

(1) The donation of funding for the construction and/or acquisition of school facilities proportionate to the demand for public school facilities to be created by the proposed development.

(2) The creation of mitigation banking based on the funding of the construction of a public school facility in exchange for the right to sell excess capacity credits. Any proportionate-share mitigation must be directed by the school board toward a school capacity improvement identified in the 5-year school board educational facilities plan or must be set aside and not spent until such an improvement has been identified that satisfies the demands created by the development in accordance with a binding developer's agreement.

(3) Charter schools provided they meet the following operational and design standards:

(a) The school has a charter approved by the School Board.

(b) The charter school's facilities to be accepted as mitigation shall be built according to the State Requirements for Educational Facilities set forth in Florida Administrative Code.

(c) The charter school's facilities to be accepted as mitigation adhere to the building policies and practices of the School Board, including but not limited to architecture, building materials, and structural hardening.

(d) The core facilities for all charter schools, including but not limited to cafeteria, media center, administrative offices, and land area available for recreational uses, parking areas, and stormwater retention, shall be sized to accommodate the standard educational facility sizes established by policy of the School Board as follows:

i. Elementary School: 750 student stations

ii. Middle School: 1,200 student stations

iii. High School: 1,800 student stations

(e) The charter school shall be located along publicly-owned roadway and accessible to any member of the general public.

(4) Other mitigation as permitted by state law, including the donation of land and payment for land acquisition.

(5) Any mitigation funds provided as a result of the school concurrency system shall be directed by the School Board toward a school capacity improvement identified in the financially feasible five-year district work plan which satisfies the demands created by that development, in accordance with a binding developer's agreement.

Objective 17.1C. To ensure all new public schools shall be consistent with the Future Land Use Element, are compatible with surrounding land uses, have needed supporting infrastructure; and to facilitate co-location with other appropriate facilities where possible.

Policy 17.1C.1. The County, the City of Stuart and the School Board shall utilize the school siting procedures established in the Interlocal Agreement for School Facilities Planning and Siting, Objective 3.1.J, Intergovernmental Coordination Element, and this Element.

Policy 17.1C.2. The County and the School Board shall utilize the school site plan review procedures established in the Interlocal Agreement for School Facilities Planning and Siting, Objective 3.1.J, Intergovernmental Coordination Element, and this Element.

Policy 17.1C.3. The County and the School District shall jointly determine the need for and timing of on- site and off-site infrastructure improvements such as potable water, wastewater, drainage, solid waste, transportation and safe access necessary to support a new school.

Policy 17.1C.4. No imposition of design standards, site plan standards or other development conditions that exceed or are inconsistent with Chapter 1013, Fla. Stat. (2017) and State Requirements for Educational Facilities or that are inconsistent with maintaining a balanced, financially feasible District Facilities Work Program will be established unless mutually agreed upon.

Policy 17.1C.5. The County, in conjunction with the School District and the municipalities within the County, shall identify issues relating to public school emergency preparedness, such as:

(1) The determination of evacuation zones, evacuation routes, and shelter locations.

(2) The coordination of efforts to design and use schools as emergency shelters.

(3) The consideration of all facilities owned by a local governmental body and all charter schools for enhancement as public shelters.

(4) The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

Policy 17.1C.6. The County and the School Board shall explore opportunities for the collocation and shared use of school facilities and civic facilities in order to complement patterns of development and allow schools to function as community focal points.

Policy 17.1C.7. The County and the School District will coordinate annual review of the School District's 5-Year Work Plan to ensure it is consistent with the County's Comprehensive Plan and Future Land Use Map. The County and School Board will consider any necessary changes during the annual review specified in Objective 17.1.D.

Objective 17.1D. To ensure the Five-Year Capital Improvements Plan includes all necessary projects to address current and future needs.

Policy 17.1D.1. The County shall, no later than December 1 of each year, update the Public Schools Facilities Element to include an update to the financially feasible public schools capital facilities program and to coordinate its capital improvements program with the District's five-year work plan, the plans of other local governments, and, as necessary, to update the Concurrency Service Areas. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the LOS standards will continue to be achieved and maintained.

Policy 17.1D.2. The County, in conjunction with the School District, shall annually review the Public School Facilities Element, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period.

Objective 17.1E. The County in cooperation with the School Board shall annually review the Public Schools Facilities Element to ensure that it remains financially feasible.

Policy 17.1E.1. Staff of the County, the City of Stuart, the Village of Indiantown, and the School Board shall meet at least quarterly to discuss issues regarding coordination of land use and school facilities planning, including such issues as population and student projections, development trends, school needs, co-location and joint use opportunities, and ancillary infrastructure improvements needed to support schools and ensure safe student access.

Policy 17.1E.2. The elected boards of the County, the City of Stuart, the Village of Indiantown, and the School District will hold semi-annual joint meetings in the first and third quarters of each calendar year or as otherwise mutually agreed. A representative of the Treasure Coast Regional Planning Council will also be invited to attend. The joint meetings will provide an opportunity for the representatives to hear reports, discuss policy, set direction, and reach understandings concerning issues of mutual concern regarding school budgets, coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, joint use opportunities, school concurrency, and other school planning issues. The Superintendent, County Administrator, ~~and~~ City Manager ~~Administrator~~, and the Village Manager, or their designees shall be responsible, on a rotating basis amongst the ~~three~~ four entities, for making meeting arrangements and providing notification, including notice to the general public.

Objective 17.1F. The County, in cooperation with the School Board, shall address the provision of supporting infrastructure such as water and sewer, roads, drainage, and bus stops, including funding and implementation responsibilities, for existing and projected public school facilities and including measures to ensure compatibility and close integration between public school facilities and surrounding land uses.

Policy 17.1F.1. The School Board shall prioritize the selection and collocation of sites with other public facilities such as parks, libraries and community centers.

Policy 17.1F.2. The County shall prioritize its capital plan to coordinate its capital improvements with the capital needs identified in the School District's Five-Year Capital Improvement Plan.

Policy 17.1F.3. As an ongoing effort, the County, City, Village and the Metropolitan Planning Organization (MPO) shall coordinate with the School Board regarding the planning and construction of sidewalks and bike paths in order to facilitate travel to and from school and recreational facilities.

Objective 17.1G. The County and School Board will explore opportunities to co-locate and share use of school facilities and civic facilities, such as libraries, parks, recreation facilities, community centers.

Policy 17.1G.1. Co-location and shared use opportunities will be considered by the County and School Board when preparing annual updates to their schedules of capital improvements and when planning and designing new, or renovating existing, community facilities.

Policy 17.1G.2. Where possible, commensurate with the School Board's acquisition of property for a school site, the County will be given an opportunity to consider simultaneously acquiring property for an adjoining park, library, recreation facility, or community center.

Policy 17.1G.3. Where possible, commensurate with the County acquisition of property for a park, library, recreation facility, community center, auditorium, learning center, museum, performing arts center or stadium, the School Board will be given an opportunity to consider simultaneously acquiring property for an adjoining school site.

From: Leslie Ertl
To: Stacey Hetherington; Harold Jenkins; Doug Smith; Edward Ciampi
Cc: Sarah Heard
Subject: comp plan/ developement
Date: Monday, September 9, 2024 11:29:45 AM

Good morning - I am writing as your constituent to appeal to you to represent US not developers. Elected officials should stay in touch with the needs of their constituents. Please stop approving projects and changing the comp plan for more money in your pockets. It is heartbreaking to watch you four and Gov Desantis selling our state. It is so blatant. Please take the time to analyze these requests. We will be living in flooded, overcrowded areas and endless traffic and loss of critical habitat.

Tomorrow's agenda would require several hours of discussion if staff and Commissioners were serious about giving the proposals thorough and balanced consideration. Instead – like the failed effort to rush through outrageous plans to add inappropriate facilities to Jonathan Dickinson and other state parks – Tuesday’s BOCC meeting has been planned to severely limit public participation and speed questionable proposals through a truncated process.

STOP DEVELOPEMENT IN AN IRRESPONSIBLE WAY AND START DOING YOUR JOBS - REPRESENT THE PEOPLE!!

Leslie Ertl

From:	paul vallier
To:	Comish
Cc:	vsherlock@lshlaw.net; Alan Buchfuhrer; Jj Smith (new); Karl Thonnes; Mary Alice Rowley; Bob Shykes Thursday Worker; Bill Steuer; Charles L. Dietz; donnasmelzer@gmail.com; Gene Reed; Frank Gallieti; M.
Subject:	LPA and the MC Commission need to immediately pause
Date:	Sunday, September 8, 2024 3:42:19 PM

Are Commissioners Jenkins and Smith trying to pull a fast one before leaving office!? I hope not.

?????

"The Local Planning Agency will consider five proposed Comprehensive Plan Amendments at Thursday's meeting, including a text amendment that will further expand development in Rural Lifestyle communities."???!!

The LPA needs to be "at ease" until new commissioners take office. The voters have spoken and they want a new direction that respects our Comp plan!
Paul Vallier
Stuart

Sent from Yahoo Mail for iPhone

From: Sam Hay
To: Stacey Hetherington
Subject: Please protect the Comp Plan
Date: Sunday, September 8, 2024 10:17:17 AM

Commissioner Hetherington:

I urge you to protect what remains of the Comprehensive Plan at your meeting on Sept 10. You have already approved too many modifications to the Plan which have inevitably resulted in over-development in our county.

Please do not approve any further modifications which would further weaken the protections the Comp Plan was intended to provide. At the very least, delay any changes until they can be properly presented to the public and carefully considered.

Respectfully,
Sam Hay, Port Salerno

Joan Seaman

From: Clyde Dulin
Sent: Tuesday, July 30, 2024 4:30 PM
To: Allison Gates
Cc: Samantha Lovelady; Jenna Knobbe
Subject: FW: Comp Plan Amendments

Follow Up Flag: Follow up
Flag Status: Flagged

Allison,
We need to provide the following email as public comment to the LPA this Thursday and we need to file it in the respective folders. Thanks

---

From: jlogan@gate.net <jlogan@gate.net>
Sent: Tuesday, July 30, 2024 11:42 AM
To: Paul Schilling <pschilli@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>
Cc: Comish <Comish@martin.fl.us>
Subject: Comp Plan Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Good morning,

I understand that you are currently reviewing amendments to the Comp Plan that would include changes to Indiantown's treatment when it comes to the residential capacity analysis and USD changes. May I ask, what is the rationale for these changes that reflect a benefit to residents of Martin County?

Did an independent traffic expert review and add comment on the proposed changes to the Transportation Chapter? We all are aware of the significant increase in population and traffic flow in Martin County and should definitely be cautious in any changes made related to same. If an expert did review, are those comments available?

ANY amendments related to our Comp Plan, which have been critical to preserving our wonderful way of life should, in my opinion, ONLY be approved if significant benefits are derived from them.

Best regards,

Jane Logan
Hobe Sound, FL
772-485-5503

From: Kate Miller
To: Paul Schilling; Comish
Subject: no amendments to the comp plan.! No sneaking amendments in over the summer!
Date: Saturday, August 10, 2024 11:24:27 AM

This Email Sent From External Sender

The comp plan has made Martin County a paradise for those who live there. You are making it a developers' paradise. We will remember at election time. Katharine Miller, 103 River Rd, Hobe Sound, FL 33455

From:	Paul Schilling
To:	Joan Seaman; Rebecca Dima; Clyde Dulin
Subject:	FW: URGENT REQUEST
Date:	Monday, September 9, 2024 8:00:10 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: loydb <loydb@bellsouth.net>
Sent: Sunday, September 8, 2024 3:41 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: URGENT REQUEST

LPA board : Please do not recommend that the Board of County Commissioners approve or reject any amendments to our Comprehensive Plan until newly elected Commissioners are seated and more study and evaluation can be accomplished on behalf of the Citizens.

Sincerely,
Walter Loyd
150 SW Cabana Point Circle
Stuart, Fl. 34994

Sent from my Verizon, Samsung Galaxy smartphone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 5:24 PM
To: Maria Harrison
Subject: FW: Public Hearings on 9/24 and 10/22 must be delayed

From: carol quackenbos <cquackenbos@gmail.com>
Sent: Monday, September 23, 2024 4:34 PM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Public Hearings on 9/24 and 10/22 must be delayed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Carol Quackenbos

Stuart resident

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:21 AM
To: Maria Harrison
Subject: FW: Urgent assistance needed

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Rebecca Dima

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:16 AM
To: Samantha Lovelady
Subject: Urgent request needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Samantha Lovelady

From: Paul Schilling
Sent: Monday, September 23, 2024 10:29 AM
To: Clyde Dulin; Samantha Lovelady; Rebecca Dima
Subject: FW: Urgent assistance needed

Follow Up Flag: Follow up
Flag Status: Flagged

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: L Meadows <pebblept@me.com>
Sent: Monday, September 23, 2024 10:15 AM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Urgent assistance needed

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,
Lise' Meadows
Martin county resident- lost lake
8272 Se Paurotis lane
Hobe sound, Fl 33455

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 10:28 AM
To: Maria Harrison
Subject: FW: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

From: Denise Belizar <wridea@aol.com>
Sent: Monday, September 23, 2024 10:22 AM
To: Sarah Heard <sheard@martin.fl.us>; Stacey Hetherington <shetherington@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>; commish@martin.fl.us
Subject: Delay Sept. 24 and October 22 Public Hearings for Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

As Martin County residents for over two decades, we have valued the guidance that our county's well-thought-out Comprehensive Plan has placed on growth, and the protection that has meant for our environmental resources. It has truly resulted in the Martin County difference.

While some changes to the Comp Plan over time have been necessary, we are dismayed to see the extent to which its provisions have been eroded – or attempted to be eroded – in recent years. The latest proposed changes could greatly negatively impact our population density, environment, waterways, scarce resources and overall quality of life. There needs to be a more detailed examination of each change to ensure that it is both necessary and the optimal solution to the current situation.

We implore the sitting Martin County commissioners to do the right thing and delay the Sept 24 and Oct. 22 public hearings for comprehensive plan amendments, zoning changes, and a variance until the new commission is seated.

To be frank, the voters have already spoken in choosing to select new commissioners who have promised to be extremely judicious in making any revisions to our Comp Plan. To rush ahead with these changes prior to the new commissioners being seated is insulting to and dismissive of your voting public. It reeks of disingenuous, deceitful politics. You are better than that. At least, we hope you are.

Please delay the Sept 24 and Oct. 22 public hearings until the new commission is seated.

Denise and Ed Belizar
Jensen Beach residents

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept 24 Public Hearing

From: Mary Starzinski <marystarkp@gmail.com>
Sent: Sunday, September 22, 2024 3:43 PM
To: Commish@martin.fl.us; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Sept 24 Public Hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Commissioners,

Please delay the September 24 and October 22 Public hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

Citizens have repeatedly stated, in the public workshops hosted by the Treasure Coast Regional Planning Council, that they do NOT want changes to our Comp Plan. This was the most frequently expressed item on the "wish list" that staff asked citizens to compile.

The citizens say: 1) No to changes in the Comp Plan, 2) Control growth and development, 3) Protect and preserve wildlife, waterways, native vegetation and agricultural lands, 4) Reduce traffic congestion 5) Maintain the Martin County difference.

The above are the guidelines the new commissioners have promised to follow. These guidelines must be meticulously applied to each and all of the proposed comp plan amendments. Some of the upcoming proposals encourage costly urban sprawl with its consummate environment, water, and neighborhood zoning area destruction.

Please do NOT push forward with these Martin-busting votes. It would be an improper attempt to silence the voices of residents who have clearly spoken.

Respectfully,
Drs. Mary Starzinski and Kathy Petteruti

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 8:42 AM
To: Maria Harrison
Subject: FW: Sept. 24, 2024 Public hearing

From: Barbara Schmucker <barbaraschmucker@bellsouth.net>
Sent: Saturday, September 21, 2024 3:07 PM
To: commish@martin.fl.us; Stacey Hetherington <shetherington@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>
Subject: Sept. 24, 2024 Public hearing

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

We are opposed to all the Amendments and Zoning Protections,
that Change the Current Comprehensive Plan:

At the Public workshops hosted by the T.C. Regional Planning Council.
the majority of attendees said they wanted
no changes that govern growth and development in the County
we want the established protection of preserves, wildlife, open spaces and agricultural land.
we need reduction in traffic congestion
The Regional Planning Council at the costly of $100,000 recommended
to the Sept. 24th meeting just the Opposite!!

It is obvious that these changes at the Sept. 24th meeting are being "railroaded" through before the 2 New Commissioners have a chance to Vote. Mr. Ciampi actually lost his election if you compare the votes for his opponents.

One of the most outrageous amendments concerns the addition of 12 "Cottages" to the new Golf Course plan that originally in their application, said there would be no housing. Now from 6 to 12; when does it stop

It is imperative that this Public Hearing be postponed until November or December when there is appropriate time for Resident's to speak at the meeting.

Respectfully,
Barbara Gingras-Schmucker
John McArdle
3130 SE Indian Wells Place
Stuart, Fl. 34997

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:35 AM
To: Maria Harrison
Subject: FW: September 24, 2024 Public Hearings

From: Clyde Dulin
Sent: Friday, September 20, 2024 3:54 PM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: September 24, 2024 Public Hearings

From: tomhelga@comcast.net <tomhelga@comcast.net>
Sent: Friday, September 20, 2024 3:42 PM
To: Sarah Heard <sheard@martin.fl.us>; Edward Ciampi <eciampi@martin.fl.us>; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: September 24, 2024 Public Hearings

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Commish@martin.fl.us; sheard@martin.fl.us; eciampi@matin.fl.us; dsmith@martin.fl.us; hjenkins@martin.fl.us; hetheringtonstacey@martin.fl.us; swoods@martin.fl.us; ddonaldson@martin.fl.us; klevee@martin.fl.us; cdulin@martin.fl.us; pschilli@martin.fl.us; slove@martin.fl.us;

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Thomas and Helga Galli

Samantha Lovelady

From: Renee Delahunty <rmld111@aol.com>
Sent: Friday, September 20, 2024 7:37 PM
To: Samantha Lovelady
Subject: Stop the Rush to Crush

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Any discussion regarding comprehensive plan amendments, zoning changes, and a variance should be delayed until the newly elected commission is seated.

I was in attendance at the public workshops hosted by the Treasure Coast Regional Planning Council, and I heard citizens repeatedly stating that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

The People Have Voted
Their Desires Must Be Adhered to

Sincerely,

Renee Lessard Moreshead

3919 NE Skyline Dr
Jensen Beach, FL

Sent from the all new AOL app for iOS

Samantha Lovelady

From: Janet Jorden <jjorden@mac.com>
Sent: Thursday, September 19, 2024 4:23 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Packed Agendas

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The only reason I am able to think of for packing the Commission's agendas prior to the new commissioners taking their place on the dais is an effort to hurry through unwanted amendments.

We, the voters, have made our wishes very clear both through public meetings and at the ballot box. I strongly urge the commissioners to table all votes on Comp plan amendments, zoning changes and a variance until the new commissioners are seated. There is not an ethical reason for all of these votes to be taking place at warp speed.

Sincerely,

Janet Jorden
5299 SE Horseshoe Point Rd
Stuart, FL

Clyde Dulin

From: Donna S. Melzer <donnasmelzer@gmail.com>
Sent: Thursday, September 19, 2024 4:58 AM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Sept. 24 Public Hearings on Comp Plan changes, zoning changes, variance

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

To: Commissioners Heard, Ciampi, Herthington, Jenkins, Smith
From: Donna Melzer, Martin County Resident
Re: Sept. 24, 2024 Public Hearings -- Request for rescheduling

Please reschedule the Public Hearings on the Comp Plan Protection changes, Zoning changes, and the variance to after the new Commissioners take office. Take the interim time to educate the new Commissioners on these important issues.

Martin County residents/voters have repeatedly stated that they do not want changes that weaken our Comp Plan protections and our Martin County difference. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens have said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl, and add negative impacts to our environment, our natural habitat and species, our waters including waterways, aquifers, and potable water, The zoning changes have similar issues including neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

For the record, I oppose the approval at this time of the Comp Plan Amendments proposed in PH-1 Ch. 2, PH-2, Ch8, PH-3 Ch 9, PH-4 Ch 10, PH-5 Ch11, PH-6 Ch 12, PH-7 Ch 13, PH-8 & PH-9 Martin Commons, PH-10 Three Lakes, and oppose PH-11 Zoning changes, PH on Variance. While some changes are ministerial, some have impacts not reviewed. For example, PH-8 and PH-9 have grave impacts on our urban boundary protections overall that are not disclosed, considered or discussed. Not covered by the Staff Report or the Application is that a "free standing urban boundary" creates a new boundary for Rural Lifestyle eligibility for thousands more acres of urban sprawl "600' adjacent" to this new urban service district, both to the east and west.. The "need" claimed for more industrial is contradicted by vacant AgTEC and unbuilt Newfield non-residential acreage. Past issues of interchange industrial at the SR76 exit brought up issues of truck stops and crime issues.

Residents want to strengthen, not weaken, protections and have voted accordingly. The new Commission should consider these proposals line by line with the public and that takes time. Sept. 24 and Oct. 22 scheduled public

hearings on the Comp Plan, zoning, and variance should be rescheduled so you can fully "hear" the Public, not just tune us out..

Science is advancing and more thorough evaluation needs to be made regarding issues of water supply and our aquifer and costs moving forward, flooding issues, wetlands protections and aquifer recharge especially when the Florida wetlands issue is in the Courts, climate change and resiliency, truth in budgeting and who pays for all of the growth is lacking. Clearly with all of the approvals granted over the last years including big projects like Newfield and Harmony and Discovery, and... no rush is needed. While applicants have rights, so do residents.

These Public Hearings should be delayed. The time allotted both on Sept. 24 and Oct. 22 are not adequate. Additionally, the residents/voters have spoken and these important issues should be voted on by the New Commission.

Sincerely,

Donna Melzer, Martin County resident

Clyde Dulin

From: P S <sunshine50@bellsouth.net>
Sent: Thursday, September 19, 2024 9:42 AM
To: Clyde Dulin
Subject: Fwd: Comp Plan Changes

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Sent from my iPhone

Begin forwarded message:

From: P S <sunshine50@bellsouth.net>
Date: September 19, 2024 at 9:37:48 AM EDT
To: Commish@martin.fl.us
Subject: Comp Plan Changes

Understanding that those who are leaving office may not care or be affected directly by their vote on this issue, why the need to rush! The people have spoken loudly on this issue many times over the years and spoke again in this last election. As more out of state residents come to Martin County, you should be supporting what has made is so great to begin with... the local long, time residents and their voice. Do not ruin what makes Martin County different in an effort to compete for growth and sprawl... keep our comp plan the way it is and prove we are different and this is why people want to come and live here, not to change what it is!!

Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Patty

Native Floridian and long time Martin resident.

Maria Harrison

From: Clyde Dulin
Sent: Thursday, September 19, 2024 11:12 AM
To: Paul Schilling; Maria Harrison; Samantha Lovelady; Joan Seaman
Subject: FW: Wait on the vote please

I recommend we print these emails and put them on the dais for next Tuesday. That way we can scan and file instead of struggling with PDF.

From: cwieds@gmail.com <cwieds@gmail.com>
Sent: Thursday, September 19, 2024 11:06 AM
To: Commish@martin.fl.us; Sarah Heard <sheard@martin.fl.us>; eciampi@matin.fl.us; Doug Smith <dsmith@martin.fl.us>; Harold Jenkins <hjenkins@martin.fl.us>; hetheringtonstacey@martin.fl.us; Sarah Woods <swoods@martin.fl.us>; Don Donaldson <ddonalds@martin.fl.us>; Kimberlee Levee <klevee@martin.fl.us>; Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: Wait on the vote please

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Yes this is a formatted email, but I do believe you need to wait on the vote until the new elected group is able to vote.

Thank you for your consideration

Sincerely,

Chris and Anne Wiedenmayer

6322 SE Morning Dove Way, Hobe Sound 33455

Paul Schilling

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:14 PM
To: Paul Schilling
Subject: Growing Slowly

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my PAD!

Samantha Lovelady

From: Candy Hile <cancay3@yahoo.com>
Sent: Thursday, September 19, 2024 11:18 PM
To: Samantha Lovelady
Subject: Slow the Growth

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Let's make sure we have the infrastructure before we keep building.

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Candy Hile

Sent from my 👁PAD!

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:33 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:17 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:24 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Mr Dulin,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: dm5855@icloud.com
Sent: Thursday, September 19, 2024 12:29 PM
To: Samantha Lovelady
Subject: Public hearings 9/24/2024 & 10/22/2024

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: Sabrina Roemisch <sabroemisch@gmail.com>
Sent: Thursday, September 19, 2024 3:06 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; hetheringtonstacey@martin.fl.us; Sarah Woods; Don Donaldson; Kimberlee Levee; Clyde Dulin; Paul Schilling; Samantha Lovelady
Subject: Hearings for comprehensive plan amendments

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Sabrina Glover
Martin County Resident

Sent from my iPhone

Maria Harrison

From: Clyde Dulin
Sent: Monday, September 23, 2024 9:34 AM
To: Maria Harrison
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Clyde Dulin
Sent: Friday, September 20, 2024 9:19 AM
To: Joan Seaman <jseaman@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

From: Paul Schilling <pschilli@martin.fl.us>
Sent: Thursday, September 19, 2024 3:39 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Sarah Woods <swoods@martin.fl.us>
Sent: Thursday, September 19, 2024 3:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Elysse Elder <eelder@martin.fl.us>
Subject: FW: Public hearings 9/24/2024 & 10/22/2024

Sarah W. Woods
County Attorney
Martin County Attorney's Office
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-288-5446 (o) 772-288-5439 (f)

From: dm5855@icloud.com <dm5855@icloud.com>
Sent: Thursday, September 19, 2024 12:17 PM
To: Sarah Woods <swoods@martin.fl.us>
Subject: Public hearings 9/24/2024 & 10/22/2024

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Dear Ms Woods,

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Charles Marshall

3615 NE Skyline Drive

Jensen Beach, FL 34957

772-206-1191

Samantha Lovelady

From: ALLEN ATKINSON <4starfire@bellsouth.net>
Sent: Thursday, September 19, 2024 11:08 PM
To: Commish@martin.fl.us; Sarah Heard; eciampi@matin.fl.us; Doug Smith; Harold Jenkins; Sarah Woods; Don Donaldson; Kimberlee Levee; Paul Schilling; Samantha Lovelady
Subject: Not to Rush

Follow Up Flag: Follow up
Flag Status: Flagged

This Email Sent From External Sender

The Sept 24 and Oct. 22 Public Hearings for comprehensive plan amendments, zoning changes, and a variance should be delayed until the new commission is seated.

In the public workshops hosted by the Treasure Coast Regional Planning Council, citizens repeatedly stated that they do not want changes to our Comp Plan. This was the most commonly expressed item on the wish list that staff asked citizens to compile.

Citizens said (1) no changes to the Comp Plan, (2) control growth and development, (3) protect and preserve wildlife, waterways, native vegetation and agricultural lands, (4) reduce traffic congestion, and (5) maintain the Martin County difference.

Those are guidelines the new commissioners have promised to follow. Those guidelines need to be carefully applied to each of the proposed comp plan amendments; instead some proposals encourage costly urban sprawl and the environment and waterway and others impact neighborhood zoning protections.

Pushing forward now is an improper attempt to stifle the voices of residents/voters who have spoken.

Sincerely,

Allen and Pat Atkinson

From: Paul Schilling
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: Email
Date: Monday, September 16, 2024 7:50:22 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

-----Original Message-----
From: Elizabeth Christian <ejanechristian01@gmail.com>
Sent: Saturday, September 14, 2024 6:35 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: Email

This Email Sent From External Sender

Please include my email in any comments . I am not for rural changes of any kind!
Sent from my iPhone

Clyde Dulin

From: Paul Schilling
Sent: Thursday, September 12, 2024 5:16 PM
To: Joan Seaman; Rebecca Dima; Clyde Dulin
Subject: FW: LPA running roughshod over citizen input

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: brucemon12 <brucemon12@gmail.com>
Sent: Thursday, September 12, 2024 4:56 PM
To: Paul Schilling <pschilli@martin.fl.us>
Subject: LPA running roughshod over citizen input

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

The text amendments to the comp plan have ZERO INPUT FROM RESIDENTS. NOT FAIR!!! Golf cottages can have 12 bedrooms per cottage? Motel 12??? Rural Lifestyle designation expansion without citizen input is NOT FAIR. We demand our voices and objections be accounted for.

Bruce Montefusco
Hobe Sound

Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 4:13 PM
To: Clyde Dulin; James Moir
Cc: Paul Schilling; Stephanie Heidt; Elysse Elder; Virginia Sherlock
Subject: RE: Tonight's LPA meeting

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Clyde,

As you well know, the notice published in TCPalm does not provide copies of the staff report, agenda item summaries, or data and analysis. And few residents rely on the TCPalm notice, as you also know. The agenda is routinely e-mailed to those of us who have specifically requested inclusion on the e-mail sent by the County in advance of LPA meetings. We rely on that e-mail notice.

Your response confirms my fear that staff is trying to ram through these amendments without adequate time or information for the public to evaluate them.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

From: Clyde Dulin [mailto:cdulin@martin.fl.us]
Sent: Thursday, July 18, 2024 4:03 PM
To: Virginia Sherlock <vsherlock@lshlaw.net>; James Moir <James.Moir@martin.fl.us>
Cc: Paul Schilling <pschilli@martin.fl.us>; Stephanie Heidt <sheidt@tcrpc.org>; Elysse Elder <eelder@martin.fl.us>
Subject: RE: Tonight's LPA meeting

Hello,
Please see the attached verification that notice was published by TC Palm on Wednesday July 3, 2024.

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Thursday, July 18, 2024 3:56 PM
To: James Moir <James.Moir@martin.fl.us>
Cc: Clyde Dulin <cdulin@martin.fl.us>; Paul Schilling <pschilli@martin.fl.us>; Virginia Sherlock <vsherlock@lshlaw.net>
Subject: Tonight's LPA meeting

Jim,

Sorry for the late comments on tonight's LPA agenda, but the agenda wasn't sent out until yesterday and I haven't had adequate time to thoroughly review the three proposed amendments to the Comp Plan (Housing Chapter, Arts, Culture and Historic Preservation Chapter and Public Schools Facilities Chapter) which apparently are being submitted as part of the EAR process.

In addition to the late notice, the data and analysis supporting the amendments has not been provided. The staff report for each amendment says the data and analysis "will be submitted to State Land Planning Agency as part of the transittal packet. Copies are available in the Growth Management Department, upon request."

This is not how the process is supposed to work. The data and analysis should be provided for review by the LPA and the public at the time the amendments are presented.

Are members of the public going to be charged exorbitant fees for requesting copies from Growth Management?

Why is staff hiding the required data and analysis from both LPA members and the public?

Why was less than 48 hours notice given of intent to present these EAR amendments to the LPA?

The amendments are confusing and very technical; impossible to review and evaluate in time to make meaningful comments.

I request that the LPA postpone hearing these three agenda items -- NPH-2, NPH-3 and NPH-4 -- until members of the public can be properly noticed and provided with adequate time to review and evaluate the amendments.

Thank you.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200

Facsimile: (772) 872-5152
www.lshlaw.net

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

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Allison Gates

From: execdirector@theguardiansofmartincounty.com
Sent: Friday, July 19, 2024 11:55 AM
To: Clyde Dulin
Cc: Paul Schilling; Stephanie Heidt; Public_Records; Jenna Knobbe; Samantha Lovelady
Subject: Re: EAR Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Thanks Clyde. Files rec'd. I'll follow up with you and Stephanie if I have any questions.

Greg Braun
Executive Director
The Guardians of Martin County
(561)-758-3417

Please use this email for all Guardians-related messages

From: Clyde Dulin <cdulin@martin.fl.us>
Sent: Friday, July 19, 2024 9:35 AM
To: execdirector@theguardiansofmartincounty.com <execdirector@theguardiansofmartincounty.com>
Cc: Paul Schilling <pschilli@martin.fl.us>; Stephanie Heidt <sheidt@tcrpc.org>; Public_Records <Public_Records@martin.fl.us>; Jenna Knobbe <jknobbe@martin.fl.us>; Samantha Lovelady <slove@martin.fl.us>
Subject: RE: EAR Amendments

Greg,
As you may know, the Treasure Coast Regional Planning Council was contracted to work on the Housing Element. Please see the attached data and analysis used to draft the changes to the Housing element. We will take care of the typo. Thanks.

From: execdirector@theguardiansofmartincounty.com <execdirector@theguardiansofmartincounty.com>
Sent: Thursday, July 18, 2024 2:36 PM
To: Paul Schilling <pschilli@martin.fl.us>; pschilling@martin.fl.us
Cc: Clyde Dulin <cdulin@martin.fl.us>
Subject: EAR Amendments

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Greetings Paul; I rece'd the notice yesterday that the proposed revisions to the Housing, Arts and Culture and School chapters of the Comp Plan will be considered by the LPA this evening.

The Staff Reports for these EAR Amendments indicate that copies of the Data and Analysis "are available in the Growth Management Department, upon request".

Please accept this request that when they are available, please provide to me the backup Data and Analysis for the Housing Amendment.

Also, I noticed one typo in the Strikethrough and Underline version of Chapter 16. I think that "Gild" on the 3rd line of the 3rd full paragraph on Page 3 should be "Guild".

Thanks,

Greg Braun
Executive Director
The Guardians of Martin County
(561)-758-3417

Please use this email for all Guardians-related messages

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

The comments and opinions expressed herein are those of the author of this message and may not reflect the policies of the Martin County Board of County Commissioners. Under Florida Law, email addresses are public records. If you do not want your email address released in response to a public records request do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Allison Gates

From: Virginia Sherlock <vsherlock@lshlaw.net>
Sent: Friday, July 19, 2024 1:12 PM
To: Don Donaldson
Cc: Sarah Heard; Edward Ciampi; Harold Jenkins; Paul Schilling; Clyde Dulin; Elysse Elder; Virginia Sherlock
Subject: Please insist on transparency in EAR process

Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information

Don,

At the Local Planning Agency meeting last night, staff concealed information and comments from the public and LPA members. The lack of transparency in the EAR process is concerning.

I signed up to receive e-mails from staff regarding upcoming LPA meetings, and staff usually sends an e-mail with the LPA agenda and staff reports a week or so before each meeting. But the e-mail for Thursday's meeting was not sent until Wednesday, providing agenda summaries for three Comprehensive Plan Amendments proposed by staff as part of the Evaluation and Appraisal Report process. The proposed amendments are very technical and difficult to understand. It was simply impossible to conduct meaningful review prior to the LPA meeting.

Additionally, the staff reports for the Comp Plan amendments acknowledged that data and analysis required for approval was not included in the agenda packet. Staff noted that the data and analysis would be provided to the state when the amendments are transmitted for agency review and would be available for review at the Growth Management Department upon request. I do not understand why the data and analysis was not included in the agenda packet to provide LPA members a basis for their decision to recommend adoption of the proposed amendments.

I have not been able to locate e-mail addresses on the County website for LPA members. I sent an e-mail to one member whose address I have and to staff, asking that the Comp Plan amendment agenda items be postponed to give citizens time to review and evaluate them and requesting that the data and analysis for the amendments be included in the agenda packet. I copied staff on my e-mail, assuming that the comments would be made part of the record.

But staff did not mention the concerns I raised and did not advise the LPA of my comments regarding the agenda items. I am requesting that my e-mail be included in the agenda packet when these items are presented to the BOCC.

In addition to the three Comp Plan Amendments, LPA members will vote Thursday on a PUD Zoning Agreement Master and Final Site Plan for a 43-lot residential development on 29.23 acres between SE Cove Road and SE Salerno Road called Pepperwood Assemblage.

The disclosure of interests affidavit identifies the realtor for the project as Reed Hartman, son and business partner of LPA member Rick Hartman.

The property owner is JAMSZ Properties, Inc., owner of a 6-acre parcel in Palm City that Ed Ciampi convinced his colleagues to purchase for more than $4 million in County funds last year to avoid a proposed apartment project that, while in compliance with County development regulations approved by Ciampi, neighboring property owners opposed.

The LPA meeting begins at 7:00 p.m. on Thursday in Martin County Commission Chambers. You can download the agenda at

https://martin.legistar.com/DepartmentDetail.aspx?ID=39443&GUID=52FD16B4-3EEC-4E39-8581-A16495CBE3E1&Search=

The County does not provide e-mail addresses for LPA members. If you wish to make comments regarding the agenda, e-mail staff at pschilli@martin.fl.us and cdulin@martin.fl.us. Request that your comments be presented to the LPA and copy Commissioners at comish@martin.fl.us.

Ginny Sherlock
LITTMAN, SHERLOCK & HEIMS, P.A.
P.O. Box 1197
Stuart, FL 34995
Telephone: (772) 287-0200
Facsimile: (772) 872-5152
www.lshlaw.net

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: PH-8

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners **DATE:** February 18, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Paul Schilling
Growth Management Director

REF: Item #25-0523
SUBJECT: **LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF EVALUATION AND APPRAISAL REPORT (EAR) BASED COMPREHENSIVE PLAN AMENDMENT 24-17, PUBLIC SCHOOLS FACILITIES ELEMENT, A TEXT AMENDMENT**

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.

Please see the attached newspaper advertisement for the EAR-based Plan amendment public hearings and additional public comment.

DGD/PS/jk

Reviewed by County Attorney's Office

Martin County - Growth Management
Advertiser:
N/A
Agency:
A-14-All
Section-Page-Zone(s):
2-7-25 EAR Adoption
Description:
10983177
Ad Number:
N/A
Insertion Number:
3 Col x 18 in
Size:
N/A
Color Type:
The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Friday, February 7, 2025

Judge pauses buyout for federal employees

Maureen Groppe and Joey Garrison
USA TODAY

A federal judge on Thursday paused the Trump administration's deadline for more than 2 million federal employees to decide by the end of the day whether to resign or stay in their jobs in order to allow time for labor unions to challenge the plan's legality.

U.S. District Judge George O'Toole in Boston issued a temporary restraining order and set a hearing for Monday.

The Trump administration's lawyers had argued that extending the deadline on the last day would "markedly disrupt the expectations of the federal workforce, inject tremendous uncertainty into a program that scores of federal employees have already availed themselves of, and hinder the administration's efforts to reform the federal workforce."

Unions representing many of the nation's federal workers charge that the new Republican administration's "unprecedented offer" violates the law.

"We will continue to aggressively defend our members' rights," said Everett Kelley, president of the American Federation of Government Employees, one of the unions challenging the offer.

Workers were given barely more than a week to accept the administration's blanket buyout, which union officials say did not appear to have followed federal procedures for reducing the size of the workforce.

Federal employees were told they would receive eight months of pay and benefits through September if they resigned by Thursday.

But Congress hasn't approved funding for federal agencies past March 14. Democrats in Congress have warned federal workers not to accept the offer, citing this and their lack of trust in Trump to deliver the payments.

Unions have warned workers considering Trump's offer that there's no guarantee the president can or will stick to it. They've also said the offer lacks basic information about whether they might still be required to work for the government; whether they can get a private-sector job while still being paid by the federal government; and how their pensions, health insurance and other benefits and rights would be affected.

Demonstrators protest the Trump administration's plans to shrink the federal workforce outside the headquarters of the Office of Personnel Management on Wednesday in Washington. ALEX WONG/GETTY IMAGES

Critics have said the administration's goal is to make working for the federal government so unpleasant that employees will be driven out.

The administration on Tuesday warned federal employees could be furloughed if they do not accept the buyout and that "the majority of federal agencies will be downsized," with the Defense Department as an exception.

Federal workers who stay in their jobs have been told they must return to in-person work, embrace new "performance standards" and be "reliable, loyal and trustworthy" in their work, among other new "reforms" across the government.

Trump is pushing both to dramatically shrink the size of government and replace bureaucrats his team has perceived as hostile to his agenda with loyalists.

The offer came in a surprise email that hit inboxes at 6:04 p.m. on Jan. 28 with the subject line: "The Fork in the Road."

Israel will draw up plan to relocate Palestinians

Cybele Mayes-Osterman
USA TODAY

Israel's defense minister said European nations that accused the country of disproportionate attacks in the Gaza Strip are "legally obligated" to accept Palestinian refugees as Middle Eastern countries rejected President Donald Trump's proposal to relocate all of the enclave's residents.

On Thursday, Israeli Defense Minister Israel Katz said he directed Israel's defense forces to draw up "a plan that will allow any resident of Gaza who wishes to leave to do so, to any country willing to receive them." He said the army would provide "exit options via land crossings, as well as special arrangements for departure by sea and air."

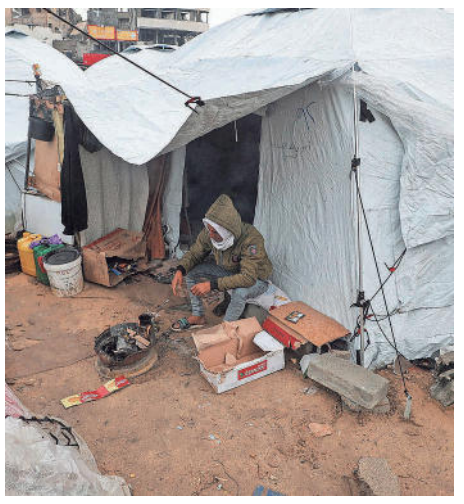
Countries "such as Spain, Ireland, Norway, and others" that have accused Israel of disproportionate attacks on civilians and violations of laws governing war "are legally obligated to allow Gazans to enter their territory," he wrote on X.

It comes after Trump deviated from decades of American foreign policy in the Middle East in his proposal on Tuesday to "take over" and "own" the war-torn Gaza Strip. The White House quickly walked back his comments, with spokesperson Karoline Leavitt telling reporters that Trump "has not committed to putting boots on the ground in Gaza" or to pay for its rebuilding.

But his statements still sent shock waves through Middle Eastern countries that worked to broker the ceasefire and hostage release deal struck between Israel and Hamas last month after more than a year of war.

Saudi Arabia, which has long refused to normalize its relations with Israel without the creation of a Palestinian state, said its position was still "firm and unwavering."

In a call with French President Emmanuel Macron, Egyptian President Abdel Fattah el-Sissi urged other countries to "support the implementation of the two-state solution," according to a statement from his office.


A Palestinian man sits outside a tent in the rain on Thursday in Gaza City, Gaza Strip. DAWOUD ABU ALKAS/REUTERS

Forcibly displacing civilians is a war crime under the Geneva Conventions. Humanitarian organizations have already accused Israel of the intentional displacement of Palestinians, which they say amounts to "ethnic cleansing."

But Trump's proposal would go a step further – "it would move the U.S. from being complicit in war crimes to direct perpetration of atrocities," Lama Fakih, of Human Rights Watch, said in a statement on Wednesday.

"It is vital to stay true to the bedrock of international law," United Nations Secretary-General António Guterres told Trump on Wednesday. "It is essential to avoid any form of ethnic cleansing."

Israel launched its 15-month siege of Gaza after Hamas, the militant group that governs the Palestinian enclave, launched a surprise attack on Israel, killing 1,200 Israelis and taking around 250 hostages.

In the ensuing conflict, more than 47,000 Palestinians were killed, according to the Hamas-run Gaza Health Ministry, including more than 13,000 children. Much of the enclave was reduced to rubble and 90% of its population was displaced.

Contributing: Reuters

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County (Board) will conduct public hearings on Tuesday, February 25, 2025, March 11, 2025, and March 25, 2025, beginning at 9:00 A.M. each day, or as soon thereafter as may be heard, to consider adoption of ordinances amending the Martin County Comprehensive Growth Management Plan resulting from the Evaluation and Appraisal Report. The Board requested the amendments based on statutory requirements. The proposed amendments will be presented in Public Hearings over the three dates as follows:

February 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-01, AMENDING THE TEXT OF CHAPTER 1, PREAMBLE, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-03, AMENDING THE TEXT OF CHAPTER 3, INTERGOVERNMENTAL COORDINATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-05, AMENDING THE TEXT OF CHAPTER 5, TRANSPORTATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-06, AMENDING THE TEXT OF CHAPTER 6, HOUSING ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-07, AMENDING THE TEXT OF CHAPTER 7, RECREATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-16, AMENDING THE TEXT OF CHAPTER 16, ARTS, CULTURE, AND HISTORIC PRESERVATION ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-17, AMENDING THE TEXT OF CHAPTER 17, PUBLIC SCHOOLS FACILITIES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 11, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-02, AMENDING THE TEXT OF CHAPTER 2, OVERALL GOALS AND DEFINITIONS, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-08, AMENDING THE TEXT OF CHAPTER 8, COASTAL MANAGEMENT ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-09, AMENDING THE TEXT OF CHAPTER 9, CONSERVATION AND OPEN SPACE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-10, AMENDING THE TEXT OF CHAPTER 10, SANITARY SEWER SERVICES ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-11, AMENDING THE TEXT OF CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-12, AMENDING THE TEXT OF CHAPTER 12, SOLID AND HAZARDOUS WASTE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-13, AMENDING THE TEXT OF CHAPTER 13, DRAINAGE AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

March 25, 2025

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-04, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 24-14, AMENDING THE TEXT OF CHAPTER 14, CAPITAL IMPROVEMENTS ELEMENT, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE

The Public Hearings listed above on February 25, 2025, and March 11, 2025 will begin on the specified date and will be continued to March 25,2025. The Board will conclude all of the Public Hearings and vote on the proposed amendments on March 25, 2025. All interested persons are invited to attend and be heard.

Each day of the Public Hearings will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Clyde Dulin, Comprehensive Planning Administrator, Growth Management Department at (772) 288-5495.

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

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

Check out the classified ads everyday.
FIND A JOB
LIST A HOME
BUY A CAR
ADOPT A PET
BUY A BOAT
FIND A RENTAL

From: The Guardians of Martin County
To: Sarah Heard
Subject: Community Updates from Commissioner Heard 10/30/2024
Date: Wednesday, November 6, 2024 9:33:25 AM

View this email in your browser

The Guardians continue engagement with Martin County regarding proposed amendments to the County's Comprehensive Growth Management Plan (Comp Plan) that have the potential to adversely affect the quality of life that we all cherish.

See Commissioner Sarah Heard's summary below describing recent actions taken by the County Commission.

The Guardians provided comments on several of the proposed Comp Plan Amendments that have now been transmitted to Tallahassee for review by various state agencies.It is our understanding that commissioners-elect Blake Capps (District 3) and Eileen Vargas (District 1) will likely have taken their seats prior to a future adoption hearing.

Live Responsibly, Protect Our Future.

Commissioner Heard's Newsletter

Martin County Commissioner Sarah Heard
District 4 Newsletter - October 30, 2024

Contact Information
Commissioner Sarah Heard
sheard@martin.fl.us
Executive Aide Sarah Philion
comaide4@martin.fl.us
(772) 221-2358

Dear Friends,

October 9th was a cruel and destructive day for many homeowners in Martin County, especially hundreds of homeowners in District 4. We have seldom experienced ravaging tornados in Florida but 3 monstrous tornados, spawned by Hurricane Milton, wiped out neighborhoods on that day. Especially hard hit were Manatee Lakes, New Monrovia, The Preserve, Mariner Sands, Port Salerno and Rocky Point.

So many first hand accounts are terrifying. With no warning, front doors exploded, windows exploded, glass flying everywhere, furniture hurtling by, cars flipped over like toys, roofs exploding overhead and vanishing. Miraculously, in the midst of all that powerful mayhem, no one was killed. But, lots of folks

lost their worldly goods and the homes that held them.

Martin County makes me most proud and thankful as we respond to emergencies. The outpouring of love and support and aid has been wonderful.

The path of the storm's destruction was really uneven in Martin County. For 90% of our residents the tornadoes had no impact. But, for many the deprivation and destruction and realization are just beginning. The road to recovery will be long and hard.

I want all residents to know that recovery in these damaged neighborhoods is Martin County's top priority. Keeping these neighborhoods intact and rebuilding are our top priority. We will see you through this. We will keep you safe and sound.

Resources are available. We will help you connect to them. Please call our office if you need information or help. 772-221-2358.

Here are some critical resources including links and phone numbers.

FEMA 800-621-3362
Hope Florida 833-438-4673
United Way 772-283-4800
House of Hope 772-286-4673
Elevate Hope
Salvation Army 772-228-1471
Martin County Human Services SHIP Assistance, 772-288-5456
Covenant Fellowship Baptist Church
Catholic Charities 561-345-2000
Senator Gayle Harrell, 772-221-4019
Representative Toby Overdorf, 772-221-4961
John Snyder, 772-403-1064

We are sorry for your losses.

We are determined to help in every way possible. We have been faithfully and diligently removing storm debris daily since the hurricane. Martin County will remove all of your storm debris for free but it needs to be put in our right of way in order for us to take it away. We cannot trespass on your private property. We will do as many sweeps as necessary to clean up the hardest hit neighborhoods.

Sarah Heard

Board Summary from 09/24/2024

CNST-13 was a request to terminate the Palm City Boys and Girls Club lease. It was formerly a Martin County fire station. It was leased to the Boys and Girls Club in 2006. They will be moving their services to the newly constructed Boys and Girls Club on Martin Luther King Boulevard in Stuart.

The future of the buildings and property in Palm City are unknown at present.

PH-8 was a public hearing to consider transmittal of Comprehensive Plan Amendment (CPA) 23-09, Martin Commerce Park.

This was a proposal to allow a 167 acre parcel of land located between I-95 and SW 84th Avenue on the South side of SW Martin Highway to be appointed a Freestanding Urban Services District and to allow the extension of municipal water and sewer to leapfrog over agricultural lands to provide these urban services. No more than 1,100,000 square feet of industrial uses are proposed on 101 of these

167 acres.

Policy 4.13A.10 requires that industrial development in Martin County only is allowed within the Primary Urban Services District, which is miles away from this site.

The 1,717 acre Ag Tec parcel was approved by the majority Board in 2010. It remains vacant. It is owned by Ashley Capital, the owner of this 167 acre parcel.

The Commercial and Industrial Land Analysis, ordered by the majority Board and completed in 2023 concludes that the County has a significant inventory of industrial land for the present and the future. In fact, the acreage of vacant industrial land is more than twice the acreage of developed industrial land in the County.

Since 2011, only an average of 9 acres of industrial land are developed each year.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

PH-9 was a request to consider transmittal of Comprehensive Plan Amendment (CPA) 23-10, Martin Commerce Park, a Future Land Use Map amendment.

This was a request to amend the Future Land Use Map, to change the designation of 167 acres of land from Agricultural and Agricultural Ranchette to Industrial.

All the adjacent future land uses are agricultural and agricultural ranchette.

There are 4 criteria to consider when changing the future land use designation of a parcel. At least ONE must be met in order to recommend approval of the change.

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

None of the criteria has been met.

Further, the proposal meets all of the criteria for defining urban sprawl.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

Board Summary from 10/22/2024

CNST-8 was a request for approval of an agricultural easement from Becker B-14 Grove as a condition of approval for the Discovery Planned Unit Development (PUD) zoning agreement.

As a special condition of the Discovery PUD zoning agreement, Becker is required to place the 846 acre Becker Tree Farm parcel into a permanent agricultural easement.

The deed for the easement is to be granted to Martin County and Conservation Florida, a non-profit corporation.

Our October 22, 2024 meeting included the transmittal of our Evaluation and Appraisal Report (EAR) which was a re-write of our Comprehensive Plan. The state requires that all jurisdictions that have Comprehensive Plans conduct an EAR every 7 or so years to guarantee that each Comprehensive Plan is compliant with all changes to the Florida Statutes in the preceding 7 years.

PH-1 was a public hearing to transmit the EAR for Chapter 4, the Future Land Use Element. Chapter 4 is considered the most important in the Comprehensive Plan. One of the most critical features of Chapter 4 is the methodology requirements of the Residential Capacity Analysis, which is used to determine when, where and how to expand the Urban Services Districts when necessary. There are currently 10 and 15 year triggers that demand actions on these decisions.

The EAR does away with the requirement that the Residential Capacity Analysis be used to determine expansion of the Urban Boundaries.

Now, instead, policy for expansions is vaguely worded in Policy 4.7. To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this Plan.

No data, analysis, metrics, methodologies are provided to plan our future development.

Wetland deliniation is changing, too. Maps will no longer be used. Nor will hydric soils be evaluated. Instead, flyovers and remote and drone observations will generally inform us where wetlands exist.

Table 4-1 contains disturbing information. Though we don't allow any impacts to wetlands, between 2017 and 2024, nearly 1500 acres of wetlands disappeared. Between 2009 and 2024, 57,000 acres were developed in Martin County, according to table 4-1.

The airtight planning policies of Chapter 4 have guided and protected residents and resources for over 40 years. This EAR amendment does away with too many of our protections.

PH-4 was the EAR amendment to Chapter 5, the Transportation Element.

Roads in Martin County are given Level of Service ratings from A (free flow) to B (reasonably free flow) to C (stable flow) to D (approaching unstable flow) to E (unstable flow) to F (forced or breakdown flow). Martin County targets LOS D as our tolerable goal. Surely we should raise our standards.

PH-5 was the EAR amendment to Chapter 14, our Capital Improvements Element.

Among the changes to Chapter 14 are basic life support and fire response times from 6 minutes 90% of the time in Urban Areas to advanced life support in 8 minutes 90% of the time in Urban Areas.

Similarly, basic life support and fire response in Rural areas goes from 15 minutes 90% of the time to Advanced Life Support in 20 minutes 90% of the time.

PH-7 was the EAR amendment to Chapter 6, the Housing Element.

Included in this chapter's changes are elimination of the Vacant Residential Lands Inventory and Residential Capacity Analysis as planning requirements.

PH-8 was the EAR amendment to Chapter 7, the Recreation Element.

Included in this chapter's changes are directions to encourage Planned Unit Development (PUD) Zoning in development review instead of relying upon the requirements of straight zoning.

All of the EAR amendments will be transmitted to Tallahassee for review. Staff expects state reviews to be completed in early 2025. They will then be considered be the new Board for adoption.

PH-17 was an item to consider adoption of Comprehensive Plan Amendment (CPA) 24-23, Three Lakes Golf Club.

Three Lakes Golf Club is another of the developments outside the Urban Boundary that are permitted under the new Rural Lifestyles land use.

Golf cottages are allowed in the Rural Lifestyle land use. They are for the use of the members and their guests. They do not count toward the maximum gross density. 54 golf cottages are allowed with up to 324 bedrooms.

This amendment was to allow each cottage to have up to 12 bedrooms, doubling current capacity of 6 bedrooms each.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DPQJ-1 was a request for an amendment to the Three Lakes Golf Club Planned Unit Development (PUD).

This project is approximately 1219 acres and is located west and east of Kanner Highway approximately 2.4 miles southwest of I-95.

The majority Board approved 2 golf courses, a golf clubhouse and 14 accessory golf cottages in June 2023, utilizing well and septic systems.

In February 2024, the Board majority approved the future land use change from agricultural to rural lifestyle.
In June 2024, the Board majority approved the extension of municipal water and sewer to the entire property.

This is the first amendment to the proposed PUD. Improvements on this property now include a helipad, and employee dormitory for 70 workers, 48 cottages (that do not count toward maximum density) with 262 bedrooms (averaging 6770 square feet each), tennis courts, pickleball courts, a 19,000 square foot spa, yoga studio, pools, one 30,000 square foot clubhouse, one 33,000 square foot clubhouse, and a bridge over Kanner Highway, connecting the east and west sections of the property.

Ciampi, Jenkins, and Smith voted to approve. Heard and Hetherington opposed, with Hetherington objecting to the change from a tunnel under Kanner to a bridge over Kanner.

DPQJ-2 was a request for approval of the first amendment to The Ranch Planned Unit Development (PUD) zoning agreement.

The subject site is located south and west of the intersection of SW Kanner Highway and SW Bridge Road. The site includes approximately 3460 acres on the south side of Kanner and 442 acres on the north side of Kanner adjacent to the St. Lucie Canal.

The Board majority approved The Ranch PUD in April of 2024. Approved uses include 175 single family lots, golf cottages (that do not count toward maximum density and can each have up to 12 bedrooms), two 18-hole golf courses, a short course, range house and training center, golf practice facilities, a clubhouse, residential multi-slip docking facility, 2 spa and wellness facilities and a tunnel under Kanner Highway connecting the east and west parcels.

And though Article 4, Division of Land Development Regulations prohibits any excavation below 20 feet, The Ranch will be excavating to a depth of 40 feet.

Ciampi, Hetherington, Jenkins and Smith voted to approve. Heard opposed.

DEPT-4 was a proposal to replace the Sand Dune Cafe at Jensen Beach.

The project is currently in design for building replacement with a 3,000 square foot commercial kitchen and dinning building, access improvements and associated site work.

The project was approved unanimously.

DEPT-5 was a water quality conditions and project update by John Maehl, our Environmental Resources Administrator. For well over 2 decades, Martin County has employed the most stellar team of environmental resource managers in the State of Florida. Their dedication and innovation are peerless. These are just some of the most recent achievements. Use this **link** to see the presentation.

Veterans Workshop

Disaster Recovery Center

Upcoming Martin County Board Meetings

Board of County Commissioners Upcoming Meetings

Commission Chambers - 1st Floor
2401 SE Monterey Rd, Stuart, FL 34996

November 12, 2024
November 19, 2024
December 10, 2024

MCTV Television Information - **MCTV Links and Info**
Martin County YouTube Chanel: **YouTube Channel Click Here**

Please share this message with your friends and neighbors!

Share Tweet Forward

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES

AT 1-800-HELP-FLA (435-7352) OR http://www.FloridaConsumerHelp.com. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE. THE GUARDIANS OF MARTIN COUNTY, A NOT-FOR-PROFIT 501(c)3 ENTITY. REGISTRATION# CH30115.

Copyright © 2024 The Guardians of Martin County, All rights reserved.
You are receiving this email because of your relationship to The Guardians of Martin County

Our mailing address is:
The Guardians of Martin County
P.O. BOX 1489
Hobe Sound, Fl 33475

Add us to your address book

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list

From: Elaine Macomber
To: Comish
Subject: Our Community First!
Date: Sunday, November 10, 2024 9:20:05 AM

Dear Commissioners:
I support responsible decision-making that reflects our community's needs.

The commission is making decisions on projects like Brightline, cell towers, comp plan, and the proposed Wawa without full transparency or public input.

Please do not throw our tax dollars down the drain!

Elaine Macomber
Palm City, FL 34990

John 3:16

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

Quasi-Judicial

File ID: 25-0561 PHQJ-1 **Meeting Date:** 2/25/2025

PLACEMENT: Public Hearings - Quasi-Judicial

TITLE:

REQUEST FOR REZONING APPROVAL TO PLANNED UNIT DEVELOPMENT (PUD) THROUGH A PUD ZONING AGREEMENT FOR THE CHANCEY BAY RANCH PROJECT INCLUDING A MASTER/ FINAL SITE PLAN (C167-005)

EXECUTIVE SUMMARY:

This is a request by WGI, Inc., on behalf of CBR Investors, LLC for approval of a Planned Unit Development (PUD) Zoning Agreement for the Chancey Bay Ranch project including a Master/Final Site Plan for a 9-lot single-family subdivision and associated infrastructure, with a resulting density of 0.49 units per acre. The approximately 18.20-acre site is generally located on the west side of SW Conners Highway south of 10150 SW Conners Highway, approximately 6 miles north of SW Kanner Highway, in Okeechobee. Included with this application is a request for a Certificate of Public Facilities Reservation.

DEPARTMENT: Growth Management

PREPARED BY: **Name:** Brian Elam, PMP
Title: Principal Planner

REQUESTED BY: WGI, Inc. (Matthew Barnes, AICP)

PRESET:

PROCEDURES: Quasi-Judicial

BACKGROUND/RELATED STRATEGIC GOAL:

The site has a designated future land use of Rural Density which allows no more than one dwelling unit per two gross acres, 0.50 units per acre. Rural development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space pursuant Section 4.4, Goals, Objectives and Policies, Comprehensive Growth Management Plan (CGMP), Martin County Code.

The property was rezoned from A-2, Agricultural District to RE-2A, Rural Estate District in 2018 to be consistent with the Rural Density future land use.

Pursuant to Section 3.241, Land Development Regulations, Martin County Code, a Planned Unit Development is an alternative to standard zoning districts in which the landowner and the Board negotiate the zoning standards that will apply to a specific parcel of land. The applicant is requesting

PUD Zoning for the purpose of increasing the proposed height to the maximum allowable in the CGMP, which is 40 feet.

The development standards for RE-2A are two-acre minimum lot size, 175-foot minimum lot width, maximum density of 0.50 units per acre, maximum height of 30 feet and minimum open space of 50 percent. Front, rear and side setbacks for all heights in this zoning district are 30 feet. The applicant proposes a 9-lot single-family subdivision of the 18.20-acre site with a maximum building height of 40 feet which is allowed per the CGMP. Planned Unit Development is the only zoning available for Rural Density future land use that may allow the 40-foot height permitted by the CGMP. The applicant's proposal meets or exceeds all other standard development regulations with lot sizes equal to or greater than 2 acres, a minimum of 75 percent open space, lot widths exceeding minimum, and structure setbacks equal to or exceeding minimum requirements.

As a condition of the PUD Agreement the owner shall make a one-time public benefits contribution to the County in the amount of $6,000 (six thousand and 00/100 Dollars), for use by Martin County Fire Rescue to purchase a fire preemption device.

This undeveloped land borders a canal on its west side and Southwest Conners Highway on its east side. There is a single-family home to the north of the property and due south is crop land. The property is outside the urban services district and will use well and septic.

This matter is scheduled to be heard by the Local Planning Agency (LPA) on February 20, 2025, the LPA's recommendation will be forwarded to the Board.

The following supporting items are attached:
Staff Report
PUD Zoning Agreement
Exhibit D Master/Final Site Plan
Resolution to approve rezoning
Exhibit A Legal Description
Application Materials
Disclosure of Interest
Legal Ad
Sample Letter
Surrounding Property Owners' Certification
Sign Posting Affidavit
Resolution to Deny
Staff Presentation

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

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

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the resolution approving the rezoning from RE-2A, Rural Estate District to Planned Unit Development and approve the Chancey Bay Ranch PUD Zoning Agreement including the Master and Final Site Plan.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the $13,800.00 application fee and the $290.00 Completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☒ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution

☐ Other:

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

MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

CHANCEY BAY RANCH PUD
PUD ZONING AGREEMENT MASTER AND FINAL SITE PLAN

Applicant:	CBR Investors, LLC
Property Owner:	CBR Investors, LLC (Tunny Mizrachi)
Agent for Applicant:	WGI, Inc. (Matthew Barnes)
County Project Coordinator:	Brian Elam, PMP, Principal Planner
Growth Management Director:	Paul Schilling
Project Number:	C167-005
Record Number:	DEV2023050008
Report Number:	2025_0129_C167-005_DRT_STAFF_FINAL
Application Received:	06/26/2023
Transmitted:	06/28/2023
Date of Report:	12/18/2023
Application Received:	06/28/2024
Transmitted:	07/01/2024
Date of Report:	08/28/2024
Application Received:	11/08/2024
Transmitted:	11/12/2024
Date of Report:	12/19/2024
Additional Materials Submitted:	01/23/2025
Date of Report:	01/29/2025

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320–3131, the County Administrator 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 WGI, Inc., on behalf of CBR Investors, LLC for approval of a Planned Unit Development (PUD) Zoning Agreement for the Chancey Bay Ranch project including a Master/Final Site Plan for a 9-lot single-family subdivision and associated infrastructure, with a resulting density of 0.49 units per acre. The approximately 18.20-acre site is generally located on the west side of SW Conners Highway south of 10150 SW Conners Highway, approximately 6 miles north of SW Kanner

Highway, in Okeechobee. Included with this application is a request for a Certificate of Public Facilities Reservation.

The site has a designated future land use of rural density which allows no more than one dwelling unit per two gross acres, 0.50 units per acre. Rural development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space pursuant Section 4.4, Goals, Objectives and Policies, Comprehensive Growth Management Plan (CGMP), Martin County Code.

The property was rezoned from A-2, Agricultural District to RE-2A, Rural Estate District in 2018 to be consistent with the rural density future land use.

The development standards for RE-2A are two-acre minimum lot size, 175-foot minimum lot width, maximum density of 0.50 units per acre, maximum height of 30 feet and minimum open space of 50 percent. Front, rear and side setbacks for all heights in this zoning district are 30 feet. The applicant proposes a 9-lot single-family subdivision of the 18.20-acre site with a maximum building height of 40 feet which is allowed per the CGMP. The Planned Unit Development Zoning Agreement is the only zoning available for rural density future land use that may allow the 40-foot height permitted by the CGMP. The applicant's proposal meets or exceeds all other standard development regulations with lot sizes equal to or greater than 2 acres, a minimum of 75 percent open space, lot widths exceeding minimum, and structure setbacks equal to or exceeding minimum requirements.

The applicant is requesting a PUD Zoning Agreement for the purpose of increasing the proposed height to the maximum allowable in the CGMP, 40 feet. As a condition of the PUD agreement the owner shall make a one-time public benefits contribution to the County in the amount of $6,000 (Six Thousand and 00/100 Dollars), for use by Martin County Fire Rescue to purchase on fire preemption device.

This undeveloped land borders a canal on its west side and Southwest Conners Highway on its east side. There is a single-family home to the north of the property and due south is crop land. The property is outside the urban services district and will use well and septic.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section 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 Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjoholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	Comply
R	School Board Review	Juan Lameda	772-219-1200	Comply
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

D. Review Board action

This application meets the threshold requirements for processing as a PUD Zoning Agreement with a master/final site plan. As such, a review of this application is required by the Local Planning Agency (LPA) and final action by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be public hearings.

Pursuant to Sections 10.1.E. and 10.2.B.2, Land Development Regulations, Martin County, Fla. (2023), it shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

The applicant addressed the non-compliance findings from the staff report dated, December 19, 2024 with its resubmittal dated January 23, 2025. The previous staff reports, and resubmittals are incorporated herein

by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

E. Location and site information

Parcel number:	203937000000000110
Address:	Not assigned
Existing zoning:	RE-2A, Rural Estate District
Future land use:	Rural Density
Nearest major road:	SW Conners Highway, Major Arterial
Gross area of site:	18.20 acres

Table 1: Abutting Properties Details

Direction	Development	Future Land Use	Zoning
North	Pole Barn	Estate Density 2UPA	RE-2A, Rural Estate District
South	Farm	Rural Density	RE-2A, Rural Estate District
East	ROW (SW Conners Hwy)	None	None
West	Undeveloped	Conservation	None

Figure 1: Location Map

Figure 2: Subject Site Aerial

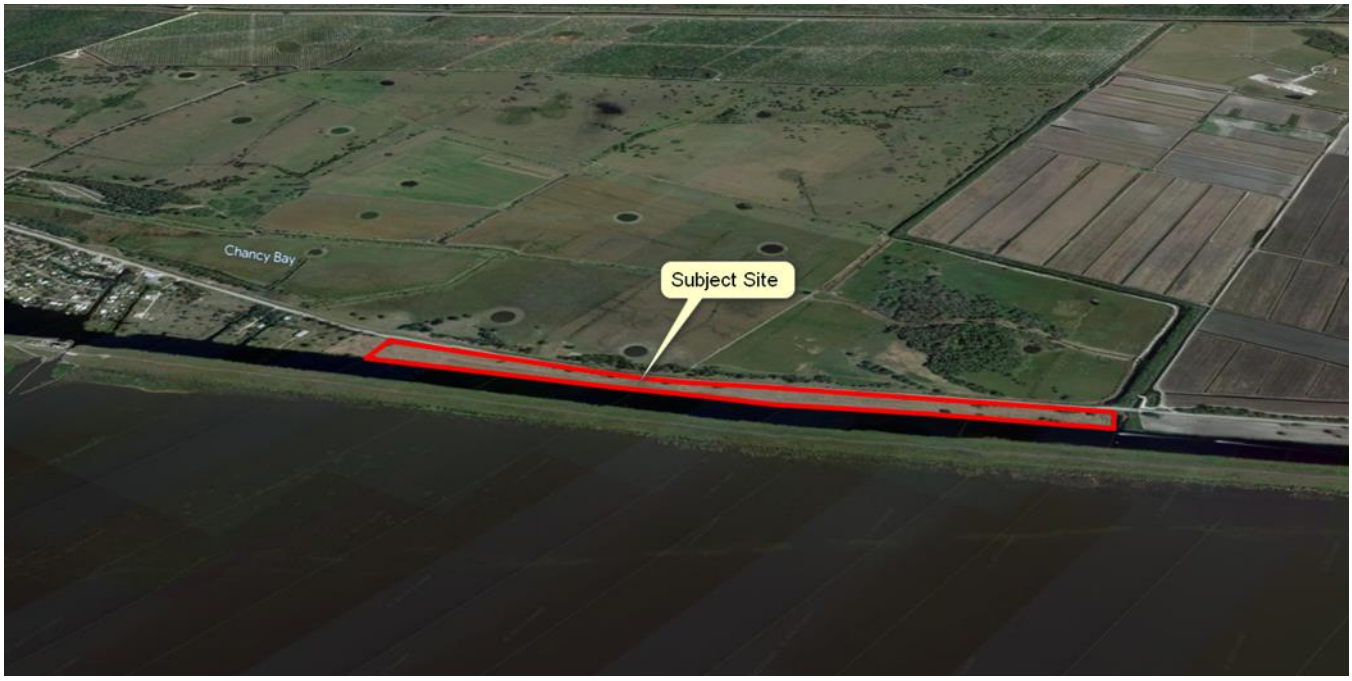


Figure 3: Zoning Atlas

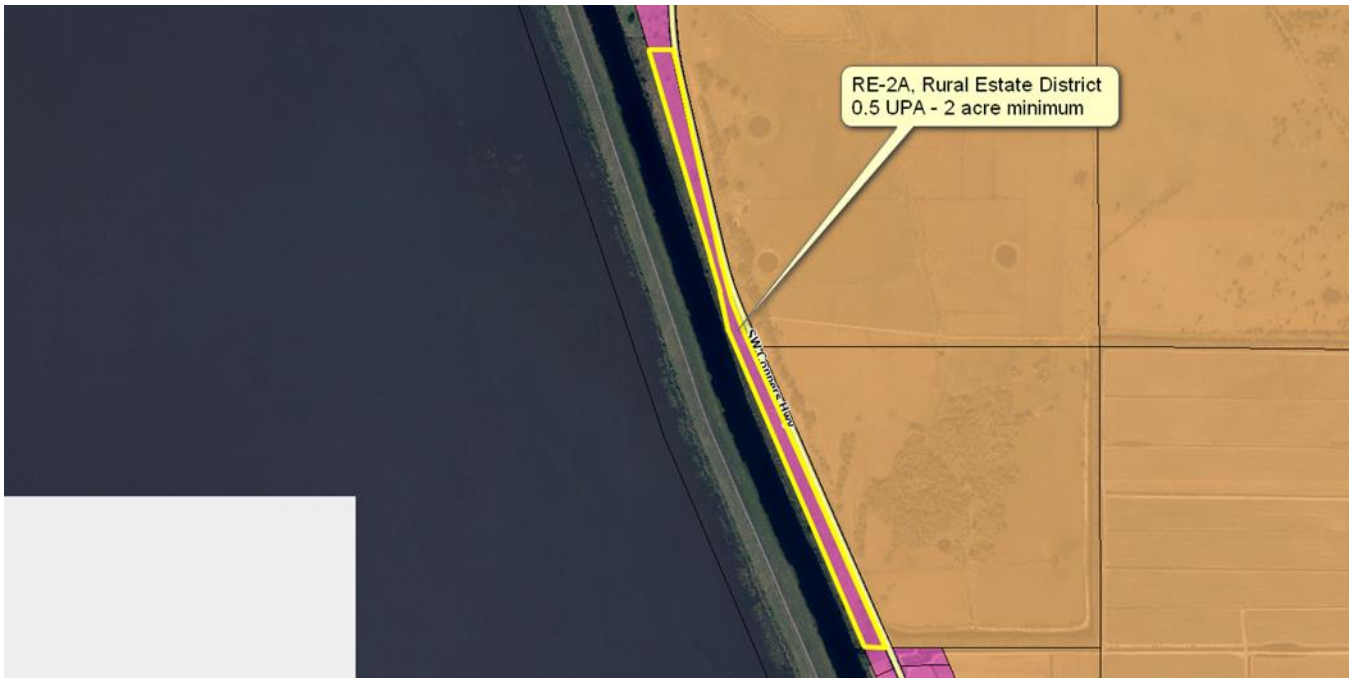


Figure 4: Future Land Use Map

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

Findings of Compliance:

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

Information #1:

Policy 4.1E.6. PUD

A planned unit development is a unified development that is (1) planned, approved and controlled according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

Information #2:

Policy 4.1E.8 Public Benefits.

Flexible Design: Martin County shall allow PUD zoning districts associated with a site and project specific PUD zoning agreement to allow flexibility in the land development regulations in a manner which mutually benefits the county and the developer and encourages innovative approaches to community planning. Specific PUD district regulations shall be negotiated voluntarily by both the developer and the county. Neither party to the agreement is guaranteed maximum benefits by right.

Benefits to the developer may include such items as incentives to encourage affordable housing; flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as transportation, recreation or other public facility improvements, additional preservation of environmental resources, and additional density transition zones. The provision of affordable and/or workforce housing, shall be strongly encouraged as a public benefit for any residential PUD. Any public benefits offered by the developer must clearly be in excess of the County's minimum standards.

Information #3:

Policy 4.13A.7. Residential development.

The FLUM allocates urban residential density based on population trends; housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy.

1. General policies for all urban Residential development:
    a) All Residential development described in subsections (1) through (6) of this policy shall have a maximum building height of 40 feet.
    b) All Residential development shall maintain a minimum of 50 percent of the gross land area as open space, except as described under Goal 4.3. Wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space. This section shall not apply to construction of a single-family home on a lot of record.
    c) Proposed Residential developments with golf courses should be encouraged to retain and preserve native vegetation over 30 percent of the total upland area of the golf course, due to the characteristically high water and nutrient loads of golf courses. Golf course developments that retain over 30 percent of their golf course area in preserved native habitat may count this in calculating open space as long as 30 percent of the residential area consists of open space.
    d) One accessory dwelling unit shall be allowed on Residential lots consistent with Section 10.2.B and the following criteria:
        1) An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.
        2) It shall not count as a separate unit for the purpose of density calculations.
        3) Neither the accessory dwelling unit nor the land it occupies shall be sold separate from the primary dwelling unit.

4) Accessory dwelling units shall not be approved until Martin County adopts amendments to the Land Development Regulations that implement this policy.

e) In affordable housing consistent with Policy 6.1D.5., impervious areas may be credited toward the required open space if designated as community gathering spaces such as plazas, esplanades, covered gathering spaces, etc.

f) Residential development in Martin County's CRAs shall be governed by the goals, objectives and policies in Chapter 18 except for those limited areas within a CRA that retain one of the residential future land use designations described in Policy 4.13A.

Information #4:

PROPOSED PUBLIC BENEFITS

Within 60 days of approval of this PUD Agreement, the OWNER shall make a one-time public benefits contribution to the COUNTY in the amount of $6,000.00 (Six Thousand and 00/100 Dollars), for use by Martin County Fire Rescue (MCFR) to purchase one (1) fire preemption device.

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

Findings of Compliance:

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

Information #1:

TIMETABLE OF DEVELOPMENT – MASTER AND FINAL

The timetable of development for concurrent master and final site plans shall be as specified in 10.2.D.1. and 10.2.D.2.

Master Site Plan

All final site plan approvals for a multi-phase or PUD development shall be obtained no later than five years after the date of the master site plan approval, provided that no certificate of public facilities reservation was issued with the master site plan approval. If a certification of public facilities reservation was issued with the master site plan approval, all final site plan approvals and construction shall be permitted and completed consistent with the requirements of article 5. Adequate Public Facilities and Transportation Impact Analysis of the LDR MARTIN COUNTY, FLA., LDR SECTIONS 10.2.D.1.d.(2021).

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 §10.6.E.1. (2019).

Information #3:
Land Clearing
No land clearing is authorized prior to the pre-construction meeting for the project. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for by applicable state agency permits may be granted by the Growth Management Department.

H. Determination of compliance with urban design and community redevelopment requirements – Community Redevelopment Department

Commercial Design

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Community Redevelopment Area

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Environmental

Findings of Compliance:
The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

INFORMATIONAL COMMENT:

The environmental assessment states that there are gopher tortoises present onsite. As a result, the property owner and/or agent is responsible for obtaining a gopher tortoise relocation permit from Florida Fish and Wildlife Conservation Commission (FWC). The relocation permit shall be submitted to the growth management department, environmental division for review. No land clearing will be authorized until this information is received and the county receives an "after-action" approval from FWC confirming the tortoises were properly relocated. No land clearing, including installation of erosion control barricades, can take place prior to the pre-construction meeting.

Landscaping

Findings of Compliance

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations Article 4, Division 15 - Landscaping, Buffering, and Tree Protection. [2013]. The applicant has proposed construction of a 9 lot subdivision. There is no common area and all infrastructure (stormwater retention areas) are on the individual lots so no common area landscaping is required. Trees on the lots will need to be established in connection with the individual building permits.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. It is the intent of the code to encourage the preservation of existing vegetation for use in buffers as opposed to clearing and replanting designed landscapes. Section 4.663.B., Land Development Regulations, Martin County, Fla. (2013).

Adjacent land use to the west consists of conservation land. Martin County LDR Article 4.663.B.5 requires that a Type 5 Buffer or stormwater treatment retention area be provided adjacent to this conservation land use. There are very few existing trees on site, and most are proposed to be protected in place or relocated into the proposed conservation buffer.

The applicant has proposed establishment of a 30-foot conservation buffer integrated within the retention area. The retention area that extends across all of the lots area shall be planted with native vegetation that will be attractive recreating pods of oak palm hydric hammock habitat.

Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment.

As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy.

K. Determination of compliance with transportation requirements – Engineering Department

Findings of Compliance:
The Traffic Division of the Public Works Department finds this application in compliance.

Compliance with Adequate Public Facilities Ordinance:
This application satisfies the Adequate Public Facilities Standard; it has a De Minimis impact (an impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected road facility). [Martin County, Fla., LDR Article 5, Division 1, Section 5.3 (2009)]

L. Determination of compliance with county surveyor – Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

M. Determination of compliance with engineering, storm water and flood management requirements – Engineering Services Division

Compliance with Adequate Public Facilities Ordinance:
This project will provide the proposed development sufficient services based upon the adopted LOS for stormwater management facilities.

Findings of Compliance:
The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.

Division 9- Stormwater Management: The applicant has demonstrated the proposed development will include full on -site retention the 100-year 3-day storm event. The applicant proposed a stormwater system consisting of a continuous dry retention area. The applicant demonstrated the water quality volume is being met in the proposed stormwater system; thereby, the required attenuation and water quality treatment is in compliance with Division 9.

Division 10- Flood Protection: A portion of Phase 4 falls within a Special Flood Hazard Area AE with a Base Flood Elevation of 17.00-feet NAVD. The proposed finish floor elevation is 21.00-feet NAVD, which is higher than the 100-year, 3 day zero discharge storm stage of 14.89-feet NAVD and also higher than one foot above the base flood elevation of 17-feet NAVD; therefore, the applicant demonstrated compliance with Division 10.

Division 14-- Parking and Loading: The applicant demonstrated compliance with the parking requirements set forth in Division 14 by providing two parking spaces per lot.

Division 19 – Roadway Design: The applicant is not proposing to make modifications to SW Conners Highway. All driveway connections will be permitted through FDOT.

DEVELOPMENT ORDER CONDITIONS:

The Owner is not authorized to haul fill off the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

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

Addressing

Findings of Compliance:
The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2024).

Electronic File Submittal

Findings of Compliance:
The AutoCAD dwg file of the master final site plan was received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2024).

O. Determination of compliance with utilities requirements – Utilities Department

Water and Wastewater Service

Findings of Compliance:
This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:
The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

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

Fire Prevention

Informational:
WATER SUPPLY
NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. Per Florida Administrative Code section 61G15-32.004
Please provide water source for Needed Fire Flow.

DEVELOPER RESPONSE NOTE.

18.4.5 Fire Flow Requirements for Buildings.
18.4.5.1 One- and Two-Family Dwellings.

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft2 (334.5 m2) shall be 1000 gpm (3785 L/min) for 1 hour.

Developments unable to meet the fire flow requirements must provide the following;

All Structures that are in excess of 1000 square feet or two stories or greater in height shall be provided with a sprinkler system installed in accordance with NFPA 13D, Standard for the installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes. Compliance with all other provisions of the National Fire Protection Association is required.

Emergency Management

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

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

Martin County Health Department

Well and septic permits will be required from the Health Department. Recommend getting a well and septic plan from the health department to help understand the possible impacts for each property.

Martin County School Board

The general school capacity analysis was provided from the school board of Martin County in the first round of review indicating Concurrency (LOS) Level of Service capacity.

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

Review ongoing.

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

The following is a summary of the review for compliance with the standards contained in Article 5.32.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider - On-Site Well
Findings - Positive Evaluation
Source – Health Department
Reference - see Section O of this staff report

Sanitary sewer facilities service provider - On-Site Septic
Findings - Positive Evaluation

Source – Health Department
Reference - see Section O of this staff report

Solid waste facilities
Findings - In Place
Source - Growth Management Department

Stormwater management facilities
Findings - Positive Evaluation
Source - Engineering Services Department
Reference - see Section M of this staff report

Community park facilities
Findings - In Place
Source - Growth Management Department

Road's facilities
Findings - Positive Evaluation
Source – Engineering Services Department
Reference - see Section M of this staff report

Mass transit facilities
Findings - Positive Evaluation
Source - Engineering Services Department
Reference - see section K of this staff report

Public safety facilities
Findings – In Place
Source - Growth Management Department
Reference - see Section P of this staff report

Public school facilities
Findings – Positive Evaluation
Source - Growth Management Department
Reference - see Section R of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

After approval of the development order, the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. 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.

Please submit all of the following items in a single hard copy packet. Once submitted, a unique Sharebase link will be provided to the agent via email. CDs and Flash Drives are no longer accepted for post approval submittals. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below. Please note, the Public Works Department still requires a blank flash drive for the plans that will be stamped as part of post approval process. This flash drive will be distributed to the applicant/engineer of record at the pre-construction meeting. This blank flash drive now needs to be **brand new, unopened in the original package.**

Item	Description	Requirement
1.	Response to Post Approval Requirements List	The applicant will submit a response memo addressing the items on the Post Approval Requirements List.
2.	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.
3.	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.
4.	Warranty Deed	One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.
5.	Construction Plans	One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Rolled.
6.	Approved Master and Final Site Plan	One (1) copy 24" x 36" of the approved master and final site plan.

Item	Description	Requirement
7.	Approved Landscape Plan	One (1) 24” x 36” copy of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.
8.	Digital Copy of Site Plan	One (1) digital copy of site plan in AutoCAD 2010 – 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.
9.	Engineers Opinion of Probable Cost	Two (2) originals of the Engineer’s Opinion of Probable Cost, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
10.	Engineer’s Design Certification	One (1) original of the Engineer's Design Certification, on the County format, which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida shall be submitted as part of the post-approval process in accordance with Section 10.11, Land Development Regulations, Martin County, Florida.
11.	PUD Zoning Agreement	Original and one (1) copy of the executed approved PUD zoning agreement.
12.	Flash/Thumb Drive	One unopened (1) blank USB flash/thumb drive, in the original package, which will be utilized to provide the applicant with the approved stamped and signed project plans at the pre-construction meeting.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits to Martin County prior to scheduling the pre-construction meeting.

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:

Fee type:	*Fee amount:*	*Fee payment:*	*Balance:*
Application review fees:	$13,800	$13,800	$0.00
Inspection fees:	$4,000		$4,000
Advertising fees *:			
Recording fees **:			
Impact fees***:	N/A		

* Advertising fees will be determined once the ads have been placed and billed to the County.
** Recording fees will be identified after the post approval package has been submitted.

***Impact fees are required at building permit.

X. General application information

Applicant:	CBR Investors, LLC Tunny Mizrachi, Manager 8401 SW Conners Highway Okeechobee, FL 34794
Owner:	CBR Investors, LLC Tunny Mizrachi, Manager 8401 SW Conners Highway Okeechobee, FL 34794
Agent:	WGI, Inc. Matthew Barnes 2035 Vista Parkway West Palm Beach, Florida 33411 561-687-2220 Matthew.barnes@wginc.com
Engineer of Record:	LaConte Engineering Patrick LaConte 2440 SE Federal Highway, Suite W Stuart, FL 34994 placonte@laconteengineering.com
Landscape Architect:	WGI, Inc. Bryan Jackman 2035 Vista Parkway West Palm Beach, Florida 33411 561-687-8880 Bryan.jackman@wginc.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/Wastewater Service Agreement

Z. Attachments

Instrument Prepared By:
Benjamin O. Hedrick, Esq.
Akerman LLP
98 SE 7th Street, Suite 1100
Miami, Florida 33131

[blank space above line reserved for recording data]

CHANCEY BAY RANCH
PLANNED UNIT DEVELOPMENT ZONING AGREEMENT

THIS PLANNED UNIT DEVELOPMENT ZONING AGREEMENT ("PUD Agreement") is made and entered into this __ day of _____, 2025, by and between CBR INVESTORS, LLC, a Florida limited liability company, hereinafter referred to as OWNER, and MARTIN COUNTY, a political subdivision of the State of Florida, hereinafter referred to as COUNTY.

WITNESSETH

WHEREAS, OWNER is the fee simple title holder of that certain property situated in Martin County, Florida, more particularly described in the legal description attached and incorporated as Exhibit A; and

WHEREAS, it is the desire of OWNER to develop a Planned Unit Development to be known as Chancey Bay Ranch (the "Chancey Bay Ranch PUD" or "PUD"), a single-family residential subdivision consisting of nine (9) single-family home lots, as more particularly shown on the master/final site plan ("Master/Final Site Plan") for the PUD attached hereto; and

WHEREAS, a property owners' or homeowners' association, hereinafter referred to as ASSOCIATION, will be formed to provide for the maintenance, operation and management of shared stormwater retention facilities within the PUD; and

WHEREAS, this type of unified development is permitted in Martin County subject to a binding written document negotiated between OWNER and COUNTY in order to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to COUNTY and the development and to encourage enlightened and imaginative approaches to community planning.

NOW, THEREFORE, the parties do hereby agree as follows:

1. UNIFIED CONTROL

OWNER hereby warrants that it has, as a result of fee simple ownership, unified ownership of all real property included in this PUD. Documents certifying title are attached and incorporated as Exhibit B. A Covenant of Unified Control by OWNER is attached and incorporated as Exhibit C.

2. DEVELOPMENT

OWNER agrees that this PUD will be undertaken and developed in accordance with the following:

2.1 The Master/Final Site Plan approved by COUNTY, a copy of which is attached and incorporated as Exhibit D.

2.2 The Timetable for Development of the PUD, which is attached and incorporated as Exhibit E.

2.3 The conditions and requirements agreed to by COUNTY and OWNER as set forth in the Special Conditions, attached and incorporated as Exhibit F.

2.4 Additional permits, approvals and authorizations required for the PUD granted in accordance with such laws, ordinances and regulations as may be in effect at the time of such permit, approval or authorization.

3. VESTED RIGHTS

OWNER shall have the right to develop the PUD in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this PUD Agreement, the approved PUD Project Plans, and subdivision plat, hereinafter sometimes collectively referred to as development orders. OWNER, its successors, assigns, shall have no vested rights in any expired development orders for this PUD. The COUNTY shall be held harmless from any and all liability stemming from any disputes between OWNER, its successors, assigns, predecessors in title or other property owners within the PUD regarding any development under this PUD Agreement.

4. COMMON AREAS, COVENANTS, CONDITIONS AND RESTRICTIONS

4.1 OWNER shall create a Declaration of Covenants, Conditions and Restrictions for the Chancey Bay Ranch PUD ("Covenants and Restrictions"), which shall be submitted as part of the application for the subdivision plat. A copy of the Covenants and Restrictions shall be recorded at the time of the recording of the subdivision plat. As part of said Covenants and Restrictions, ASSOCIATION shall be established for the maintenance, operation and management of the shared stormwater retention facilities within the PUD ("Common Areas"). The Common Areas of the PUD shall be shown on the approved PUD Project Plans, and subdivision plat. The Covenants and Restrictions shall be in conformity with such laws, ordinances, and regulations as may be in effect at the time of the approval of the first subdivision plat.

4.2 Except for conveyances to governmental entities, it shall be deemed a breach of this PUD Agreement for any land to be conveyed by OWNER by way of an

instrument that does not contain the Covenants and Restrictions or incorporate them by reference thereto.

4.3 ASSOCIATION shall not be dissolved nor shall it dispose of any Common Areas, by sale or otherwise, except to an entity conceived and organized to own and maintain the Common Areas, without first receiving approval of COUNTY. COUNTY, as a condition precedent to the dissolution or disposal of the Common Areas, may require dedication of the Common Areas to the public as deemed necessary.

4.4 In the event that COUNTY determines that the ASSOCIATION, or any successor organization, has failed at any time to maintain the Common Areas of the PUD in reasonable order and condition in accordance with the approved development orders and applicable laws, ordinances, and regulations, then COUNTY shall serve written notice by certified mail, return receipt requested, upon such ASSOCIATION and upon each owner of real property within the PUD, which notice shall set forth the manner in which the ASSOCIATION has failed to maintain the Common Areas in reasonable order and condition, and shall demand that such failure be remedied within thirty (30) days of the sending of such notice or, in the alternative, that such ASSOCIATION appear before COUNTY at a specified time (at least ten (10) days but not more than thirty (30) days after the sending of such notice) either to contest the alleged failure to maintain the Common Areas or to show cause why it cannot remedy such failure within the thirty (30) day period. If such failure has not been remedied within the thirty (30) day period or such longer period as COUNTY may allow, then COUNTY, in order to preserve the taxable values of the real property

within the PUD and to prevent the Common Areas from becoming a public nuisance, shall hold a public hearing to consider the advisability of the COUNTY entering upon such Common Areas and maintaining them for a period of one (1) year. Notice of such hearing shall be sent by certified mail, return receipt requested, to the ASSOCIATION involved and to each owner of real property within the PUD. Such notice shall be sent at least fifteen (15) days in advance of the hearing. At such hearing, COUNTY may determine that it is advisable for COUNTY to enter upon such Common Areas, take non-exclusive possession of them and maintain them, according to COUNTY standards, for one (1) year. Such entry, possession, and maintenance shall not be deemed a trespass when done in accordance with the procedures set forth above. In no event shall any such entry, possession, and maintenance be construed to give the public or COUNTY any right to use the Common Areas.

4.5 COUNTY may, upon public hearing with notice given in the same manner as above, return possession and maintenance of such Common Areas to the ASSOCIATION, or successor organization, abandon such possession and maintenance, or continue such possession and maintenance for an additional one (1) year period. The cost of such maintenance by COUNTY shall be assessed ratably against the real properties within the PUD, the owners of which have the right to the use and enjoyment of the Common Areas and shall become a charge or lien on said properties if not paid within thirty (30) days after the receipt of a statement therefor.

5. <u>DESTRUCTION</u>

In the event that all or a portion of the PUD should be destroyed by a storm, fire, or other common disaster, OWNER, its grantees, successors or assigns and/or the ASSOCIATION, shall have the right to rebuild and/or repair so long as there is strict compliance with the approved PUD Project Plans, subdivision plat, and development orders.

6. CHANGE OR AMENDMENT

A. There shall at all times be a strict adherence to the provisions of this PUD Agreement and the approved development orders. Any change or amendment to this PUD Agreement and/or the approved development orders shall only be made in accordance with Section 10.15, Amendments to Approved Development Orders, Land Development Regulations, Martin County Code ("LDR").

B. Notwithstanding Paragraph 6.A., OWNER, its successors in interest and COUNTY may amend or terminate this PUD Agreement without securing the consent of other property owners whose property is subject to this PUD Agreement, unless such amendment or termination directly and materially modifies the allowable uses or entitlements of such owners' property.

7. BREACH OF AGREEMENT

7.1 Development of the Chancey Bay Ranch PUD shall at all times be in compliance with this PUD Agreement and the approved development orders. Failure to comply with a development order may result in the suspension of that development order, the cessation of COUNTY processing of all applications for development on the subject property and any associated phases, or termination of the development order pursuant to Section 10.14.G, Failure to Comply with the Conditions of an Approved Development Order, LDR.

7.2 Any person, including the Board of County Commissioners ("Board"), or any member of the Board, may file a complaint with the County Administrator alleging that a development order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred. In the event that such a complaint is filed, it shall be addressed as set forth in Section 10.14.G, LDR.

7.3 The above provisions shall not be interpreted to provide an exclusive remedy, and COUNTY may pursue any appropriate remedy at law or equity in the event OWNER or their successors in interest fail to abide by the provisions of this PUD Agreement.

8. JURISDICTION

This PUD Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this PUD Agreement shall be instituted in Martin County, Florida.

9. SUCCESSORS AND ASSIGNS

This PUD Agreement shall run with the land and be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

10. NOTICE

Any notice, request, demand, consent, approval, or other communication required or permitted by this PUD Agreement shall be given or made in writing and shall be served as elected by the party giving the notice by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; or (iii) mailed by registered or

certified mail (postage prepaid), return receipt requested. For purposes of notice, the addressees are as follows:

OWNER: CBR Investors, LLC
8401 SW Conners Highway
Okeechobee, Florida 34974

With required copy to:
Benjamin O. Hedrick, Esq.
Akerman LLP
98 SE 7th Street, Suite 1100
Miami, Florida 33131

COUNTY: County Administrator
Martin County
2401 S.E. Monterey Road
Stuart, Florida 34996

With required copy to:
County Attorney
Martin County
2401 S.E. Monterey Road
Stuart, Florida 34996

Notice given in accordance with the provisions of this Section 10 shall be deemed to be delivered and effective on the date of hand delivery; or on the second day after the date of the deposit with an overnight courier; or on the date upon which the return receipt is signed, or delivery is refused, or the notice is designated by the postal authorities as not delivered if mailed. Either party may change its address for the purpose of this Section 10 by written notice to the other party given in accordance with the provisions of this Section 10.

11. ENTIRE AGREEMENT

This PUD Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or

understandings concerning the subject matter of this PUD Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

12. SEVERABILITY

If any term or provision of this PUD Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this PUD Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this PUD Agreement shall be deemed valid and enforceable to the extent permitted by law.

13. RECORDATION

This PUD Agreement shall be recorded, at the OWNER's expense, by the COUNTY in the Public Records of Martin County, Florida.

14. STATUTORY REFERENCES

Any references to laws, ordinances, codes, or other regulations shall include amendments to such laws, ordinances, codes, or other regulations.

15. ADEQUATE PUBLIC FACILITIES EVALUATION

OWNER has demonstrated compliance with the requirements of Section 5.32.D, Procedures to Obtain Certificate of Public Facilities Reservation, LDR, and accordingly, the approval of this PUD Agreement shall constitute the issuance of a Certificate of Public Facilities Reservation.

[Signature pages follow.]

IN WITNESS WHEREOF, the parties hereto have caused this PUD Agreement to be made and entered into as of the date first set forth above.

WITNESSES:

_____
Print Name: _____
Address:

_____
Print Name: _____
Address:

OWNER:

CBR INVESTORS, LLC, a Florida limited liability company

By: _____
Name:
Title:

STATE OF FLORIDA
COUNTY OF _____

The foregoing was acknowledged before me before me by means of [ ] physical presence or [ ] online notarization this ___ day of _____, 2025, by _____, in their capacity as _____ of CBR Investors, LLC. This person is personally known to me or produced _____ as identification and did not take an oath.

(Notary Stamp)

_____
Notary Public
Printed Name:_____
Commission No: _____
Commission Expires:_____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

_____
CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL
SUFFICIENCY:

_____
SARAH W. WOODS, COUNTY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

Parcel Identification Number: 20-39-37-000-000-00011-0

Legal Description:

THAT PORTION OF GOVERNMENT LOT 3 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE, IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF GOVERNMENT LOT 1 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 18.20 ACRES MORE OR LESS

EXHIBIT B

OWNERSHIP CERTIFICATE

I, Benjamin O. Hedrick, Esq., a member of the Florida Bar, hereby certify that the record title to the property described in Exhibit A to the Planned Unit Development Zoning Agreement dated the __ day of _____, 2025, by and between CBR INVESTORS, LLC, a Florida limited liability company, and MARTIN COUNTY, a political subdivision of the State of Florida, is in the ownership of CBR INVESTORS, LLC.

Dated this __ day of _____, 2025.

_____
Florida Bar No. 91140
Name: Benjamin O. Hedrick, Esq.
Address: 98 SE 7th Street, Suite 1100
Miami, Florida 33131

EXHIBIT C

COVENANT OF UNIFIED CONTROL

The undersigned, being the owner of the property described in Exhibit A to the Chancey Bay Ranch Planned Unit Development Zoning Agreement ("PUD Agreement") dated the __ day of _____, 2025, between CBR INVESTORS, LLC, a Florida limited liability company, and MARTIN COUNTY, a political subdivision of the State of Florida, does hereby covenant and agree that: (i) terms capitalized but not otherwise defined in this Covenant of Unified Control shall have the meanings given to them in the PUD Agreement; and (ii) the property described in Exhibit A to the PUD Agreement shall be held under single ownership, and shall not be transferred, conveyed, sold or divided in any unit other than in its entirety; provided, however that individual subdivision lots or fully constructed condominium units, if any, may be conveyed to individual purchasers including homebuilders in accordance with and subject to the terms and conditions of the PUD Agreement (as the same may be amended from time to time).

In addition, the following conveyances shall be permitted:

1. If the PUD is designed and planned to be developed in phases or portions of phases, and each phase or portion of a phase complies with the requirements contained within the PUD Agreement, then each phase or portion of phase may be conveyed separately upon final site plan and plat approval of that phase or portion of a phase.
2. Common elements, common open areas, and developed recreation areas, if any, may be conveyed to a property owners' or homeowners' association or other legal entity so long as such conveyance shall be subject to the express restriction that the subject property will never be used for any purpose other than as common elements, common open areas, or developed recreation areas as applicable.
3. Other portions of the subject property may be conveyed and used or maintained by governmental, environmental, charitable, or other organizations or agencies for such purposes as the Board of County Commissioners of Martin County, Florida may deem appropriate.

Nothing herein contained shall limit, in any manner, the undersigned, or their successors or assigns, from mortgaging or encumbering the property or any part thereof.

The undersigned further agrees that the conditions, restrictions, and limitations contained herein shall be deemed a covenant running with the land and shall remain in full force and effect and be binding on the undersigned, its successors and assigns, until such time as the same may be released in writing by the Board of County Commissioners of Martin County, Florida.

The undersigned further agrees that this instrument shall be recorded in the public records of Martin County, Florida.

IN WITNESS WHEREOF, the OWNER has executed this Covenant of Unified Control on the date indicated below.

WITNESSES:

OWNER:

CBR INVESTORS, LLC, a Florida limited liability company

_____
Print Name:
Address:

By: _____
Name:
Title:

_____
Print Name:
Address:

STATE OF FLORIDA
COUNTY OF _____

The foregoing was acknowledged before me before me by means of [ ] physical presence or [ ] online notarization this ___ day of _____, 2025, by _____, in their capacity as _____ of CBR Investors, LLC. This person is personally known to me or produced _____ as identification and did not take an oath.

(Notary Stamp)

_____
Notary Public
Printed Name:_____
Commission No: _____
Commission Expires:_____

EXHIBIT D

MASTER/FINAL SITE PLAN

Master/Final Site Plan for the PUD as approved by the Martin County Board of County Commissioners is attached as Exhibit D.

EXHIBIT E

TIMETABLE FOR DEVELOPMENT

A. Each single-family home lot in the PUD may be developed separately in the discretion of the Owner. Platted lots in the PUD may be sold or transferred prior to development of the lot.

B. Any required common or shared infrastructure facilities must be substantially completed prior to the issuance of any Certificate of Occupancy.

C. All required individual infrastructure facilities serving each subdivision lot (including driveway aprons for each lot) must be completed prior to the issuance of a Certificate of Occupancy for each such lot.

EXHIBIT F

SPECIAL CONDITIONS

1. ADDITIONAL REQUIREMENTS

The PUD shall comply with all requirements of the Martin County Comprehensive Growth Management Plan. Unless specifically provided for within this PUD Agreement or as set forth in the approved PUD Project Plans, the PUD shall comply with all requirements of the General Ordinances and Land Development Regulations, Martin County Code.

2. USES AND DEVELOPMENT STANDARDS

Except as shown in the Master/Final Site Plan or as provided for in this PUD Agreement, the requirements of Article 3, Land Development Regulations, Martin County Code, and specifically the RE-2A (Rural Estate District) zoning district shall apply to the development of the PUD.

3. DRAINAGE/STORMWATER MANAGEMENT

A. It shall be OWNER'S sole responsibility to obtain the necessary drainage/stormwater management permits from the South Florida Water Management District ("SFWMD"). In no event shall COUNTY bear the responsibility for aiding OWNER in obtaining permits from the SFWMD or funding the improvements necessary to develop the PUD.

B. In order to ensure that the PUD's drainage/stormwater management system functions as designed and permitted in perpetuity, OWNER shall maintain the PUD's drainage/stormwater management system according to the Stormwater Management System Maintenance Plan in the approved PUD Project Plans. The Stormwater Management System Maintenance Plan will provide that OWNER shall be responsible for performing the specific inspections and maintenance operations on the stormwater management system on-site and off-site as approved by the Board of County Commissioners at approval of the PUD Project Plans in order to ensure it functions as intended and as approved by COUNTY. Neither COUNTY nor the SFWMD shall have any responsibility in maintaining the system.

4. EFFLUENT IRRIGATION

No effluent irrigation systems will be available for the PUD due to its location outside any urban service district and several miles away from existing water utility services.

5. PROTECTED SPECIES

In the event that it is determined that any protected plant or animal species, as designated by state and federal listing agencies, is resident on or otherwise is significantly dependent upon the PUD, OWNER shall cease all activities which might negatively affect that individual or population and immediately notify Martin County, the Florida Fish and Wildlife Conservation Commission ("FFWCC") and U.S. Fish and Wildlife Service. Construction may resume when proper protection or permitting, required by the designated state and federal listing agencies, is provided by OWNER.

Gopher Tortoises – In Florida, gopher tortoises are a protected species. No land clearing or construction shall occur until all tortoises that will be impacted are relocated to upland preservation areas or off-site, as authorized by FFWCC. A certified environmental professional will supervise clearing in the areas of the gopher tortoise burrows. Tortoises inhabiting burrows in areas to be developed will be captured and relocated using methodology approved by FFWCC and conducted by an environmental professional possessing a valid relocation permit. During clearing and grubbing operations, equipment operators will be notified of the occurrence of gopher tortoises on-site and instructed to observe for roaming and foraging individuals. Should gopher tortoises be seen during the clearing and grubbing, all equipment operations will be stopped, and the gopher tortoises will be captured and relocated. Once the tortoise(s) have been safely relocated, equipment operation can resume.

Endemic Species – All gopher tortoise relocation efforts will include trapping of endangered endemic species that may live in the burrow.

Relocation of Tortoises – The Martin County Environmental Planning Administrator will be notified and will be provided with a copy of the Gopher Tortoise Relocation Permit as required from FFWCC. Every attempt shall be made to relocate within Martin County.

6. FIRE PROTECTION

Fire department access and water supply shall comply with National Fire Protection Association ("NFPA") 1 Uniform Fire Code, Chapter 18.

Approved fire department access roads shall be provided for every facility, building or portion of a building. Fire department access roads shall consist of roadways, fire lanes, parking lot lanes or a combination thereof and be maintained. For the Chancey Bay Ranch PUD, US Route 441/Conners Highway is the only access road for all lots within the PUD.

An approved water supply capable of supplying the required fire flow for fire protection shall be provided in accordance with the provisions set forth in the adopted Florida Fire Prevention Code. Where no adequate or reliable water distribution system exists, the alternative for compliance is all inhabitable structures, greater than 1,000 square feet shall, be provided with an automatic fire sprinkler system in accordance with the requirements of the NFPA standards.

Section 633.202, Florida Statute – Florida Fire Prevention Code, states that oversight and enforcement of the Two-Way Radio Enhancements Systems/BDAS is the responsibility of the Authority Having Jurisdiction ("AHJ"), officially known as MCFR Fire Prevention Division.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

All structures, other than detached one- and two-family residences, which exceed 5,000 square feet or are more than one story in height, shall be equipped with a sprinkler system installed in accordance with NFPA 13, Standards for Automatic Sprinkler Protection, and NFPA 14, Standards for Standpipes. Compliance with all other provisions of the NFPA is required. Specifically, stabilized roads and hydrant installations shall be completed before issuance of building permits pursuant to NFPA 241. Hydrants shall be located within 500 feet of each residential building. Multi-family units constructed as attached townhouse units which may be individually conveyed as platted lots or condominium units may provide fire sprinkler systems in accordance with NFPA 13D.

7. IRRIGATION

Irrigation for individual subdivision lots within the PUD, if required, shall be supplied by individual on-site well systems. There are no common areas or facilities requiring irrigation.

8. PRESERVE AREAS

There are no preserve areas within the PUD.

9. SCHOOL IMPACT

OWNER shall obtain a letter of "No Objection" from the Martin County School Board prior to final subdivision plat approval for any residential unit within the PUD.

10. TEMPORARY CONSTRUCTION OFFICE AND TEMPORARY SALES OFFICE

OWNER may establish and maintain on the property a temporary construction office and/or a temporary sales office in a location approved by the Growth Management Department Director during the period that the Property is being developed and until three (3) months following the issuance of the last Certificate of Occupancy for a unit. A bond for the removal of the construction office shall be supplied to COUNTY.

11. TIME SHARING OR INTERVAL OWNERSHIP PROHIBITED

The units to be constructed within the PUD shall not be sold nor shall title be conveyed or transferred on the basis of time sharing or interval ownership.

12. TRAFFIC IMPROVEMENTS

No off-site traffic or transportation-related improvements are required for this PUD.

13. WATER/WASTEWATER

The Property is not located in an urban service district, and is located several miles from existing water and sewer utility services. For each subdivision lot within the PUD, all water service shall be provided by an individual on-site well system and all wastewater service shall be provided by an individual on-site sewage disposal (septic) system.

14. SUSTAINABLE DESIGN STANDARDS

The ASSOCIATION shall maintain all common areas free of prohibited plant species as defined in the Land Development Regulations, Martin County Code and free of invasive plant species designated as Category I by the Florida Invasive Species Council (FISC) or the Florida Exotic Pest Plant Council (FEPPC).

15. PUBLIC BENEFITS

Within 60 days of approval of this PUD Agreement, , the OWNER shall make a one-time public benefits contribution to the COUNTY in the amount of $6,000.00 (Six Thousand and 00/100 Dollars), for use by Martin County Fire Rescue (MCFR) to purchase one (1) fire preemption device.

16. COMMON OR SHARED INFRASTRUCTURE FACILITIES

The only common or shared infrastructure facilities within the PUD are shared stormwater retention facilities.

SITE DATA

EXISTING FUTURE LAND USE	RURAL DENSITY
EXISTING ZONING	RE-2A
PROPOSED FUTURE LAND USE	RURAL DENSITY
PROPOSED ZONING	PUD
PARCEL ID #	20-39-37-000-000-00011-0
MAXIMUM NUMBER OF PERMITTED DWELLING UNITS	9
TOTAL UNITS	9
MAXIMUM DENSITY	0.50 DU/AC.
GROSS DENSITY	0.49 DU/AC.
TOTAL SITE AREA	792,965.48 S.F./ 18.20 AC.
TOTAL MAXIMUM IMPERVIOUS AREA	(25%)195,790 S.F./ 4.5 AC.
Lot (Includes House, Driveways, Walkways, Pools, Deck, etc)	195,790 S.F./ 4.5 AC.
TOTAL MINIMUM PERVIOUS AREA	(75%)597,175 S.F./ 13.7 AC.
Lots	597,175 S.F./ 13.7 AC.
OPEN SPACE, REQUIRED	MINIMUM 50%
OPEN SPACE, PROVIDED	75% TOTAL, ALL LOTS

BUILDING DATA	
PRODUCT TYPE	SINGLE FAMILY HOMES
PROPOSED LOTS	9
MINIMUM OPEN SPACE PER LOT	75%
GROSS DENSITY	0.49 DU/AC
MINIMUM LOT WIDTH	175'
PROPOSED HEIGHT	3 STORIES OR 40'

BUILDING SETBACK	REQUIRED	PROVIDED
CENTERLINE	65'	65'
FRONT	30'	32' MIN.
SIDE/CORNER	30'	60' MIN.
REAR	30'	30' MIN.

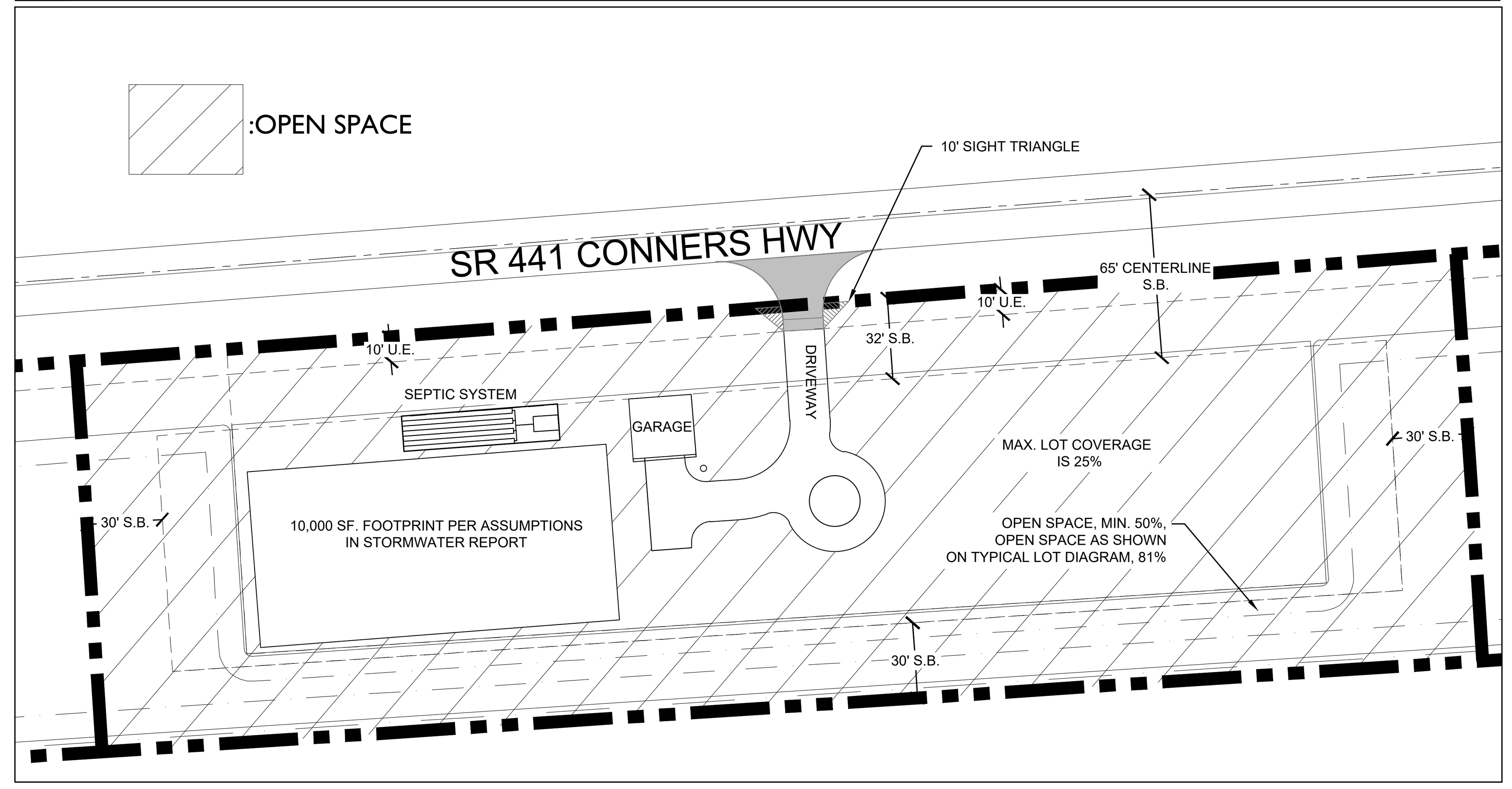
REQUIRED PARKING	
9 SINGLE FAMILY HOMES @ 2 SPACES PER UNIT	18 SP.
PROVIDED PARKING	
GARAGES AND/OR DRIVEWAYS	18 SP.

NOTE:
LDR Section 3.201.C.2.1.(1)
Guest houses permitted, provided that;
(a) The gross floor area of a guest house shall not exceed 50 percent of the gross floor area of the principal dwelling unit
(b) A guest house cannot be rented
(c) Guest house shall only be allowed on lots in conjunction with a single-family dwelling.

GENERAL NOTES:
1. All prohibited vegetation species shall be removed from the entire site prior to the issuance of any Certificate of Occupancies.
2. The applicant will notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
3. All improvements shall be constructed as shown on Final Site Plans
4. Models, sales centers and construction trailers shall be permitted in accordance with Article III, Martin County zoning code.
5. For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines, Large trees [height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height tree [height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [height at maturity of less than (20) feet] require no offset.
6. No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or-pad mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
7. Water and sewer to be provided by well and septic.
8. During construction activities, existing native vegetation to be preserved (if any) shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. Barricades shall be used on site to preserve the vegetation to be used for this purpose.
9. The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
10. Local adoption of the FEMA Flood Insurance Rate Map (FIRM) Series In the federally mandated North American Vertical Datum of 1988 (NADD88) is forthcoming. Following adoption of the new maps, building permit applications will be required to be prepared in the new NAVD88 vertical datum. It is possible that a new base flood elevation has been established on the new Map Series that may impact the potential to obtain flood insurance or affect the rate at which flood insurance may be obtained.
11. On future construction plans all Finished Floor Elevations 'FFE' shall be NAVD 88.
12. No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space.
13. Individual driveways to be permitted and constructed by each lot owner. FDOT driveway permit application shall be processed through the local FDOT maintenance office as a Category A residential driveway in accordance with the FDOT standards. Driveway locations to each lot shall be separated a minimum of 660 feet per the FDOT driveway permit application documents .
14. Individual well and septic system permits shall be permitted by each lot owner.
15. Each lot shall meet the minimum tree requirement of one (1) Tree for each ten thousand (10,000) square feet of lot area.
16. POA is responsible for maintaining the PUD's drainage and stormwater management system according to the Stormwater Management System Maintenance Plan
17. Driveway on lots 5 shall be designed and routed in order to preserve tree #1,#2, and #107.

TYPICAL LOT PLAN AND OPEN SPACE DIAGRAM

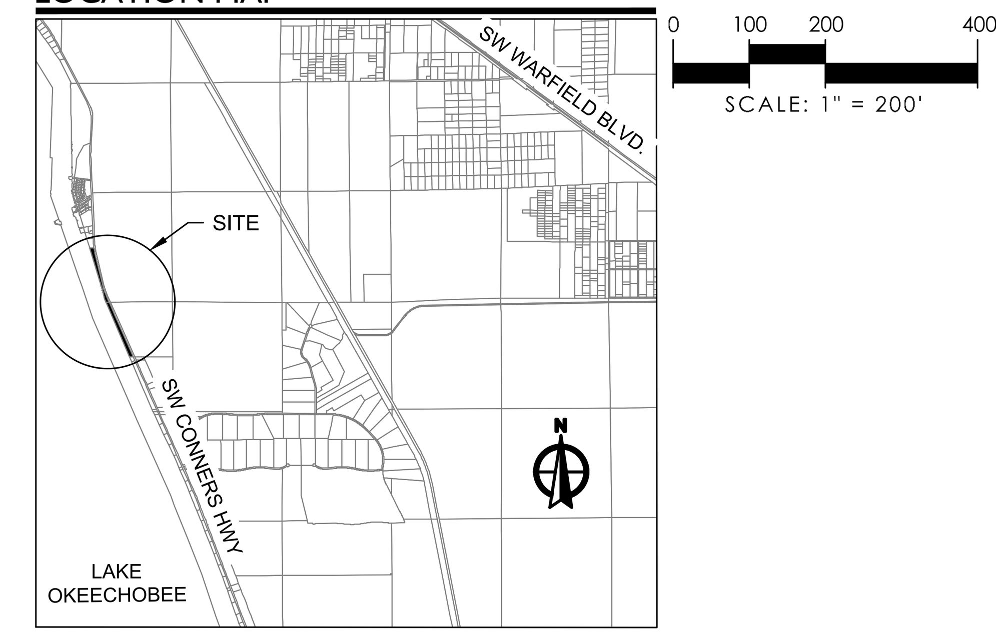
SCALE: 1:50



NOTES:
1. LOT LAYOUT AS SHOWN IS FOR REFERENCE ONLY. LOT OWNER TO PROVIDE SITE PLAN & LOT GRADING PLAN AT TIME OF BUILDING PERMIT APPLICATION IN ACCORDANCE WITH MARTIN COUNTY MIN. REQUIREMENTS.
2. INDIVIDUAL DRIVEWAYS TO BE PERMITTED AND CONSTRUCTED BY EACH LOT OWNER. FDOT DRIVEWAY PERMIT APPLICATION SHALL BE PROCESSED THROUGH THE LOCAL FDOT MAINTENANCE OFFICE AS A CATEGORY A RESIDENTIAL DRIVEWAY IN ACCORDANCE WITH FDOT STANDARDS. DRIVEWAY LOCATIONS TO EACH LOT SHALL BE SEPARATED A MINIMUM OF 660 FEET PER THE FDOT DRIVEWAY INFORMATION GUIDE AS SHOWN ON THE SITE PLAN. LOT OWNER SHALL SUBMIT A COPY OF THE APPROVED SITE PLAN WITH THE FDOT DRIVEWAY PERMIT APPLICATION DOCUMENTS.
3. INDIVIDUAL WELL AND SEPTIC SYSTEM PERMITS SHALL BE PERMITTED BY EACH LOT OWNER. APPLICATIONS SHALL BE PROCESSED THROUGH THE MARTIN COUNTY HEALTH DEPARTMENT IN ACCORDANCE WITH CHAPTER 62-532 F.A.C. FOR THE DOMESTIC WELL PERMIT AND CHAPTER 64E-6 FOR THE ONSITE SEPTIC SYSTEM PERMIT.

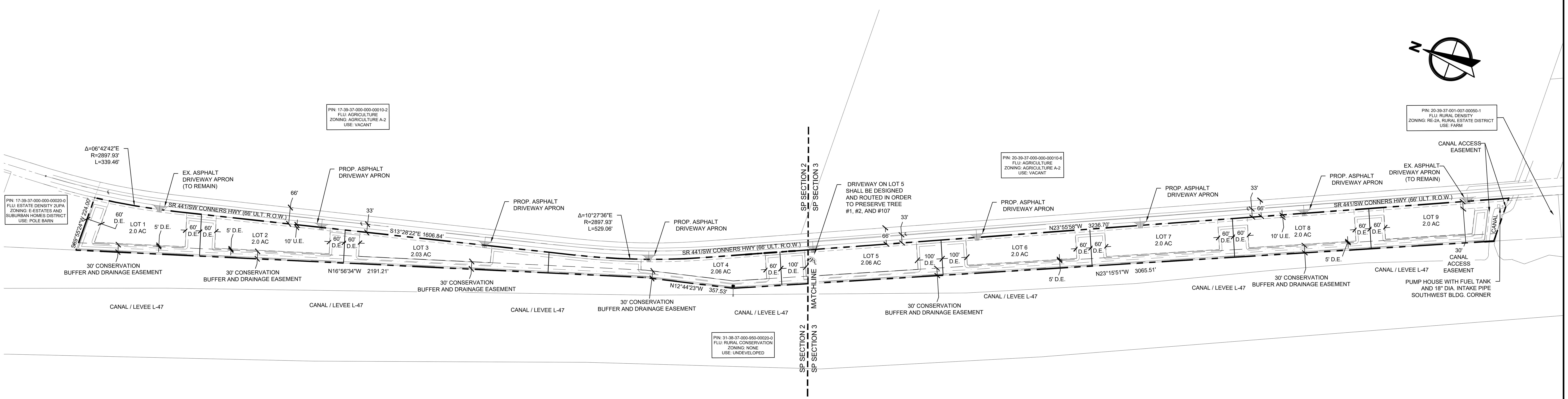
FIRE PREVENTION NOTES:
1. LOT OWNERS ARE REQUIRED TO IDENTIFY THE NEEDED FIRE FLOW REQUIREMENTS FOR ALL BUILDINGS / STRUCTURES. FIRE FLOW CALCULATIONS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF FLORIDA FOR EACH NEWLY CONSTRUCTED BUILDING PER FLORIDA ADMINISTRATIVE CODE SECTION 61G15-32.004.
2. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5,000 SQUARE FEET (334.5 SQUARE METERS) SHALL BE 1,000 GPM (3,785 L/MIN) FOR ONE HOUR.
3. DEVELOPMENT UNABLE TO MEET THE FIRE FLOW REQUIREMENTS MUST PROVIDE THE FOLLOWING:
   A. ALL STRUCTURES THAT ARE IN EXCESS OF 1,000 SQUARE FEET OR TWO STORIES OR GREATER IN HEIGHT SHALL BE PROVIDED WITH A SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES. COMPLIANCE WITH ALL OTHER PROVISIONS OF THE NATIONAL FIRE PROTECTIONS ASSOCIATION IS REQUIRED. SPECIFICALLY, STABILIZED ROADS AND HYDRANT INSTALLATIONS SHALL BE COMPLETED BEFORE ISSUANCE OF BUILDING PERMITS PURSUANT TO NFPA 241.

LOCATION MAP



LEGEND

AC. = ACRES
BBL=BASE BUILDING LINE
D.U. = DWELLING UNITS
EX. = EXISTING
FFE= FINISHED FLOOR ELEVATION
FLU = FUTURE LAND USE
PDR = PROPERTY DEVELOPMENT REGULATIONS
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
S.B= SETBACK
U.E. = UTILITY EASEMENT
T.B.A=TO BE ABANDONED
TYP.=TYPICAL



DS									BY
1	06/28/24	RESUBMITTAL (INITIAL SUBMITTAL PREPARED BY OTHERS)							
No.	DATE	REVISION							

CERT NO: 6091
561.687.2220
WGI®
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

PREPARED UNDER THE SUPERVISION OF
WGI, INC.
ON 2024-06-11

CHANCEY BAY RANCH PUD

MARTIN COUNTY, FLORIDA

MASTER AND FINAL SITE PLAN

SHEET
SP-1
01 OF 02
PROJECT# 10660.00

SAVED: 1/22/2025 10:19 AM
PLOT DATE: 1/22/2025 10:20 AM
PLOTTED BY: REKO RUSSELL
DRAWING: P:\10600\10660.00 Chancey Bay Ranch PUD\PLAN\CAD\10660.00-PL-SITE-1.dwg

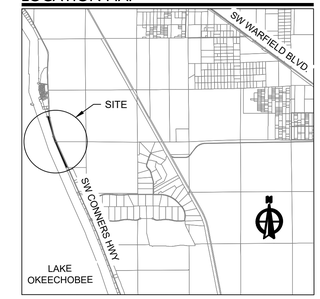
SITE DATA

EXISTING FUTURE LAND USE	RURAL DENSITY
EXISTING ZONING	RE-2A
PROPOSED FUTURE LAND USE	RURAL DENSITY
PROPOSED ZONING	PUD
PARCEL ID #	20-39-37-000-000-00011-0

LEGEND

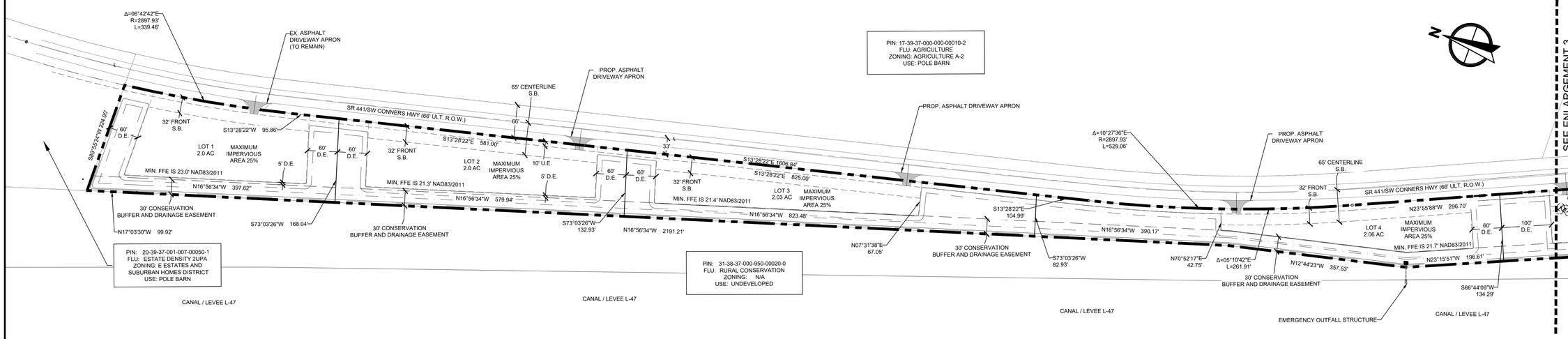
AC. = ACRES
BBL=BASE BUILDING LINE
D.U. = DWELLING UNITS
EX. = EXISTING
FFE= FINISHED FLOOR ELEVATION
FLU = FUTURE LAND USE
PDR = PROPERTY DEVELOPMENT REGULATIONS
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
S.B= SETBACK
U.E. = UTILITY EASEMENT
T.B.A=TO BE ABANDONED
TYP.=TYPICAL

LOCATION MAP

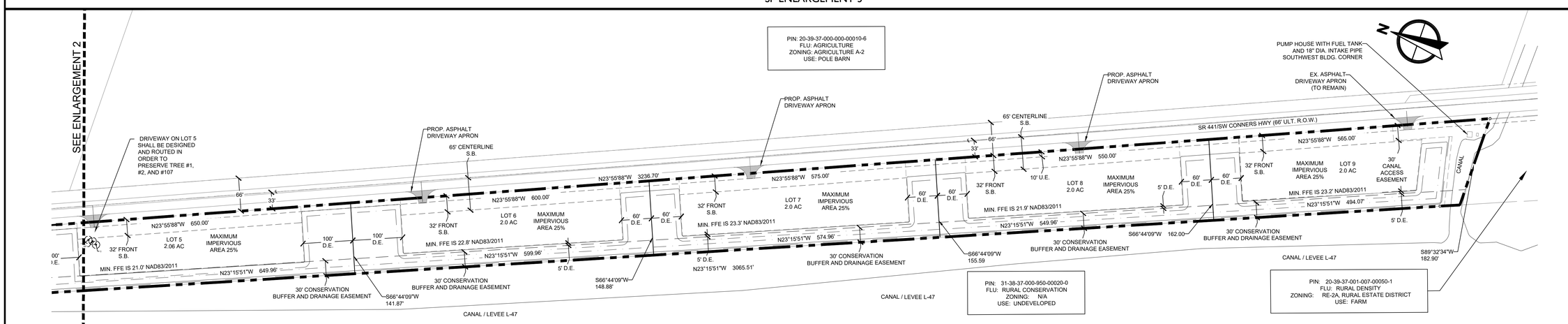


0 50 100 200
SCALE: 1" = 100'

SP ENLARGEMENT 2



SP ENLARGEMENT 3



No.	DATE	REVISION	BY
1	06/28/24	RESUBMITTAL (INITIAL SUBMITTAL PREPARED BY OTHERS)	DS

CERT NO: 6991

WGI
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2024-06-11

CHANCEY BAY RANCH PUD

MARTIN COUNTY, FLORIDA

MASTER AND FINAL SITE PLAN

SHEET
SP-2
02 OF 02
PROJECT# 10660.00

SAVED: 12/12/2023 8:13 AM
PLOTTED BY: Dylan Sullivan 9:06 AM
PLOTTED BY: BIGO 6.6SSEL
PATHNAME: J:\10660\10660\01 Chancey Bay Ranch PUD\PLAN\CPD\10660-00-PL-SITE-1.dwg

1274

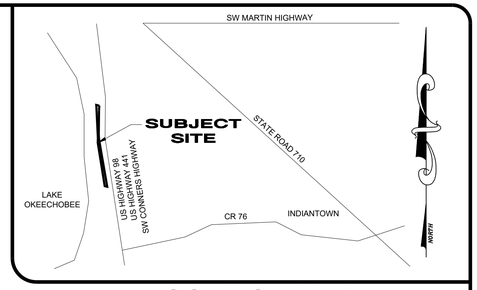
PRELIMINARY PLAT OF
A PORTION OF SECTIONS 17 AND 20
TOWNSHIP 39 SOUTH
RANGE 37 EAST

GRAPHIC SCALE

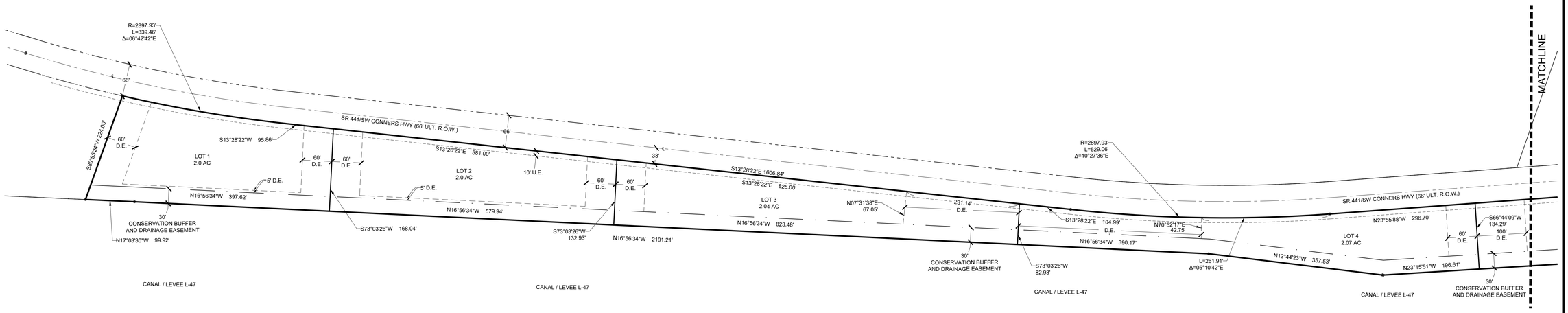
100 0 50 100 200

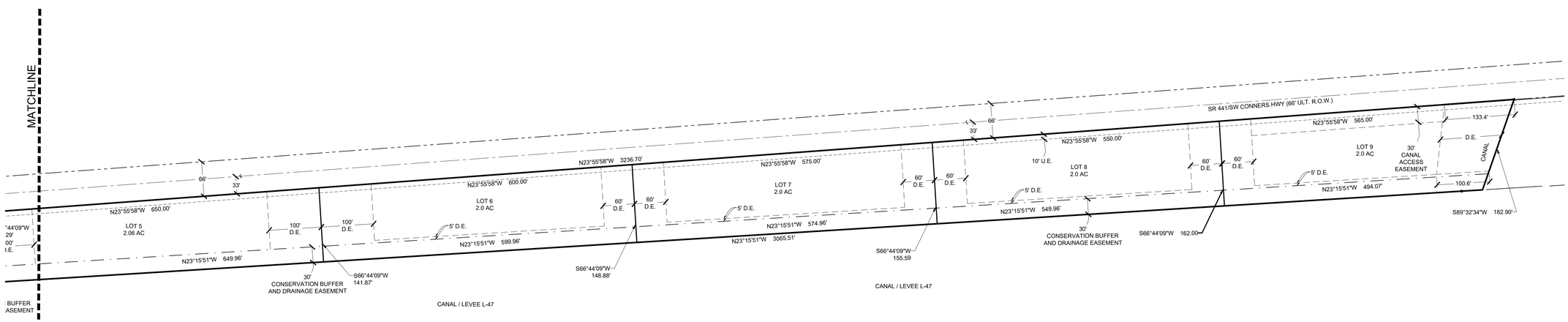
(SCALE IN FEET)
1" = 100'

NORTH



LOCATION MAP
NOT TO SCALE





LEGAL DESCRIPTION

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2622, PG. 1248 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PORTION LYING IN SECTIONS 17 AND 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 3 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE, IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:
THAT PORTION OF GOVERNMENT LOT 1 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 18.20 ACRES MORE OR LESS.

ABBREVIATIONS

Δ	=	ARC DELTA OR INCLUDED ANGLE
AC	=	ACRES
℄	=	CENTERLINE
D.E.	=	DRAINAGE EASEMENT
HWY	=	HIGHWAY
L	=	LENGTH
R	=	RADIUS
R.O.W.	=	RIGHT-OF-WAY
S.B.	=	SET BACK
S.R.	=	STATE ROAD
U.E.	=	UTILITY EASEMENT
ULT.	=	ULTIMATE

LOT AREA SUMMARY

LOT	SQUARE FEET	ACRES
OVERALL	792965.49	18.204
1	87545.22	2.010
2	87252.44	2.003
3	88855.08	2.040
4	90075.33	2.068
5	89746.31	2.060
6	87218.95	2.002
7	87527.06	2.009
8	87331.90	2.005
9	87412.99	2.007

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2277 VISTA PARKWAY, SUITE 14
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922
Web Site: www.frssurvey.com

PRELIMINARY PLAT OF
A PORTION OF SECTIONS 17 AND 20
TOWNSHIP 39 SOUTH
RANGE 37 EAST
FOR
CBR INVESTORS, LLC

BY:	DATE:	REVISIONS
GPW	12/26/24	REMOVED FRONT SET BACKS

DRAWN BY: D. KUPSICK
APPROVED BY: G.P.WILLIAMS
SCALE: 1" = 100'
DATE: 09/30/2024
FIELD BOOK/PAGES GPS UNIT 10

JOB NUMBER: 14-006 B

SHEET: 1 OF 1

J:\FRS-T\Draw\Chancey Bay Ranch\2021 house lots\Chancey Bay Prelim Plat\Chancey Bay Prelim Plat.dwg Jan 21, 2025 - 5:58pm

D:\FRS-T\Draw\Chancey Bay Ranch\2021 house lots\Chancey Bay Prelim Plat\Chancey Bay Prelim Plat.dwg, 1/21/2025 5:58:25 PM, AutoCAD PDF (High Quality Print).pc3,
F.R.S. & Associates, Inc. (561) 478-7178

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

[blank space above reserved for recording information]

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 25-

REGARDING CHANGE IN ZONING CLASSIFICATION FROM RE-2A, RURAL ESTATE DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT FOR THE CHANCEY BAY RANCH PUD WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION

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

1. CBR Investors, LLC submitted an application for a change in zoning district classification from the current RE-2A, Rural Estate District to the PUD, Planned Unit Development District for the property described in Exhibit A, attached hereto.

2. The Local Planning Agency considered the application at a public hearing on February 20, 2025, and their recommendation has been forwarded to the Board.

3. This Board has considered such recommendations.

4. Upon proper notice of hearing this Board held a public hearing on the application on February 25, 2025.

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 COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The zoning district classification of the property described in Exhibit A is hereby changed from the RE-2A, Rural Estate District to the PUD, Planned Unit Development pursuant to the Chancey Bay Ranch Planned Unit Development Zoning Agreement.

B. Pursuant to Section 5.32.C., 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 25TH DAY OF FEBRUARY 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS,
MARTIN COUNTY, FLORIDA

_____
CAROLYN TIMMANN, CLERK
OF THE CIRCUIT COURT AND
COMPTROLLER

BY:_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY_____
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

EXHIBIT A

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 3 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE, IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:
THAT PORTION OF GOVERNMENT LOT 1 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 20-39-37-000-000-00011-0
CONTAINING 18.20 ACRES MORE OR LESS

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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application: PUD Zoning Master & Final Site Plan

Name or Title of Proposed Project: Chancey Bay Ranch PUD

Brief Project Description:

Approval of a 9 lot single family residential subdivision on approximately +/- 18.20-acre vacant property.

Was a Pre-Application Held? ☑ **YES/NO** ☑ **Pre-Application Meeting Date:** May 2021

Is there Previous Project Information? ☑ **YES/NO** ☑

Previous Project Number if applicable: C167-001

Previous Project Name if applicable: Chancey Bay Rezoning

Parcel Control Number(s)

203937000000000110

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): CBR Investors, LLC

Company Representative: Tunny Mizrachi, Manager

Address: 1 SE 3RD AVENUE SUITE 1210

City: MIAMI, State: FL Zip: 33131

Phone: contact agent Email: contact agent

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as Owner
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Agent (Name or Company): WGI, Inc.
Company Representative: Matthew Barnes
Address: 2035 Vista Parkway
City: West Palm Beach, State: FL Zip: 33411
Phone: 561-687-2220 Email: matthew.barnes@wginc.com

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

Land Planner (Name or Company): same as agent
Company Representative: _____
Address: _____
City: _____, State: _____ Zip: _____
Phone: _____ Email: _____

Landscape Architect (Name or Company): same as agent
Company Representative: Bryan Jackman
Address: 2035 Vista Parkway
City: West Palm Beach, State: FL Zip: 33411
Phone: 561-687-2220 Email: bryan.jackman@wginc.com

Surveyor (Name or Company): FRS & Associates, Inc.
Company Representative: Johannes Schabort
Address: 2257 Vista Parkway Suite 4
City: West Palm Beach, State: FL Zip: 33411
Phone: 561 478 7178 Email: johannes@frssurvey.com

Civil Engineer (Name or Company): LaConte Engineering
Company Representative: Patrick LaConte
Address: 2440 SE Federal Highway Suite W
City: Stuart, State: FL Zip: 34994
Phone: 7722150354 Email: placonte@laconteengineering.com

PROJECT PROFESSIONALS CONTINUED

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

Architect (Name or Company): Architects Design Collaborative, LLC
Company Representative: Jack Ahern
Address: 10489 Southwest Meeting Street Tradition
City: Port St Lucie, State: FL Zip: 34987
Phone: 772 286 9004 Email: _____

Attorney (Name or Company): Akerman LLP
Company Representative: Ilana Gorenstein
Address: 1 SE 3RD AVENUE SUITE 1210
City: MIAMI, State: FL Zip: 33131
Phone: 305-778-8738 Email: ilana.gorenstein@akerman.com

Environmental Planner (Name or Company): Advanced Restoration Ecology
Company Representative: Drew Gatewood
Address: 2593 NE Roberta Street
City: Jensen Beach, State: FL Zip: 34957
Phone: 772-242-7200 Email: n/a

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

D. Completeness Sufficiency Review

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

Martin County Florida Growth Management Department
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

PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, WGI, Inc. (Matthew Barnes), am the copyright owner of the following materials: Chancey Bay Ranch PUD Application Materials ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.

Printed Name: Matthew Barnes

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☑ acknowledged before me by means of ☑ physical presence or ☐ online notarization this 11th day of JUNE, 2021, by Matthew Barnes, who is ☑ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

Notary Public State of Florida
Barbara W Loucks
My Commission HH 410941
Expires 7/31/2027

Notary Public, State of Florida

(Printed, Typed or Stamped Name of Notary Public)

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

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

Digital Submittal Affidavit

I, Matthew Barnes (WGI, Inc.), attest that the electronic version included for the project Chancey Bay Ranch PUD 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.

Matthew Barnes
Applicant Signature

6/18/2024
Date

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th **day of** June**, 20**24**, by** Matthew Barnes**, who is ☒ personally known to me, or ☐ produced the following type of identification** N/A**.**

NOTARY PUBLIC SEAL

Notary Public, State of Florida

Daryl Ellison
Comm.#HH084074
Expires: Apr. 3, 2028
Bonded Thru Aaron Notary

Daryl Ellison
(Printed, Typed or Stamped Name of Notary Public)

Martin County Florida Growth Management Department
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

PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, WGI, Inc. (Matthew Barnes), am the copyright owner of the following materials: Chancey Bay Ranch PUD Application Materials ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.

Printed Name: Matthew Barnes

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th **day of** June, **2024, by** Matthew Barnes, **who is ☒ personally known to me, or ☐ produced the following type of identification** N/A.

NOTARY PUBLIC SEAL

Daryl Ellison
Comm. #HH084074
Expires: Apr. 3, 2025
Bonded Thru Aaron Notary

Notary Public, State of Florida

Daryl Ellison
(Printed, Typed or Stamped Name of Notary Public)

Paul Schilling
Martin County Growth
Management Director
Martin County Administrative Building
2401 Southeast Monterey Road SE
Stuart, Florida 34996

June 28, 2024

Re: Chancey Bay Ranch PUD Zoning Master/Final Site Plan Resubmittal

Dear Paul Schilling,

Enclosed please find the application and one set of documents for the above referenced project for the PUD Master/Final Site Plan Resubmittal. On behalf of the applicant as property owner, CBR Investors, LLC we are pleased to resubmit the Chancey Bay Ranch residential PUD master/final site plan development application.

Our client owns the existing property identified as PCN: 20-39-37-000-000-00011-0. The property is located approximately 900 feet south of the intersection of SW Selma Street and SW Connors Highway, and directly east of Lake Okeechobee in western Martin County. The land use designation for the property on the Future Land Use Map (FLUM) of the County's Comprehensive Growth Management Plan (CGMP) is Rural Density. A mandatory zoning district change was approved July 24, 2018, to designate RE-2A, Rural Estate District on the property. The previous project number was C167-001, DEV2018030016 with the same property owner CBR Investors, LLC.

The applicant is requesting approval of a residential PUD development site plan to accommodate a 9-lot, single family subdivision on an approximately 18.20- acre subject site. Each lot is proposed to be 2 acres (MOL). The subject property is located in far western Martin County on a Major Arterial roadway. It is adjacent to agricultural land and located south of areas containing single family residential use in addition to agricultural use. The site is designated as Rural Density and is adjacent to lands to the east with the same future land use designation.

A PUD designation is requested on the property to achieve the height afforded to a property with a Rural Density future land use designation of 40 ft. whereby the RE-2A makes provision for a maximum height of only 30 ft. A proposed height for the proposed single-family residential dwellings is required to accommodate views of Lake Okeechobee. Such heights would not negatively impact the surrounding area. The design and scale of the proposed residential units is considered acceptable and consistent with the design provisions included for properties with a Rural Density designation.

As part of the PUD zoning agreement approval, the applicant also requests County staff consider a request to allow individual driveways as per details included on the PUD master/final site plan, with individual driveways, and curb cuts to achieve separate access to each of the proposed 9 single-family lots. The site plan shows the lot depths are shallow due to the location between Conners Highway and the rim canal, making the lot frontage on Conners Highway much longer. The driveways have been designed to achieve a minimum 660' separation as required by FDOT

and Martin County while taking into consideration the shallowness of the lots. Individual driveways will then be constructed by each lot owner and processed by FDOT driveway permit applications through its Maintenance Office as a Category 'A' Residential Driveway, in accordance with FDOT standards.

Please find the following updated materials enclosed in support of the PUD Master/Final Resubmittal, numbered according to the County's checklist:

0. Application checklist.

1. Application form.

2. Affidavit of digital submittal.

3. Copyright permission (new for WGI only)

4. Narrative

5. Power of attorney – authorization letter.

6. Disclosure of interest affidavit (not submitted because it is unchanged)

7. Recorded deed (updated, wrong deed was submitted previously)

8. Letter confirming no property transfer has occurred.

9. Legal description (not submitted because it is unchanged)

10. Draft PUD zoning agreement.

11. Statement of PUD benefits

12. Site Location Map (not submitted because it is unchanged)

16. Wildfire risk scoresheet (not submitted because it is unchanged)

17. School impact worksheet (only updated to reflect new contact information)

18. Excavation fill and hauling

19. Stormwater management report

21. Stormwater maintenance plan

22. Traffic impact analysis

23. Environmental assessment

26. Proposed water sources

28. Utilities Water & Wastewater Service Agreement (not submitted because it is unchanged)

29. Utility Certification (not submitted because it is unchanged)

30. Utility Related Calculations (not submitted because it is unchanged)

32. Master and Final Site Plan

34. Architectural Drawing

37. Boundary Survey (not submitted because it is unchanged)

38. Topographic Survey (not submitted because it is unchanged)

39. Construction Plans

40. Landscape Plans

41. Tree Survey/Tree Disposition Plan

Thank you in advance for confirming the project is complete. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Matthew Barnes, AICP (WGI, Inc.)
Senior Project Manager

Martin County

Consent Form

TO: Martin County Growth Management Department

Martin County Board of County Commissioners

Project Name: Chancey Bay Ranch PUD Date: 5/24/2024

I hereby give CONSENT to Matthew Barnes (WGI, Inc.) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) 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: Residential PUD

I hereby certify I have full knowledge that the property I have ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of Martin County.

Owner (Applicant) Information:

CBR Investors, LLC (Tunny Mizrachi)
(Name)

(Signature)

1 SE 3rd Avenue Suite 1210
(Address)

Miami, FL, 33131
(City, State, Zip)

Agent Information:

Matthew Barnes (WGI, Inc.)
(Name – type clearly)

WGI, Inc.
(Name of Firm)

2035 Vista Parkway
(Address)

West Palm Beach, FL, 33411
(City, State, Zip)

Notary Public Information

The foregoing instrument was acknowledged before me this 28 day of May 2024 by Tunny Mizrachi (*name of person acknowledging*). They are personally known to me or have produced (*type of identification*) _____ as identification and did/did not take an oath (*circle correct response*).

Name (Printed): Caridad Gonzalez Name (Signature): _____

My Commission Expires on: _____ Notary's Seal or Stamp

CARIDAD GONZALEZ
MY COMMISSION # HH 254896
EXPIRES: June 13, 2026

This instrument prepared by:
David A Miller, Esq.
PETERSON & MYERS, P.A.
Post Office Box 24628
Lakeland, Florida 33802-4628

PARCEL I.D. NO:

Copy Copy Copy

WARRANTY DEED

THIS INDENTURE,
(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made effective the 18th day of July, 2013, between **734 LMC GROVES, LLC, a Florida limited liability company**, Grantor, the mailing address of which is 181 Highway 630 East, Frostproof, Florida 33843, and **CBR Investors, LLC, a Florida limited liability company**, whose mailing address is 777 Brickell Avenue, Suite 1110, Miami, Florida 33131, Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs, successors, and assigns forever, the following described land in Collier County, Florida, to-wit:

See attached Exhibit "A"

This conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2014 and subsequent years.

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

Recorded in Martin County, FL Carolyn Timmann, Clerk of Courts 07/22/2014 11:09:10 AM
DEED DOC 42,849.80
CFN# 2467115 OR BK 2730 PG 1568 PAGE 1 OF 4

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

Signed, sealed and delivered
in the presence of:

Print name: David A. Miller

Print name: Clayton G. Wilson

734 LMC GROVES, LLC
a Florida limited liability company

By: Thomas B. Powers
Thomas B. Powers, as its Manager

Copy Copy Copy

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me on this 17 day of July, 2014, by Thomas B. Powers, as Manager of 734 LMC GROVES, LLC, a Florida limited liability company, for and on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Public
My commission expires:

DAVID A. MILLER
Notary Public, State of Florida
My Comm. Expires 06/04/17
Commission No. FF 18249

EXHIBIT "A"

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2622, PG. 1248 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PORTION LYING IN SECTIONS 8, 9, 16, 17 AND 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8; THENCE SOUTH 89° 27' 45" WEST ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 778.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 32' 15" EAST DEPARTING FROM SAID SECTION LINE, A DISTANCE OF 34.63 FEET; THENCE NORTH 89° 24' 48" EAST, 126.68 FEET; THENCE SOUTH 06° 49' 18" WEST, 533.82 FEET; THENCE SOUTH 29° 13' 57" EAST, 2457.83 FEET; THENCE SOUTH 55° 41' 35" EAST, 48.50 FEET; THENCE SOUTH 28° 56' 15" EAST, 985.01 FEET; THENCE SOUTH 28° 23' 48" EAST, 1860.55 FEET; THENCE SOUTH 08° 10' 01" WEST, 18.50 FEET; THENCE SOUTH 23° 06' 33" EAST, 1747.17 FEET; THENCE SOUTH 25° 48' 23" EAST, 1517.94 FEET; THENCE SOUTH 32° 33' 51" EAST, 2634.83 FEET; THENCE SOUTH 00° 34' 49" WEST, 148.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE NORTH 89° 25' 11" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 4587.99 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 16 SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 20; THENCE SOUTH 00° 23' 06" EAST ALONG THE EAST LINE OF SAID SECTION 20, A DISTANCE OF 2641.34 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE QUARTER OF SAID SECTION 20; THENCE SOUTH 89° 32' 34" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 20, A DISTANCE OF 1840.85 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF CONNER'S HIGHWAY (US 441); THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID CONNER'S HIGHWAY THE FOLLOWING SIX (6) COURSES; THENCE NORTH 23° 55' 58" WEST, 3265.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2831.93 FEET AND A CENTRAL ANGLE OF 10° 27' 36"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 517.01 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13° 28' 22" WEST, 1606.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2831.93 FEET AND A CENTRAL ANGLE OF 10° 56' 31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 540.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02° 31' 51" WEST, 3841.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 5696.65 FEET AND A CENTRAL ANGLE OF 04° 57' 51"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 493.56 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY AND THE 17 FOOT CONTOUR LINE WHICH ESTABLISHES THE OLD LAKE BOTTOM LANDS PER THE "PLAT OF MEANDER EXTENSION, EAST SHORE LAKE" DATED JULY 1925 BY THE EVERGLADES DRAINAGE DISTRICT; THENCE ALONG SAID 17 FOOT CONTOUR LINE THE FOLLOWING FOUR (4) COURSES; THENCE SOUTH 15° 36' 33" EAST, 610.24 FEET; THENCE SOUTH 03° 54' 53" EAST, 500.00 FEET; THENCE SOUTH 06° 27' 57" WEST, 906.80 FEET; THENCE SOUTH 08° 34' 13" EAST, 1.17 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 8; THENCE NORTH

Copy Copy

89° 38' 59" EAST ALONG SAID SOUTH LINE OF SECTION 8, A DISTANCE OF 983.47 FEET TO A POINT OF INTERSECTION OF SAID SECTION LINE AND SAID 17 FOOT CONTOUR LINE; THENCE CONTINUE ALONG SAID CONTOUR LINE THE FOLLOWING THREE (3) COURSES; THENCE NORTH 26° 12' 43" WEST, 749.42 FEET; THENCE NORTH 11° 36' 53" WEST, 3100.00 FEET; THENCE NORTH 45° 32' 22" WEST 45.45 FEET TO A POINT ON A NON TANGENT CURVE AND THE EASTERLY RIGHT OF WAY OF SAID CONNER'S HIGHWAY, SAID CURVE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 1179.28 FEET, A CENTRAL ANGLE OF 21° 33' 32" AND A CHORD BEARING OF NORTH 16° 44' 44" WEST; THENCE NORTHERLY ALONG SAID CURVE AND THE EASTERLY RIGHT OF WAY OF SAID CONNER'S HIGHWAY 443.69 FEET TO THE POINT OF TANGENCY; THENCE NORTH 27° 31' 26" WEST ALONG SAID EASTERLY RIGHT OF WAY, 1226.14 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 8; THENCE NORTH 89° 27' 45" EAST ALONG SAID NORTH LINE 3696.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 1456.83 ACRES MORE OR LESS

TOGETHER WITH:

THAT PORTION OF GOVERNMENT LOT 3 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE, IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF GOVERNMENT LOT 1 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 18.20 ACRES MORE OR LESS.

Copy Copy Copy

Paul Schilling
Martin County Growth
Management Director
Martin County Administrative Building
2401 Southeast Monterey Road SE
Stuart, Florida 34996

Re: Chancey Bay Ranch PUD Zoning Master/Final Site Plan

Dear Paul Schilling,

Please accept this letter as confirmation that there has been no property transfer since the property was deeded to current owner/applicant.

Sincerely,

Matthew Barnes (WGI, Inc.)

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

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	**Address**
CBR Investors, LLC	8401 SW Conners Hwy, Okeechobee, FL 34974

(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**
See attached sheet.		

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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

Name	Address	Interest
CBR Investors, LLC	8401 SW Conners Highway, Okeechobee, FL 34974	Owner
Farm Credit of Florida	403 NW 6th St, PO Box 715, Okeechobee, FL 34972	Mortgage

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application[1]*
C167-004	CBR Investors, LLC	08.17.22	Major Site Plan	P

(If more space is needed attach separate sheet)

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

DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Signature

TUNNY MIZRACHI, AS MANAGER

Print name

OF INTERASSET MANAGEMENT LLC, ITS MANAGER

STATE OF: Florida

COUNTY OF: Miami-Dade

The foregoing instrument was ☑ sworn to, ☐ affirmed, or ☑ acknowledged before me by means of ☑ physical presence or ☐ online notarization this 11 day of February, 2025 by Tunny Mizrachi, who is ☑ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL

NOTARY PUBLIC STATE OF FLORIDA
CARIDAD GONZALEZ
MY COMMISSION # HH 254896
EXPIRES: June 13, 2026

Notary Public, State of Florida

(Printed, Typed or Stamped Name of Notary Public)

DISCLOSURE OF INTEREST AFFIDAVIT

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

DISCLOSURE OF INTEREST AFFIDAVIT

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

Legal Description

Parcel 1 - BEING A PARCEL OF LAND SITUATE IN SEC 8-39-37 MARTIN COUNTY FLORIDA MORE PARTICULARLY DESCRIBED IN OR 2880/2364

Parcel 2 - THAT PORTION LYING IN SEC 8-39-37 OF THE LANDS DESCRIBED IN OR 2730/1568 LESS AND EXCEPT THAT PORTION DESCRIBED IN OR 2880/2364 MARTIN COUNTY FLORIDA

Parcel 3 - PORTION OF NE 1/4 OF SEC 8 T39S R37E; BEG AT NE COR, W ALG N/LN 778.31, S 34.63, E 126.68, S06-49-18W 533.82, S29-13-57E 1464.83 TO E/LN, N ALG E/LN 1848.95 TO POB..
CONTAINING 19.46 ACS M/L

Parcel 4 - THAT PORTION OF SEC 9 T39S R37E LYING SWLY & ADJ TO SFWMD LEVEE 65 R/W (LESS BEG SW COR, N ALG W/LN 3426.4, S29-13-57E 993, S55-41-35E 48.5, S28-56-15E 985.01, S28-23-48E 1860.55, S08-10-01W 18.5, S23-06-33E 4.95 TO S/LN, W ALG S/LN 1884.52 TO POB..
CONTAINING 75.68A & BEING A PORTION OF THAT LAND DESC IN OR 2730/1568)

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.

2. Acceptance of the application. A development application will be received for processing on any working day.

3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.

a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.

b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.

c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.

d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.

e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.

f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

OWNERSHIP INFORMATION

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):

Owner of the property:

CBR Investors, LLC
8401 SW Conners Highway
Okeechobee, Florida 34974
(with Interasset Management LLC, 8401 SW Conners Highway, Okeechobee, Florida 34974, as Manager - no ownership interest held by Manager)

Ultimate beneficial owners of CBR Investors, LLC (100% beneficial ownership interest):

Ilana Gorenstein
8401 SW Conners Highway
Okeechobee, Florida 34974

Zahia Demek
799 Cedar Cove Road
Wellington, Florida 33414

Ilana Gorenstein and Zahia Demek hold 100% of the beneficial ownership interest in CBR Investors, LLC through the following intermediate holding entities:

Blue Bay Holdings LP
5140 E. 57th Street, Suite A
Sioux Falls, South Dakota 57110

Blue Bay Holdings GP LLC
5140 E. 57th Street, Suite A
Sioux Falls, South Dakota 57110

Blue Bay Irrevocable Trust
330 S. Poplar Avenue
Pierre, South Dakota 57501
(with Bridgeford Trust Company, LLC, 330 S. Poplar Avenue, Pierre, South Dakota 57501, as Trustee - no ownership interest held by Trustee)

Foreclosure/Sheriff Sales

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA.
CIVIL DIVISION

CASE NO. 2023CA002601

LAKEVIEW LOAN SERVICING, LLC ,
Plaintiff,
vs.

TYLER WILLIAM SHERMAN; OLIVIA AUSTIN SHERMAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated September 18, 2024, and an Order Resetting Foreclosure Sale dated January 3, 2025 and entered in Case No. 2023CA002601 of the Circuit Court in and for St. Lucie County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and TYLER WILLIAM SHERMAN; OLIVIA AUSTIN SHERMAN; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, MICHELLE R. MILLER, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at https://stlucieclerk.com/auctions, at 8:00 a.m., on April 15, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1, BLOCK 759, PORT ST. LUCIE SECTION EIGHTEEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 17, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

DATED January 6, 2025.

By: /s/ Lisa A. Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com

Publish in: Veteran Voice

Please fax a first insertion to Diaz Anselmo & Associates, P.A. (954) 564-9252 and include price.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

1691-195375 / BJB
January 29, February 5 2025
LSAR0230710

Notice To Creditors

IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT IN AND FOR MARTIN COUNTY, FLORIDA
File NO.: 432024-CP001269
Probate Division:
IN RE: THE ESTATE OF
JOHNNY HOY LEE,
Deceased.
NOTICE TO CREDITORS
(Single Personal Representative)
The administration of the Estate of JOHNNY HOY LEE, Deceased, whose date of death was May 27, 2024, File Number: as referenced above, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 SE Ocean Blvd., Stuart, FL 34994 The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.
All creditors of Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this Notice is served must file their Claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §732.216-732.288, applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211.
The date of the first publication of this Notice is January 29, 2025.
Attorney for Personal Representative:
/s/ADAM S GUMSON
JUPITER LAW CENTER
RiverPlace Professional Center
1003 W. Indiantown Road –
Suite 210
Jupiter, FL 33458-6851
Telephone :(561) 744 – 4600
Florida Bar No.: 906948
Email: asg@jupiterlawcenter.com
Personal Representative:
/s/LINDA MEI KAM LAM
a/k/a MEI KAM LAM
27 Green Leaf Terrace
Stafford, VA 22556
Pub: Jan. 29, Feb. 5, 2025
TCN10977963

IN THE CIRCUIT COURT FOR MARTIN COUNTY, FLORIDA PROBATE DIVISION
File Number 25-73 CP
IN RE: ESTATE OF
JUDITH F. NIGHTINGALE
a/k/a JUDITH FRANCES NIGHTINGALE,
Deceased.
NOTICE TO CREDITORS
The administration of the estate of JUDITH R. NIGHTINGALE a/k/a JUDITH FRANCES NIGHTINGALE, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Martin County, Florida, Probate Division, the address of which is 100 East Ocean Boulevard, Stuart, Florida 34994. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTE §733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.
The date of first publication of this Notice is February 5, 2025.
FRANKLIN COLE,
Personal Representative
5076 SW Inverness Court
Palm City, Florida 34990

STEVEN J. WOOD, Esquire
Attorney for Personal Representative
Florida Bar No.: 0828531
McCARTHY, SUMMERS, WOOD, NORMAN, MELBY & SCHULTZ, P.A.
2400 S.E. Federal Highway, 4th Floor
Stuart, Florida 34994
Telephone: (772) 286-1700
Primary Email: Siw@McCarthySummers.com
Secondary Email: Lne@McCarthySummers.com
Tertiary Email: Tlw@McCarthySummers.com
Pub: Feb 5 & 12, 2025
TCN10993247

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR ST. LUCIE COUNTY, FLORIDA

PROBATE DIVISION
FILE NUMBER: 2024CP000738

IN RE: ESTATE OF
ROBERT W. SYMINGTON,
Deceased
_____/

NOTICE TO CREDITORS

The administration of the estate of ROBERT W. SYMINGTON, deceased, whose date of death was April 12, 2024, is pending in the Circuit Court for St. Lucie County, Florida, Probate Division, File No. 2024CP000738, the add~ess of which is Clerk and Comptroller, P. 0. Box 700, Fort Pierce, FL 34954. The names and addresses of the petitioners in formal administration and their attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is January 29, 2025.

s/Courtney Dew
Courney Dew,
Personal Representative
Pub January 29 & February 5, 2025
TCN10979737

IN THE CIRCUIT COURT FOR INDIAN RIVER COUNTY, FLORIDA
PROBATE DIVISION
File No. 31-2025CP000020
IN RE: Estate of Robert D. Woodruff a/k/a Robert Dean Woodruff

NOTICE TO CREDITORS
The administration of the estate of Robert D. Woodruff a/k/a Robert Dean Woodruff, deceased, whose date of death was November 26, 2024, is pending in the Circuit Court for Indian River, Florida, Probate Division, the address of which is 2000 16th Avenue, Vero Beach, FL 32960. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211.
The date of first publication of this notice is February 5, 2025.

Attorney for Personal Representative:
John Joseph McHugh, Jr., Esq.
1555 Indian River Blvd., Suite 125
Vero Beach, FL 32960

Personal Representative:
Deanna E. Blossom
c/o 1555 Indian River Blvd., Suite 125
Vero Beach, FL 32960
February 5, 12 2025
LSAR0234202

Public Notices

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 901 20th St. Vero Beach, Fl 32960 to satisfy a lien on February 20,2025 at approx. 12:00pm at www.storagetreasures.com: Amanda Marie Holbrook; Chad Allan Jones;
January 29, February 5 2025
LSAR0226681

BEFORE THE LOCAL PLANNING AGENCY AND THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA
****
NOTICE OF PUBLIC HEARINGS

Subject: **Chancey Bay Rancy PUD Zoning Agreement and Master/Final Site Plan (C167-005).** CBR Investors, LLC request for a zoning district change from RE-2A, Rural Estate District to the Planned Unit Development (PUD), including a request for approval of the Chancey Bay Ranch PUD Zoning Agreement including Master/Final Site Plan. The project consists of a 9-lot single-family subdivision and associated infrastructure, on an approximate 18.20-acre site with a resulting density of 0.49 units per acre. Included with this application is a request for a Certificate of Public Facilities Reservation.

Location: The property is located on the west side of SW Conners Highway south of 10150 SW Conners Highway, approximately 6 miles north of SW Kanner Highway, in Okeechobee.

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, February 20, 2025

Public hearing: BOARD OF COUNTY COMMISSIONERS (BOCC)
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on February 25, 2025

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 BOCC meeting. No fee will be assessed. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us. Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BOCC meetings.

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

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

THIS NOTICE DATED THIS 27TH DAY OF JANUARY 2025.
Pub: February 5, 2025
TCN10981015

LEGAL AD
The Sebastian Inlet District will hold a Regular Commission Meeting at 4 PM on Wednesday, February 12, 2025 at the Sebastian Inlet District office, 114 Sixth Avenue, Indialantic, FL, 32903. Matters to be addressed during the meeting will include any matters that may require board action and such other matters that may come before the Board at a regular commission meeting.
Pub: Feb 5, 2025
TCN10992719

Houston County Legal Notice - Lofton
IN THE JUVENILE COURT OF HOUSTON COUNTY, GEORGIA

IN THE MATTER OF:

N. G. L. , SEX F , AGE 1 , DOB 12/2022 , CASE #2400359

CHILD UNDER 18 YEARS OF AGE

NOTICE OF SUMMONS
TO WHOM IT MAY CONCERN, ANY UNKNOWN PUTATIVE FATHER; AND ANYONE ELSE CLAIMING TO HAVE A PARENTAL INTEREST IN SAID MINOR CHILD BORN TO JASMINE FLETCHER
YOU ARE NOTIFIED that the above styled action seeking the termination of the parental rights of the parents of the named child was filed against you in said Court on the 15th day of May, 2024, by reason of an Order for Service by Publication entered by the Court on the 23rd day of May, 2024;
YOU ARE HEREBY COMMANDED AND REQUIRED to appear before the Juvenile Court of Houston County, Georgia, in Warner Robins, Georgia, on the 9th day of April, 2025 at 8:30 o'clock a.m. The hearing is for the purpose of determining whether your parental rights should be terminated. The effect of an order terminating parental rights under O.C.G.A. Section 15-11-284 is without limit as to duration and terminates all the parent's rights and obligations with respect to the child and all rights and obligations of the child to the parent arising from the parental relationship, including rights of inheritance. The parent whose rights are terminated is not thereafter entitled to notice of proceedings for the adoption of the child by another, nor has the parent any right to object to the adoption or otherwise to participate in the proceedings.
A copy of the petition may be obtained by the parents from the Clerk of the Juvenile Court at Houston County Courthouse, Warner Robins, Georgia, during regular business hours, Monday through Friday, 8:30 o'clock am until 5:00 o'clock p.m. exclusive of holidays. A free copy shall be available to the parent. Upon request, the copy will be mailed to the requester - parents or alleged parents only. The child is in the present physical custody of the Petitioner, the Houston County Department of Family and Children Services.
The general nature of the allegations is termination of the parental rights.
YOU ARE FURTHER NOTIFIED that while responsive pleadings are not mandatory, they are permissible and you are encouraged to file with the Clerk of this Court and serve upon Petitioner's attorney, James E. Patterson, Attorney at Law, P.O. Box 1006, Forsyth, Georgia 31029-1006 an answer or other responsive pleading within sixty (60) days of the date of the order for service by publication.
WITNESS THE HONORABLE Judge of said Juvenile Court.
This 24th day of January, 2025.
CHRISTINA HARPER
(Deputy) CLERK, JUVENILE COURT OF HOUSTON COUNTY, GEORGIA
January 29, February 5, 12, 19 2025
LSAR0228943

NOTICE OF ACTION
IN THE COUNTY COURT, OF THE NINETEENTH JUDICIAL CIRCUIT, IN AND FOR ST. LUCIE COUNTY, FLORIDA. CASE NO. 2025CC000190 WYNNE BUILDING CORPORATION d/b/a SPANISH LAKES Plaintiff, vs. JOSEPH WHITESELL, JR,
if living, and if dead, all unknown parties claiming as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or otherwise claiming by, through, under or against, JOSEPH WHITESELL, JR, Defendant(s)
NOTICE OF ACTION
TO: JOSEPH WHITESELL, JR, if living, and if dead, all unknown parties claiming as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or otherwise
claiming by, through, under or against, JOSEPH WHITESELL, JR, YOU ARE HEREBY NOTIFIED that a Complaint for eviction and foreclosure of landlord's lien has been filed against you pursuant to Florida Statute section 713.77, upon the following described property located in St. Lucie County, Florida: A Mobile Home described as Vehicle ID#FLHMBSP40733957A and B, Year 1992, Make MERI, Title #63900046 and 63900047, located at 6516 Spanish Lakes Blvd., Ft. Pierce, FL 34951; In the above styled Court, under said above style, and that you are required to serve a copy of your response or Pleading to the Complaint upon the Plaintiff's attorney, ANDRES VELEZ, ESQ., at Wynne Building Corporation, 8000 South U.S. Highway 1, Suite 402, Port St. Lucie, Fl 34952, and file the original Response or Pleading in the office of the Clerk of the Circuit Court, 201 South Indian River Drive, Fort Pierce, Florida 34954, on or before the 18TH day of March, A.D. 2025. If you fail to do so, a Default Judgment will be taken against you for the relief demanded in the Complaint. Dated at Port St. Lucie, St. Lucie County, Florida, this 1/28/2025, A.D. CLERK OF THE CIRCUIT COURT By: Amanda Jennings PUBLICATION DATES: 02/5/2025 and 02/12/2025

February 5, 12 2025
LSAR0230513

PUBLIC NOTICE
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) RECOMMENDATIONS
NOTICE is given that there will be a public hearing to discuss and finalize the Affordable Housing Advisory Committee recommendations for the City of Fort Pierce on February 6, 2025.
The core requirement of the AHAC is to recommend housing strategies to incentivize the production of affordable housing.
The 2024 AHAC recommendation states:
Due to the affordable housing crisis, the committee has discussed and ultimately recommended that the city adopt an ordinance permitting affordable accessory residential units in certain zoning districts. Under the following circumstances, the inclusion of pending public engagement and staff analysis; this recommendation allows for infill redevelopment on individual lots and promotes affordable housing opportunities for lower income families.
This recommendation allows qualifying families to build generational wealth by adding affordable accessory units on their existing properties, enabling semi-independent family members or a separate family unit to occupy. Public engagement is recommended ahead of the development of the ordinance supporting this initiative.
The recommendation will be submitted to the local elected body for approval. Upon adoption, the recommendation can become part of the Local Housing Assistance Plan (LHAP) and implemented by the City.
A draft of the report and list of strategies is available to review until February 6, 2025, and can be downloaded from the City's Grants Administration website at State Housing Initiatives Partnership (SHIP) | Fort Pierce, FL - Official Website
Public Hearing: A public hearing will be held at a regularly scheduled Affordable Housing Advisory Committee meeting on February 6, 2025, at 5:30 PM. Meetings are held in the William D. Dannahower Conference Room, Second Floor at the City of Fort Pierce City Hall, 100 North U.S. Highway 1.
For further information, please contact Grants Administration, at 772-467-3161 or www.grantsadministration.com.
Accessibility: In accordance with the Americans with Disabilities Act of 1990, for all persons who are disabled and require special accommodations to participate please call the ADA Coordinator at 772-467-3766. For non-English speaking assistance please call (772-467-3000).
Pub: Jan 23, 30 & Feb 5, 2025
TCN10966611

Public Sale

Public Sale
Notice of Public Sale: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management LLC as Agent for Owner to satisfy a lien on Thursday February 20, 2025, for the following property at www.storagetreasures.com: #4496 at 5801 S. US 1 Fort Pierce, Florida 34982 at 11:30am. Luke Muccigrosso.
January 29, February 5 2025
LSAR0226581

Public Sale

Public Sale
Notice of Public Sale: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management LLC as agent for owner to satisfy a lien on Wednesday February 19, 2025, at 10:00 am for the following property at www.storagetreasures.com;#5600 7680 S US 1 Port St. Lucie Florida,34952: Bertha Jean-Joseph, Rosa Acevedo, Evens Latortue, Rafael Marinho, Deirdre Morrison, Kevin Stremlow
January 29, February 5 2025
LSAR0226540

Public Sale
NOTICE OF PUBLIC SALE: Self-Storage cube contents of the following. Customers containing household and other goods will be sold for cash by CubeSmart Asset Management LLC as agent for owner to satisfy a lien on Wednesday, February 19, 2025 for the following Property at www.Storagetreasures.com 6183 store, 2171 NW Reserve Park Trace, Port Saint Lucie, FL 34986 at approx. 12:00 PM for Russell Loucks.
Pub: Jan 29 & feb 5, 2025
TCN10947067

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 189 Sebastian Blvd, Sebastian FL 32958 to satisfy a lien on February 19, 2025, at approx. 11:30 AM at www.storagetreasures.com: Christina Northrup, Diondra Miller, Ameerah N Birdow, Janice Duivou, Joy Dudley.
January 29, February 5 2025
LSAR0226067

NOTICE OF PUBLIC SALE
Notice is hereby given that on February 12, 2025, at 10:00 A.M. the following mobile home and all other personal property located therein, will be sold at public auction for cash to satisfy storage fees in accordance with F.S. 715.109: 1973, make PARK, ID # FP24524FLT3018A and B, Title #0005510826 and 0005510827, located at 2 HERNANDO LANE, Port St. Lucie, FL 34952; Last Tenant: CASEY KENAN O'BRIEN; Sale to be held at Wynne Building Corporation, 8000 South U.S. 1, Suite 402, Port St. Lucie, FL 34952; 772-878-5513. Pubs: 1/29/25 & 2/5/25
January 29, February 5 2025
LSAR0229675

NOTICE OF TRUSTEE'S SALE
NOTICE IS HEREBY GIVEN, that Gasdick Stanton Early, P.A., 5950 Hazeltine National Drive, Suite 650, Orlando, FL 32822, as Trustee as set forth in the recorded Appointment of Trustee, pursuant to Florida Statute §721.856, will sell at public Auction to the highest bidder of U.S. funds, in cash or certified funds only, on **February 20, 2025, at 10:00am EST (Eastern Standard Time), at early-law.com/fc,** all right, title and interest in the properties listed below in Indian River, Florida for continuing nonpayment of the periodic payments due under the mortgages described below, as follows:
MICHAEL WASHINGTON and ASHLEY WASHINGTON, Notice of Default and Intent to Foreclose sent via Certified/ Registered Mail/ publication to: 24123 PEACHLAND BLVD UNITC4 #136, PORT CHARLOTTE, FL 33954; Mortgage recorded on October 17, 2016; O.R. Book 2972 at Page 2267 Public Records of Indian River County, FL. Total Due: $2434.96 as of August 27, 2024, interest $0.96 per diem; described as: An undivided 0.7433% interest in Unit 57A of the Disney Vacation Club at Vero Beach, a leasehold condominium (the 'Condominium'), according to the Declaration of Condominium thereof recorded in Official Records Book 1071, Page 2227, Public Record of Indian River County, Florida, and all amendments thereto.
DISNEY VACATION CLUB AT VERO BEACH CONDOMINIUM ASSOCIATION, INC. ("ASSOCIATION"), together will all appurtenances thereto, subject to that certain term for years deed between Disney Development Company, a Florida corporation, and Disney Vacation Development, Inc., a Florida corporation ("DVD"), dated October 11, 1994, and recorded October 14, 1994, in the Public Records of Indian River County, Florida, and that certain deed between Disney Development Company, a Florida corporation, and Lake Buena Vista Communities, Inc., a Delaware corporation, dated and recorded September 30, 1994, in Public Records of Indian River County, Florida (the "Deeds"); and subject to that certain Master Declaration of Covenants, Conditions and Restrictions dated September 28, 1994, and recorded September 30, 1994 and re-recorded October 14, 1994 in the Public Records of Indian River County, Florida, and subject to easements and restrictions of record.
Obligors shall have the right to cure the default and any junior lienholder shall have the right to redeem its interest up to the date the trustee issues the Certificate of Sale by paying the amounts due as outlined in the preceding paragraphs.
If you experience any issues or have any questions, please contact us via email at tsf@gse-law.com.
Dated: January 7, 2025
By: /s/ Tara C. Early,
Authorized Agent
STATE OF FLORIDA
COUNTY OF ORANGE
The foregoing instrument was acknowledged before me by means of physical presence, this 7th day of January, 2025, by Tara C. Early, the Authorized Agent of Gasdick Stanton Early, P.A., who is personally known to me.
Print Name: DAVID VANDER BOEGH
NOTARY PUBLIC
Pub: Feb 5 & 12, 2025
TCN11010341

SELL YOUR CAR
ADOPT A PET
GET A JOB
FIND A HOUSE
BUY A BOAT
FIND A TREASURE
GET A MASSAGE
HIRE A HANDYMAN
Check out the classified section everyday.

Ad Number: 10981015
Insertion Number: N/A
Size: 1 Col x 11.01 in
Color Type: N/A
Advertiser: Martin County - Growth Management
Agency: N/A
Section-Page-Zone(s): B-8-All
Description: C167-005 Chancey
Wednesday, February 5, 2025
The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK

January 1, 2025

[Addressee]
[Address of Recipient]

Subject and Location: **Chancey Bay Ranch PUD Zoning Agreement and Master/Final Site Plan (C167-005).** This is a request by WGI, Inc., on behalf of CBR Investors, LLC for approval of a Planned Unit Development (PUD) Zoning Agreement for the Chancey Bay Ranch project including a Master/Final Site Plan for a 9-lot single-family subdivision and associated infrastructure, with a resulting density of 0.49 units per acre. The approximately 18.20-acre site is generally located on the west side of SW Conners Highway south of 10150 SW Conners Highway, approximately 6 miles north of SW Kanner Highway, in Okeechobee. Included with this application is a request for a Certificate of Public Facilities Reservation.

Dear Property Owner:

As a landowner within 1,000 feet of the property identified in the above description and shown on the attached map, please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

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

Governing Body: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, February 20, 2025

Governing Body: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, February 25, 2025

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

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

be submitted to the Growth Management Department at least seven (7) business days prior to the LPA or BCC meetings.

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

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

Sincerely,

Matthew Barnes, AICP
Senior Project Manager
WGI, Inc.

Attachment: Location Map & Legal Description

Legal Description:

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2622, PG. 1248 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PORTION LYING IN SECTIONS 17 AND 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

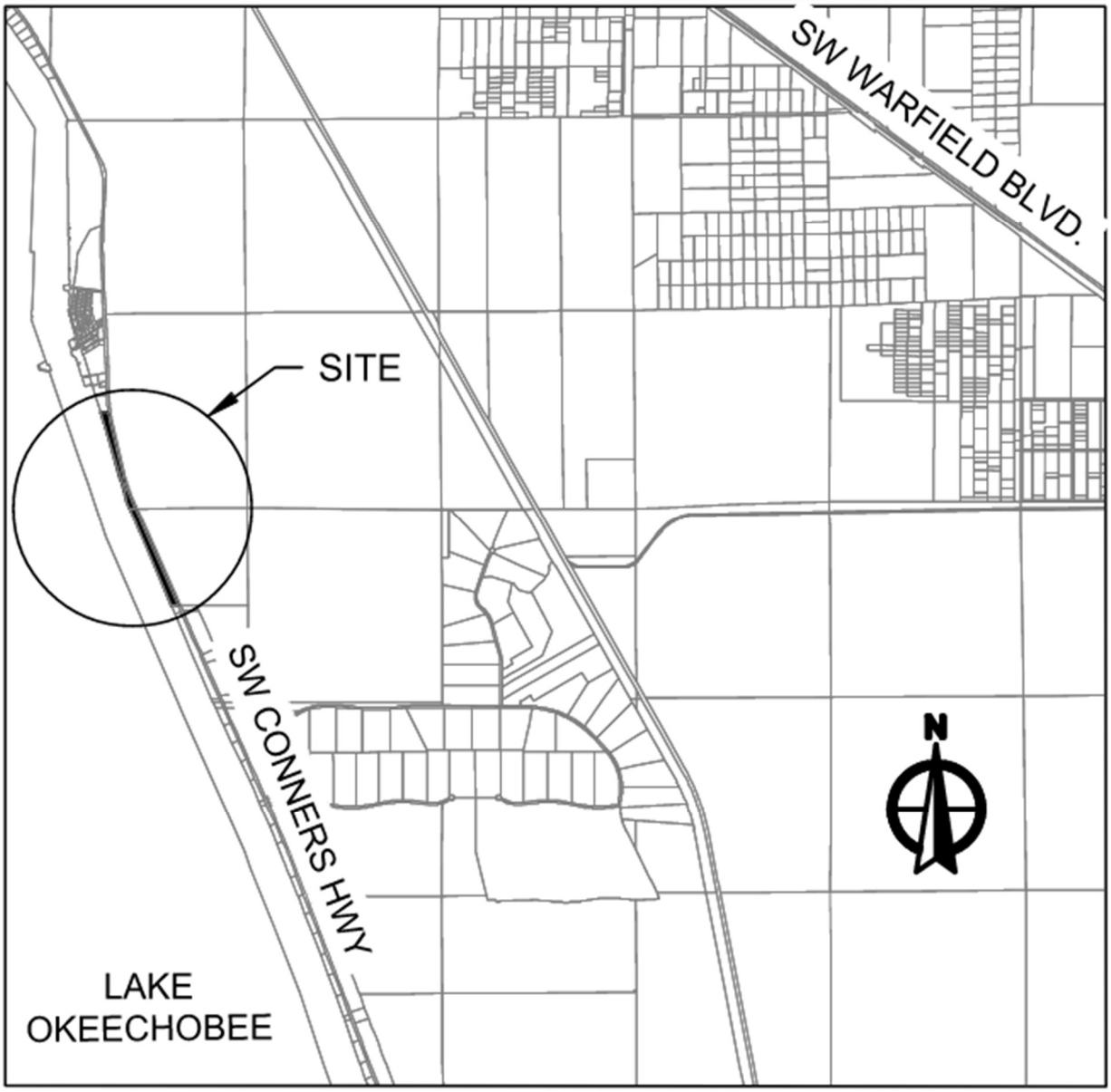
THAT PORTION OF GOVERNMENT LOT 3 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE, IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF GOVERNMENT LOT 1 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 18.20 ACRES MORE OR LESS.

LOCATION MAP



CERTIFICATE OF OWNERSHIP SEARCH

The undersigned certifies that a search has been made of the Martin County Property Appraiser's online map records regarding a 1,000-foot area surrounding the following described parcel of land:

Parcel Identification: 20-39-37-000-000-00011-0
Owner: CBR Investors, LLC
Address: N/A
Legal Description: See Exhibit "A" attached hereto.

The list of apparent property owners of land surrounding the above referenced property up to a radius of 1,000 feet, as generated by the Martin County Property Appraiser's online map program, has been provided to the Martin County Growth Management Department.

DATED this 10th day of January, 2025.

_____
Benjamin Hedrick, Esq.
Akerman LLP
Attorney for the Applicant

Exbibit "A"
Legal Description

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2622, PG. 1248 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PORTION LYING IN SECTIONS 17 AND 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 3 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE, IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:
THAT PORTION OF GOVERNMENT LOT 1 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 18.20 ACRES MORE OR LESS.

Exbibit "B"
List of Property Owners

January 14, 2025

Mr. Brian Elam, Principal Planner
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

Project Number: C167-005
Project Name: CHANCEY BAY RANCH PUD
Re: Sign Certification for Proposed Development

Dear Mr. Elam:

This confirms that the sign required by the Martin County Growth Management Department for the above referenced project application number was installed on January 14th, 2025, by Fast Signs, and posted in accordance with Section 10.6, Article 10 L.D.R. and complies with the standards of the notification requirements. Please see attached photos of the installed sign.

Sincerely,

Matthew Barnes, Senior Project Manager, WGI, Inc.

State of Florida
County of Palm Beach

I hereby certify that the foregoing instrument was acknowledged before me this 14th day of January, 2025, by Matthew Barnes, who is (✓) personally known to me or (_) who has produced _____ as identification.

Notary Signature: _____

Notary Printed Name: Cyndy Little

Notary Public, State of Florida

Expires: 3-31-26

CYNDY LITTLE
Notary Public
State of Florida
Comm# HH224313
Expires 3/31/2026

NOTICE OF DEVELOPMENT APPLICATION
CHANCEY BAY RANCH PUD
PUD AGREEMENT/MASTER/FINAL
SITE PLAN
PROJECT #C167-005
01/14/2025

NOTICE OF DEVELOPMENT APPLICATION
CHANCEY BAY RANCH PUD
PUD AGREEMENT/MASTER FINAL
SITE PLAN
PROJECT #C167-005
01/14/2025

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

[blank space above reserved for recording information]

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

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NUMBER 25-_

[REGARDING DENIAL OF THE PUD ZONING AGREEMENT AND MASTER/FINAL SITE PLAN FOR THE CHANCEY BAY RANCH PROJECT]

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

1. CBR Investors, LLC submitted an application for PUD Zoning agreement and master/final site plan approval for the Chancey Bay Ranch project, located on lands legally described in attached Exhibit A.
2. Upon proper notice, this Board considered approval at a public hearing on the application on February 25, 2025.
3. At the public hearing, all interested parties were given an opportunity to be heard.

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

A. The request for the PUD Zoning agreement and Master/Final Site Plan approval for the Chancey Bay Ranch project is hereby denied, for the following XXXX.

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 25TH DAY OF FEBRUARY, 2025.

ATTEST:

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

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY:_____
ELYSSE A. ELDER
DEPUTY COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description

CHANCEY BAY RANCH PUD

PUD ZONING AGREEMENT AND MASTER/FINAL SITE PLAN

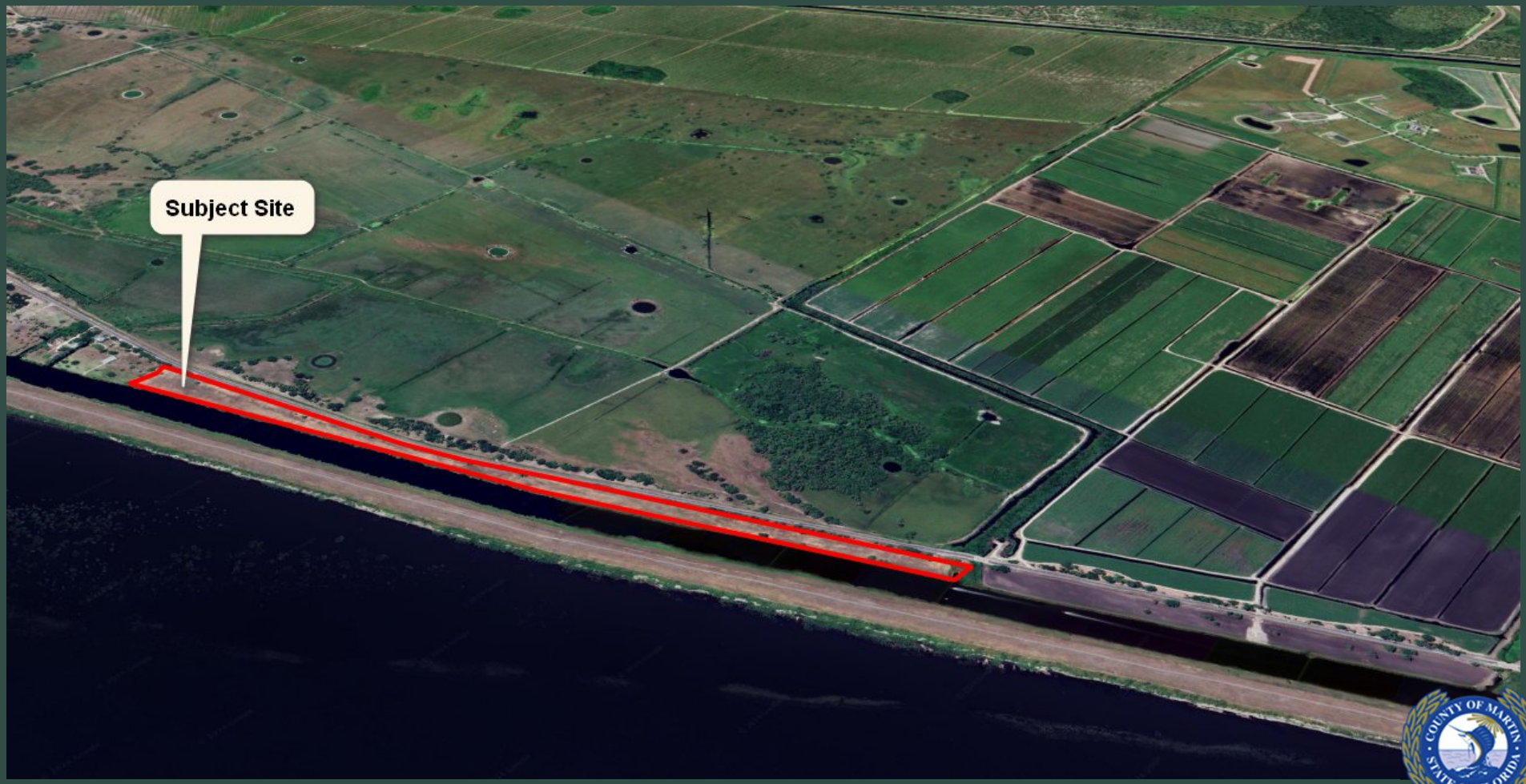
C167-005

Board of County Commissioners

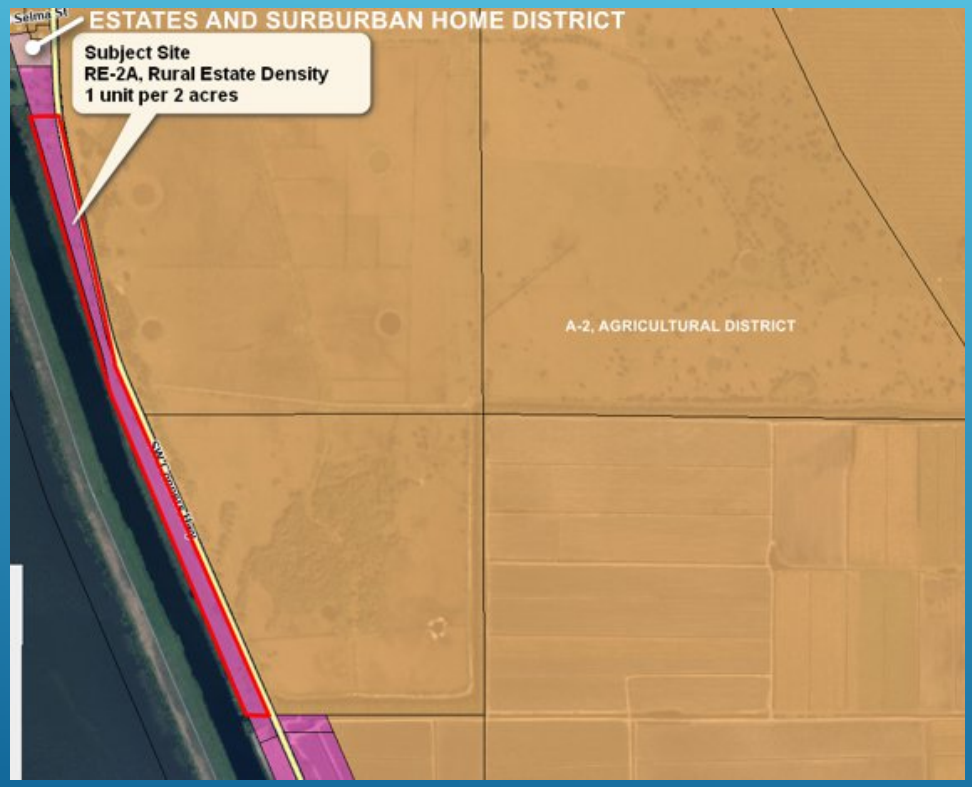
Public Hearing

February 25, 2025

Owner:	CBR Investors, LLC., – Tunny Mizrachi
Applicant:	CBR Investors, LLC., – Tunny Mizrachi
Requested by:	WGI, Inc., – Matthew Barnes
Project Coordinator:	Brian Elam, PMP, Principal Planner


Subject Site

Zoning Atlas



Future Land Use

RURAL DENSITY FUTURE LAND USE

The site has a designated future land use of rural density which allows no more than one dwelling unit per two gross acres, 0.50 units per acre. Rural development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space pursuant Section 4.4, Goals, Objectives and Policies, Comprehensive Growth Management Plan (CGMP), Martin County Code.

Policy 4.13A.5. Secondary Urban Service District development

RE-2A, RURAL ESTATE DISTRICT

Structure Setbacks													
		Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
Category	Zoning District	1	2	3	4	1	2	3	4	1	2	3	4
A	RE-2A	30	30	30	30	30	30	30	30	30	30	30	30
A	PUD-CBR	32 feet minimum				30 feet minimum				60 feet minimum			

Development Standards									
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	RE-2A	2 ac.	175	0.50	--	--	30	50	--
A	PUD-CBR	2 ac.	> 400	0.49	n/a	n/a	40	75	--

CHANCEY BAY RANCH PUD PROPOSAL

The applicant is requesting a PUD Zoning Agreement, which is the only zoning available for properties with the rural density future land use, that allows the maximum building height of 40 feet permitted in the Comprehensive Growth Management Plan.

The applicant's proposal meets or exceeds all other standard development regulations with lot sizes equal to or greater than 2 acres, a minimum of 75 percent open space, lot widths exceeding minimum, and structure setbacks equal to or exceeding minimum requirements.

As a condition of the PUD agreement the owner shall make a one-time public benefits contribution to the County in the amount of $6,000 (Six Thousand and 00/100 Dollars), for use by Martin County Fire Rescue to purchase a fire preemption device.

SITE DATA

EXISTING FUTURE LAND USE	RURAL DENSITY
EXISTING ZONING	RE-2A
PROPOSED FUTURE LAND USE	RURAL DENSITY
PROPOSED ZONING	PUD
PARCEL ID #	20-39-37-000-000-00011-0
MAXIMUM NUMBER OF PERMITTED DWELLING UNITS	9
TOTAL UNITS	9
MAXIMUM DENSITY	0.50 DU/AC.
GROSS DENSITY	0.49 DU/AC.
TOTAL SITE AREA	792,965.48 S.F./ 18.20 AC.
TOTAL MAXIMUM IMPERVIOUS AREA	(25%)195,790 S.F./ 4.5 AC.
Lot (Includes House, Driveways, Walkways, Pools, Deck, etc)	195,790 S.F./ 4.5 AC.
TOTAL MINIMUM PERVIOUS AREA	(75%)597,175 S.F./ 13.7 AC.
Lots	597,175 S.F./ 13.7 AC.
OPEN SPACE, REQUIRED	MINIMUM 75%
OPEN SPACE, PROVIDED	75% TOTAL, ALL LOTS
BUILDING DATA	
PRODUCT TYPE	SINGLE FAMILY HOMES
PROPOSED LOTS	9
MINIMUM OPEN SPACE PER LOT	75%
GROSS DENSITY	0.49 DU/AC.
MINIMUM LOT WIDTH	175'
PROPOSED HEIGHT	3 STORIES OR 40'

BUILDING SETBACK	REQUIRED	PROVIDED
CENTERLINE	65'	65'
FRONT	30'	32' MIN.
SIDE/CORNER	30'	60' MIN.
REAR	30'	30' MIN.

REQUIRED PARKING:	
9 SINGLE FAMILY HOMES @ 2 SPACES PER UNIT	18 SP.
PROVIDED PARKING:	
GARAGES AND/OR DRIVEWAYS	18 SP.

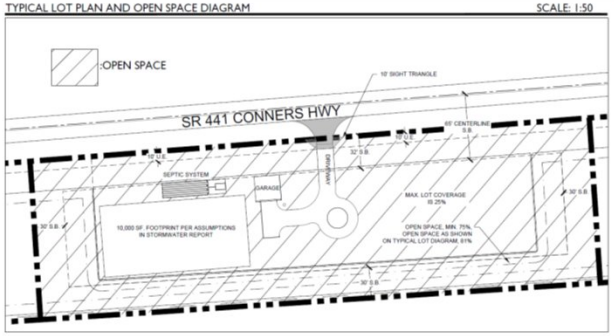
NOTE:
LDR Section 3.201.C.2.J.(1)
Guest houses permitted, provided that;
(a) The gross floor area of a guest house shall not exceed 50 percent of the gross floor area of the principal dwelling unit
(b) A guest house cannot be rented
(c) Guest house shall only be allowed on lots in conjunction with a single-family dwelling.

GENERAL NOTES:

1. All prohibited vegetation species shall be removed from the entire site prior to the issuance of any Certificate of Occupancies.
2. The applicant will notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
3. All improvements shall be constructed as shown on Final Site Plans
4. Models, sales centers and construction trailers shall be permitted in accordance with Article III, Martin County zoning code.
5. For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees [height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height tree [height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [height at maturity of less than (20) feet] require no offset.
6. No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
7. Water and sewer to be provided by well and septic.
8. During construction activities, existing native vegetation to be preserved (if any) shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. Barricades shall be used on site to preserve the vegetation to be used for this purpose.
9. The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
10. Local adoption of the FEMA Flood Insurance Rate Map (FIRM) Series In the federally mandated North American Vertical Datum of 1988 (NAD088) is forthcoming. Following adoption of the new maps, building permit applications will be required to be prepared in the new NAVD88 vertical datum. It is possible that a new base flood elevation has been established on the new Map Series that may impact the potential to obtain flood insurance or affect the rate at which flood insurance may be obtained.
11. On future construction plans all Finished Floor Elevations 'FFE' shall be NAVD 88.
12. No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space.
13. Individual driveways to be permitted and constructed by each lot owner. FDOT driveway permit application shall be processed through the local FDOT maintenance office as a Category A residential driveway in accordance with the FDOT standards. Driveway locations to each lot shall be separated a minimum of 660 feet per the FDOT driveway permit application documents .
14. Individual well and septic system permits shall be permitted by each lot owner.
15. Each lot shall meet the minimum tree requirement of one (1) Tree for each ten thousand (10,000) square feet of lot area.
16. POA is responsible for maintaining the PUE's drainage and stormwater management system according to the Stormwater Management System Maintenance Plan
17. Driveway on lots 5 shall be designed and routed in order to preserve tree #1,#2, and #107.

TYPICAL LOT PLAN AND OPEN SPACE DIAGRAM

SCALE: 1:50



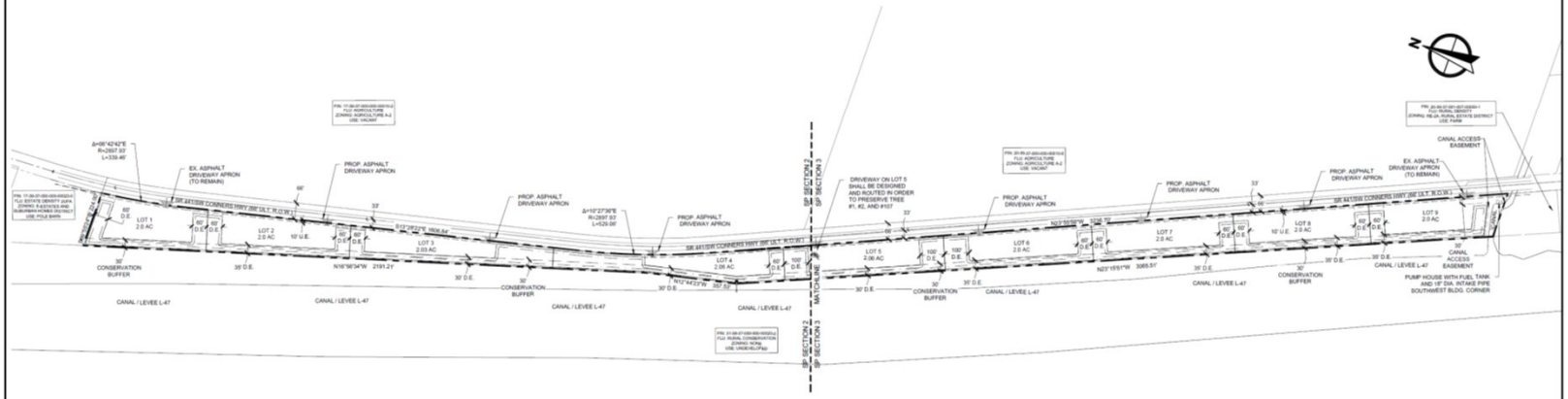
NOTES:
1. LOT LAYOUT AS SHOWN IS FOR REFERENCE ONLY . LOT OWNER TO PROVIDE SITE PLAN & LOT GRADING PLAN AT TIME OF BUILDING PERMIT APPLICATION IN ACCORDANCE WITH MARTIN COUNTY MIN. REQUIREMENTS.
2. INDIVIDUAL DRIVEWAYS TO BE PERMITTED AND CONSTRUCTED BY EACH LOT OWNER. FDOT DRIVEWAY PERMIT APPLICATION SHALL BE PROCESSED THROUGH THE LOCAL FDOT MAINTENANCE OFFICE AS A CATEGORY A RESIDENTIAL DRIVEWAY IN ACCORDANCE WITH FDOT STANDARDS. DRIVEWAY LOCATIONS TO EACH LOT SHALL BE SEPARATED A MINIMUM OF 660 FEET PER THE FDOT DRIVEWAY INFORMATION GUIDE AS SHOWN ON THE SITE PLAN. LOT OWNER SHALL SUBMIT A COPY OF THE APPROVED SITE PLAN WITH THE FDOT DRIVEWAY PERMIT APPLICATION DOCUMENTS.
3. INDIVIDUAL WELL AND SEPTIC SYSTEM PERMITS SHALL BE PERMITTED BY EACH LOT OWNER. APPLICATIONS SHALL BE PROCESSED THROUGH THE MARTIN COUNTY HEALTH DEPARTMENT IN ACCORDANCE WITH CHAPTER 62-532 F.A.C. FOR THE DOMESTIC WELL PERMIT AND CHAPTER 64E-6 FOR THE ONSITE SEPTIC SYSTEM PERMIT.

FIRE PREVENTION NOTES:
1. LOT OWNERS ARE REQUIRED TO IDENTIFY THE NEEDED FIRE FLOW REQUIREMENTS FOR ALL BUILDINGS / STRUCTURES. FIRE FLOW CALCULATIONS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF FLORIDA FOR EACH NEWLY CONSTRUCTED BUILDING PER FLORIDA ADMINISTRATIVE CODE SECTION 61G15-32.004.
2. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5,000 SQUARE FEET (334.5 SQUARE METERS) SHALL BE 1,000 GPM (3,785 LPM/M) FOR ONE HOUR.
3. DEVELOPMENT UNABLE TO MEET THE FIRE FLOW REQUIREMENTS MUST PROVIDE THE FOLLOWING:
   A. ALL STRUCTURES THAT ARE IN EXCESS OF 1,000 SQUARE FEET OR TWO STORIES OR GREATER IN HEIGHT SHALL BE PROVIDED WITH A SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES. COMPLIANCE WITH ALL OTHER PROVISIONS OF THE NATIONAL FIRE PROTECTIONS ASSOCIATION IS REQUIRED. SPECIFICALLY, STABILIZED ROADS AND HYDRANT INSTALLATIONS SHALL BE COMPLETED BEFORE ISSUANCE OF BUILDING PERMITS PURSUANT TO NFPA 241.

LOCATION MAP

LEGEND

AC. = ACRES
BBL=BASE BUILDING LINE
D.U. = DWELLING UNITS
EX. = EXISTING
FFE= FINISHED FLOOR ELEVATION
FLU = FUTURE LAND USE
PDR = PROPERTY DEVELOPMENT REGULATIONS
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
S.B= SETBACK
U.E. = UTILITY EASEMENT
T.B.A=TO BE ABANDONED
TYP.=TYPICAL



REV.	DATE	REVISION
1	06/05/24	PRELIMINARY, INITIAL SUBMITTAL PREPARED BY OTHERS
2	11/06/24	RESUBMITTAL

CERT NO.: 6011
WGI, INC.
WGInc.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411
561.687.2220

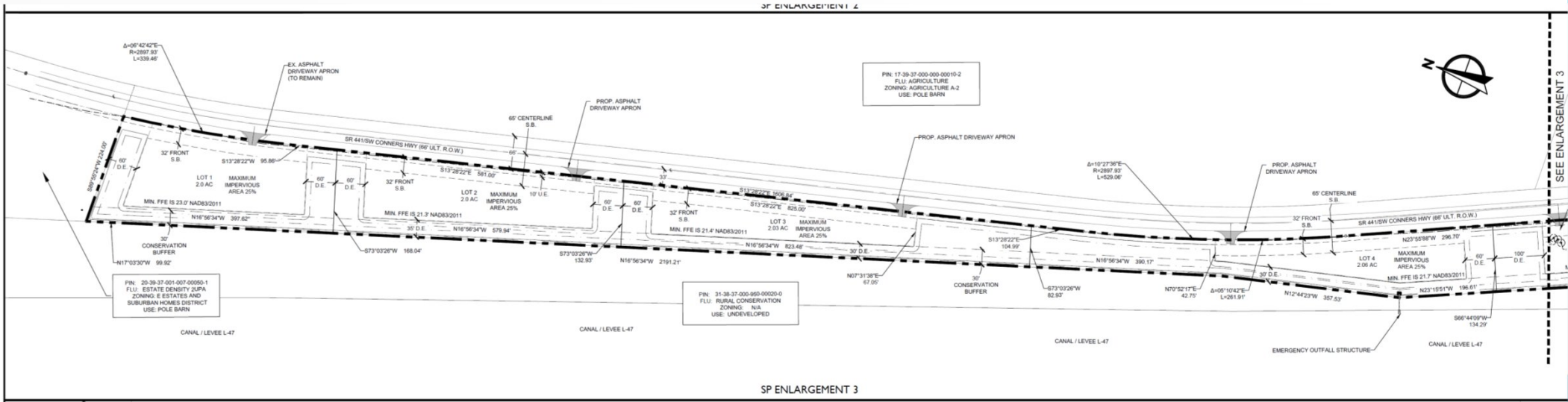
PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2024-06-11

CHANCEY BAY RANCH PUD

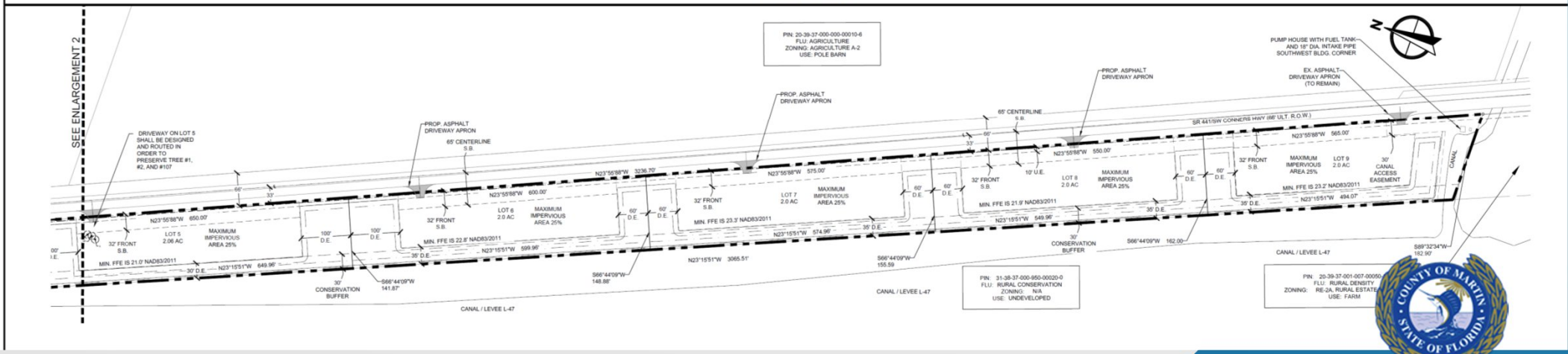
MARTIN COUNTY, FLORIDA

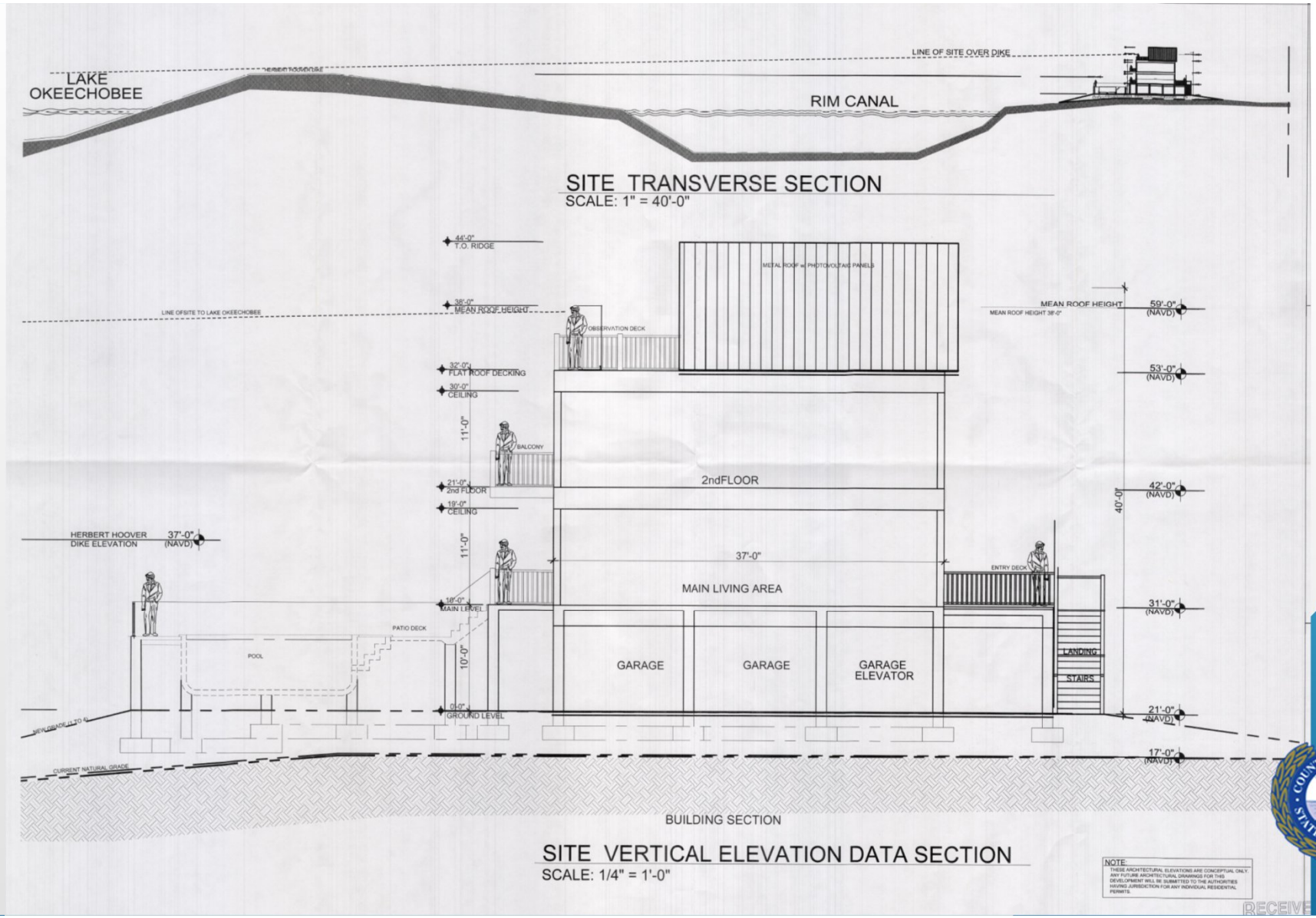
MASTER AND FINAL SITE PLAN

SHEET
SP-1
01 OF 02
PROJECT# 10660.00



SP ENLARGEMENT 3




LINE OF SITE OVER DIKE
LAKE OKEECHOBEE
RIM CANAL
SITE TRANSVERSE SECTION
SCALE: 1" = 40'-0"
44'-0" T.O. RIDGE
METAL ROOF w/ PHOTOVOLTAIC PANELS
38'-0" MEAN ROOF HEIGHT
LINE OFSITE TO LAKE OKEECHOBEE
OBSERVATION DECK
MEAN ROOF HEIGHT
MEAN ROOF HEIGHT 38'-0"
59'-0" (NAVD)
32'-0" FLAT ROOF DECKING
30'-0" CEILING
53'-0" (NAVD)
11'-0"
BALCONY
2ndFLOOR
21'-0" 2nd FLOOR
19'-0" CEILING
42'-0" (NAVD)
40'-0"
HERBERT HOOVER DIKE ELEVATION
37'-0" (NAVD)
11'-0"
37'-0"
ENTRY DECK
MAIN LIVING AREA
18'-0" MAIN LEVEL
31'-0" (NAVD)
PATIO DECK
POOL
10'-0"
GARAGE
GARAGE
GARAGE ELEVATOR
LANDING
STAIRS
0'-0" GROUND LEVEL
21'-0" (NAVD)
17'-0" (NAVD)
CURRENT NATURAL GRADE
BUILDING SECTION
SITE VERTICAL ELEVATION DATA SECTION
SCALE: 1/4" = 1'-0"
NOTE:
THESE ARCHITECTURAL ELEVATIONS ARE CONCEPTUAL ONLY. ANY FUTURE ARCHITECTURAL DRAWINGS FOR THIS DEVELOPMENT WILL BE SUBMITTED TO THE AUTHORITIES HAVING JURISDICTION FOR ANY INDIVIDUAL RESIDENTIAL PERMITS.
RECEIVE

REVIEW OF APPLICATION

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Section 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 Review	Brian Elam	772-288-5501	Comply
F	ARDP Review	Samantha Lovelady	772-288-5664	N/A
G	Site Design Review	Brian Elam	772-288-5501	Comply
H	Commercial Design Review	Brian Elam	772-288-5501	N/A
H	Community Redevelopment Review	Brian Elam	772-288-5501	N/A
I	Property Management Review	Ellen MacArthur	772-221-1334	N/A
J	Environmental Review	Shawn McCarthy	772-288-5508	Comply
J	Landscaping Review	Karen Sjoholm	772-288-5909	Comply
K	Transportation Review	James Hardee	772-288-5470	Comply
L	County Surveyor Review	Tom Walker	772-288-5928	N/A
M	Engineering Review	Stephanie Piche	772-223-4858	Comply
N	Addressing Review	Emily Kohler	772-288-5692	Comply
N	Electronic File Submission Review	Emily Kohler	772-288-5692	Comply
O	Water and Wastewater Review	Jorge Vazquez	772-221-1448	Comply
O	Wellfields Review	Jorge Vazquez	772-221-1448	Comply
P	Fire Prevention Review	Doug Killane	772-419-5396	Comply
P	Emergency Management Review	Sally Waite	772-219-4942	N/A
Q	ADA Review	Stephanie Piche	772-223-4858	N/A
R	Health Department Review	Nicholas Clifton	772-221-4090	Comply
R	School Board Review	Juan Lameda	772-219-1200	Comply
S	County Attorney Review	Elysse A. Elder	772-288-5925	Ongoing
T	Adequate Public Facilities Review	Brian Elam	772-288-5501	Pending

DRAFT

Development review staff have found the CBR Investors, LLC application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.

Local Planning Agency

This application was heard before the Local Planning Agency (LPA) on February 20, 2025.

The LPA's recommendation will be forwarded to the Board.

STAFF RECOMMENDATION

1. Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
2. Move that the Board adopt the resolution approving the rezoning from RE-2A, Rural Estate District to Planned Unit Development and approve the Chancey Bay Ranch PUD Zoning Agreement including the Master/Final Site Plan.

THAT CONCLUDES THE PRESENTATION

QUESTIONS?

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0567 | R&P-1 | **Meeting Date:** 2/25/2025

PLACEMENT: Requests and Presentations

TITLE:

DISTRICT 19 MEDICAL EXAMINER OFFICE PROJECT UPDATE

EXECUTIVE SUMMARY:

Staff will update the Board as to the progress of the design and construction of a new Medical Examiners Facility for District 19.

DEPARTMENT: Administration

PREPARED BY: **Name:** Kimberlee Levee
Title: Chief of Staff

REQUESTED BY: Don G. Donaldson, County Administrator

PRESET: **10:30 AM**

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The Treasure Coast Medical Examiner serves all the counties withing the 19th Judicial Circuit. The counties within the 19th Judicial Circuit include Martin, St. Lucie, Indian River and Okeechobee Counties. The Medical Examiners facility is past its useful life and will be replaced with a new facility on the Indian River State College campus. There was significant discussion and coordination between the counties and our Treasure Coast State elected delegation beginning in 2020 regarding the new facility and how to equitably share the costs for construction and ongoing maintenance. Our share of the costs is 22.42% and is based upon several factors related to each county's autopsies.

In November 2022, Martin, St. Lucie, Indian River, and Okeechobee Counties approved an interlocal agreement for a proposed Medical Examiner facility. The interlocal agreement was also approved by the Medical Examiner for the 19th District and the District Board of Trustees of Indian River State College. The interlocal agreement was predicated on the Medical Examiner's declared need for a new Medical Examiner office. A Medical Examiner's Advisory Task Force that included representatives from the four (4) Counties was created to review the Medical Examiner's request for a new facility. The Advisory Task Force reviewed the Medical Examiner's request and determined to support the request. The interlocal agreement provides that St. Lucie County is designated to serve as the contract manager in the procurement process to design and construct the new facility. Pursuant to section 287.055, Florida Statutes, St Lucie County solicited proposals from architects to design and permit the new Medical Examiner Facility. JL2 Architects was the top-ranked firm by a

committee that was comprised of representatives from all four (4) Counties. JL2 Architects has completed a Space Needs Analysis and is currently developing the final construction documents for the facility.

Scotty Beaulieu, Project & Construction Manager for St Lucie County, and Johnnie Lohrum, President of JL2 Architecture will be here to present the progress of the design and construction plans.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

None

RECOMMENDED ACTION:

RECOMMENDATION

The Board is asked to hear the presentation.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

Martin County has accumulated the funding in reserves for its portion of this project over the years, following the initial notification of the facility's need. A Budget Transfer from General Fund Reserves is requested to remit these accumulated funds to proceed with the project upon award of the bid.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☐ Other:

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

INTERLOCAL AGREEMENT
PROPOSED MEDICAL EXAMINER FACILITY

THIS IS AN INTERLOCAL AGREEMENT ("Agreement") by and between the **MEDICAL EXAMINER FOR THE 19TH JUDICIAL CIRCUIT** ("ME"), the **DISTRICT BOARD OF TRUSTEES OF INDIAN RIVER STATE COLLEGE** (the "Trustees"), and **INDIAN RIVER COUNTY, MARTIN COUNTY, OKEECHOBEE COUNTY**, and **ST. LUCIE COUNTY**, political subdivisions of the State of Florida that collectively constitute the 19th Judicial Circuit (the "Counties") (the ME, Trustees, and the Counties will be collectively referred to as the "Parties"), for the purpose of locating, designing, permitting and constructing a new facility for the ME.

WHEREAS, the Trustees own approximately 50-acres of land located on Kirby Loop Road in St. Lucie County that is currently occupied by the Treasure Coast Public Safety Training Complex; and

WHEREAS, the ME has declared a need for a new medical examiner's office, as described in and attached as Exhibit "A", to serve the residents of the Counties; and

WHEREAS, the Counties, on behalf of the ME, would like to receive by way of a long-term lease, approximately 2 acres of Trustees owned land ("Property") for the construction of the and operation of the new medical examiner's office and its related site improvements ("New Improvements"); and

WHEREAS, the Parties recognize the benefit of the ME to the citizens of the Counties and the students and faculty of Indian River State College; and

WHEREAS, Section 406.08(5), Florida Statutes, provides that autopsy and laboratory facilities utilized by the district medical examiner or his or her associates may be provided on a permanent or contractual basis by the counties within the district; and

WHEREAS, a Medical Examiner's Advisory Task Force that included representatives from the Counties was created to review the ME's request for the New Improvements; and

WHEREAS, the Advisory Task Force has reviewed and supports the ME's request for a new facility; and

WHEREAS, St. Lucie County is willing to serve as the contract manager in the procurement process for the design and construction of New Improvements; and

WHEREAS, the Parties have determined that it is in the best interest of the health, safety and welfare of the citizens of the Counties to support the design and construction of the New Improvements as set out above.

Inst. # 3003406
Bk: 3360 Pg: 2578 Pages: 1 of 19
Recorded on:2/23/2023 10:06 AM Doc: AGR
Carolyn Timmann
Clerk of the Circuit Court & Comptroller
Martin County, FL
Rec Fees: $163.00

NOW THEREFORE, in consideration of the mutual advantages afforded to the Parties, the Trustees, the Counties, and the ME agree as follows:

1. **General.** This Agreement is entered into pursuant to Section 163.01, Fla. Stat., the Florida Interlocal Cooperation Act.

2. **Recitals.** These Parties adopt and ratify those matters set forth in the foregoing recitals.

3. **Lease of Trustees' Property.** The Trustees agree:

    a. To expeditiously negotiate a long-term lease of the Property with the Counties and ME of not less than 30 years with a 30-year renewal option.

    b. The proposed lease shall be a separate document executed by all Parties.

    c. The proposed lease shall include an annual rental fee of $1.

    d. The proposed lease shall provide that the New Improvements become the Trustee's facilities at end of the agreed upon lease term or upon the abandonment of the use of the Property and New Improvements by the ME and the Counties (the "Non-Trustees Parties").

    e. To share with the Non-Trustees Parties all available property surveys, explorations, assessments, and reports pertaining to the Property.

    f. The State of Florida Building Code and the Florida Fire Prevention Code apply to the new medical examiner's office on the Property. St. Lucie County shall coordinate with the City of Fort Pierce and/or the Trustees on the approval mechanism for the new medical examiner's office, as the property is located within the jurisdiction of the City and on the property of the Trustees. To the extent applicable, the Parties agree to request that the applicable agencies waive impact fees as allowable by local ordinance or state law.

4. **Budgets and Contract Administration.**

    a. **Phased Approach and Overall Design**

        i. The Non-Trustees agree that the design of the New Improvements shall proceed using a phased approach.

        ii. Phase 1 shall be a Space Needs Analysis, which shall examine the ME's space needs, provide conceptual planning for the medical examiner's office and its related site improvements, and provide cost estimates.

iii. Phase 2 shall be preparing Preliminary and Final Construction Plans, Technical Specifications, and refined cost estimates for the New Improvements and obtaining permits needed to construct the New Improvements.

iv. Phase 3 shall be overseeing the construction of the New Improvements.

v. The Non-Trustees Parties agree that each of the Non-Trustee Parties will review the building plans and St. Lucie County ("St. Lucie") will oversee the site permitting and construction of the New Improvements, including inspections, following the State of Florida building Code as provided herein.

vi. St. Lucie, for the benefit of the Non-Trustees Parties, shall competitively procure an architect reasonably satisfactory to the Non-Trustees Parties (the "Architect") in accordance with Florida Law and St. Lucie's Procurement Policy. The Architect shall be responsible for, *inter alia*, (1) developing a Space Needs Analysis for the New Improvements (Phase 1); (2) developing Preliminary Construction plans and Technical Specifications for the New Improvements; (3) preparing Final Construction Plans, Technical Specifications, and Bid Documents; (4) obtaining all permits, other than building permits, needed to construct the New Improvements (items (2) through (4) collectively referred to as Phase 2); (5) assisting the Counties in evaluating the qualifications of potential bidders; (6) providing construction and contract administration; and (7) performing construction inspections as needed to provide certified as-built drawings after the New Improvements are constructed (items (5) through (7) collectively referred to as Phase 3). The Non-Trustees Parties shall participate in the procurement process for the selection of the Architect. The Architects' proposals will be reviewed by a five-member selection committee with one member appointed by the each of the Non-Trustees Parties ("Selection Committee"). The Selection Committee shall select and rank at least three (3) Architects from the proposals submitted.

vii. Upon selection of the Architect, the Non-Trustees Parties agree that St. Lucie shall be the contracting agency and shall be responsible for administration of the Contract with the Architect. St. Lucie shall execute a contract with the selected Architect (the "Architect's Contract") with terms as required by Section 287.055 (5) and (6) Fla. Stat. The Non-Trustees Parties shall be named as third-party beneficiaries in the Architect's Contract. Without limiting the foregoing, the Architect's Contract shall require the Architect to procure policies of insurance that relate to the Architect's Work, with terms, limits, coverages, and specifications as required by St. Lucie, and the Non-Trustees Parties shall be designated as named insureds on all applicable policies. St. Lucie, through its Board of County Commissioners, shall have final approval

rights to the Architect's Contract; however, such rights are limited to whether the Architect's Contract terms are fair, competitive, and reasonable.

viii. The Counties agree to support requesting state and federal funding to assist in funding the cost of the Space Needs Analysis. To the extent state and federal funding is not received or to the extent funding is received but a funding shortfall exists, the Counties agree to fund the Space Needs Analysis based on a formula in which the ratio of the number of autopsies performed for each County in the previous year (A) to the number of autopsies performed in the four counties in the previous year (B) is weighted by 50 percent, and the ratio of the number of deaths in each county in the previous year (C) to the total number of deaths in the four counties in the previous year (D) is weighted by 50 percent. The formula is expressed as (A/B x 0.5) + (C/D x 0.5) = respective County's share of expenses.

ix. Subject to the terms of the Agreement, the Counties agree to fund the Space Needs Analysis (to the extent funding is required from the Counties), the Preliminary and Final Construction Plans and Technical Specifications, and the construction of the New Improvements based on the County share calculation formula set out above for 2021 as follows:

St. Lucie	46.11%
Indian River	24.36%
Martin	22.42%
Okeechobee	7.11%

x. St. Lucie shall invoice the other Counties for the cost of the approved Space Needs Analysis, the Preliminary and Final Construction Plans and Technical Specifications, and the construction of the New Improvements based on the County share calculation formula set out above. The other Counties shall pay St. Lucie per the Local Government Prompt Payment Act.

xi. The County Administrator of each County, or his or her designee, shall be the point of contact for matters related to the New Improvements Construction Budget, as defined herein, and for change orders requiring Non-Trustees Parties' approval.

b. **Phase 1 Space Needs Analysis**

i. Upon completion of the Architect selection process, the top-selected Architect shall submit a scope of services and cost proposal to St. Lucie for the Space Need Analysis and cost estimates ("Analysis"). The cost of the Analysis will be determined during scope of work negotiations with the

top-selected Architect. St. Lucie shall provide copies of the Analysis proposal to each of the Non-Trustees Parties. Each of the Non-Trustees Parties shall have thirty (30) days to review the proposal and to provide written approval, requests for changes, or disapproval. In the event one or more of the Non-Trustees Parties requests changes or provides disapproval of the Analysis proposal, the Non-Trustees Parties agree to meet to negotiate an Analysis scope of services and cost proposal that is acceptable to all the Non-Trustees Parties. If the Non-Trustees Parties do not request changes or provide disapproval of the Analysis proposal, the proposal shall be deemed approved.

ii. Should the negotiation with the top-selected Architect fail, the Selection Committee shall repeat the negotiation process with the subsequently ranked firm(s).

c. **Phase 2 Design Components**

i. Upon the completion of the final Space Needs Analysis, the Non-Trustees Parties will be provided for approval an estimated cost to prepare the Final Construction Plans, Technical Specifications, and refined cost estimates and to obtain all required permits from the appropriate jurisdictional agencies ("Phase 2 Design Components"). Upon approval of the final Space Needs Analysis and the estimated cost of the Phase 2 Design Components, the Architect shall submit a scope and cost proposal to St. Lucie for the Phase 2 Design Components. St. Lucie shall provide copies of the Phase 2 Design Components scope/cost proposal to each of the Non-Trustees Parties. Each of the Non-Trustees Parties shall have thirty (30) days to review the proposal and to provide written approval, requests for changes, or disapproval. In the event one or more of the Non-Trustees Parties requests changes or provides disapproval of the Phase 2 Design Components proposal, the Non-Trustees Parties agree to meet to negotiate an Analysis scope of services and cost proposal that is acceptable to all the Non-Trustees Parties. If the Non-Trustees Parties do not request changes or provide disapproval of the Phase 2 Design Components proposal, the proposal shall be deemed approved.

ii. Upon approval by the Non-Trustees Parties on a Phase 2 Design Components scope/cost from the Architect, St. Lucie shall authorize the Architect to proceed with the Phase 2 Design Components. The Non-Trustees Parties will review the Preliminary and Final Construction Plans, Technical Specifications, and refined cost estimates at each milestone for progress plan submittals negotiated as part of the Architect's approved

Phase 2 scope of services. The Non-Trustees Parties shall have thirty (30) days to perform full reviews of each milestone for progress plan submittals.

iii. St. Lucie will cooperate in good faith to assist Architect in obtaining all permits required for the construction of the Work from all applicable governmental authorities.

d. **Phase 3 Construction**

i. Upon the completion of the Phase 2 Design Improvements and the approval of the final Phase 2 Design Components by the jurisdictional agencies for site planning, the Non-Trustees Parties will be provided for approval an estimated cost to construct the New Improvements (the "New Improvements Construction Budget").

ii. Staff from the Counties shall discuss options to fund the New Improvements Construction Budget. Those options shall include state or federal funding, a County funding its share through that County's budget, a County funding its share through the issuance of bonds by that County, or the Counties agreeing through a separate interlocal agreement that one of the Counties will issue bonds (the "New Improvement Bonds") that would be used to finance the New Improvements Construction Budget and would be supported by each County's pledge to pay its share of the debts service (based on the County share calculation percentage) from a covenant to budget and appropriate or otherwise as determined by each County.

iii. Nothing in this Agreement shall obligate the Counties to provide funding for the construction of the New Improvements in excess of the approved New Improvements Construction Budget. The approved New Improvements Construction Budget shall be used to fund the New Improvements only and for no other purpose.

iv. Upon approval of the New Improvements Construction Budget, St. Lucie, for the benefit of the Non-Trustees Parties, shall, through a publicly advertised competitive bidding or proposal process, in accordance with Florida Law and St. Lucie's Procurement Policy, competitively procure a contractor (the "Contractor") for the construction of the New Improvements in accordance with the approved Phase 2 Design Components (the "Work"). The Selection Committee shall review the qualifications of the contractors' submitted bids/proposals and shall recommend the selection of a contractor. St. Lucie shall execute a

Construction Contract with the selected contractor including terms that are fair, competitive, and reasonable and the terms set forth below, with the selected contractor.

v. The Construction Contract shall, *inter alia*, include each of the following requirements related to all work under the Construction Contract:

1. the furnishing of a public construction bond in a form consistent with Section 255.05, Fla. Stat., with St. Lucie named as co-obligee;

2. retainage in an amount acceptable to St. Lucie for the Work, until the Completion of the Work (including a retainage of 5% of the total value of the construction contract) and required at 50% completion as set forth in Section 255.078, Fla. Stat.;

3. payment by the Contractor of liquidated damages for each day from and after the Required Completion Date (if and as that term or its equivalent is defined in the Construction Contract) until the actual date of Completion;

4. a requirement that the Contractor perform and achieve Completion of the Work for a Guaranteed Maximum Price or fixed stipulated sum, by no later than the Required Completion Date;

5. the furnishing of an "installation floater" insurance policy or such other policy of insurance covering goods in transit and while the Work is being performed, with terms, limits, coverages and specifications acceptable to St. Lucie;

6. the provision of an Owner's Contractor Protective policy of insurance, including extensions for products and completed operations coverage and similar extended coverage at least through Completion (as defined herein) of the Work, or another policy of insurance acceptable to St. Lucie, with the Counties as a named insured;

7. the Counties shall be named as a third-party beneficiary in the Construction Contract.

5. **New Improvements.**

a. **Phase 1 Space Needs Analysis**

i. The Architect shall be provided an estimated forty-five (45) days from receiving its Notice to Proceed to complete the draft Space Needs Analysis.

ii. Upon completion of the draft Space Needs Analysis, the Architect shall prepare and deliver the draft Space Needs Analysis to the Non-Trustees Parties. The Non-Trustees Parties shall have a period of thirty (30) days from delivery of the draft Space Needs Analysis within which to review and to provide written approval, request for changes, or disapproval the draft Space Needs Analysis. None of the Non-Trustees Parties shall unreasonably withhold its consent to the draft Space Needs Analysis. If any of the Non-Trustees Parties request changes or disapproves the draft Space Needs Analysis, that Non-Trustees Party shall state its grounds for the requested changes or disapproval in reasonably written detail. In the event one or more of the Non-Trustees Parties requests changes or disapproves of the draft Space Needs Analysis, then all the Non-Trustees Parties agree to meet as expeditiously as possible and attempt to address the requested changes or to resolve the grounds for disapproval. If the Non-Trustees Parties do not provide written requests for changes or disapproval within such thirty (30) day period, the draft Space Needs Analysis shall be deemed approved.

iii. The Architect shall be provided an estimated twenty-one (21)__ days from receiving its approval of the draft Analysis to complete the final Space Needs Analysis.

iv. Upon completion of the final Space Needs Analysis, the Architect shall furnish a copy of the final Analysis to the Non-Trustees Parties. The Non-Trustees Parties shall have a period of thirty (30) days from delivery of the final Space Needs Analysis within which to review and to provide written approval, request for changes, or disapproval of the final Space Needs Analysis. None of the Non-Trustees Parties shall unreasonably withhold its consent to the final Space Needs Analysis except to the extent the final Space Needs Analysis are materially inconsistent with the draft Space Needs Analysis. If any of the Non-Trustees Parties requests changes or disapproves of the final Space Needs Analysis, that Non-Trustees Party shall state its grounds for the requested changes or disapproval in reasonably written detail. In the event one or more of the Non-Trustees Parties requests changes or disapproves of the final Space Needs Analysis, then all the Non-Trustees Parties agree to meet as expeditiously as possible and attempt to address the requested changes or to resolve the grounds for disapproval. If the Non-Trustees Parties do not provide written requests for changes or disapproval within such thirty (30) day period, the final Space Needs Analysis Study shall be deemed approved.

b. **Phase 2 Design Components**

i. The Architect shall be provided an estimated thirty (30)___ days from

receiving its Notice to Proceed to complete the preliminary Phase 2 Schematic Design Components.

ii. Upon completion of the Phase 2 Schematic Design Components in accordance with the approved Space Needs Analysis, the Architect shall prepare and deliver the Phase 2 Schematic Design Components to the Non-Trustees Parties. The Non-Trustees Parties shall have a period of thirty (30) days from delivery of the Phase 2 Schematic Design Components within which to review and to provide written approval, request for changes, or disapproval of the y Phase 2 Schematic Design Components. None of the Non-Trustees Parties shall unreasonably withhold its consent to the Phase 2 Schematic Design Components except to the extent the Phase 2 Schematic Design Components are materially inconsistent with the final Space Needs Analysis. If any of the Non-Trustees Parties requests changes or disapproves of the Phase 2 Schematic Design Components, that Non-Trustees Party shall state its grounds for the requested changes or disapproval reasonably written detail. If the Non-Trustees Parties do not provide written requests for changes or disapproval within such thirty (30) day period, the Phase 2 Schematic Design Components shall be deemed approved.

iii. The Architect shall be provided an estimated sixty (60)___ days from receiving its approval of the preliminary Phase 2 Schematic Design Components to complete the Phase 2 Design Development Components.

iv. Upon completion of the Phase 2 Design Development Components in accordance with the approved Phase 2 Schematic Design Components, the Architect shall prepare and deliver the preliminary Phase 2 Design Development Components to the Non-Trustees Parties. The Non-Trustees Parties shall have a period of thirty (30) days from delivery of the Phase 2 Design Development Components within which to review and to provide written approval, request for changes, or disapproval of the preliminary Phase 2 Design Development Components. None of the Non-Trustees Parties shall unreasonably withhold its consent to the Phase 2 Design Development Components except to the extent the Phase 2 Design Development Components are materially inconsistent with the Phase 2 Schematic Design Components. If any of the Non-Trustees Parties requests changes or disapproves of the Phase 2 Design Development Components, that Non-Trustees Party shall state its grounds for the requested changes or disapproval reasonably written detail. If the Non-Trustees Parties do not provide written requests for changes or disapproval within such thirty (30) day period, the preliminary Phase 2 Design Components shall be deemed

approved.

v. The Architect shall be provided an estimated thirty (30)___ days from receiving its approval of the Phase 2 Design Development Components to complete the Phase 2 (50%) Design Construction Documents Components.

vi.

vii. Upon completion of the Phase 2 (50%) Design Construction Documents Components in accordance with the approved Phase 2 Design Development Components, the Architect shall prepare and deliver the Phase 2 (50%) Design Construction Documents Components to the Non-Trustees Parties. The Non-Trustees Parties shall have a period of thirty (30) days from delivery of the Phase 2 (50%) Design Construction Documents Components within which to review and to provide written approval, request for changes, or disapproval of the Phase 2 (50%) Design Construction Documents Components. None of the Non-Trustees Parties shall unreasonably withhold its consent to the Phase 2 (50%) Design Construction Documents Components except to the extent the Phase 2 50% Design Construction Documents Components are materially inconsistent with the Phase 2 Design Development Components. If any of the Non-Trustees Parties requests changes or disapproves of the Phase 2 (50%) Design Construction Documents Components, that Non-Trustees Party shall state its grounds for the requested changes or disapproval reasonably written detail. If the Non-Trustees Parties do not provide written requests for changes or disapproval within such thirty (30) day period, the Phase 2 (50%) Design Construction Documents Components shall be deemed approved.

viii. The Architect shall be provided an estimated forty-five (45)___ days from receiving its approval of the Phase 2 (50%) Design Construction Documents Components to complete the Phase 2 (100%) Design Construction Documents Components.

ix.

x. Upon completion of the Phase 2 (100%) Design Construction Documents Components in accordance with the approved Phase 2 (50%) Design Construction Documents Components, the Architect shall prepare and deliver the Phase 2 (100%) Design Construction Documents Components to the Non-Trustees Parties. The Non-Trustees Parties shall have a period of thirty (30) days from delivery of the Phase 2 (100%) Design Construction Documents Components within which to review and to provide written approval, request

for changes, or disapproval of the Phase 2 (100%) Design Construction Documents Components. None of the Non-Trustees Parties shall unreasonably withhold its consent to the Phase 2 (100%) Design Construction Documents Components except to the extent the Phase 2 (100%) Design Construction Documents Components are materially inconsistent with the Phase 2 (50%) Design Construction Documents Components. If any of the Non-Trustees Parties requests changes or disapproves of the Phase 2 (100%) Design Construction Documents Components, that Non-Trustees Party shall state its grounds for the requested changes or disapproval reasonably written detail. If the Non-Trustees Parties do not provide written requests for changes or disapproval within such thirty (30) day period, the Phase 2 (100%) Design Construction Documents Components shall be deemed approved.

i. The Architect shall be provided an estimated thirty (30)___ days from receiving its approval of the Phase 2 (100%) Design Construction Documents Components to address/correct any approval comments to the Phase 2 (100%) Design Construction Documents Components.

ii.

iii.

c. **Phase 3 Construction**

i. Promptly following the execution of the Construction Contract and the issuance of all required approvals and permits, St. Lucie shall cause the Contractor to commence the Work and to diligently and continuously pursue the Work to Completion. The term "Completion" as used in this Section shall mean the completion of the Work, as evidenced by the issuance of a temporary or final certificate of occupancy or completion, as applicable, and the completion of all "punch-list" items.

ii. There shall be no change to the Phase 2 Design Components, except pursuant to an Authorized Change Order. As used in this Agreement, an "Authorized Change Order" shall mean a written instrument initiated and prepared by the Contractor and signed by St. Lucie and the Architect stating their agreement of the following: (i) the agreed change in the Work; and (ii) the extent of the adjustment in the New Improvements Construction Budget, if any. All change orders initiated by the Contractor in excess of $20,000 shall be provided to the Non-Trustees Parties by St. Lucie for review and approval prior to being executed by St. Lucie. The Non-Trustees Parties have five (5) business days to approve or disapprove the change order. St. Lucie shall

have a period of ten (10) business days following receipt of a request to approve a change order within which to review and approve same. If St. Lucie fails to respond within such ten (10) business day period after the receipt of the proposed change order, then such proposed change order shall be deemed approved provided, however, in no event shall the Counties be obligated to pay any costs associated with change orders in the event such costs cause the costs to exceed the New Improvements Construction Budget without a separate written consent from the Counties identifying the additional funds to be provided. Such separate written consent shall not be deemed to have been provided by a County's failure to object to a change order. St. Lucie shall have the absolute right to deny any change order request that would cause the New Improvements Construction Budget to be exceeded.

iii. The New Improvements Construction Budget shall be subject to increase only as a consequence of Authorized Change Orders (as defined herein), to the extent such Authorized Change Orders actually increase the New Improvements Construction Budget; provided, however, that the Counties obligations shall be limited to the New Improvements Construction Budget as may be amended.

iv. The Non-Trustees Parties shall have the right to monitor the construction progress of the New Improvements at all times and to attend project progress meetings and shall be authorized to access the Property to perform site visits, provided that the Counties shall not give direction, whether verbally or in writing or otherwise, to any Contractor, Architect or consultant engaged by St. Lucie except in an emergency situation.

6. **Miscellaneous Provisions.**

a. Any alteration, variation, modification, extension, renewal, or waiver of the provisions of this Agreement shall be valid only when reduced to writing, duly authorized and signed, by all parties, and attached to the original.

b. This Agreement shall be binding on the Parties hereto, their successor and assigns when permitted.

c. This Agreement embodies the whole understanding of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or Agreements, either verbal or written, between the parties hereto.

d. This Agreement shall be filed with the Clerks of the Circuit Court of Indian River

County, Martin County, Okeechobee County and St. Lucie County, Florida, prior to its effectiveness.

e. The Agreement may only be amended by a written document signed by all parties and filed with the Clerks of the Circuit Court of Indian River County, Martin County, Okeechobee County, and St. Lucie County, Florida.

B. **NOTICE.**

All notices or communications hereunder shall be in writing and shall be deemed duly given if delivered in person or sent by certified or registered mail, return receipt requested, first class, postage prepaid and addressed as follows:

IF TO IRSC:

Vice President of Financial Services and CFO
3209 Virginia Avenue
Fort Pierce, Florida 34982

With a copy to:

IF TO MEDICAL EXAMINER:

Medical Examiner for District 19, Florida
2500 South 35th Street
Fort Pierce, Florida 34981

With a copy to:

IF TO COUNTIES:

St. Lucie County Administrator
2300 Virginia Avenue
Fort Pierce, Florida 34982

With a copy to:

Indian River County Administrator
1801 27th Street, Building A
Vero Beach, Florida 32960

Martin County Administrator
2401 S.E. Monterey Road
Stuart, Florida 34996

Okeechobee County Administrator
304 Northwest Second Street
Okeechobee, Florida 34972

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized officials on the dates stated below. This Agreement may be executed in

WITNESS:

(SEAL)

DISTRICT BOARD OF TRUSTEES OF INDIAN RIVER STATE COLLEGE

BY: Anthony D. George, Jr.

Date: 11/15/22

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

GENERAL COUNSEL

ATTEST:

Clerk

(SEAL)

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

BY: _____
Chair, Board of County Commissioners

Date: November 22, 2022

APPROVED AS TO FORM AND CORRECTNESS:

_____
County Attorney

ATTEST:

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

Edward V. Ciampi, Chairman
Board of County Commissioners

APPROVED AS TO FORM &
LEGAL SUFFICIENCY:

Sarah W. Woods, County Attorney

ATTEST:

Clerk

JERALD D. BRYANT, CLERK

(SEAL)

BOARD OF COUNTY COMMISSIONERS
OKEECHOBEE COUNTY, FLORIDA

BY: _____
Chair, Board of County Commissioners

Date: 11/22/2022

APPROVED AS TO FORM AND CORRECTNESS:

_____
County Attorney

ATTEST:

Vera Smith

Clerk

(SEAL)

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA

BY: _____

Vice **Chair, Board of County Commissioners**

Date: 11/15/22

APPROVED AS TO FORM AND CORRECTNESS:

_____

County Attorney

WITNESS:

Kimberly Ann Carroll

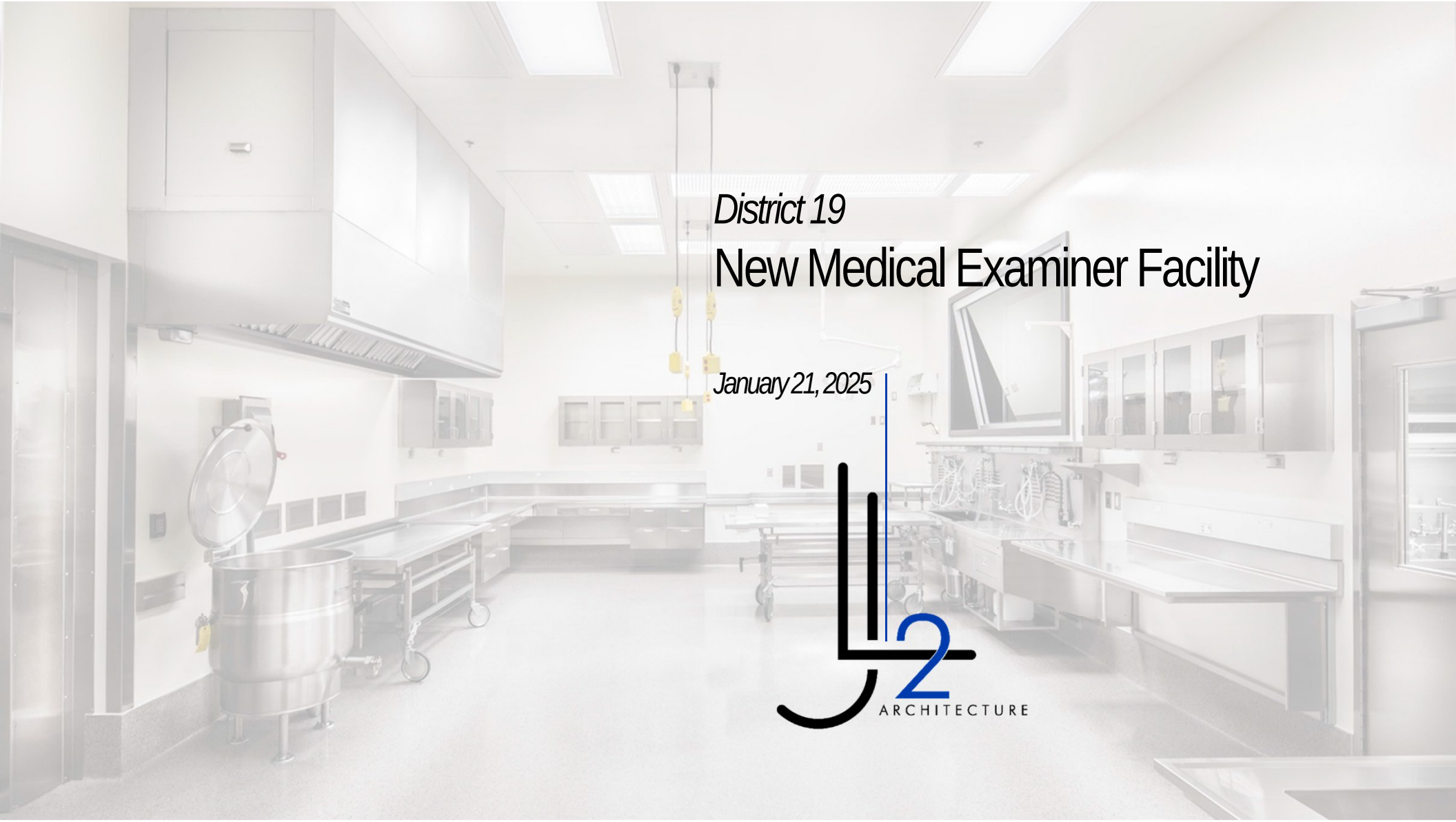
Notary Public (and Seal)

KIMBERLY ANN CARROLL
Commission # HH 260427
Expires August 30, 2026

MEDICAL EXAMINER DISTRICT 19, FLORIDA

By: Patricia A. Bronicando

Date: 12-7-2022



District 19

New Medical Examiner Facility

January 21, 2025

ARCHITECTURE

AGENDA

Introductions

Scope of Work

ME Design

Project Location

Project Floor Plans

Project Renderings

Next Steps

INTRODUCTIONS

Johnnie Lohrum Jr. RA, LEED
President / Project Manager
24 Years of Experience
jl2 ARCHITECTURE | LONGWOOD

DAY TO DAY CONTACT

100% INVOLVEMENT WITH PROJECT

24 years of municipal experience

LOCAL ENGINEERING TEAM

CULPEPPER & TERPENING INC
LANDSCAPE
CIVIL
ENVIRONMENTAL

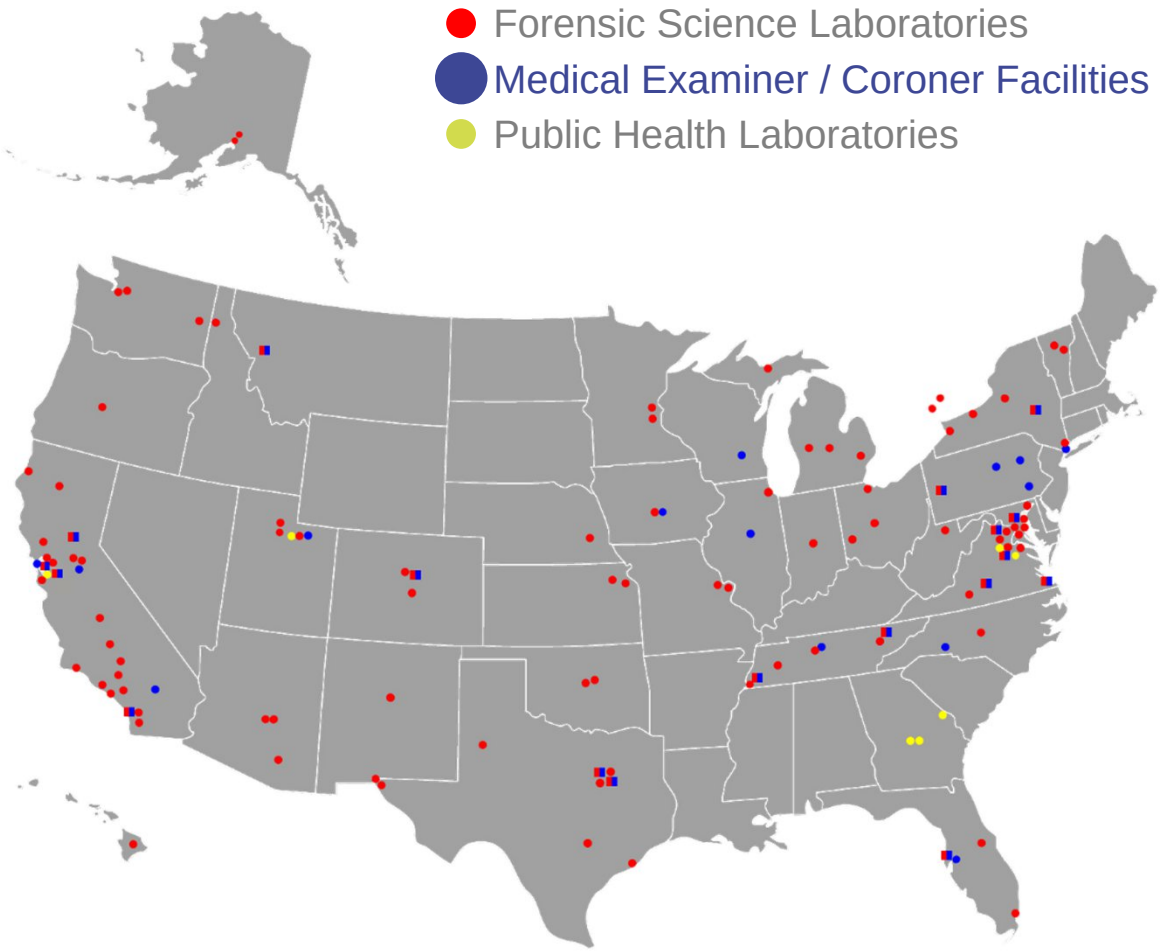
OCI ASSOCIATES, INC
MEP / FIRE
SECURITY

BBM STRUCTURAL
STRUCTURAL

lucido & associates
LANDSCAPE

KMI INTERNATIONAL
COST
ESTIMATING

NATIONAL FORENSIC ARCHITECTURE | MWL



NATIONAL FIRM

165 Forensic Labs

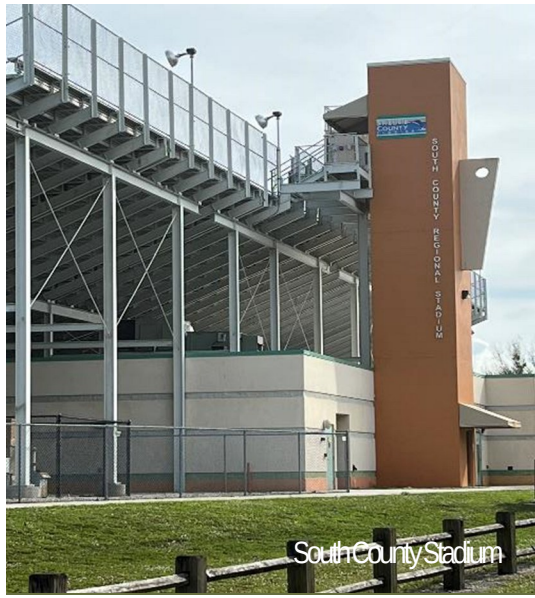
270 Public Safety Facilities

50 Medical Examiner / Coroner Facilities

LOCAL EXPERIENCE

Fort Pierce Central High School

Havert L. Fenn Center



South County Stadium

Doug M. Anderson EOC

Treasure Coast High School

PUBLIC SAFETY / ESSENTIAL EXPERIENCE

300 +

Team Public Safety Projects

Hurricane Shelters

Essential Florida Facilities

Operation Centers

MEP = 10 ME Projects (350k sf)

PROJECT SCOPE

100% Design Thru Construction

Scope of Services:

Architectural Design
Interior Architectural Design
MEP/F Engineering
Feasibility Studies / Analysis
Facility Programming
Civil Engineering
Master Planning
3D Visualizations / Rendering Services
Soils Investigations / Reports

Surveys-Topographic / Boundary
Measured Drawings of Existing Facilities

Structural Engineering
Code Analysis
Environmental Assessments
Constructability Review Participation &
Landscape / Irrigation
Security Design
Systems & Communications Design
Traffic Design & Analysis
Detailed Cost Estimates
Existing Site Utility Infrastructure

PARTICIPANTS

Medical Examiner

St. Lucie County

Indian River County

Martin County

Okeechobee County

06

NATIONAL FORENSIC ARCHITECTURE | Design Criteria

1 ODOR MITIGATION

2 FLEXIBILITY WITH EXPANDABILITY

3 COORDINATE NATURAL LITE WITH VENTILATION

4 ADAPTABILITY

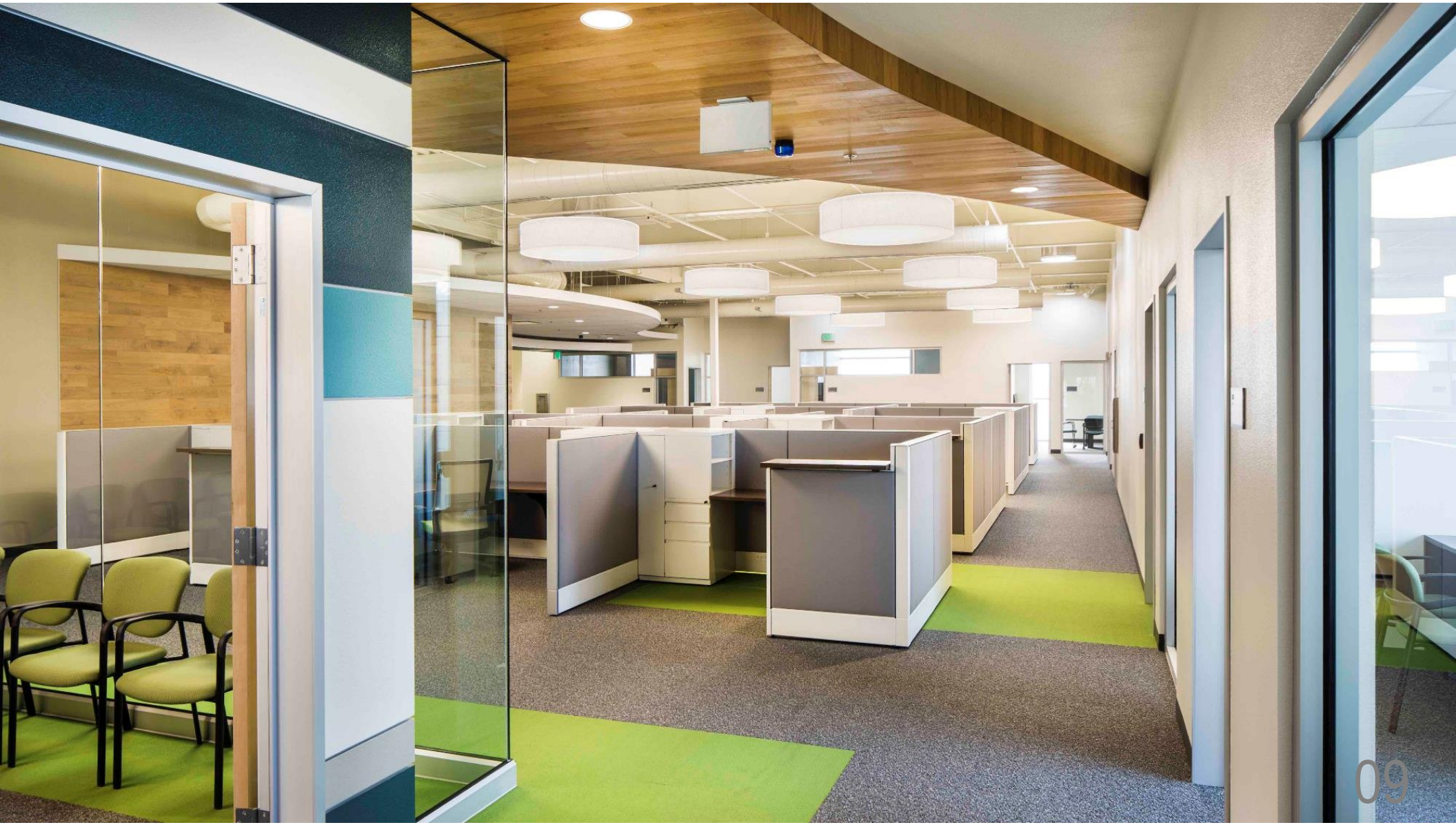
5 CONTAINMENT

6 SIGHT LINES

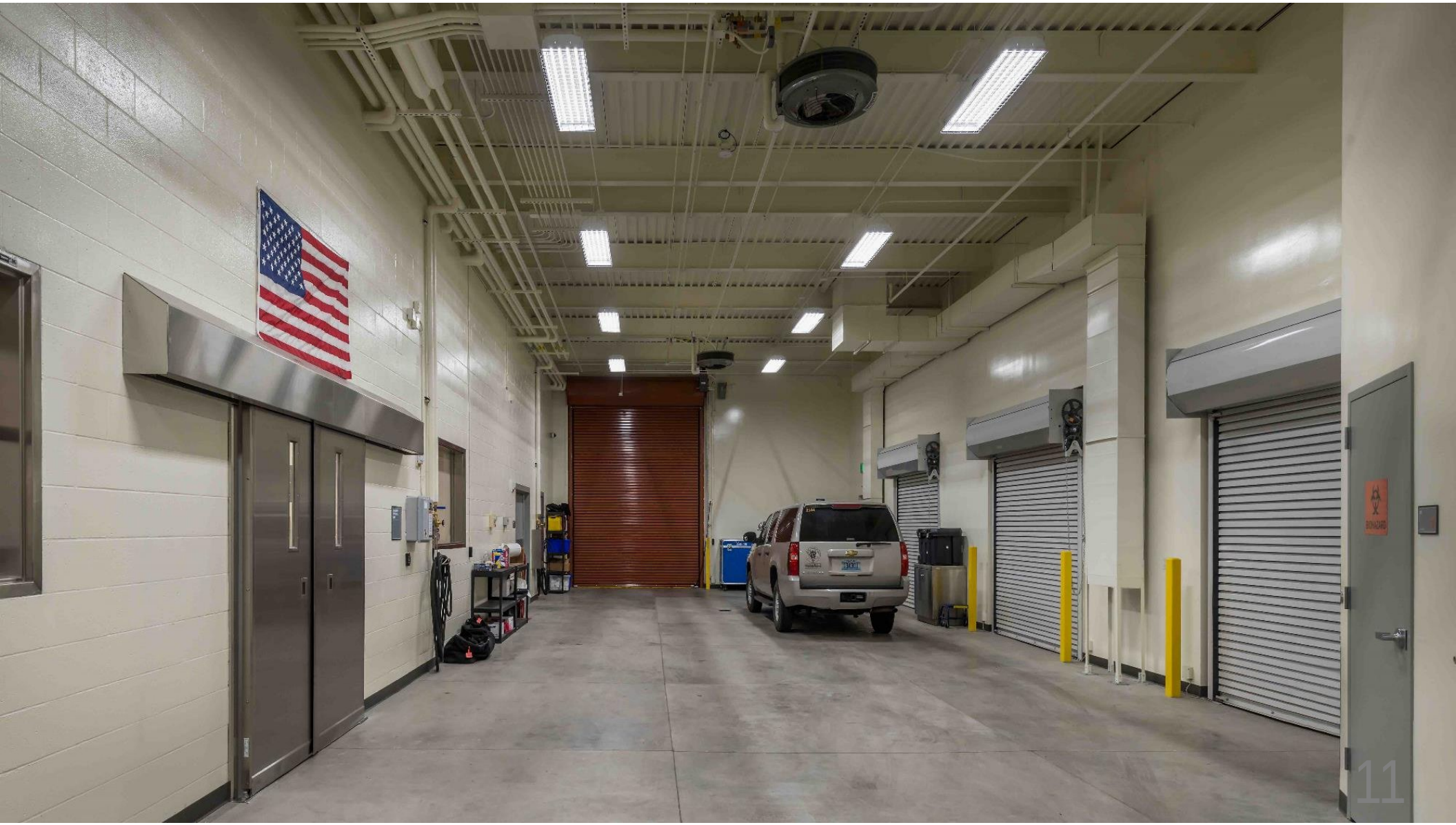
7 PUBLIC & STAFF SAFETY

NAME ACCREDITATION

08

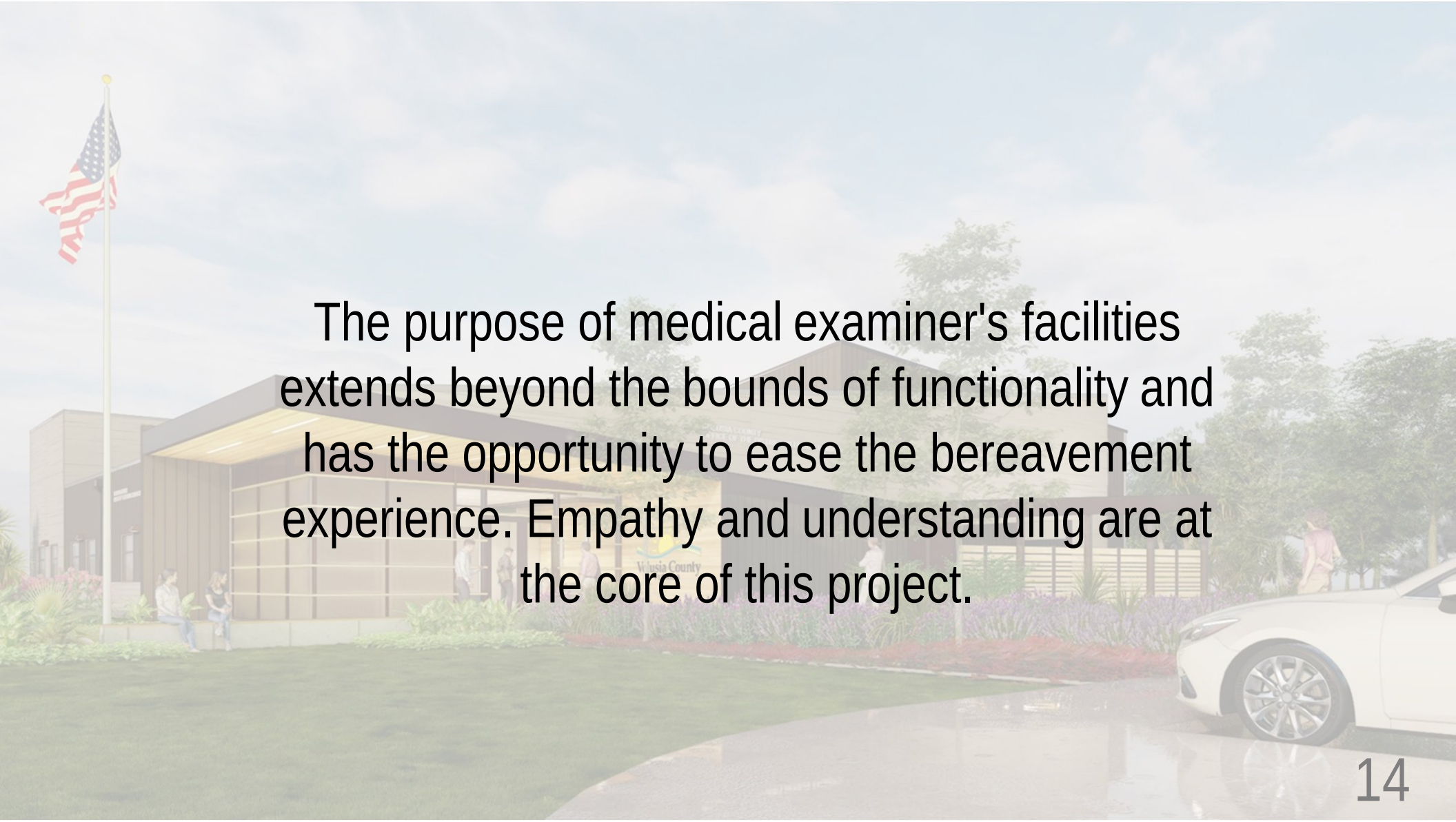

09

10


11

Statscan
Statscan
Statscan

13



The purpose of medical examiner's facilities extends beyond the bounds of functionality and has the opportunity to ease the bereavement experience. Empathy and understanding are at the core of this project.

NEEDS ASSESSMENT / PROGRAMMING

Original Data Gathered 2023.11.13

OFFICE OF THE DISTRICT MEDICAL EXAMINER
DISTRICT 19 - ST. LUCIE COUNTY, FLORIDA

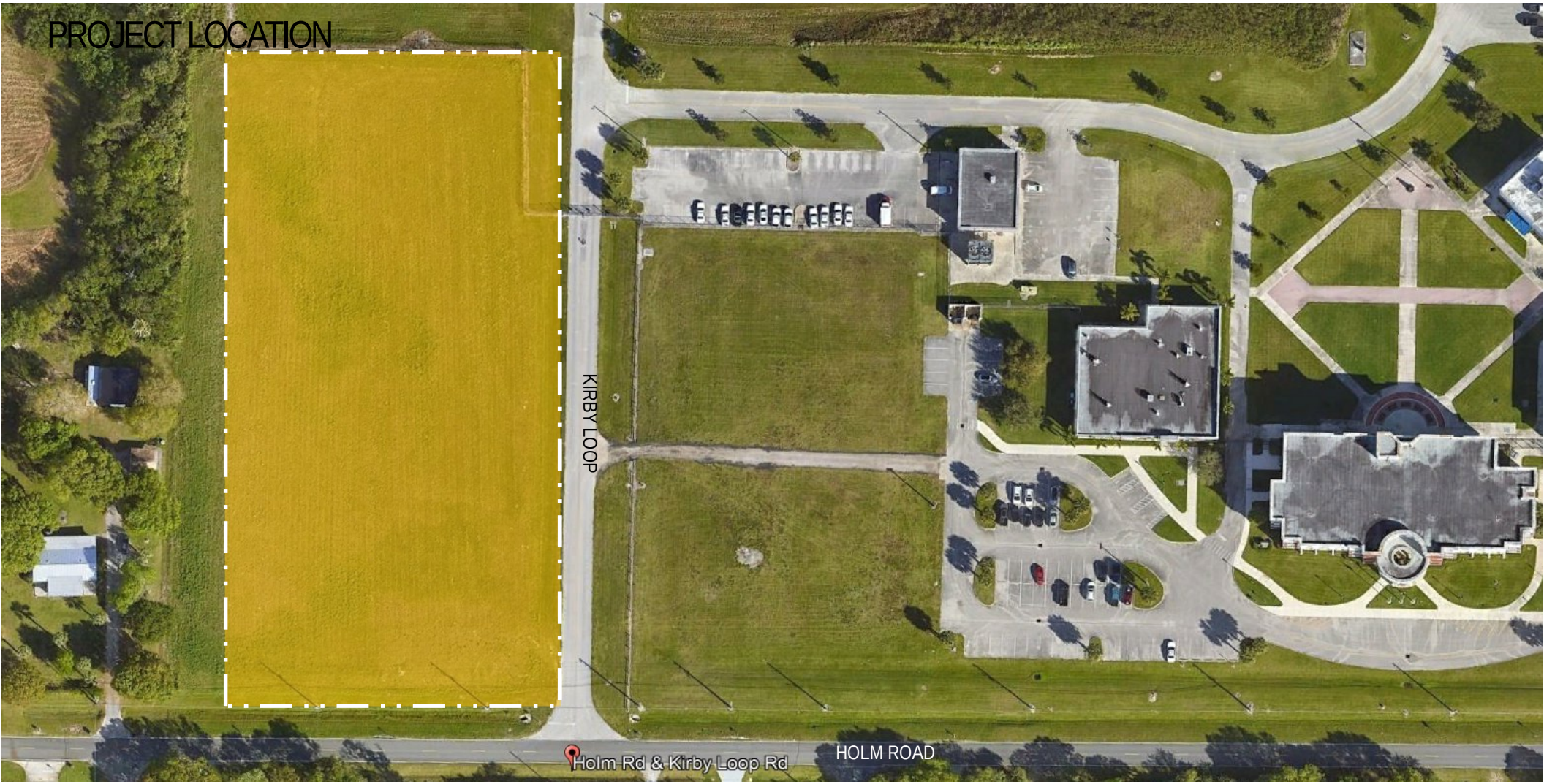
						Area Totals 2046	Area Totals 2056	Remarks
						20 Year Needs Driven Plan	30 Year Needs Driven Plan	Code required 160mph Wind Resistant Faciltiy Required
Staffing	Current	2026	2046	2056				*Current at 2023 - 582 Autopsies, 112 Exams*
Public Entry						1,423	1,505	
Administration and Shared Office Area	15	18	22	25		4,881	5,272	
Autopsy Complex	4	6	7	7		8,518	9,391	
Sally Port/Storage						3,318	3,568	
					Total Adjusted Net Square Footage	18,139	19,735	
Structural/Wall Design Factor	*10%*	*x NSF*				1,814	1,974	
MEP Factor	*17%*	*x NSF*				3,084	3,355	*To be verified by MEP engineers*
					Recommended Site Range	2.0	2.0	*Acres*
Total Staffing	19	24	29	32	Total Adjusted Gross Square Footage	**23,036**	**25,064**	
					Gross Area per Staff:	794	783	*Typically 700-1000 SF per person*

Yellow indicates a defined room or space

Light Gray indicates area to satisfy move-in needs

Blue indicates areas driven by the 20 year needs for the facility

25,064 sf


PROJECT LOCATION
KIRBY LOOP
Holm Rd & Kirby Loop Rd
HOLM ROAD

PROJECT SITE PLAN

Civic, Inviting Public Entry

Expansion Capability

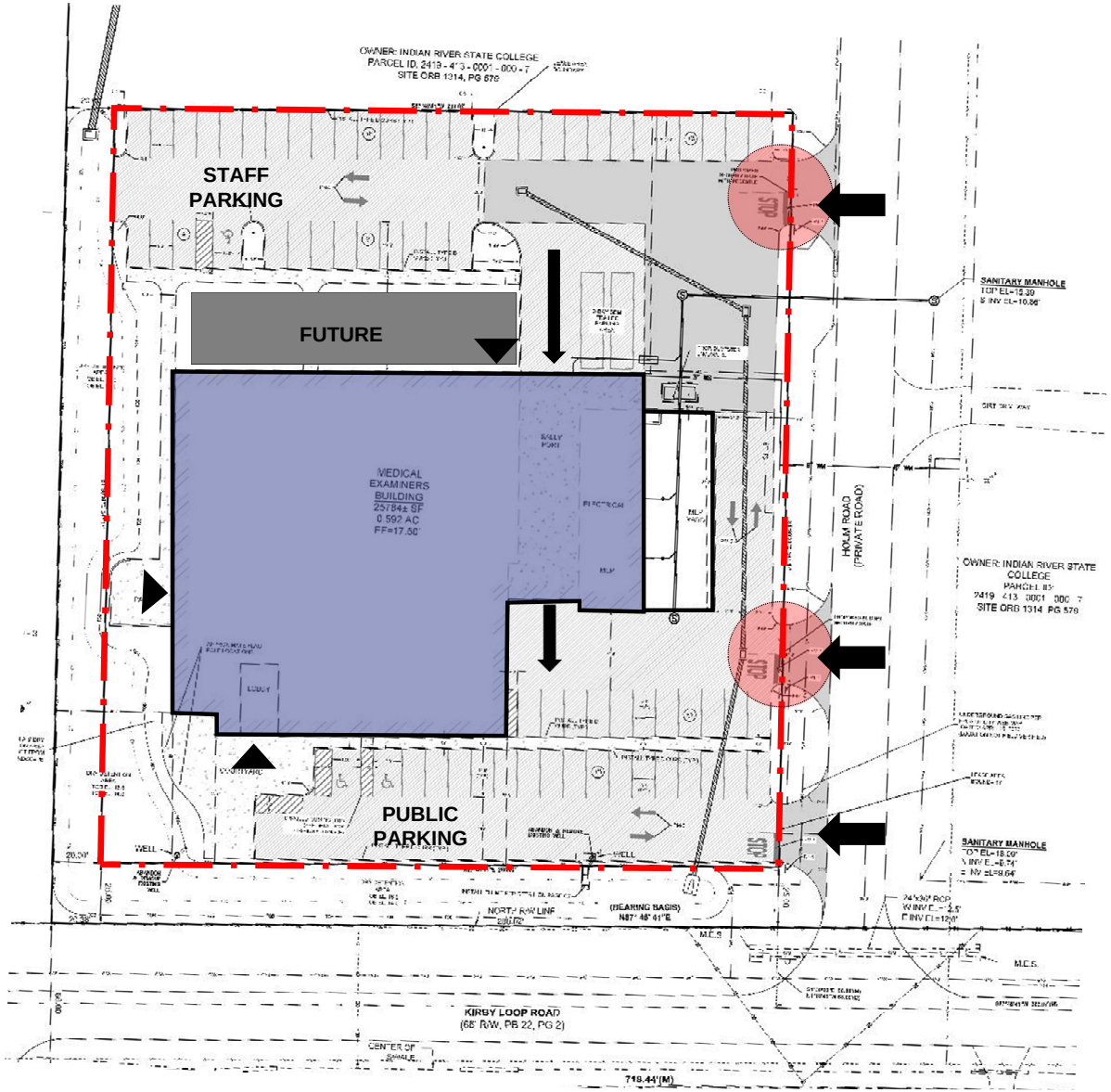
Site Screening / Controlled Access

Secure Staff vs. Public Parking

Private Decedent Receiving

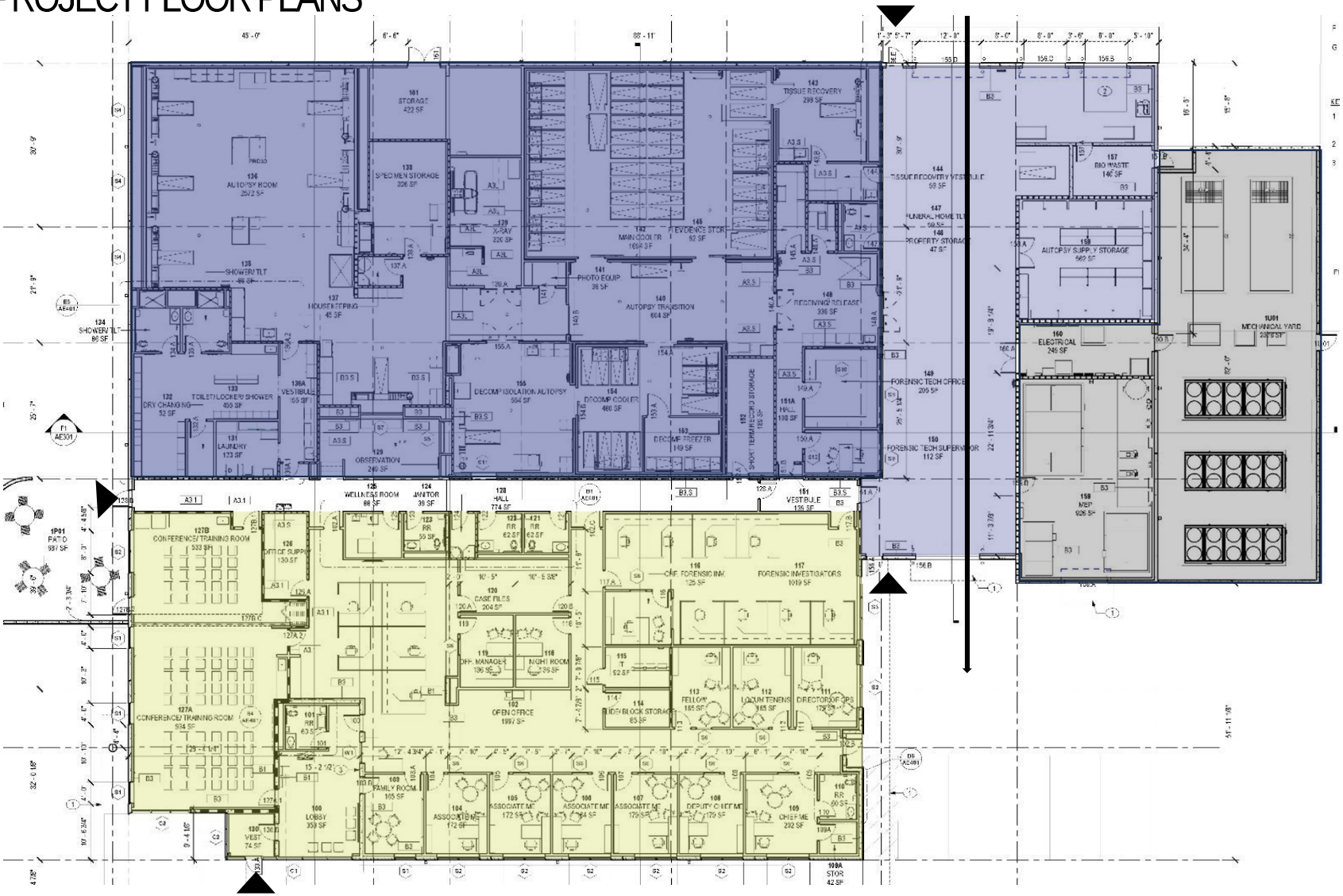
Single Direction, Enclosed Sally Port

Mass Disaster



18

PROJECT FLOOR PLANS



PROJECT INTERIORS

TYPICAL WALL PAINT COLOR

ACCENT WALL PAINT COLOR

ACCENT WALLS AND CEILING SYSTEM

CEILING SYSTEM

OPTION 1 QUARTZ COUNTERTOPS

POURED TERRAZZO FRONT OF HOUSE W/BASE

RESTROOMS FLOOR & ACCENT WALL TILE

OPTION 2 QUARTZ COUNTERTOPS

LIGHT WOOD COLOR MILLWORK AND LVT

POURED TERRAZZO BACK OF HOUSE W/ COVE BASE

PROJECT RENDERINGS

PROJECT RENDERINGS

PROJECT RENDERINGS

PROJECT RENDERINGS

NEXT STEPS

100% Construction Documents—2/5/2025

Submittal to Building Department—IRCC

Contractor Pre-Qualification RFQ—County

Contractor Short Listing

Project Bidding

Construction—Est. 14-16 Months

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0377 DEPT-1 **Meeting Date:** 2/25/2025

No Items

PLACEMENT: Departmental

TITLE:

OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL

EXECUTIVE SUMMARY:

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

DEPARTMENT: Administration

PREPARED BY: **Name:** Office of Management and Budget
Title:

REQUESTED BY: Various

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

This item serves as a placeholder for grant related items which require Board approval.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Items requiring approval provided via Supplemental Memorandum.

RECOMMENDED ACTION:

RECOMMENDATION

Provided via Supplemental Memorandum.

ALTERNATIVE RECOMMENDATIONS

Provided via Supplemental Memorandum.

FISCAL IMPACT:

RECOMMENDATION

Provided via Supplemental Memorandum.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0388 | DEPT-2 | **Meeting Date:** 2/25/2025

No Items

PLACEMENT: Departmental

TITLE:

CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL $1 MILLION OR GREATER

EXECUTIVE SUMMARY:

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

DEPARTMENT: Administration

PREPARED BY: **Name:** Krysti Brotherton
Title: Chief Procurement Officer

REQUESTED BY: Various

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

This item serves as a placeholder for those items that meet the threshold for Board approval for contracts $1 million or greater and contract change orders or amendments that meet the $1 million threshold and cumulatively increase the original contact value by 10% or more.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Items requiring approval provided via Supplemental Memorandum.

RECOMMENDED ACTION:

RECOMMENDATION

Provided via Supplemental Memorandum.

ALTERNATIVE RECOMMENDATIONS

Provided via Supplemental Memorandum.

FISCAL IMPACT:

RECOMMENDATION

Provided via Supplemental Memorandum. No items will be brought forward unless there is funding available within the CIP, department budget, or reserves.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution

☐ Other:

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

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0627 DEPT-3 **Meeting Date:** 2/25/2025

PLACEMENT: Departmental

TITLE:

CONSIDER A RESOLUTION APPROVING A CONVEYANCE OF PROPERTY AND ACCEPTANCE OF PROPERTY PURSUANT TO SECTION 125.38, FLA. STAT. IN ACCORDANCE WITH PAL MAR SETTLEMENT AGREEMENT

EXECUTIVE SUMMARY:

This is a request for the adoption of a resolution authorizing a property exchange pursuant to a Settlement, Land Exchange, and Purchase Agreement with Be a Man Buy Land, LLC in the case of Be a Man Buy Land, LLC vs. S. FL Water Man. Dist.; FL Fish and Wildlife Cons. Comm.; The Board of Trustees of the Internal Improv. Trust Fund of the State of FL; and Martin County. The property exchange provides for a 2:1 swap of approximately 559 acres of land in exchange for 1,099 acres from Be A Man Buy Land, LLC.

DEPARTMENT: County Attorney

PREPARED BY: **Name:** Sarah Woods
Title: County Attorney

REQUESTED BY:

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

On November 12, 2024, the Martin County BOCC voted to approve a Settlement, Land Exchange, and Purchase Agreement ("Settlement Agreement") in the case of: *Be a Man Buy Land, LLC vs. S. FL Water Man. Dist.; FL Fish and Wildlife Cons. Comm.; The Board of Trustees of the Internal Improv. Trust Fund of the State of FL; and Martin County; Case No. 2023-CA-000052*.

Pursuant to the Settlement Agreement, Be a Man Buy Land, LLC is required to swap land it owns at a ratio of 2:1 in environmentally sensitive middle and eastern portions of Pal Mar, for County and South Florida Water Management District (SFWMD) owned land (either solely or jointly; approx. 559 acres) in the North Chimney portion of Pal Mar. This equates to the County receiving (both solely and jointly) approx. 1,099 acres in the middle and eastern portions of Pal Mar.

Section 125.37, Fla. Stat. provides that before any exchange of County property, a notice setting forth the terms and conditions of such exchange of property shall be published once a week, for at

least two weeks, before adoption of the resolution authorizing the exchange by the Board. Such notice was published on February 11 and 18, 2025 in the Treasure Coast Newspaper.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, and legal staff have identified and addressed legal risks and developed strategies for legal defensibility.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt the Resolution.

ALTERNATIVE RECOMMENDATIONS

Direct staff accordingly.

FISCAL IMPACT:

RECOMMENDATION

None

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

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

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

SPACE ABOVE THIS LINE FOR RECORDING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. _____

APPROVAL OF A CONVEYANCE OF PROPERTY AND ACCEPTANCE OF PROPERTY PURSUANT TO SECTION 125.37 FLORIDA STATUTES

WHEREAS, on _____, this Board held a public hearing to consider the exchange of property owned by MARTIN COUNTY, a political subdivision of the State of Florida (hereinafter "COUNTY"), described in Exhibit "A" attached hereto and made a part hereof, for property owned by BE A MAN BUY LAND, LLC, a Florida corporation (hereinafter "BAM"), described in the Exhibit "B" and Exhibit "C" attached hereto and made a part hereof; and

WHEREAS, proper notice of hearing was published once a week for two weeks prior to the public hearing in a newspaper of general circulation published in the County; and

WHEREAS, anyone desiring to be heard regarding this matter was given opportunity to present their views to this Board; and

WHEREAS, on November 12, 2024, the Board voted to approve a Settlement, Land Exchange, and Purchase Agreement ("Settlement Agreement") in the case of: Be a Man Buy Land, LLC vs. S. FL. Water Man. Dist.; FL Fish and Wildlife Cons. Comm.; The Board of Trustees of the Internal Improv. Trust Fund of the State of FL; and Martin County; Case No. 2023-CA-000052; and

WHEREAS, Pursuant to the Settlement Agreement, BAM is required to swap land it owns at a ratio of 2:1 in environmentally sensitive middle and eastern portions of Pal Mar, for County and S. FL Water Man. Dist. owned land (either solely or jointly; approx. 559 acres) in the North Chimney portion of Pal Mar. This equates to the County receiving (both solely and jointly) approx. 1,099.78 acres in the middle and eastern portions of Pal Mar; and

WHEREAS, the Board has made the following determinations regarding the property to be conveyed by County Deed to BAM as more particularly described in Exhibit "A", which is attached hereto and incorporated herein:

1. The property is not needed for County purposes.

2. It is in the best interest of the County to exchange the COUNTY's property more

particularly described in Exhibit “A” for the property owned by BAM as more particularly described in Exhibit "B".

3. The exchange of property is deemed an even exchange and no funds will change hands.

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

A. Pursuant to Section 125.37, Florida Statutes, the Board of County Commissioners hereby authorizes the exchange of the property described in Exhibit "A" for the property described in Exhibit "B".

B. The property exchange is subject to certain terms and conditions, which are summarized as follows:

1. The Board of County Commissioners accepts this resolution approving the County Deed conveying its interest in the property described in Exhibit “A” to BAM, as consideration for an executed Quit Claim Deed conveying the property described in Exhibit “B” and Exhibit “C” by BAM, a Florida limited liability corporation to COUNTY.

2. Each party shall pay for recording any documents necessary to convey marketable title to the other party, including the deeds. BAM, as the non-exempt party, shall pay for any and all documentary stamps as a result of the property exchange.

3. This resolution hereby accepts and approves the Quit Claim Deeds conveyed by Be a Man Buy Land, LLC, a Florida limited liability corporation to Martin County, a political subdivision of the State of Florida, at the time of closing.

DULY PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

_____
CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
SARAH W. WOODS, COUNTY ATTORNEY

EXHIBIT "A"

COUNTY TO BAM

Parcel A

This instrument prepared by:

Susanna Kenerson, Real Property Division
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Be A Man Buy Land RPM 4119
Property Address: Multiple vacant land parcels
PCN: Multiple – see attached Ex. A - M

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

THIS DEED, made this _____ day of _____, 2025, by MARTIN COUNTY, a political subdivision of the State of Florida, 2401 SE Monterey Road, Stuart, Florida 34996, Grantor, and BE A MAN BUY LAND, LLC, a Florida limited liability company, Grantee, whose mailing address is 4260 SE Federal Highway, Stuart, Florida 34997.

WITNESSETH that Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described land lying and being in Martin County, Florida:

SEE ATTACHED EXHIBIT "A -M"

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

_____
CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

_____
SARAH W. WOODS, COUNTY ATTORNEY

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

EXHIBIT A

The following described parcels of land, lying and being in Section 01, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
XX-192	01-40-39-000-200-00080-1
XX-128	01-40-39-000-200-00120-3
XX-97	01-40-39-000-200-00130-1
XX-1 CD North 1/2	01-40-39-000-200-00202-4
XX-291	01-40-39-000-200-00410-2
XX-227	01-40-39-000-200-00450-3
XX-189	01-40-39-000-200-00730-5
XX-37	01-40-39-000-200-00970-4
XX-6AB S 1/2	01-40-39-000-200-01020-2
XX-251	01-40-39-000-200-01170-0
XX-122A	01-40-39-000-200-01324-5
XX-25	01-40-39-000-200-01430-6
XX-23	01-40-39-000-300-00230-8
XX-170 AB South 1/2	01-40-39-000-300-00324-5
XX-215	01-40-39-000-300-00350-2
XX-171	01-40-39-000-300-00490-3
XX-76	01-40-39-000-300-00660-7
XX-117	01-40-39-000-300-00690-1
XX-245	01-40-39-000-300-00770-4
XX-205	01-40-39-000-300-00870-3
XX-83D	01-40-39-000-300-01072-7
XX-208 CD N 1/2	01-40-39-000-300-01541-0

The following described parcels of land, lying and being in Section 02, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
WW-256	02-40-39-000-100-00050-7
WW-165	02-40-39-000-100-00740-3
Being part of that 185 foot wide FP&L Easement as in Deed Book 98 at Page 323, of the Public Records of Martin County, Florida. Being the same property conveyed in Official Records Book 1585, at Page 399, of the Public Records of Martin County, Florida, and containing 19.06 acre(s) more or less.	02-40-39-000-100-01610-8
WW-219	02-40-39-000-400-00380-2
WW-147	02-40-39-000-400-00480-1
WW-19B West 1/2 of the South 1/2	02-40-39-000-400-00593-5
WW-124 CD North 1/2	02-40-39-000-400-01521-0

EXHIBIT A

The following described parcels of land, lying and being in Section 11, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
SS-257	11-40-39-000-100-00020-5
SS-225	11-40-39-000-100-00040-1
SS-160 (N 1/2)	11-40-39-000-100-00092-8
SS-97	11-40-39-000-100-00120-4
SS-96	11-40-39-000-100-00130-2
SS-64	11-40-39-000-100-00150-7
SS-33	11-40-39-000-100-00180-1
SS-32	11-40-39-000-100-00190-9
SS-1	11-40-39-000-100-00200-7
SS-223	11-40-39-000-100-00360-3
SS-226	11-40-39-000-100-00370-1
SS-190CD North 1/2	11-40-39-000-100-00471-9
SS-67	11-40-39-000-100-00540-6
SS-62	11-40-39-000-100-00550-3
SS-35	11-40-39-000-100-00580-7
SS-29	11-40-39-000-100-00620-9
SS-36	11-40-39-000-100-00630-7
SS-68	11-40-39-000-100-00670-8
SS-125	11-40-39-000-100-00700-2
SS-253	11-40-39-000-100-00780-5
SS-261	11-40-39-000-100-00820-7
SS-229	11-40-39-000-100-00840-3
SS-188	11-40-39-000-100-00870-6
SS-165	11-40-39-000-100-00880-4
SS-101	11-40-39-000-100-00920-6
SS-92	11-40-39-000-100-00930-4
SS-69	11-40-39-000-100-00940-2
SS-59	11-40-39-000-100-01060-4
SS-102	11-40-39-000-100-01090-8
SS-166	11-40-39-000-100-01130-0
SS-230	11-40-39-000-100-01170-1
Being the North 1/2 of the East 2/5 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4. Containing 1 acre(s) more or less.	11-40-39-000-100-01191-6
SS-122	11-40-39-000-100-01310-2
SS-39	11-40-39-000-100-01380-7
SS-40	11-40-39-000-100-01430-7
SS-72	11-40-39-000-100-01470-8
SS-136	11-40-39-000-100-01510-0
SS-153	11-40-39-000-100-01520-8
SS-200	11-40-39-000-100-01550-1

EXHIBIT A

SS-184	11-40-39-000-400-00070-8
SS-73	11-40-39-000-400-00140-4
SS-56	11-40-39-000-400-00150-1
SS-9	11-40-39-000-400-00200-1
SS-10	11-40-39-000-400-00210-9
SS-23	11-40-39-000-400-00220-7
SS-55	11-40-39-000-400-00260-8
SS-87 AB South 1/2	11-40-39-000-400-00284-0
SS-170	11-40-39-000-400-00330-4
SS-202	11-40-39-000-400-00350-9
SS-246	11-40-39-000-400-00430-3
SS-214	11-40-39-000-400-00450-8
SS-118 AB South 1/2	11-40-39-000-400-00514-2
SS-54	11-40-39-000-400-00550-7
SS-43	11-40-39-000-400-00580-1
SS-22	11-40-39-000-400-00590-9
SS-11 A&B	11-40-39-000-400-00600-7
SS-140	11-40-39-000-400-00710-4
SS-149	11-40-39-000-400-00720-2
SS-268	11-40-39-000-400-00790-7
The following described parcels of land, lying and being in Section 12, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
YY-288 South 1/2	12-40-39-000-200-00024-7
YY-256 CD North 1/2	12-40-39-000-200-00041-6
YY-160	12-40-39-000-200-00100-4
YY-129	12-40-39-000-200-00110-2
YY-65 North 1/2	12-40-39-000-200-00150-3
YY-33C East 1/2 of the North 1/2	12-40-39-000-200-00171-8
YY-1 South 1/2	12-40-39-000-200-00191-4
YY-2 North 1/2	12-40-39-000-200-00210-1
YY-34	12-40-39-000-200-00240-5
YY-95	12-40-39-000-200-00270-8
YY-127	12-40-39-000-200-00290-4
YY-130	12-40-39-000-200-00300-2
YY-159	12-40-39-000-200-00310-0
YY-223CD North 1/2	12-40-39-000-200-00351-0
YY-226	12-40-39-000-200-00360-9
YY-258C East 1/2 of the North 1/2	12-40-39-000-200-00380-5
YY-259	12-40-39-000-200-00430-5
YY-227	12-40-39-000-200-00450-0
YY-195	12-40-39-000-200-00470-6
YY-131	12-40-39-000-200-00510-8
YY-62	12-40-39-000-200-00560-7

EXHIBIT A

YY-4	12-40-39-000-200-00610-7
YY-93	12-40-39-000-200-00670-4
YY-221	12-40-39-000-200-00750-7
YY-284	12-40-39-000-200-00820-3
YY-197	12-40-39-000-200-00870-2
YY-124	12-40-39-000-200-00920-2
YY-70	12-40-39-000-200-01060-0
YY-91	12-40-39-000-200-01070-8
YY-187	12-40-39-000-200-01130-6
YY-295CD North 1/2	12-40-39-000-200-01211-8
YY-250AB	12-40-39-000-200-01244-9
YY-122CD North 1/2	12-40-39-000-200-01321-5
YY-103	12-40-39-000-200-01330-4
YY-25	12-40-39-000-200-01430-3
YY-57	12-40-39-000-200-01450-8
YY-104	12-40-39-000-200-01480-2
YY-248	12-40-39-000-300-00040-5
YY-216AB South 1/2	12-40-39-000-300-00064-6
YY-88A Southeast 1/4	12-40-39-000-300-00144-0
YY-73AB South 1/2	12-40-39-000-300-00154-7
YY-9 South 1/2	12-40-39-000-300-00190-3
YY-10 CD North 1/2	12-40-39-000-300-00210-9
YY-10 South 1/2	12-40-39-000-300-00220-7
YY-74	12-40-39-000-300-00260-8
YY-215AB South 1/2	12-40-39-000-300-00353-6
YY-298	12-40-39-000-300-00400-9
YY-299	12-40-39-000-300-00410-7
YY-278	12-40-39-000-300-00420-5
YY-107	12-40-39-000-300-00530-2
YY-43 CD North 1/2	12-40-39-000-300-00571-2
YY-11 South 1/2	12-40-39-000-300-00600-7
YY-53	12-40-39-000-300-00650-6
YY-76	12-40-39-000-300-00660-4
YY-85 BD	12-40-39-000-300-00672-0
YY-172BD West 1/2	12-40-39-000-300-00722-0
YY-245	12-40-39-000-300-00770-1
YY-301	12-40-39-000-300-00810-3
YY-276	12-40-39-000-300-00820-1
YY-244	12-40-39-000-300-00840-7
YY-212	12-40-39-000-300-00860-2
YY-180	12-40-39-000-300-00880-8
YY-148	12-40-39-000-300-00900-4
YY-109	12-40-39-000-300-00930-8
YY-84	12-40-39-000-300-00940-6
YY-206	12-40-39-000-300-01140-2
YY-238AB South 1/2	12-40-39-000-300-01164-3

EXHIBIT A

YY-302AB South 1/2	12-40-39-000-300-01204-5
YY-303CD North 1/2	12-40-39-000-300-01211-6
YY-274 Northeast 1/4	12-40-39-000-300-01220-5
YY-242A Southeast 1/4	12-40-39-000-300-01244-7
YY-241C Northeast 1/4	12-40-39-000-300-01571-0
YY-304	12-40-39-000-300-01600-5
YY-232	12-40-39-000-200-01560-5
YY-41	12-40-39-000-300-00170-7
The following described parcels of land, lying and being in Section 13, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
VV-719	13-40-39-000-100-00141-5

EXHIBIT B
LEGAL DESCRIPTION

ALL THAT PORTION OF THE EAST 185 FEET OF THE WEST 604.5 FEET OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, LYING 30 FEET NORTHERLY OF THE FOLLOWING DESCRIBED CENTERLINE OF JUPITER-INDIANTOWN ROAD AS SHOWN ON THE SPECIFIC PURPOSE BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING, INC., HAVING A PROJECT NUMBER OF 010025-01-002, AND A FIELD DATE OF AUGUST 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS

SOUTH 21°45'33” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34”, A DISTANCE OF 61.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID

CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54"

WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A

DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT C
LEGAL DESCRIPTION

All that portion of SS-12, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 11, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

EXHIBIT C
LEGAL DESCRIPTION

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT D
LEGAL DESCRIPTION

A parcel lying In Section 11, Township 40 South, Range 39 East, In Martin County, Florida.

Being all that portion of the East 1/2 of the West 2/5 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 11, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE,

THROUGH A CENTRAL ANGLE OF 33°56'34”, A DISTANCE OF 61.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A

RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF

729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23

FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

Subject to an easement for ingress, egress, drainage, and utilities over the Easterly 30 feet, and over the North 30 feet.

EXHIBIT E
LEGAL DESCRIPTION

All that portion of SS-244, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 11, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

EXHIBIT E
LEGAL DESCRIPTION

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT F
LEGAL DESCRIPTION

All that portion of SS-205, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 11, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

EXHIBIT F
LEGAL DESCRIPTION

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT G
LEGAL DESCRIPTION

All that portion of SS-173, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 11, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

EXHIBIT G
LEGAL DESCRIPTION

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT H
LEGAL DESCRIPTION

All that portion of YY-77, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

EXHIBIT H
LEGAL DESCRIPTION

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT I
LEGAL DESCRIPTION

All that portion of YY-52, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

EXHIBIT I
LEGAL DESCRIPTION

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT J
LEGAL DESCRIPTION

All that portion of YY-20, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41", A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38" WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31", A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44" WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56" WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07" WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42" WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42"

WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS

OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT K
LEGAL DESCRIPTION

All that portion of Parcel YY-110, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

EXHIBIT K
LEGAL DESCRIPTION

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT L
LEGAL DESCRIPTION

All that portion of Parcel YY-115, being the East 1/4 of the West 4/5 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4; Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE,

THROUGH A CENTRAL ANGLE OF 33°56'34”, A DISTANCE OF 61.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A

RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF

729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23

FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT M
LEGAL DESCRIPTION

All that portion of YY-175, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 30 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

EXHIBIT M
LEGAL DESCRIPTION

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT "B"

BAM TO COUNTY

Parcel B

Instrument Prepared By and Return To:
Rene S. Griffith, Esq.
4260 S.E. Federal Highway
Stuart, Florida 34997

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this _____ day of February, 2025, by BE A MAN BUY LAND, LLC, a Florida Limited Liability Company, whose mailing address is 4260 S.E. Federal Highway, Stuart, Florida 34997, Grantor, to MARTIN COUNTY, a political subdivision of the State of Florida, whose mailing address is 2401 SE Monterey Road, Stuart, Florida 34996, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Martin, State of Florida, and more particularly described in Exhibit "A" attached hereto.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

This deed was prepared without the benefit of title examination. No title opinion, title insurance or title assurances have been requested or given in connection with the preparation of this Deed.

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

<signature block on next page>

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:

Be A Man Buy Land, LLC, a Florida
limited liability company

_____
Witness printed name: _____
Address:_____

By: _____
Joseph Zachary Gazza, Managing Member

_____
Witness printed name: _____
Address:_____

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____day of February, 2025 by Joseph Zachary Gazza as Managing Member and on behalf of Be A Man Buy Land, LLC, a Florida limited liability company who ☐ is personally known to me or ☐ who has produced a driver's license as identification.

_____
Notary

SCHEDULE A

The following described parcels of land, lying and being in Section 10, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
FF-68	10-40-40-000-100-00680-6
FF-69	10-40-40-000-100-00690-4
FF-70	10-40-40-000-100-00700-2
FF-101	10-40-40-000-100-01010-5
FF-118	10-40-40-000-100-01180-9
FF-120 SW 1/4	10-40-40-000-100-01200-5
FF-122 N 1/2	10-40-40-000-100-01220-1
FF-129 S 1/2	10-40-40-000-100-01290-6
FF-132	10-40-40-000-100-01320-0
FF-156 CD aka FF-156 N 1/2	10-40-40-000-100-01561-8
FF-157	10-40-40-000-100-01570-7
FF-170	10-40-40-000-400-00100-2
THE SOUTH 1/2 OF PARCELS FF-188 AB & FF-189 D & FF-173 AB & FF-172 D	10-40-40-000-400-00130-6
FF-179, FF-182	10-40-40-000-400-00190-3
FF-180, FF-181	10-40-40-000-400-00200-1
FF-221, FF-220	10-40-40-000-400-00213-6
FF-218	10-40-40-000-400-00231-4
FF-228	10-40-40-000-400-00284-0
FF-390, FF-391	10-40-40-000-400-00302-8
FF-206	10-40-40-000-400-00351-8
FF-204, FF-205	10-40-40-000-400-00360-7
FF-319	10-40-40-000-400-00820-1
FF-318	10-40-40-000-400-00830-9
FF-317	10-40-40-000-400-00840-7
FF-316	10-40-40-000-400-00850-4
FF-312	10-40-40-000-400-00890-6
N 1/2 FF-310	10-40-40-000-400-00911-1
FF-307	10-40-40-000-400-00940-6
FF-306	10-40-40-000-400-00950-3
FF-331	10-40-40-000-400-01101-9
FF-330, FF-351	10-40-40-000-400-01111-7
FF-328, FF-329	10-40-40-000-400-01121-5
FF-325, FF-356	10-40-40-000-400-01160-7
FF-361 E 1/2	10-40-40-000-400-01211-6
FF-361 W 1/2	10-40-40-000-400-01213-0
FF-368, FF-393	10-40-40-000-400-01281-1
FF-374 BCD & FF-387 BCD LESS THE SW 1/4	10-40-40-000-400-01342-8
E 1/4 FF-414, W 1/2 FF-413, E 1/4 FF-427, W 1/2 FF-428	10-40-40-000-400-01470-2
FF-410	10-40-40-000-400-01511-3
FF-412, FF-413, FF-429, FF-428	10-40-40-000-400-01592-5
FF-164	10-40-40-000-400-01641-6

SCHEDULE A

The following described parcels of land, lying and being in Section 11, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
DD-3	11-40-40-000-100-00030-1
DD-15 S 1/2	11-40-40-000-100-00151-0
DD-16	11-40-40-000-100-00160-3
DD-18	11-40-40-000-100-00180-9
DD-20	11-40-40-000-100-00200-5
DD-61 NW 1/4	11-40-40-000-100-00210-3
DD-68	11-40-40-000-100-00280-8
DD-72	11-40-40-000-100-00320-0
DD-76	11-40-40-000-100-00360-1
DD-77	11-40-40-000-100-00370-9
DD-81, DD-82 E 1/2	11-40-40-000-100-00420-9
DD-83	11-40-40-000-100-00430-7
DD-84	11-40-40-000-100-00440-5
DD-89	11-40-40-000-100-00490-4
DD-92	11-40-40-000-100-00520-8
DD-97	11-40-40-000-100-00570-7
DD-98	11-40-40-000-100-00580-5
DD-61 SW 1/4	11-40-40-000-100-00613-0
DD-161	11-40-40-000-100-00810-7
DD-163	11-40-40-000-100-00830-3
DD-171	11-40-40-000-100-00910-6
DD-173	11-40-40-000-100-00930-2
DD-174	11-40-40-000-100-00940-0
DD-179	11-40-40-000-100-00990-9
DD-226	11-40-40-000-100-01080-8
DD-228	11-40-40-000-100-01100-4
DD-230	11-40-40-000-100-01120-0
DD-231	11-40-40-000-100-01130-8
DD-233	11-40-40-000-100-01150-3
DD-239	11-40-40-000-100-01210-1
DD-241	11-40-40-000-100-01230-7
DD-242	11-40-40-000-100-01240-5
DD-244	11-40-40-000-100-01260-0
DD-249	11-40-40-000-100-01310-0
DD-250	11-40-40-000-100-01320-8
DD-252	11-40-40-000-100-01340-4
DD-299	11-40-40-000-100-01424-3
DD-301	11-40-40-000-100-01430-5
DD-303	11-40-40-000-100-01450-0
DD-304	11-40-40-000-100-01460-8
DD-305	11-40-40-000-100-01470-6
DD-308	11-40-40-000-100-01500-0
W 1/2 DD-311, E 1/4 DD-310	11-40-40-000-100-01521-5

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
E 1/2 DD-314, W 1/4 DD-315	11-40-40-000-100-01561-6
DD-29	11-40-40-000-200-00090-6
DD-32	11-40-40-000-200-00121-9
DD-41 NW 1/4	11-40-40-000-200-00200-3
N 1/2 DD-52	11-40-40-000-200-00320-8
DD-40 NE 1/4	11-40-40-000-200-00401-0
DD-137 E 1/2	11-40-40-000-200-00770-3
DD-181	11-40-40-000-200-00830-1
DD-206	11-40-40-000-200-01080-6
DD-208	11-40-40-000-200-01100-2
DD-211, DD-212	11-40-40-000-200-01130-6
DD-214 E 1/2	11-40-40-000-200-01160-9
DD-259	11-40-40-000-200-01222-5
DD-263	11-40-40-000-200-01250-0
DD-264	11-40-40-000-200-01260-8
DD-266	11-40-40-000-200-01280-4
DD-272	11-40-40-000-200-01340-2
DD-289	11-40-40-000-200-01510-6
DD-291A E 1/4, DD-292CD W 1/2	11-40-40-000-200-01531-1
W 1/2 DD-343, W 1/2 DD-370, E 1/4 DD-344, E 1/4 DD-369	11-40-40-000-300-00072-6
DD-344 W 3/4	11-40-40-000-300-00081-5
DD-369 W 3/4	11-40-40-000-300-00082-4
DD-346	11-40-40-000-300-00101-1
DD-367	11-40-40-000-300-00102-0
DD-347, DD-366	11-40-40-000-300-00110-0
DD-348	11-40-40-000-300-00120-8
DD-365	11-40-40-000-300-00124-4
DD-360	11-40-40-000-300-00174-3
DD-432	11-40-40-000-300-00211-8
DD-434, DD-435	11-40-40-000-300-00223-4
DD-440	11-40-40-000-300-00284-0
DD-423	11-40-40-000-300-00302-8
DD-422	11-40-40-000-300-00311-7
DD-418, DD-419	11-40-40-000-300-00341-1
DD-523	11-40-40-000-300-00464-2
DD-505 & DD-506	11-40-40-000-300-00570-3
DD-507, DD-510	11-40-40-000-300-00590-9
DD-587	11-40-40-000-300-00980-7
DD-657 & DD-664	11-40-40-000-300-01040-3
DD-668	11-40-40-000-300-01074-2
DD-647 & DD-674	11-40-40-000-300-01141-1
DD-644 C-D, DD-645-A, DD-677 C-D & DD-676-A	11-40-40-000-300-01170-5
DD-643 ABC & DD-678ABC	11-40-40-000-300-01181-2
DD-718	11-40-40-000-300-01221-4
DD-755	11-40-40-000-300-01224-1
DD-721, DD-752	11-40-40-000-300-01250-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
DD-722, DD-751	11-40-40-000-300-01260-6
DD-729	11-40-40-000-300-01331-1
DD-730	11-40-40-000-300-01342-8
DD-734	11-40-40-000-300-01370-0
DD-803, DD-804, DD-805, DD-806, DD-821, & DD-822	11-40-40-000-300-01461-3
DD-801, DD-802, DD-823, & DD-824	11-40-40-000-300-01510-4
DD-800	11-40-40-000-300-01531-9
DD-825, DD-826	11-40-40-000-300-01534-6
DD-798 & DD-799	11-40-40-000-300-01541-7
DD-796	11-40-40-000-300-01571-0
DD-741	11-40-40-000-300-07410-0
DD-319, DD-394	11-40-40-000-400-00010-9
DD-321	11-40-40-000-400-00031-4
DD-322	11-40-40-000-400-00041-2
DD-323	11-40-40-000-400-00051-9
DD-390	11-40-40-000-400-00054-6
DD-386A & DD-327A & DD-387CD & DD-326CD	11-40-40-000-400-00081-3
DD-383	11-40-40-000-400-00121-5
DD-457	11-40-40-000-400-00272-2
DD-406	11-40-40-000-400-00291-9
DD-460	11-40-40-000-400-00300-8
DD-461	11-40-40-000-400-00310-6
DD-404	11-40-40-000-400-00311-5
DD-401	11-40-40-000-400-00341-9
DD-468, DD-469	11-40-40-000-400-00384-7
DD-473, DD-544	11-40-40-000-400-00430-1
DD-478, DD-479	11-40-40-000-400-00481-9
DD-539	11-40-40-000-400-00482-8
DD-533	11-40-40-000-400-00544-4
DD-528	11-40-40-000-400-00592-5
DD-556	11-40-40-000-400-00710-2
DD-555	11-40-40-000-400-00720-0
DD-613	11-40-40-000-400-00900-2
DD-612	11-40-40-000-400-00910-0
DD-611	11-40-40-000-400-00920-8
DD-636, DD-637	11-40-40-000-400-01060-6
DD-635	11-40-40-000-400-01081-1
DD-632	11-40-40-000-400-01111-5
DD-631	11-40-40-000-400-01121-3
DD-690	11-40-40-000-400-01122-2
DD-692, DD-693	11-40-40-000-400-01142-8
DD-626	11-40-40-000-400-01143-0
DD-627	11-40-40-000-400-01144-0
DD-628	11-40-40-000-400-01145-0
DD-623	11-40-40-000-400-01201-6

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
DD-699	11-40-40-000-400-01211-4
DD-703	11-40-40-000-400-01251-5
DD-705	11-40-40-000-400-01271-1
DD-709	11-40-40-000-400-01311-3
DD-764	11-40-40-000-400-01314-0
DD-711	11-40-40-000-400-01331-9
DD-760	11-40-40-000-400-01354-1
DD-790	11-40-40-000-400-01451-3
DD-789	11-40-40-000-400-01461-1
DD-836	11-40-40-000-400-01464-8
DD-788	11-40-40-000-400-01471-9
DD-839	11-40-40-000-400-01494-2
DD-841	11-40-40-000-400-01514-8
DD-842, DD-843	11-40-40-000-400-01521-9
DD-783	11-40-40-000-400-01522-8
DD-777, DD-778 & DD-848	11-40-40-000-400-01585-2

SCHEDULE A

The following described parcels of land, lying and being in Section 12, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
BB-7	12-40-40-000-100-00070-0
PORTION OF BB-8	12-40-40-000-100-00080-8
BB-9	12-40-40-000-100-00090-6
BB-64 SE 1/4	12-40-40-000-100-00240-5
BB-67	12-40-40-000-100-00270-8
BB-71	12-40-40-000-100-00310-0
BB-73	12-40-40-000-100-00330-6
BB-75, BB-76, BB-77, BB-78, BB-79, S 1/2 BB-80	12-40-40-000-100-00350-1
BB-85	12-40-40-000-100-00450-0
BB-87	12-40-40-000-100-00470-6
BB-91	12-40-40-000-100-00510-8
BB-93	12-40-40-000-100-00530-4
BB-97	12-40-40-000-100-00570-5
BB-143	12-40-40-000-100-00630-3
BB-150 E 1/2	12-40-40-000-100-00700-8
BB-164	12-40-40-000-100-00840-9
BB-167	12-40-40-000-100-00870-2
BB-169	12-40-40-000-100-00890-8
BB-170	12-40-40-000-100-00900-6
BB-171	12-40-40-000-100-00910-4
BB-172	12-40-40-000-100-00920-2
BB-174	12-40-40-000-100-00940-8
BB-221	12-40-40-000-100-01010-1
BB-228	12-40-40-000-100-01080-6
BB-231	12-40-40-000-100-01110-0
BB-235	12-40-40-000-100-01150-1
BB-239	12-40-40-000-100-01190-3
BB-241	12-40-40-000-100-01210-9
BB-242	12-40-40-000-100-01220-7
BB-249	12-40-40-000-100-01290-2
BB-254	12-40-40-000-100-01340-2
BB-259	12-40-40-000-100-01390-1
BB-260	12-40-40-000-100-01400-9
E 1/4 BB-305, W 1/2 BB-306	12-40-40-000-100-01460-6
BB-308	12-40-40-000-100-01480-2
S 1/2 BB-310	12-40-40-000-100-01502-6
BB-311	12-40-40-000-100-01510-6
BB-312	12-40-40-000-100-01520-4
W 3/4 BB-314	12-40-40-000-100-01540-0
BB-320	12-40-40-000-100-01600-7
BB-29 W 1/2	12-40-40-000-200-00090-4
BB-29 E 1/2	12-40-40-000-200-00091-0
BB-30 & BB-31	12-40-40-000-200-00100-2

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
BB-48	12-40-40-000-200-00280-4
BB-50	12-40-40-000-200-00300-0
S 1/2 BB-55	12-40-40-000-200-00350-9
BB-101	12-40-40-000-200-00410-7
BB-103	12-40-40-000-200-00430-3
BB-104	12-40-40-000-200-00440-1
BB-107	12-40-40-000-200-00470-4
BB-111	12-40-40-000-200-00510-6
BB-112	12-40-40-000-200-00520-4
BB-113	12-40-40-000-200-00530-2
BB-114	12-40-40-000-200-00540-0
BB-132, BB-133	12-40-40-000-200-00720-2
BB-134	12-40-40-000-200-00740-8
BB-135	12-40-40-000-200-00750-5
BB-138	12-40-40-000-200-00780-9
BB-140	12-40-40-000-200-00800-5
BB-182	12-40-40-000-200-00820-1
BB-183	12-40-40-000-200-00830-9
BB-184	12-40-40-000-200-00840-7
BB-185	12-40-40-000-200-00850-4
BB-188	12-40-40-000-200-00880-8
BB-189	12-40-40-000-200-00890-6
BB-190	12-40-40-000-200-00900-4
BB-191	12-40-40-000-200-00910-2
BB-193	12-40-40-000-200-00930-8
BB-194	12-40-40-000-200-00940-6
BB-202	12-40-40-000-200-01020-7
BB-203	12-40-40-000-200-01030-5
BB-204	12-40-40-000-200-01040-3
BB-210	12-40-40-000-200-01100-0
BB-217	12-40-40-000-200-01170-5
BB-264	12-40-40-000-200-01240-1
BB-273	12-40-40-000-200-01330-2
BB-276	12-40-40-000-200-01360-5
BB-279	12-40-40-000-200-01390-9
BB-281	12-40-40-000-200-01410-5
BB-282	12-40-40-000-200-01420-3
BB-283A & BB-284CD W 1/2	12-40-40-000-200-02831-4
BB-342, BB-343	12-40-40-000-300-00021-6
BB-378, BB-379	12-40-40-000-300-00022-5
BB-376, BB-377	12-40-40-000-300-00044-9
BB-348, BB-349	12-40-40-000-300-00081-3
BB-372 & BB-373	12-40-40-000-300-00083-1
BB-369	12-40-40-000-300-00124-2
BB-365, BB-366	12-40-40-000-300-00153-6
BB-357ABC & BB-364ABC	12-40-40-000-300-00171-4

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
BB-440	12-40-40-000-300-00211-6
BB-441	12-40-40-000-300-00213-4
BB-439	12-40-40-000-300-00221-4
BB-429	12-40-40-000-300-00321-3
BB-455	12-40-40-000-300-00353-4
BB-456, BB-457	12-40-40-000-300-00362-3
BB-422, BB-423	12-40-40-000-300-00381-0
BB-421	12-40-40-000-300-00401-6
BB-539	12-40-40-000-300-00422-1
BB-503	12-40-40-000-300-00431-0
BB-534, BB-535	12-40-40-000-300-00474-8
BB-595	12-40-40-000-300-00660-2
W 1/2 BB-594 B	12-40-40-000-300-00672-8
BB-593	12-40-40-000-300-00680-8
BB-592	12-40-40-000-300-00690-6
BB-583	12-40-40-000-300-00780-7
BB-582	12-40-40-000-300-00790-5
BB-683, BB-684	12-40-40-000-300-01032-1
BB-66, BB-667	12-40-40-000-300-01141-9
BB-664	12-40-40-000-300-01171-2
BB-699	12-40-40-000-300-01192-7
BB-841, BB-842, BB-843, BB-844, BB-845, BB-846, BB-847, BB-848, BB-849, BB-850,	12-40-40-000-300-01412-1
BB-328	12-40-40-000-400-00081-1
BB-331, BB-332, BB-389, BB-390	12-40-40-000-400-00110-6
BB-388	12-40-40-000-400-00132-0
BB-335	12-40-40-000-400-00151-6
BB-337	12-40-40-000-400-00171-2
BB-339	12-40-40-000-400-00191-8
BB-419	12-40-40-000-400-00221-2
BB-462	12-40-40-000-400-00222-1
BB-464	12-40-40-000-400-00244-5
BB-466	12-40-40-000-400-00263-1
BB-412	12-40-40-000-400-00291-7
BB-469	12-40-40-000-400-00292-6
BB-411	12-40-40-000-400-00301-5
BB-470	12-40-40-000-400-00303-3
BB-476	12-40-40-000-400-00363-0
BB-478, BB-479	12-40-40-000-400-00381-8
BB-403	12-40-40-000-400-00382-7
BB-482	12-40-40-000-400-00420-1
BB-557	12-40-40-000-400-00442-5
BB-486	12-40-40-000-400-00461-1
BB-487, BB-554	12-40-40-000-400-00470-0
BB-550	12-40-40-000-400-00513-9
BB-549	12-40-40-000-400-00523-7
BB-493, BB-548	12-40-40-000-400-00530-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
BB-494, BB-547	12-40-40-000-400-00540-6
BB-495, BB-546	12-40-40-000-400-00550-3
BB-496, BB-545	12-40-40-000-400-00560-1
BB-497	12-40-40-000-400-00571-8
BB-544	12-40-40-000-400-00572-7
BB-499	12-40-40-000-400-00591-4
BB-542	12-40-40-000-400-00594-1
BB-579	12-40-40-000-400-00620-9
BB-578	12-40-40-000-400-00630-7
BB-577	12-40-40-000-400-00640-5
BB-576	12-40-40-000-400-00650-2
BB-575	12-40-40-000-400-00660-0
BB-574	12-40-40-000-400-00670-8
BB-573	12-40-40-000-400-00680-6
BB-572	12-40-40-000-400-00690-4
BB-571	12-40-40-000-400-00700-2
BB-566	12-40-40-000-400-00750-1
BB-563	12-40-40-000-400-00780-5
BB-637	12-40-40-000-400-00840-3
BB-660	12-40-40-000-400-01010-5
BB-659	12-40-40-000-400-01021-2
BB-702	12-40-40-000-400-01022-1
BB-658 & BB-703	12-40-40-000-400-01030-1
BB-657, BB-704	12-40-40-000-400-01040-9
BB-656 & BB-705	12-40-40-000-400-01050-6
BB-655, BB-706	12-40-40-000-400-01060-4
BB-712	12-40-40-000-400-01122-0
BB-645, BB-646	12-40-40-000-400-01150-5
BB-721	12-40-40-000-400-01211-2
BB-800	12-40-40-000-400-01213-0
BB-724	12-40-40-000-400-01241-6
BB-726, BB-730, BB-729, BB-792, BB-728, BB-793, BB-794, BB-795	12-40-40-000-400-01261-1
BB-732, BB-789	12-40-40-000-400-01320-0
BB-787	12-40-40-000-400-01344-2
BB-738	12-40-40-000-400-01382-5
BB-782	12-40-40-000-400-01393-2
BB-819	12-40-40-000-400-01421-8
BB-817	12-40-40-000-400-01441-4
BB-815 & BB-816	12-40-40-000-400-01451-1
BB-865, BB-866	12-40-40-000-400-01452-0
BB-814, BB-867	12-40-40-000-400-01471-7
BB-812ABC & BB-869ABC	12-40-40-000-400-01491-3
BB-807	12-40-40-000-400-01540-4
BB-874 E 1/2	12-40-40-000-400-08741-0

SCHEDULE A

The following described parcels of land, lying and being in Section 13, Township 40 South, Range 40 East, Martin County, Florida, less the Southwest ¼ thereof, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
AA-36	13-40-40-000-100-00104-8
AA-71, AA-72	13-40-40-000-100-00200-1
AA-217	13-40-40-000-100-00210-9
AA-218	13-40-40-000-100-00211-8
AA-222	13-40-40-000-100-00220-7
AA-219	13-40-40-000-100-00222-5
AA-223, AA-224, AA-225, AA-226	13-40-40-000-100-00230-5
AA-230	13-40-40-000-100-00241-2
AA-228, AA-229	13-40-40-000-100-00244-9
AA-239	13-40-40-000-100-00272-4
AA-242, AA-243	13-40-40-000-100-00282-2
AA-244, AA-245	13-40-40-000-100-00283-1
AA-249	13-40-40-000-100-00294-8
AA-251	13-40-40-000-100-00301-9
AA-254	13-40-40-000-100-00311-7
AA-255, AA-256, AA-257, AA-258	13-40-40-000-100-00320-6
AA-261	13-40-40-000-100-00333-1
AA-268, AA-269	13-40-40-000-100-00353-6
AA-276, AA-277	13-40-40-000-100-00373-2
AA-291, AA-294	13-40-40-000-100-00421-4
AA-295	13-40-40-000-100-00431-2
AA-297, AA-300	13-40-40-000-100-00433-0
AA-296	13-40-40-000-100-00434-9
AA-318	13-40-40-000-100-00481-1
AA-321	13-40-40-000-100-00493-7
AA-325	13-40-40-000-100-00513-3
AA-327	13-40-40-000-100-00521-3
AA-330	13-40-40-000-100-00522-2
AA-331	13-40-40-000-100-00531-1
AA-338, AA-339, AA-342, AA-343, AA-346	13-40-40-000-100-00542-8
AA-337	13-40-40-000-100-00543-7
AA-340, AA-341	13-40-40-000-100-00553-4
AA-347, AA-350, AA-351, AA-354	13-40-40-000-100-00571-2
AA-355, AA-358	13-40-40-000-100-00591-8
AA-360	13-40-40-000-100-00602-5
AA-460	13-40-40-000-100-00680-0
AA-461	13-40-40-000-100-00690-8
AA-466	13-40-40-000-100-00740-8
AA-470	13-40-40-000-100-00780-9
AA-471	13-40-40-000-100-00790-7
AA-472	13-40-40-000-100-00800-5
AA-476	13-40-40-000-100-00840-7
AA-478 B	13-40-40-000-100-00862-0

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-480	13-40-40-000-100-00880-8
AA-481	13-40-40-000-100-00890-6
AA-482	13-40-40-000-100-00900-4
AA-483	13-40-40-000-100-00910-2
AA-485	13-40-40-000-100-00930-8
AA-487	13-40-40-000-100-00950-3
AA-488	13-40-40-000-100-00960-1
AA-588	13-40-40-000-100-01023-4
AA-589	13-40-40-000-100-01024-3
AA-591	13-40-40-000-100-01032-3
AA-592	13-40-40-000-100-01033-2
AA-598	13-40-40-000-100-01041-2
AA-599	13-40-40-000-100-01044-0
AA-601	13-40-40-000-100-01054-6
AA-604	13-40-40-000-100-01063-5
AA-618	13-40-40-000-100-01091-1
AA-620	13-40-40-000-100-01102-8
AA-622	13-40-40-000-100-01113-5
AA-623	13-40-40-000-100-01120-6
AA-626	13-40-40-000-100-01121-5
AA-632, AA-633	13-40-40-000-100-01143-9
AA-637, AA-683	13-40-40-000-100-01154-5
AA-645	13-40-40-000-100-01170-5
AA-646	13-40-40-000-100-01171-4
AA-648, AA-649	13-40-40-000-100-01180-3
AA-653	13-40-40-000-100-01194-7
AA-658	13-40-40-000-100-01212-5
AA-659	13-40-40-000-100-01221-4
AA-662	13-40-40-000-100-01223-2
AA-663	13-40-40-000-100-01231-2
AA-667	13-40-40-000-100-01241-0
AA-670	13-40-40-000-100-01242-9
AA-675, AA-678	13-40-40-000-100-01261-5
AA-680, AA-681	13-40-40-000-100-01273-1
AA-690	13-40-40-000-100-01292-8
AA-688, AA-689	13-40-40-000-100-01293-7
AA-692	13-40-40-000-100-01301-7
AA-693	13-40-40-000-100-01312-4
AA-704	13-40-40-000-100-01344-6
AA-709	13-40-40-000-100-01353-4
AA-708	13-40-40-000-100-01354-3
AA-714	13-40-40-000-100-01362-3
AA-715	13-40-40-000-100-01371-2
AA-718	13-40-40-000-100-01373-0
AA-719	13-40-40-000-100-01374-9
AA-722	13-40-40-000-100-01382-9

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-721	13-40-40-000-100-01383-8
AA-720	13-40-40-000-100-01384-7
AA-887	13-40-40-000-100-01452-4
AA-888, AA-889	13-40-40-000-100-01453-3
AA-891, AA-892	13-40-40-000-100-01462-2
AA-895	13-40-40-000-100-01472-0
AA-896	13-40-40-000-100-01473-9
AA-901	13-40-40-000-100-01484-6
AA-907	13-40-40-000-100-01501-5
AA-909	13-40-40-000-100-01513-1
AA-910	13-40-40-000-100-01514-0
AA-916, AA-917, AA-918	13-40-40-000-100-01531-9
AA-919, AA-920, AA-921, AA-922	13-40-40-000-100-01540-8
AA-923, AA-924, AA-925, AA-926	13-40-40-000-100-01550-5
AA-927, AA-928, AA-929, AA-930	13-40-40-000-100-01561-2
AA-935, AA-938	13-40-40-000-100-01581-8
AA-936, AA-937	13-40-40-000-100-01583-6
AA-941, AA-944	13-40-40-000-100-01594-3
AA-298	13-40-40-000-100-04320-8
AA-73, AA-74	13-40-40-000-200-00010-9
AA-79	13-40-40-000-200-00033-2
AA-92, AA-93	13-40-40-000-200-00063-5
AA-95, AA-96, AA-97, AA-98	13-40-40-000-200-00070-6
AA-99, AA-100, AA-101, AA-102	13-40-40-000-200-00080-4
AA-106	13-40-40-000-200-00091-1
AA-108	13-40-40-000-200-00101-9
AA-110	13-40-40-000-200-00111-7
AA-111	13-40-40-000-200-00121-5
AA-114	13-40-40-000-200-00122-4
AA-119, AA-120, AA-121, AA-122	13-40-40-000-200-00140-2
AA-124, AA-125	13-40-40-000-200-00150-9
AA-136	13-40-40-000-200-00184-9
AA-146	13-40-40-000-200-00212-5
AA-147, AA-150	13-40-40-000-200-00221-4
AA-169	13-40-40-000-200-00274-0
AA-174	13-40-40-000-200-00281-1
AA-171	13-40-40-000-200-00282-0
AA-175, AA-176, AA-177, AA-178	13-40-40-000-200-00291-9
AA-179	13-40-40-000-200-00301-7
AA-180	13-40-40-000-200-00302-6
AA-192	13-40-40-000-200-00343-7
AA-195, AA-196, AA-197	13-40-40-000-200-00352-5
AA-199, AA-202	13-40-40-000-200-00361-4
AA-200, AA-201	13-40-40-000-200-00363-2
AA-203, AA-204, AA-205, AA-206	13-40-40-000-200-00370-3
AA-361	13-40-40-000-200-00410-5

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-362	13-40-40-000-200-00412-0
AA-364	13-40-40-000-200-00413-2
AA-393	13-40-40-000-200-00435-0
AA-571, AA-572, AA-573, AA-574	13-40-40-000-200-01170-3

The following described parcels of land, lying and being in the North Half of Section 14, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
CC-15	14-40-40-000-100-00150-9
CC-134	14-40-40-000-200-00740-4
CC-188	14-40-40-000-200-00920-6
CC-190	14-40-40-000-200-00940-2

The following described parcels of land, lying and being in the Northeast Quarter of Section 15, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
EE-31	15-40-40-000-100-00310-3
WEST 1/2 OF EE-70	15-40-40-000-100-00700-1
EE-76	15-40-40-000-100-00760-8
EE-77	15-40-40-000-100-00770-6
EE-110	15-40-40-000-100-01100-5

EXHIBIT "C"

BAM TO COUNTY AND SFWMD JOINTLY

Parcel C

Instrument Prepared By and Return To:
Rene S. Griffith, Esq.
4260 S.E. Federal Highway
Stuart, Florida 34997

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this _____ day of February, 2025, by BE A MAN BUY LAND, LLC, a Florida Limited Liability Company, whose mailing address is 4260 S.E. Federal Highway, Stuart, Florida 34997, Grantor, to, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a Public Corporation of the State of Florida, as to an undivided 75% interest, whose mailing address is 3301 Gun Club Road, West Palm Beach, Florida 33406, and to MARTIN COUNTY, a political subdivision of the State of Florida, as to an undivided 25% interest, whose mailing address is 2401 SE Monterey Road, Stuart, Florida 34996, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Martin, State of Florida and more particularly described in Exhibit “A” attached hereto.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD, the same together with all and singular appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor’s homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

This deed was prepared without the benefit of title examination. No title opinion, title insurance or title assurances have been requested or given in connection with the preparation of this Deed.

“Grantor” and “Grantee” are used for singular or plural, as the context requires.

<signature block on next page>

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:

Be A Man Buy Land, LLC, a Florida
limited liability company

_____
Witness printed name: _____
Address:_____

By: _____
Joseph Zachary Gazza, Managing Member

_____
Witness printed name: _____
Address:_____

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____day of February, 2025 by Joseph Zachary Gazza as Managing Member and on behalf of Be A Man Buy Land, LLC, a Florida limited liability company who ☐ is personally known to me or ☐ who has produced a driver's license as identification.

_____
Notary

SCHEDULE A

The following described parcels of land, lying and being in Section 10, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
FF-34	10-40-40-000-100-00340-8

The following described parcels of land, lying and being in Section 11, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
DD-155	11-40-40-000-100-00750-9
DD-156	11-40-40-000-100-00760-7
DD-27	11-40-40-000-200-00070-0
WEST 1/2 OF PARCEL DD-504	11-40-40-000-300-00561-0
DD-731	11-40-40-000-300-01351-6
E 1/2 DD-391 A	11-40-40-000-400-00044-9

The following described parcels of land, lying and being in Section 13, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
AA-32	13-40-40-000-100-00094-0
AA-123	13-40-40-000-200-00152-7
AA-134	13-40-40-000-200-00172-3
AA-151, AA-152, AA-153, AA-154	13-40-40-000-200-00230-3
AA-215	13-40-40-000-200-00401-6
AA-365	13-40-40-000-200-00423-0
AA-368	13-40-40-000-200-00434-7
AA-396	13-40-40-000-200-00436-0
AA-371	13-40-40-000-200-00440-9
AA-386	13-40-40-000-200-00461-3
AA-387, AA-390, AA-391 & AA-394	13-40-40-000-200-00481-9
AA-392	13-40-40-000-200-00494-4
AA-395	13-40-40-000-200-00501-5
AA-398	13-40-40-000-200-00510-0
AA-402	13-40-40-000-200-00522-0
AA-406	13-40-40-000-200-00532-8
AA-410	13-40-40-000-200-00542-6
AA-415	13-40-40-000-200-00561-2
AA-419, AA-420, AA-421 & AA-422	13-40-40-000-200-00570-1
AA-430	13-40-40-000-200-00590-7
AA-431	13-40-40-000-200-00601-4
AA-435	13-40-40-000-200-00630-9
AA-439	13-40-40-000-200-00661-0
AA-440	13-40-40-000-200-00662-0

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-449	13-40-40-000-200-00770-9
AA-450	13-40-40-000-200-00780-7
AA-451	13-40-40-000-200-00790-5
AA-452	13-40-40-000-200-00800-3
AA-494	13-40-40-000-200-00820-9
AA-567	13-40-40-000-200-00853-9
AA-511	13-40-40-000-200-00990-3
AA-515	13-40-40-000-200-01022-3
AA-522	13-40-40-000-200-01031-2
AA-519	13-40-40-000-200-01032-1
AA-520, AA-521	13-40-40-000-200-01033-0
AA-546	13-40-40-000-200-01091-9
AA-547	13-40-40-000-200-01101-7
AA-548	13-40-40-000-200-01104-4
AA-550	13-40-40-000-200-01111-5
AA-554, AA-553, AA-552, AA-551	13-40-40-000-200-01121-3
AA-561, AA-562	13-40-40-000-200-01141-9
AA-583	13-40-40-000-200-01201-6
AA-733	13-40-40-000-200-01223-0
AA-735	13-40-40-000-200-01236-5
AA-743, AA-744, AA-745, AA-746	13-40-40-000-200-01250-6
AA-749	13-40-40-000-200-01263-1
AA-751, AA-754	13-40-40-000-200-01271-1
AA-755	13-40-40-000-200-01281-9
AA-766	13-40-40-000-200-01311-3
AA-767, AA-768, AA-769, AA-770	13-40-40-000-200-01320-2
AA-775, AA-776, AA-777, AA-778	13-40-40-000-200-01340-8
AA-779, AA-782	13-40-40-000-200-01351-4
AA-781	13-40-40-000-200-01353-2
AA-806	13-40-40-000-200-01421-0
AA-832	13-40-40-000-200-01493-3
AA-843	13-40-40-000-200-01532-6
AA-862	13-40-40-000-200-01571-8
AA-860, AA-861	13-40-40-000-200-01573-6
AA-866	13-40-40-000-200-01581-6
AA-382	13-40-40-000-200-03820-0
AA-383	13-40-40-000-200-03830-0
AA-946	13-40-40-000-400-00013-2
AA-964, AA-961	13-40-40-000-400-00064-0
AA-970	13-40-40-000-400-00072-0
AA-971, AA-974	13-40-40-000-400-00081-9
AA-972, AA-973	13-40-40-000-400-00082-8
AA-975	13-40-40-000-400-00091-7
AA-986	13-40-40-000-400-00122-0
AA-988	13-40-40-000-400-00131-9
AA-989	13-40-40-000-400-00133-7

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-993, AA-994	13-40-40-000-400-00141-7
AA-997	13-40-40-000-400-00153-2
AA-996	13-40-40-000-400-00154-1
AA-1003	13-40-40-000-400-00170-1
AA-1004	13-40-40-000-400-00174-7
AA-1009	13-40-40-000-400-00183-6
AA-1014	13-40-40-000-400-00192-5
AA-1017	13-40-40-000-400-00211-2
AA-1020	13-40-40-000-400-00223-8
AA-1028, AA-1029, AA-1030, AA-1031	13-40-40-000-400-00241-6
AA-1040	13-40-40-000-400-00273-7
AA-1041	13-40-40-000-400-00274-6
AA-1061	13-40-40-000-400-00333-5
AA-1081	13-40-40-000-400-00384-3
AA-1084, AA-1085	13-40-40-000-400-00393-2
AA-1087, AA-1088	13-40-40-000-400-00400-3
AA-1092, AA-1093	13-40-40-000-400-00423-6
AA-1095	13-40-40-000-400-00432-5
AA-1102	13-40-40-000-400-00442-3
AA-1103	13-40-40-000-400-00451-1
AA-1110, AA-1111	13-40-40-000-400-00462-8
AA-1114	13-40-40-000-400-00472-6
AA-1125	13-40-40-000-400-00513-7
AA-1127	13-40-40-000-400-00521-7
AA-1130	13-40-40-000-400-00522-6
AA-1133, AA-1141	13-40-40-000-400-00531-5
AA-1134	13-40-40-000-400-00532-4
AA-1131	13-40-40-000-400-00533-3
AA-1143, AA-1144, AA-1145, AA-1146	13-40-40-000-400-00560-9
AA-1153	13-40-40-000-400-00583-2
AA-1159	13-40-40-000-400-00601-0
AA-1160	13-40-40-000-400-00604-7
AA-1161	13-40-40-000-400-00610-9
W 1/2 AA-1163	13-40-40-000-400-00631-4
AA-1164	13-40-40-000-400-00640-3
AA-1171	13-40-40-000-400-00710-8
AA-1178	13-40-40-000-400-00780-3
AA-1180	13-40-40-000-400-00800-9
AA-1181, AA-1182	13-40-40-000-400-00810-7
AA-1184	13-40-40-000-400-00840-1
AA-1185	13-40-40-000-400-00850-8
E 1/2 AA-1186A	13-40-40-000-400-00861-5
AA-1189	13-40-40-000-400-00890-0
AA-1191	13-40-40-000-400-00910-6
AA-1193	13-40-40-000-400-00930-2
AA-1197	13-40-40-000-400-00970-3

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-1198	13-40-40-000-400-00980-1
AA-1199	13-40-40-000-400-00990-9
AA-1219, AA-1222, AA-1223, AA-1226	13-40-40-000-400-01066-6
AA-1238	13-40-40-000-400-01110-2
AA-1237	13-40-40-000-400-01112-0
AA-1239, AA-1240, AA-1241, AA-1242	13-40-40-000-400-01120-0
AA-1254	13-40-40-000-400-01154-9
AA-1260	13-40-40-000-400-01170-9
AA-1261	13-40-40-000-400-01174-5
AA-1264	13-40-40-000-400-01183-4
AA-1271, AA-1272	13-40-40-000-400-01200-3
AA-1283	13-40-40-000-400-01243-2
AA-1287, AA-1288	13-40-40-000-400-01251-1
AA-1290	13-40-40-000-400-01252-0
AA-1289	13-40-40-000-400-01253-9
AA-1291	13-40-40-000-400-01260-0
AA-1293	13-40-40-000-400-01261-9
AA-1294	13-40-40-000-400-01262-8
AA-1302	13-40-40-000-400-01282-4
AA-1303	13-40-40-000-400-01291-3
AA-1304, AA-1305	13-40-40-000-400-01293-1
AA-1308	13-40-40-000-400-01303-9
AA-1322	13-40-40-000-400-01341-3
AA-1323, AA-1324, AA-1325, AA-1326	13-40-40-000-400-01351-0
AA-1328, AA-1329, AA-1332, AA-1333	13-40-40-000-400-01363-6
AA-1334	13-40-40-000-400-01372-5
AA-1336, AA-1337	13-40-40-000-400-01383-2
AA-1340, AA-1341	13-40-40-000-400-01393-0
AA-1344	13-40-40-000-400-01403-8
AA-1359	13-40-40-000-400-01452-8
AA-1360	13-40-40-000-400-01453-7
AA-1361	13-40-40-000-400-01454-6
AA-1364	13-40-40-000-400-01463-5
AA-1374	13-40-40-000-400-01481-3
AA-1373	13-40-40-000-400-01484-0
AA-1380	13-40-40-000-400-01503-7
AA-1389	13-40-40-000-400-01534-0
AA-1391	13-40-40-000-400-01542-0
AA-1397	13-40-40-000-400-01554-5
AA-1400	13-40-40-000-400-01561-6
AA-1401, AA-1402	13-40-40-000-400-01563-4
AA-1412	13-40-40-000-400-01590-1
AA-1413	13-40-40-000-400-01594-7
AA-1416	13-40-40-000-400-01604-5
AA-1232	13-40-40-000-400-01903-3

SCHEDULE A

The following described parcels of land, lying and being in Section 14, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
CC-3	14-40-40-000-100-00030-5
CC-6	14-40-40-000-100-00060-8
CC-7	14-40-40-000-100-00070-6
CC-12	14-40-40-000-100-00120-6
CC-13	14-40-40-000-100-00130-4
CC-14	14-40-40-000-100-00140-2
CC-18	14-40-40-000-100-00180-3
CC-64	14-40-40-000-100-00240-1
CC-65	14-40-40-000-100-00250-8
CC-66	14-40-40-000-100-00260-6
CC-67	14-40-40-000-100-00270-4
W 1/2 CC-68	14-40-40-000-100-00283-9
CC-70	14-40-40-000-100-00300-8
CC-72 W 1/2	14-40-40-000-100-00322-0
E 1/2 CC-74	14-40-40-000-100-00344-6
CC-76, CC-77, CC-78, CC-79, CC-85	14-40-40-000-100-00360-5
CC-81	14-40-40-000-100-00410-5
CC-83	14-40-40-000-100-00430-1
W 1/2 CC86B	14-40-40-000-100-00462-2
CC-87	14-40-40-000-100-00470-2
W 1/2 CC-88	14-40-40-000-100-00482-8
E 1/2 CC-89	14-40-40-000-100-00491-7
CC-92	14-40-40-000-100-00520-2
CC-93	14-40-40-000-100-00530-0
CC-96	14-40-40-000-100-00560-3
CC-142	14-40-40-000-100-00640-7
CC-153	14-40-40-000-100-00750-3
CC-161 (E1/2)	14-40-40-000-100-00831-6
CC-161 (W1/2)	14-40-40-000-100-00832-5
E 1/2 OF CC-162	14-40-40-000-100-00840-5
CC-168	14-40-40-000-100-00900-2
CC-217	14-40-40-000-100-01021-4
CC-218	14-40-40-000-100-01024-1
CC-219	14-40-40-000-100-01030-3
CC-220	14-40-40-000-100-01040-1
CC-222	14-40-40-000-100-01060-6
CC-224	14-40-40-000-100-01080-2
CC-225	14-40-40-000-100-01090-0
CC-227 (S1/2)	14-40-40-000-100-01114-2
E 1/2 CC-228	14-40-40-000-100-01121-3
CC-230	14-40-40-000-100-01140-0
CC-234	14-40-40-000-100-01180-1
CC-235	14-40-40-000-100-01190-9

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
CC-240	14-40-40-000-100-01240-9
CC-244 & CC-245	14-40-40-000-100-01280-0
CC-250	14-40-40-000-100-01340-8
CC-254	14-40-40-000-100-01380-9
CC-305	14-40-40-000-100-01490-6
CC-306	14-40-40-000-100-01500-4
CC-307	14-40-40-000-100-01510-2
CC-308	14-40-40-000-100-01520-0
CC-309	14-40-40-000-100-01530-8
CC-312	14-40-40-000-100-01560-1
CC-243	14-40-40-000-100-02430-7
CC-23	14-40-40-000-200-00030-3
W 1/2 CC-29	14-40-40-000-200-00092-8
CC-32 AB EAST 1/2	14-40-40-000-200-00121-3
CC-33	14-40-40-000-200-00130-2
CC-35 E 1/2	14-40-40-000-200-00151-6
CC-43	14-40-40-000-200-00230-1
CC-45	14-40-40-000-200-00250-6
CC-48	14-40-40-000-200-00280-0
E 1/2 OF THE W 3/4 OF PARCEL CC-53	14-40-40-000-200-00333-7
CC-56	14-40-40-000-200-00360-3
E 1/2 OF CC-57 A & B	14-40-40-000-200-00371-0
CC-58	14-40-40-000-200-00380-9
CC-59	14-40-40-000-200-00391-6
CC-60	14-40-40-000-200-00394-3
CC-101	14-40-40-000-200-00410-3
CC-102	14-40-40-000-200-00420-1
CC-104	14-40-40-000-200-00440-7
CC-105	14-40-40-000-200-00450-4
CC-106	14-40-40-000-200-00460-2
CC-107	14-40-40-000-200-00471-9
CC-108	14-40-40-000-200-00480-8
CC-113 B SE 1/4, CC-113 CD WEST 1/2	14-40-40-000-200-00532-6
CC-121	14-40-40-000-200-00610-1
CC-129	14-40-40-000-200-00690-4
CC-197-B	14-40-40-000-200-01011-4
CC-198	14-40-40-000-200-01020-3
CC-209 (S1/ 2)	14-40-40-000-200-01130-0
CC-257	14-40-40-000-200-01221-0
CC-264	14-40-40-000-200-01280-8
CC-265 - E 1/2	14-40-40-000-200-01290-6
CC-270	14-40-40-000-200-01340-6
CC-274	14-40-40-000-200-01380-7
CC-277	14-40-40-000-200-01410-1
CC-278	14-40-40-000-200-01420-9
CC-279	14-40-40-000-200-01430-7

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
CC-284	14-40-40-000-200-01480-6
CC-286	14-40-40-000-200-01500-2
CC-288	14-40-40-000-200-01520-8
CC-293 NE 1/4	14-40-40-000-200-01571-6
S 1/2 OF CC-293	14-40-40-000-200-01573-4
CC-296	14-40-40-000-200-01591-2
CC-295	14-40-40-000-200-01592-1

The following described parcels of land, lying and being in Section 15, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
EE-6	15-40-40-000-100-00060-5
EE-8	15-40-40-000-100-00080-1
EE-11	15-40-40-000-100-00110-5
EE-12, EE-13	15-40-40-000-100-00120-3
EE-37	15-40-40-000-100-00370-0
EE-44	15-40-40-000-100-00440-6
EE-45	15-40-40-000-100-00450-3
EE-46	15-40-40-000-100-00460-1
NORTH 1/2 OF EE-51	15-40-40-000-100-00510-1
EE-62 (W1/2)	15-40-40-000-100-00620-8
EE-78	15-40-40-000-100-00780-4
EE-81	15-40-40-000-100-00810-8
EE-83	15-40-40-000-100-00830-4
EE-84	15-40-40-000-100-00840-2
EE-85-A EAST 1/2	15-40-40-000-100-00851-8
EE-114	15-40-40-000-100-01140-7
EE-116	15-40-40-000-100-01160-0
EE-119	15-40-40-000-100-01190-6
EE-124 A NORTHEAST 1/4	15-40-40-000-100-01241-5
NE 1/4 OF EE-150	15-40-40-000-100-01500-1

The following described parcels of land, lying and being in Section 18, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
NN-433	18-40-40-000-300-00010-6
NN-434	18-40-40-000-300-00020-4
NN-435 (E 1/2)	18-40-40-000-300-00030-2
NN-437	18-40-40-000-300-00050-7
NN-439	18-40-40-000-300-00070-3
NN-397	18-40-40-000-300-00091-8
NN-400	18-40-40-000-300-00120-3

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
NN-389	18-40-40-000-300-00170-2
NN-390	18-40-40-000-300-00180-0
NN-392	18-40-40-000-300-00200-6
NN-393	18-40-40-000-300-00210-4
NN-354	18-40-40-000-300-00260-3
NN-356	18-40-40-000-300-00280-9
NN-360	18-40-40-000-300-00320-1
NN-348	18-40-40-000-300-00360-2
NN-309	18-40-40-000-300-00411-1
NN-313	18-40-40-000-300-00450-3
NN-301	18-40-40-000-300-00490-5
NN-306	18-40-40-000-300-00540-5
NN-308 (N1/2)	18-40-40-000-300-00561-9
NN-265	18-40-40-000-300-00571-7
W 1/2 NN-267	18-40-40-000-300-00592-2
NN-272	18-40-40-000-300-00640-4
NN-258	18-40-40-000-300-00660-9
NN-221	18-40-40-000-300-00730-5
NN-222	18-40-40-000-300-00740-3
NN-224	18-40-40-000-300-00760-8
NN-213	18-40-40-000-300-00810-8
NN-217	18-40-40-000-300-00850-9
NN-219	18-40-40-000-300-00870-5
NN-178	18-40-40-000-300-00900-9
NN-180	18-40-40-000-300-00920-5
NN-181	18-40-40-000-300-00930-3
NN-182	18-40-40-000-300-00940-1
NN-183	18-40-40-000-300-00950-8
NN-184	18-40-40-000-300-00960-6
NN-169	18-40-40-000-300-00970-4
NN-170	18-40-40-000-300-00980-2
NN-173	18-40-40-000-300-01010-4
NN-175	18-40-40-000-300-01030-0
NN-176	18-40-40-000-300-01040-8
NN-134	18-40-40-000-300-01060-3
NN-135	18-40-40-000-300-01070-1
NN-137	18-40-40-000-300-01090-7
NN-139	18-40-40-000-300-01110-3
NN-125	18-40-40-000-300-01130-9
NN-127	18-40-40-000-300-01150-4
NN-94	18-40-40-000-300-01260-1
NN-95	18-40-40-000-300-01270-9
NN-96	18-40-40-000-300-01280-7
NN-83	18-40-40-000-300-01310-1
NN-48	18-40-40-000-300-01400-2
NN-50	18-40-40-000-300-01420-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
NN-52	18-40-40-000-300-01440-4
NN-37	18-40-40-000-300-01450-1
NN-38	18-40-40-000-300-01460-9
NN-41	18-40-40-000-300-01490-3
NN-42	18-40-40-000-300-01500-1
NN-43	18-40-40-000-300-01510-9
NN-2	18-40-40-000-300-01520-7
NN-44	18-40-40-000-300-01521-6
NN-1	18-40-40-000-300-01531-4
NN-4	18-40-40-000-300-01560-8
NN-7	18-40-40-000-300-01590-2
NN-419	18-40-40-000-400-00011-3
NN-421	18-40-40-000-400-00021-1
NN-429, NN-430	18-40-40-000-400-00070-1
NN-406	18-40-40-000-400-00091-6
N 1/2 NN-408-B	18-40-40-000-400-00101-4
S 1/2 OF NN-409	18-40-40-000-400-00112-1
NN-409 B NORTH 1/2	18-40-40-000-400-00122-9
NN-414	18-40-40-000-400-00141-6
NN-415	18-40-40-000-400-00152-2
NN-417	18-40-40-000-400-00162-0
NN-375	18-40-40-000-400-00171-9
N 1/2 OF NN-376	18-40-40-000-400-00172-8
S 1/2 NN-376 A	18-40-40-000-400-00173-7
NN-377, NN-378	18-40-40-000-400-00181-7
NN-384 (S1/2)	18-40-40-000-400-00221-9
NN-384 B NORTH 1/2	18-40-40-000-400-00222-8
NN-385	18-40-40-000-400-00231-7
NN-388 (S 1/2)	18-40-40-000-400-00242-4
N 1/2 NN-388 B	18-40-40-000-400-00243-3
NN-365	18-40-40-000-400-00272-7
NN-367	18-40-40-000-400-00280-7
NN-368	18-40-40-000-400-00290-5
NN-373 & NN-374	18-40-40-000-400-00320-9
NN-331 & NN-332	18-40-40-000-400-00331-6
NN-333	18-40-40-000-400-00340-5
NN-335	18-40-40-000-400-00351-1
NN-341	18-40-40-000-400-00391-3
NN-342	18-40-40-000-400-00392-2
NN-317, NN-318	18-40-40-000-400-00410-0
NN-322	18-40-40-000-400-00431-5
NN-321	18-40-40-000-400-00432-4
NN-287	18-40-40-000-400-00491-2
NN-288	18-40-40-000-400-00492-1
NN-290	18-40-40-000-400-00502-9
NN-291, NN-292	18-40-40-000-400-00510-9

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
NN-300	18-40-40-000-400-00562-6
NN-273, NN-274	18-40-40-000-400-00570-6
NN-275, NN-276	18-40-40-000-400-00580-4
NN-281	18-40-40-000-400-00622-4
NN-284	18-40-40-000-400-00631-3
NN-253	18-40-40-000-400-00711-6
NN-254	18-40-40-000-400-00712-5
NN-229, NN-230	18-40-40-000-400-00730-3
NN-233 & NN-234	18-40-40-000-400-00750-8
NN-237	18-40-40-000-400-00782-0
NN-241, NN-242	18-40-40-000-400-00802-6
NN-201	18-40-40-000-400-00821-3
NN-205	18-40-40-000-400-00840-0
NN-207	18-40-40-000-400-00861-4
NN-120, NN-145, NN-164, NN-189, NN-208	18-40-40-000-400-00862-3
NN-209	18-40-40-000-400-00870-3
NN-210	18-40-40-000-400-00871-0
NN-211, NN-212	18-40-40-000-400-00880-1
NN-192	18-40-40-000-400-00930-1
NN-194	18-40-40-000-400-00941-8
NN-196	18-40-40-000-400-00951-5
NN-195	18-40-40-000-400-00952-4
NN-197 NN-198	18-40-40-000-400-00960-4
NN-157	18-40-40-000-400-00981-9
NN-158	18-40-40-000-400-00982-8
NN-148 NN-161	18-40-40-000-400-01000-4
NN-147 NN-162	18-40-40-000-400-01010-2
NN-167	18-40-40-000-400-01041-5
NN-168	18-40-40-000-400-01042-4
NN-142	18-40-40-000-400-01051-2
NN-124 NN-141	18-40-40-000-400-01052-1
S 1/2 NN-143	18-40-40-000-400-01063-8
NN-146	18-40-40-000-400-01080-7
NN-150	18-40-40-000-400-01101-2
NN-149	18-40-40-000-400-01102-1
NN-152	18-40-40-000-400-01111-0
NN-111	18-40-40-000-400-01131-6
NN-114	18-40-40-000-400-01142-3
NN-119	18-40-40-000-400-01181-5
NN-122	18-40-40-000-400-01192-2
NN-123	18-40-40-000-400-01201-1
NN-98	18-40-40-000-400-01211-9
NN-97	18-40-40-000-400-01212-8
NN-13 NN-14 NN-31 NN-32 NN-57 NN-58 NN-75 NN-76 NN-101 & NN-102	18-40-40-000-400-01230-6
NN-103	18-40-40-000-400-01240-4
NN-106	18-40-40-000-400-01261-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
NN-107 NN-108 NN-227 NN-315	18-40-40-000-400-01270-7
NN-67	18-40-40-000-400-01291-2
NN-29 NN-60 NN-73	18-40-40-000-400-01320-7
NN-74	18-40-40-000-400-01330-5
NN-77	18-40-40-000-400-01351-9
NN-79 NN-80	18-40-40-000-400-01360-8
NN-61	18-40-40-000-400-01422-4
NN-26 NN-63	18-40-40-000-400-01432-2
NN-10	18-40-40-000-400-01531-2
NN-9	18-40-40-000-400-01532-1
NN-18	18-40-40-000-400-01581-1
NN-17	18-40-40-000-400-01582-0
NN-19 NN-20	18-40-40-000-400-01590-0

The following described parcels of land, lying and being in Section 19, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
MM-633 MM-712	19-40-40-000-100-00030-4
MM-313	19-40-40-000-100-00082-1
MM-789 MM-790	19-40-40-000-100-00182-0
MM-396	19-40-40-000-100-00262-3
MM-716	19-40-40-000-100-00313-0
MM-797 & MM-868	19-40-40-000-100-00330-1
MM-637	19-40-40-000-100-00351-5
MM-466&MM-467	19-40-40-000-100-00421-1
MM-398 & MM-399	19-40-40-000-100-00422-0
MM-639 & MM-638	19-40-40-000-100-00462-1
MM-718 & MM-787	19-40-40-000-100-00470-1
MM-559	19-40-40-000-100-00530-9
MM-319 & MM-320	19-40-40-000-100-00562-0
MM-800 & MM-801	19-40-40-000-100-00642-4
MM-561	19-40-40-000-100-00690-5
MM-383	19-40-40-000-100-00731-6
MM-623	19-40-40-000-100-00770-8
MM-722	19-40-40-000-100-00790-4
MM-783	19-40-40-000-100-00791-0
MM-723&782	19-40-40-000-100-00820-8
MM-563 & 564	19-40-40-000-100-00850-1
MM-462	19-40-40-000-100-00871-6
MM-460 & MM-461	19-40-40-000-100-00901-0
MM-701	19-40-40-000-100-00941-2
MM-780 & MM-781	19-40-40-000-100-00951-9
MM-860 & MM-861	19-40-40-000-100-00961-7
MM-804 & MM-805	19-40-40-000-100-00962-6

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-565	19-40-40-000-100-01010-6
MM-539 & MM-540	19-40-40-000-100-01021-3
MM-566	19-40-40-000-100-01080-1
MM-619	19-40-40-000-100-01090-9
MM-699	19-40-40-000-100-01101-6
MM-807 & 858	19-40-40-000-100-01130-1
MM-567	19-40-40-000-100-01170-2
MM-407	19-40-40-000-100-01192-6
MM-327 & MM-378	19-40-40-000-100-01200-6
MM-408 & MM-457	19-40-40-000-100-01220-2
MM-568	19-40-40-000-100-01240-8
MM-617	19-40-40-000-100-01250-5
MM-648 & MM-697	19-40-40-000-100-01260-3
MM-728 & MM-777	19-40-40-000-100-01270-1
MM-809 & MM-810	19-40-40-000-100-01292-5
MM-649 & MM-650 & MM-651	19-40-40-000-100-01312-1
MM-569	19-40-40-000-100-01330-9
MM-489 & MM-490	19-40-40-000-100-01342-5
MM-330 & MM-331	19-40-40-000-100-01372-8
MM-570	19-40-40-000-100-01400-4
MM-615	19-40-40-000-100-01410-2
MM-491 & MM-492	19-40-40-000-100-01502-1
MM-572	19-40-40-000-100-01560-0
MM-233	19-40-40-000-200-00020-4
MM-232	19-40-40-000-200-00030-2
MM-152	19-40-40-000-200-00050-7
MM-76	19-40-40-000-200-00070-3
MM-78	19-40-40-000-200-00110-5
MM-154	19-40-40-000-200-00130-1
MM-310	19-40-40-000-200-00172-0
MM-230	19-40-40-000-200-00190-8
MM-149 & MM-150	19-40-40-000-200-00210-4
MM-79	19-40-40-000-200-00220-2
MM-74	19-40-40-000-200-00230-0
MM-73	19-40-40-000-200-00260-3
MM-156	19-40-40-000-200-00290-7
MM-309	19-40-40-000-200-00320-1
MM-228 & MM-237	19-40-40-000-200-00350-4
MM-157	19-40-40-000-200-00360-2
MM-148	19-40-40-000-200-00370-0
MM-71	19-40-40-000-200-00420-0
MM-147	19-40-40-000-200-00440-6
MM-158	19-40-40-000-200-00450-3
MM-239	19-40-40-000-200-00500-3
MM-226	19-40-40-000-200-00510-1
MM-70	19-40-40-000-200-00550-2

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-145	19-40-40-000-200-00600-2
MM-160	19-40-40-000-200-00610-0
MM-240	19-40-40-000-200-00630-6
MM-305	19-40-40-000-200-00640-4
MM-241	19-40-40-000-200-00660-9
MM-161	19-40-40-000-200-00680-5
MM-144	19-40-40-000-200-00691-2
MM-68	19-40-40-000-200-00710-9
MM-302	19-40-40-000-200-00810-8
MM-67	19-40-40-000-200-00870-5
MM-221	19-40-40-000-200-00940-1
MM-244	19-40-40-000-200-00950-8
MM-301	19-40-40-000-200-00960-6
MM-300	19-40-40-000-200-00970-4
MM-245	19-40-40-000-200-00980-2
MM-220	19-40-40-000-200-00990-0
MM-66	19-40-40-000-200-01030-0
N1/2 MM-12	19-40-40-000-200-01051-4
MM-65	19-40-40-000-200-01060-3
MM-166	19-40-40-000-200-01090-7
MM-299	19-40-40-000-200-01120-1
MM-298	19-40-40-000-200-01130-9
MM-247	19-40-40-000-200-01140-7
MM-218	19-40-40-000-200-01150-4
MM-89	19-40-40-000-200-01180-8
MM-63	19-40-40-000-200-01220-0
MM-217	19-40-40-000-200-01260-1
MM-249	19-40-40-000-200-01300-3
MM-216	19-40-40-000-200-01310-1
MM-169	19-40-40-000-200-01320-9
MM-61	19-40-40-000-200-01380-6
MM-137	19-40-40-000-200-01400-2
MM-170 & MM-171	19-40-40-000-200-01410-0
MM-215	19-40-40-000-200-01420-8
MM-214	19-40-40-000-200-01470-7
MM-135	19-40-40-000-200-01560-8
MM-172	19-40-40-000-200-01570-6
MM-252	19-40-40-000-200-01590-2
MM-293	19-40-40-000-200-01600-0
MM-58	19-40-40-000-300-00070-1
MM-174	19-40-40-000-300-00130-9
MM-211	19-40-40-000-300-00140-7
MM-290	19-40-40-000-300-00170-0
MM-175	19-40-40-000-300-00200-4
MM-132	19-40-40-000-300-00210-2
MM-56	19-40-40-000-300-00230-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-176	19-40-40-000-300-00290-5
MM-289	19-40-40-000-300-00320-9
MM-288	19-40-40-000-300-00330-7
MM-208	19-40-40-000-300-00350-2
MM-178 MM-179	19-40-40-000-300-00450-1
MM-26 & MM-27	19-40-40-000-300-00570-6
MM-51	19-40-40-000-300-00580-4
MM-102	19-40-40-000-300-00590-2
MM-127	19-40-40-000-300-00600-0
MM-260	19-40-40-000-300-00630-4
MM-261	19-40-40-000-300-00660-7
MM-126	19-40-40-000-300-00690-1
MM-103	19-40-40-000-300-00700-9
MM-50	19-40-40-000-300-00710-7
MM-28	19-40-40-000-300-00730-3
MM-182	19-40-40-000-300-00770-4
MM-203	19-40-40-000-300-00780-2
MM-283	19-40-40-000-300-00800-8
MM-183	19-40-40-000-300-00840-0
MM-124	19-40-40-000-300-00850-7
MM-48	19-40-40-000-300-00870-3
MM-30, MM-31	19-40-40-000-300-00891-8
MM-47	19-40-40-000-300-00900-7
MM-106	19-40-40-000-300-00910-5
MM-280 W1/2	19-40-40-000-300-00970-2
MM-108	19-40-40-000-300-01070-9
MM-186	19-40-40-000-300-01090-5
MM-266	19-40-40-000-300-01110-1
MM-279	19-40-40-000-300-01120-9
MM-267	19-40-40-000-300-01140-5
MM-109	19-40-40-000-300-01180-6
MM-44	19-40-40-000-300-01190-4
MM-34	19-40-40-000-300-01211-9
MM-43	19-40-40-000-300-01220-8
MM-110	19-40-40-000-300-01230-6
MM-197	19-40-40-000-300-01260-9
MM-277	19-40-40-000-300-01280-5
MM-269	19-40-40-000-300-01300-1
MM-196	19-40-40-000-300-01310-9
MM-111	19-40-40-000-300-01340-3
MM-117	19-40-40-000-300-01400-0
MM-190	19-40-40-000-300-01410-8
MM-274	19-40-40-000-300-01450-9
MM-194	19-40-40-000-300-01470-5
MM-39	19-40-40-000-300-01540-1
MM-272	19-40-40-000-300-01590-0

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-273	19-40-40-000-300-01600-8
MM-692, MM-733, & MM-734	19-40-40-000-400-00022-8
MM-612	19-40-40-000-400-00040-6
MM-452	19-40-40-000-400-00071-8
MM-850, MM-851	19-40-40-000-400-00161-9
MM-334	19-40-40-000-400-00191-3
MM-655, MM-656	19-40-40-000-400-00192-2
MM-450	19-40-40-000-400-00231-5
MM-336, MM-335	19-40-40-000-400-00251-0
MM-449	19-40-40-000-400-00261-8
MM-416	19-40-40-000-400-00262-7
MM-526, MM-529	19-40-40-000-400-00271-6
MM-768	19-40-40-000-400-00341-2
MM-737	19-40-40-000-400-00342-1
MM-608	19-40-40-000-400-00360-8
MM-497, & MM-528	19-40-40-000-400-00380-4
MM-338	19-40-40-000-400-00410-8
MM-498	19-40-40-000-400-00432-2
MM-607	19-40-40-000-400-00450-9
MM-767	19-40-40-000-400-00471-4
MM-738	19-40-40-000-400-00472-3
MM-818	19-40-40-000-400-00482-1
MM-819, MM-820	19-40-40-000-400-00492-9
MM-685& MM-686	19-40-40-000-400-00511-6
MM-606	19-40-40-000-400-00520-5
MM-579	19-40-40-000-400-00530-3
MM-366	19-40-40-000-400-00561-5
MM-500	19-40-40-000-400-00591-9
MM-580	19-40-40-000-400-00600-8
MM-740, MM-741, MM-742	19-40-40-000-400-00632-0
MM-363	19-40-40-000-400-00731-0
MM-342	19-40-40-000-400-00732-9
MM-443	19-40-40-000-400-00740-9
MM-664, MM-665	19-40-40-000-400-00942-5
MM-746	19-40-40-000-400-01112-7
MM-598	19-40-40-000-400-01160-8
MM-507, MM-518	19-40-40-000-400-01180-4
MM-347	19-40-40-000-400-01202-8
MM-357	19-40-40-000-400-01211-7
MM-588	19-40-40-000-400-01240-2
MM-597	19-40-40-000-400-01250-9
MM-748	19-40-40-000-400-01270-5
MM-828, MM-837	19-40-40-000-400-01280-3
MM-829, MM-836	19-40-40-000-400-01290-1
MM-756	19-40-40-000-400-01301-8
MM-749, MM-750	19-40-40-000-400-01302-7

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-669, MM-670	19-40-40-000-400-01312-5
MM-356	19-40-40-000-400-01361-5
MM-353, MM-354 & MM-355	19-40-40-000-400-01371-3
MM-434, MM-435	19-40-40-000-400-01381-1
MM-834, MM-835	19-40-40-000-400-01441-9
MM-831	19-40-40-000-400-01451-6
MM-751	19-40-40-000-400-01462-3
MM-671	19-40-40-000-400-01471-2
MM-594	19-40-40-000-400-01480-1
MM-591	19-40-40-000-400-01490-9
MM-352	19-40-40-000-400-01532-9
MM-432	19-40-40-000-400-01542-7
MM-592	19-40-40-000-400-01560-4
MM-593	19-40-40-000-400-01570-2
MM-673, MM-674, MM-675, MM-676	19-40-40-000-400-01581-9

The following described parcels of land, lying and being in Section 20, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
JJ-401, JJ-402, JJ-403	20-40-40-000-100-00072-1
JJ-562	20-40-40-000-100-00120-3
JJ-639	20-40-40-000-100-00130-1
JJ-879	20-40-40-000-100-00161-3
JJ-638	20-40-40-000-100-00200-6
JJ-563	20-40-40-000-100-00210-4
JJ-324, JJ-397	20-40-40-000-100-00250-5
JJ-484 & JJ-557	20-40-40-000-100-00270-1
JJ-717 & JJ-644	20-40-40-000-100-00301-4
JJ-724 & JJ-797	20-40-40-000-100-00310-3
JJ-804 & JJ-877	20-40-40-000-100-00320-1
JJ-725, JJ-796	20-40-40-000-100-00342-5
JJ-565	20-40-40-000-100-00370-0
JJ-556	20-40-40-000-100-00381-7
JJ-476	20-40-40-000-100-00391-5
JJ-635	20-40-40-000-100-00450-3
JJ-646	20-40-40-000-100-00462-9
JJ-726, JJ-795	20-40-40-000-100-00470-9
JJ-875	20-40-40-000-100-00481-6
JJ-634	20-40-40-000-100-00520-9
JJ-567	20-40-40-000-100-00530-7
JJ-407 & JJ-474	20-40-40-000-100-00550-2
JJ-327, JJ-394	20-40-40-000-100-00560-0
JJ-473	20-40-40-000-100-00581-5
JJ-553	20-40-40-000-100-00591-3

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
JJ-568	20-40-40-000-100-00600-2
JJ-648, JJ-713	20-40-40-000-100-00620-8
JJ-809, JJ-872	20-40-40-000-100-00650-1
JJ-632	20-40-40-000-100-00680-5
JJ-409 & JJ-472	20-40-40-000-100-00711-8
JJ-391 & JJ-330	20-40-40-000-100-00731-4
JJ-811, JJ-812, JJ-870	20-40-40-000-100-00810-8
JJ-651	20-40-40-000-100-00832-2
JJ-630	20-40-40-000-100-00840-2
JJ-491	20-40-40-000-100-00862-5
JJ-332, JJ-389	20-40-40-000-100-00890-1
JJ-469	20-40-40-000-100-00901-8
JJ-412	20-40-40-000-100-00902-7
JJ-492	20-40-40-000-100-00912-5
JJ-629	20-40-40-000-100-00930-3
JJ-652 & JJ-709	20-40-40-000-100-00941-0
JJ-732	20-40-40-000-100-00952-6
JJ-868	20-40-40-000-100-00971-3
JJ-733 & 734	20-40-40-000-100-00982-0
JJ-628	20-40-40-000-100-01000-6
JJ-493	20-40-40-000-100-01022-0
JJ-468	20-40-40-000-100-01031-9
JJ-333, JJ-388	20-40-40-000-100-01040-8
JJ-547	20-40-40-000-100-01071-0
JJ-494	20-40-40-000-100-01072-9
JJ-574	20-40-40-000-100-01080-9
JJ-627	20-40-40-000-100-01090-7
JJ-787	20-40-40-000-100-01110-3
JJ-815	20-40-40-000-100-01132-7
JJ-546	20-40-40-000-100-01186-2
JJ-335	20-40-40-000-100-01202-2
JJ-336 JJ-385	20-40-40-000-100-01210-2
JJ-416 JJ-465	20-40-40-000-100-01220-0
JJ-496	20-40-40-000-100-01232-6
JJ-576	20-40-40-000-100-01240-6
JJ-656 & JJ-705	20-40-40-000-100-01260-1
JJ-785	20-40-40-000-100-01271-8
JJ-816	20-40-40-000-100-01282-5
JJ-817 & JJ-864	20-40-40-000-100-01290-5
JJ-784	20-40-40-000-100-01301-2
JJ-624	20-40-40-000-100-01320-9
JJ-498 & JJ-543	20-40-40-000-100-01390-4
JJ-578	20-40-40-000-100-01400-2
JJ-623	20-40-40-000-100-01410-0
JJ-863	20-40-40-000-100-01441-3
JJ-818 JJ-819	20-40-40-000-100-01442-2

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
JJ-862	20-40-40-000-100-01451-0
JJ-340 & JJ-381	20-40-40-000-100-01530-5
JJ-420	20-40-40-000-100-01542-1
JJ-241	20-40-40-000-200-00020-2
JJ-240	20-40-40-000-200-00030-0
JJ-242	20-40-40-000-200-00150-4
JJ-319	20-40-40-000-200-00160-2
JJ-238	20-40-40-000-200-00190-6
JJ-83	20-40-40-000-200-00220-0
JJ-84	20-40-40-000-200-00270-9
JJ-157	20-40-40-000-200-00280-7
JJ-244	20-40-40-000-200-00310-1
JJ-245	20-40-40-000-200-00340-5
JJ-236	20-40-40-000-200-00350-2
JJ-85	20-40-40-000-200-00380-6
JJ-75 & JJ-76	20-40-40-000-200-00390-4
JJ-6	20-40-40-000-200-00410-0
JJ-86	20-40-40-000-200-00430-6
JJ-235	20-40-40-000-200-00460-9
JJ-246	20-40-40-000-200-00470-7
JJ-315	20-40-40-000-200-00480-5
JJ-167	20-40-40-000-200-00520-7
JJ-8	20-40-40-000-200-00570-6
JJ-153	20-40-40-000-200-00600-0
JJ-168	20-40-40-000-200-00610-8
JJ-313	20-40-40-000-200-00640-2
JJ-249	20-40-40-000-200-00660-7
JJ-152	20-40-40-000-200-00690-1
JJ-89	20-40-40-000-200-00700-9
JJ-9	20-40-40-000-200-00720-5
JJ-10	20-40-40-000-200-00730-3
JJ-71	20-40-40-000-200-00740-1
JJ-90	20-40-40-000-200-00750-8
JJ-170	20-40-40-000-200-00770-4
JJ-250	20-40-40-000-200-00790-0
JJ-230	20-40-40-000-200-00830-2
JJ-150	20-40-40-000-200-00850-7
JJ-69	20-40-40-000-200-00900-7
JJ-172	20-40-40-000-200-00930-1
JJ-252	20-40-40-000-200-00950-6
JJ-228	20-40-40-000-200-00990-8
JJ-148	20-40-40-000-200-01010-2
JJ-14	20-40-40-000-200-01050-3
JJ-227	20-40-40-000-200-01100-3
JJ-254	20-40-40-000-200-01110-1
JJ-175	20-40-40-000-200-01160-0

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
JJ-95	20-40-40-000-200-01180-6
JJ-16	20-40-40-000-200-01210-0
JJ-65	20-40-40-000-200-01220-8
JJ-145	20-40-40-000-200-01240-4
JJ-256	20-40-40-000-200-01270-7
JJ-177	20-40-40-000-200-01320-7
JJ-97	20-40-40-000-200-01340-3
JJ-18	20-40-40-000-200-01370-6
JJ-178	20-40-40-000-200-01410-8
JJ-302	20-40-40-000-200-01450-9
JJ-99	20-40-40-000-200-01500-9
E1/2 OF JJ-61	20-40-40-000-200-01541-0
JJ-100	20-40-40-000-200-01550-8
JJ-221	20-40-40-000-200-01580-2
JJ-260	20-40-40-000-200-01590-0
JJ-300	20-40-40-000-300-00010-2
JJ-140	20-40-40-000-300-00050-3
JJ-101	20-40-40-000-300-00060-1
JJ-219	20-40-40-000-300-00140-5
JJ-262	20-40-40-000-300-00150-2
JJ-138	20-40-40-000-300-00210-0
JJ-104	20-40-40-000-300-00270-7
JJ-56	20-40-40-000-300-00390-2
JJ-25	20-40-40-000-300-00400-0
JJ-26	20-40-40-000-300-00410-8
JJ-55	20-40-40-000-300-00420-6
JJ-294	20-40-40-000-300-00490-1
JJ-267	20-40-40-000-300-00500-9
JJ-214	20-40-40-000-300-00510-7
JJ-134	20-40-40-000-300-00530-3
JJ-108	20-40-40-000-300-00590-0
JJ-133	20-40-40-000-300-00600-8
JJ-213	20-40-40-000-300-00620-4
JJ-191	20-40-40-000-300-00840-8
JJ-111	20-40-40-000-300-00860-3
JJ-31	20-40-40-000-300-00880-9
JJ-112	20-40-40-000-300-00910-3
JJ-129	20-40-40-000-300-00920-1
JJ-192	20-40-40-000-300-00930-9
E1/2 OF JJ-272	20-40-40-000-300-00951-3
JJ-193	20-40-40-000-300-01000-2
JJ-128	20-40-40-000-300-01010-0
JJ-33	20-40-40-000-300-01040-4
JJ-114	20-40-40-000-300-01070-7
JJ-207	20-40-40-000-300-01100-1
JJ-286	20-40-40-000-300-01130-5

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
JJ-35	20-40-40-000-300-01200-0
JJ-197	20-40-40-000-300-01320-5

The following described parcels of land, lying and being in Section 21, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
HH-180 HH-181 & HH-204 HH-205	21-40-40-000-300-01031-3

The following described parcels of land, lying and being in Section 29, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
LL-51	29-40-40-000-300-00550-9
LL-24	29-40-40-000-300-00560-7
LL-25	29-40-40-000-300-00570-5
LL-99	29-40-40-000-300-00590-1
LL-124	29-40-40-000-300-00600-9
LL-271	29-40-40-000-300-00650-8
LL-248	29-40-40-000-300-00660-6

The following described parcels of land, lying and being in Section 30, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
RR-239	30-40-40-000-200-01080-6

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: DEPT-3

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners

DATE: February 17, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Sarah W. Woods
County Attorney

REF: 25-0627

SUBJECT: **CONSIDER A RESOLUTION APPROVING A CONVEYANCE OF PROPERTY AND ACCEPTANCE OF PROPERTY PURSUANT TO SECTION 125.38, FLA. STAT. IN ACCORDANCE WITH PAL MAR SETTLEMENT AGREEMENT**

Attached is a Resolution with an amended County Deed (Exhibit A) to correct the legal descriptions.

DGD/SWW/rr
Attachment

Reviewed by County Attorney's Office

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.

SPACE ABOVE THIS LINE FOR RECORDING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

RESOLUTION NO. _____

APPROVAL OF A CONVEYANCE OF PROPERTY AND ACCEPTANCE OF PROPERTY PURSUANT TO SECTION 125.37 FLORIDA STATUTES

WHEREAS, on _____, this Board held a public hearing to consider the exchange of property owned by MARTIN COUNTY, a political subdivision of the State of Florida (hereinafter "COUNTY"), described in Exhibit "A" attached hereto and made a part hereof, for property owned by BE A MAN BUY LAND, LLC, a Florida corporation (hereinafter "BAM"), described in the Exhibit "B" and Exhibit "C" attached hereto and made a part hereof; and

WHEREAS, proper notice of hearing was published once a week for two weeks prior to the public hearing in a newspaper of general circulation published in the County; and

WHEREAS, anyone desiring to be heard regarding this matter was given opportunity to present their views to this Board; and

WHEREAS, on November 12, 2024, the Board voted to approve a Settlement, Land Exchange, and Purchase Agreement ("Settlement Agreement") in the case of: Be a Man Buy Land, LLC vs. S. FL. Water Man. Dist.; FL Fish and Wildlife Cons. Comm.; The Board of Trustees of the Internal Improv. Trust Fund of the State of FL; and Martin County; Case No. 2023-CA-000052; and

WHEREAS, Pursuant to the Settlement Agreement, BAM is required to swap land it owns at a ratio of 2:1 in environmentally sensitive middle and eastern portions of Pal Mar, for County and S. FL Water Man. Dist. owned land (either solely or jointly; approx. 559 acres) in the North Chimney portion of Pal Mar. This equates to the County receiving (both solely and jointly) approx. 1,099.78 acres in the middle and eastern portions of Pal Mar; and

WHEREAS, the Board has made the following determinations regarding the property to be conveyed by County Deed to BAM as more particularly described in Exhibit "A", which is attached hereto and incorporated herein:

1. The property is not needed for County purposes.

2. It is in the best interest of the County to exchange the COUNTY's property more

particularly described in Exhibit “A” for the property owned by BAM as more particularly described in Exhibit "B".

3. The exchange of property is deemed an even exchange and no funds will change hands.

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

A. Pursuant to Section 125.37, Florida Statutes, the Board of County Commissioners hereby authorizes the exchange of the property described in Exhibit "A" for the property described in Exhibit "B".

B. The property exchange is subject to certain terms and conditions, which are summarized as follows:

1. The Board of County Commissioners accepts this resolution approving the County Deed conveying its interest in the property described in Exhibit “A” to BAM, as consideration for an executed Quit Claim Deed conveying the property described in Exhibit “B” and Exhibit “C” by BAM, a Florida limited liability corporation to COUNTY.

2. Each party shall pay for recording any documents necessary to convey marketable title to the other party, including the deeds. BAM, as the non-exempt party, shall pay for any and all documentary stamps as a result of the property exchange.

3. This resolution hereby accepts and approves the Quit Claim Deeds conveyed by Be a Man Buy Land, LLC, a Florida limited liability corporation to Martin County, a political subdivision of the State of Florida, at the time of closing.

DULY PASSED AND ADOPTED this ____ day of _____, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

_____
CAROLYN TIMMANN, CLERK OF THE
CIRCUIT COURT AND COMPTROLLER

_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____
SARAH W. WOODS, COUNTY ATTORNEY

EXHIBIT “A”

COUNTY TO BAM

Parcel A

This instrument prepared by:

Susanna Kenerson, Real Property Division
Martin County
2401 SE Monterey Road
Stuart, FL 34996

Project Name: Be A Man Buy Land RPM 4119
Property Address: Multiple vacant land parcels
PCN: Multiple – see attached Ex. A - M

SPACE ABOVE THIS LINE FOR PROCESSING DATA | SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

THIS DEED, made this _____ day of _____, 2025, by MARTIN COUNTY, a political subdivision of the State of Florida, 2401 SE Monterey Road, Stuart, Florida 34996, Grantor, and BE A MAN BUY LAND, LLC, a Florida limited liability company, Grantee, whose mailing address is 4260 SE Federal Highway, Stuart, Florida 34997.

WITNESSETH that Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described land lying and being in Martin County, Florida:

SEE ATTACHED EXHIBITS "A -M"

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

_____
CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

_____
SARAH HEARD, CHAIR

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

_____
SARAH W. WOODS, COUNTY ATTORNEY

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

EXHIBIT A

The following described parcels of land, lying and being in Section 01, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
XX-192	01-40-39-000-200-00080-1
XX-128	01-40-39-000-200-00120-3
XX-97	01-40-39-000-200-00130-1
XX-1 CD North 1/2	01-40-39-000-200-00202-4
XX-291	01-40-39-000-200-00410-2
XX-227	01-40-39-000-200-00450-3
XX-189	01-40-39-000-200-00730-5
XX-37	01-40-39-000-200-00970-4
XX-6AB S 1/2	01-40-39-000-200-01020-2
XX-251	01-40-39-000-200-01170-0
XX-122A	01-40-39-000-200-01324-5
XX-25	01-40-39-000-200-01430-6
XX-23	01-40-39-000-300-00230-8
XX-170 AB South 1/2	01-40-39-000-300-00324-5
XX-215	01-40-39-000-300-00350-2
XX-171	01-40-39-000-300-00490-3
XX-76	01-40-39-000-300-00660-7
XX-117	01-40-39-000-300-00690-1
XX-245	01-40-39-000-300-00770-4
XX-205	01-40-39-000-300-00870-3
XX-83D	01-40-39-000-300-01072-7
XX-208 CD N 1/2	01-40-39-000-300-01541-0

The following described parcels of land, lying and being in Section 02, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
WW-256	02-40-39-000-100-00050-7
WW-165	02-40-39-000-100-00740-3
Being part of that 185 foot wide FP&L Easement as in Deed Book 98 at Page 323, of the Public Records of Martin County, Florida. Being the same property conveyed in Official Records Book 1585, at Page 399, of the Public Records of Martin County, Florida, and containing 19.06 acre(s) more or less.	02-40-39-000-100-01610-8
WW-219	02-40-39-000-400-00380-2
WW-147	02-40-39-000-400-00480-1
WW-19B West 1/2 of the South 1/2	02-40-39-000-400-00593-5
WW-124 CD North 1/2	02-40-39-000-400-01521-0

EXHIBIT A

The following described parcels of land, lying and being in Section 11, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
SS-257	11-40-39-000-100-00020-5
SS-225	11-40-39-000-100-00040-1
SS-160 (N 1/2)	11-40-39-000-100-00092-8
SS-97	11-40-39-000-100-00120-4
SS-96	11-40-39-000-100-00130-2
SS-64	11-40-39-000-100-00150-7
SS-33	11-40-39-000-100-00180-1
SS-32	11-40-39-000-100-00190-9
SS-1	11-40-39-000-100-00200-7
SS-223	11-40-39-000-100-00360-3
SS-226	11-40-39-000-100-00370-1
SS-190CD North 1/2	11-40-39-000-100-00471-9
SS-67	11-40-39-000-100-00540-6
SS-62	11-40-39-000-100-00550-3
SS-35	11-40-39-000-100-00580-7
SS-29	11-40-39-000-100-00620-9
SS-36	11-40-39-000-100-00630-7
SS-68	11-40-39-000-100-00670-8
SS-125	11-40-39-000-100-00700-2
SS-253	11-40-39-000-100-00780-5
SS-261	11-40-39-000-100-00820-7
SS-229	11-40-39-000-100-00840-3
SS-188	11-40-39-000-100-00870-6
SS-165	11-40-39-000-100-00880-4
SS-101	11-40-39-000-100-00920-6
SS-92	11-40-39-000-100-00930-4
SS-69	11-40-39-000-100-00940-2
SS-59	11-40-39-000-100-01060-4
SS-102	11-40-39-000-100-01090-8
SS-166	11-40-39-000-100-01130-0
SS-230	11-40-39-000-100-01170-1
Being the North 1/2 of the East 2/5 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4. Containing 1 acre(s) more or less.	11-40-39-000-100-01191-6
SS-122	11-40-39-000-100-01310-2
SS-39	11-40-39-000-100-01380-7
SS-40	11-40-39-000-100-01430-7
SS-72	11-40-39-000-100-01470-8
SS-136	11-40-39-000-100-01510-0
SS-153	11-40-39-000-100-01520-8
SS-200	11-40-39-000-100-01550-1

EXHIBIT A

SS-184	11-40-39-000-400-00070-8
SS-73	11-40-39-000-400-00140-4
SS-56	11-40-39-000-400-00150-1
SS-9	11-40-39-000-400-00200-1
SS-10	11-40-39-000-400-00210-9
SS-23	11-40-39-000-400-00220-7
SS-55	11-40-39-000-400-00260-8
SS-87 AB South 1/2	11-40-39-000-400-00284-0
SS-170	11-40-39-000-400-00330-4
SS-202	11-40-39-000-400-00350-9
SS-246	11-40-39-000-400-00430-3
SS-214	11-40-39-000-400-00450-8
SS-118 AB South 1/2	11-40-39-000-400-00514-2
SS-54	11-40-39-000-400-00550-7
SS-43	11-40-39-000-400-00580-1
SS-22	11-40-39-000-400-00590-9
SS-11 A&B	11-40-39-000-400-00600-7
SS-140	11-40-39-000-400-00710-4
SS-149	11-40-39-000-400-00720-2
SS-268	11-40-39-000-400-00790-7
The following described parcels of land, lying and being in Section 12, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
YY-288 South 1/2	12-40-39-000-200-00024-7
YY-256 CD North 1/2	12-40-39-000-200-00041-6
YY-160	12-40-39-000-200-00100-4
YY-129	12-40-39-000-200-00110-2
YY-65 North 1/2	12-40-39-000-200-00150-3
YY-33C East 1/2 of the North 1/2	12-40-39-000-200-00171-8
YY-1 South 1/2	12-40-39-000-200-00191-4
YY-2 North 1/2	12-40-39-000-200-00210-1
YY-34	12-40-39-000-200-00240-5
YY-95	12-40-39-000-200-00270-8
YY-127	12-40-39-000-200-00290-4
YY-130	12-40-39-000-200-00300-2
YY-159	12-40-39-000-200-00310-0
YY-223CD North 1/2	12-40-39-000-200-00351-0
YY-226	12-40-39-000-200-00360-9
YY-258C East 1/2 of the North 1/2	12-40-39-000-200-00380-5
YY-259	12-40-39-000-200-00430-5
YY-227	12-40-39-000-200-00450-0
YY-195	12-40-39-000-200-00470-6
YY-131	12-40-39-000-200-00510-8
YY-62	12-40-39-000-200-00560-7

EXHIBIT A

YY-4	12-40-39-000-200-00610-7
YY-93	12-40-39-000-200-00670-4
YY-221	12-40-39-000-200-00750-7
YY-284	12-40-39-000-200-00820-3
YY-197	12-40-39-000-200-00870-2
YY-124	12-40-39-000-200-00920-2
YY-70	12-40-39-000-200-01060-0
YY-91	12-40-39-000-200-01070-8
YY-187	12-40-39-000-200-01130-6
YY-295CD North 1/2	12-40-39-000-200-01211-8
YY-250AB	12-40-39-000-200-01244-9
YY-122CD North 1/2	12-40-39-000-200-01321-5
YY-103	12-40-39-000-200-01330-4
YY-25	12-40-39-000-200-01430-3
YY-57	12-40-39-000-200-01450-8
YY-104	12-40-39-000-200-01480-2
YY-248	12-40-39-000-300-00040-5
YY-216AB South 1/2	12-40-39-000-300-00064-6
YY-88A Southeast 1/4	12-40-39-000-300-00144-0
YY-73AB South 1/2	12-40-39-000-300-00154-7
YY-9 South 1/2	12-40-39-000-300-00190-3
YY-10 CD North 1/2	12-40-39-000-300-00210-9
YY-10 South 1/2	12-40-39-000-300-00220-7
YY-74	12-40-39-000-300-00260-8
YY-215AB South 1/2	12-40-39-000-300-00353-6
YY-298	12-40-39-000-300-00400-9
YY-299	12-40-39-000-300-00410-7
YY-278	12-40-39-000-300-00420-5
YY-107	12-40-39-000-300-00530-2
YY-43 CD North 1/2	12-40-39-000-300-00571-2
YY-11 South 1/2	12-40-39-000-300-00600-7
YY-53	12-40-39-000-300-00650-6
YY-76	12-40-39-000-300-00660-4
YY-85 BD	12-40-39-000-300-00672-0
YY-172BD West 1/2	12-40-39-000-300-00722-0
YY-245	12-40-39-000-300-00770-1
YY-301	12-40-39-000-300-00810-3
YY-276	12-40-39-000-300-00820-1
YY-244	12-40-39-000-300-00840-7
YY-212	12-40-39-000-300-00860-2
YY-180	12-40-39-000-300-00880-8
YY-148	12-40-39-000-300-00900-4
YY-109	12-40-39-000-300-00930-8
YY-84	12-40-39-000-300-00940-6
YY-206	12-40-39-000-300-01140-2
YY-238AB South 1/2	12-40-39-000-300-01164-3

EXHIBIT A

YY-302AB South 1/2	12-40-39-000-300-01204-5
YY-303CD North 1/2	12-40-39-000-300-01211-6
YY-274 Northeast 1/4	12-40-39-000-300-01220-5
YY-242A Southeast 1/4	12-40-39-000-300-01244-7
YY-241C Northeast 1/4	12-40-39-000-300-01571-0
YY-304	12-40-39-000-300-01600-5
YY-232	12-40-39-000-200-01560-5
YY-41	12-40-39-000-300-00170-7
The following described parcels of land, lying and being in Section 13, Township 40 South, Range 39 East, of Palm Beach Heights, an unrecorded subdivision, Martin County, Florida:	
Lot Number(s)	**Parcel Number**
VV-719	13-40-39-000-100-00141-5

EXHIBIT B
LEGAL DESCRIPTION

ALL THAT PORTION OF THE EAST 185 FEET OF THE WEST 604.5 FEET OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, LYING 15 FEET NORTHERLY OF THE FOLLOWING DESCRIBED CENTERLINE OF JUPITER-INDIANTOWN ROAD AS SHOWN ON THE SPECIFIC PURPOSE BOUNDARY SURVEY PERFORMED BY BOWMAN CONSULTING, INC., HAVING A PROJECT NUMBER OF 010025-01-002, AND A FIELD DATE OF AUGUST 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS

SOUTH 21°45'33” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34”, A DISTANCE OF 61.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID

CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54"

WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A

DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT C
LEGAL DESCRIPTION

All that portion of SS-12, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 11, Township 40 South, Range 39 East, Martin County, Florida, lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF

103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25"

WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE

RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT D
LEGAL DESCRIPTION

A parcel lying In Section 11, Township 40 South, Range 39 East, In Martin County, Florida.

Being all that portion of the East 1/2 of the West 2/5 of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 11, lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE,

THROUGH A CENTRAL ANGLE OF 33°56'34”, A DISTANCE OF 61.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A

RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF

729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23

FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

Subject to an easement for ingress, egress, drainage, and utilities over the Easterly 30 feet, and over the North 30 feet.

EXHIBIT E
LEGAL DESCRIPTION

All that portion of SS-244, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 11, Township 40 South, Range 39 East, Martin County, Florida, lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT F
LEGAL DESCRIPTION

All that portion of SS-205, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 11, Township 40 South, Range 39 East, Martin County, Florida, lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT G
LEGAL DESCRIPTION

All that portion of SS-173, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 11, Township 40 South, Range 39 East, Martin County, Florida, lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT H
LEGAL DESCRIPTION

All that portion of YY-77, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT I
LEGAL DESCRIPTION

All that portion of YY-52, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT J
LEGAL DESCRIPTION

All that portion of YY-20, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, **lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:**

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41", A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38" WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31", A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44" WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56" WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07" WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42" WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42" WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19" WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH

A CENTRAL ANGLE OF 18°38'00", A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49", A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39", A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50" WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET;

THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE

NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT K
LEGAL DESCRIPTION

All that portion of Parcel YY-110, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, **lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:**

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT

BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41", A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38" WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31", A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44" WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56" WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07" WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42" WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42" WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19" WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00", A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49", A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39", A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH

20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50" WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH

79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT L
LEGAL DESCRIPTION

All that portion of Parcel YY-115, being the East 1/4 of the West 4/5 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4; Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT M
LEGAL DESCRIPTION

All that portion of YY-175, PALM BEACH HEIGHTS, an Unrecorded Subdivision, Section 12, Township 40 South, Range 39 East, Martin County, Florida, lying 15 feet northerly of the following described centerline of Jupiter-Indiantown Road as shown on the Specific Purpose Boundary Survey performed by Bowman Consulting, Inc., having a project number of 010025-01-002, and a field date of August 18, 2015:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 00°06'24" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 555.58 FEET; THENCE NORTH 72°42"33" WEST, A DISTANCE OF 61.71 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CR711/PRATT AND WHITNEY ROAD, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF BEGINNING OF THIS CENTERLINE; THENCE CONTINUE NORTH 72°42'33" WEST, A DISTANCE OF 493.03 FEET; THENCE NORTH 74°44'56" WEST, A DISTANCE OF 58.60 FEET; THENCE NORTH 73°02'55" WEST, A DISTANCE OF 1029.84 FEET; THENCE NORTH 71°27'10" WEST, A DISTANCE OF 183.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°33'37", A DISTANCE OF 150.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°53'33" WEST, A DISTANCE OF 150.56 FEET; THENCE NORTH 38°12'31" WEST, A DISTANCE OF 224.55 FEET; THENCE NORTH 43°43'39" WEST, A DISTANCE OF 173.88 FEET; THENCE NORTH 40°33'57" WEST, A DISTANCE OF 378.05 FEET; THENCE NORTH 54°15'28" WEST, A DISTANCE OF 109.60 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 364.35 FEET AND WHOSE RADIUS POINT BEARS SOUTH 33°34'57" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°57'24", A DISTANCE OF 107.83 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 350.38 FEET AND WHOSE RADIUS POINT BEARS NORTH 12°35'55" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°25'26", A DISTANCE OF 75.98 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.52 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°33'01" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 16°01'16", A DISTANCE OF 37.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°24'25" WEST, A DISTANCE OF 237.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 527.58 FEET AND WHOSE RADIUS POINT BEARS NORTH 03°57'21" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°48'58", A DISTANCE OF 127.22 FEET TO THE END OF SAID CURVE AND BEING A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.22 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°45'33" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°56'34", A DISTANCE OF 61.15 FEET TO THE

POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 103.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°09'41”, A DISTANCE OF 21.91 FEET TO THE END OF SAID CURVE; THENCE NORTH 85°55'38” WEST, A DISTANCE OF 242.66 FEET; THENCE NORTH 86°38'31”, A DISTANCE OF 484.92 FEET; THENCE NORTH 86°23'44” WEST, A DISTANCE OF 585.93 FEET; THENCE NORTH 87°04'56” WEST, A DISTANCE OF 322.93 FEET; THENCE NORTH 85°49'07” WEST, A DISTANCE OF 304.38 FEET; THENCE NORTH 80°57'42” WEST, A DISTANCE OF 114.18 FEET; THENCE NORTH 72°32'42” WEST, A DISTANCE OF 640.70 FEET; THENCE NORTH 73°39'19” WEST, A DISTANCE OF 207.45 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 135.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 26°01'17” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°38'00”, A DISTANCE OF 43.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°11'49”, A DISTANCE OF 92.83 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 894.38 FEET AND WHOSE RADIUS POINT BEARS SOUTH 24°02'28” WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°33'39”, A DISTANCE OF 149.25 FEET TO THE END OF SAID CURVE; THENCE NORTH 74°14'58" WEST, A DISTANCE OF 221.23 FEET; THENCE NORTH 73°05'43" WEST, A DISTANCE OF 371.66 FEET; THENCE NORTH 71°23'10" WEST, A DISTANCE OF 234.08 FEET; THENCE NORTH 80°45'46" WEST, A DISTANCE OF 58.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 534.11 FEET AND WHOSE RADIUS POINT BEARS SOUTH 13°52'44" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°26'25", A DISTANCE OF 171.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 79°54'05" WEST, A DISTANCE OF 550.79 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°47'13", A DISTANCE OF 281.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 40°14'38" WEST, A DISTANCE OF 361.73 FEET; THENCE NORTH 48°00'35" WEST, A DISTANCE OF 98.88 FEET; THENCE NORTH 67°07'57" WEST, A DISTANCE OF 27.39 FEET; THENCE NORTH 50°29'06" WEST, A DISTANCE OF 81.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.19 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°33'07" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°47'53", A DISTANCE OF 67.48 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 65.64 FEET AND WHOSE RADIUS POINT BEARS SOUTH 20°28'08" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°12'33", A DISTANCE OF 40.34 FEET TO THE END OF SAID CURVE BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 55.59 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°31'23" WEST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'20", A DISTANCE OF 36.23 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°22'07" WEST, A DISTANCE OF 81.87 FEET; THENCE NORTH 79°16'54" WEST, A DISTANCE OF 74.27 FEET; THENCE NORTH 70°50'01" WEST, A DISTANCE OF 76.85 FEET; THENCE NORTH 81°06'31" WEST, A DISTANCE OF 88.05 FEET; THENCE NORTH 74°20'59" WEST, A DISTANCE OF 123.33 FEET; THENCE NORTH 76°20'08" WEST, A DISTANCE OF 401.89 FEET; THENCE NORTH 75°35'04" WEST, A DISTANCE OF 102.48 FEET; THENCE NORTH 70°59'16" WEST, A DISTANCE OF 107.09 FEET; THENCE NORTH 57°59'27" WEST, A DISTANCE OF 119.32 FEET; THENCE NORTH 53°39'46" WEST, A DISTANCE OF 330.46 FEET; THENCE NORTH 51°17'54" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 55°35'18" WEST, A DISTANCE OF 318.21 FEET; THENCE NORTH 52°37'50" WEST, A DISTANCE OF 170.93 FEET TO AN INTERSECTION WITH THE WEST LINE OF SECTION 23 TOWNSHIP 40 SOUTH RANGE 40 EAST; THENCE CONTINUE NORTH 52°37'50” WEST A DISTANCE OF 244.43 FEET; THENCE NORTH 53°31'01" WEST, A DISTANCE OF 701.04 FEET; THENCE NORTH 51°05'57" WEST, A DISTANCE OF 49.87 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'01", A DISTANCE OF 90.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°44'58" WEST, A DISTANCE OF 137.26 FEET; THENCE NORTH 80°25'25" WEST, A DISTANCE OF 633.60 FEET; THENCE NORTH 81°09'39" WEST, A DISTANCE OF 143.82 FEET; THENCE NORTH 79°38'41" WEST, A DISTANCE OF 482.55 FEET; THENCE NORTH 82°03'40" WEST, A DISTANCE OF 419.85 FEET; THENCE NORTH 80°54'17" WEST, A DISTANCE OF 798.66 FEET; THENCE NORTH 67°36'54" WEST, A DISTANCE OF 262.64 TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE CONTINUE NORTH 67°36'54" WEST, A DISTANCE OF 1789.17 FEET; THENCE NORTH 66°53'34" WEST, A DISTANCE OF 502.86 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 725.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°46'45" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°14'19" A DISTANCE OF 382.63 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'25" WEST, A DISTANCE OF 1093.23 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE , THROUGH A CENTRAL ANGLE OF 22°54'54", A DISTANCE OF 199.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 74°32'41" WEST, A DISTANCE OF 444.19 FEET; THENCE NORTH 72°15'01" WEST, A DISTANCE OF 411.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°44'09", A DISTANCE OF 172.23 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°30'51" WEST, A DISTANCE OF 1401.30 FEET; THENCE NORTH 56°15'02" WEST, A DISTANCE OF 287.61 FEET; THENCE NORTH 72°56'54" WEST, A DISTANCE OF 128.90 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 729.24 FEET; THENCE NORTH 73°13'27" WEST, A DISTANCE OF 1796.30 FEET; THENCE

NORTH 48°01'48" WEST, A DISTANCE OF 1235.95 FEET; THENCE SOUTH 88°33'25" WEST, A DISTANCE OF 894.00 FEET; THENCE SOUTH 89°38'47" WEST, A DISTANCE OF 2848.13 FEET; THENCE NORTH 67°16'06" WEST, A DISTANCE OF 1757.79 FEET; THENCE NORTH 87°37'16" WEST, A DISTANCE OF 2634.20 FEET TO AN INTERSECTION WITH THE WESTLINE OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 40 EAST; THENCE NORTH 89°36'04" WEST, A DISTANCE OF 99.49 FEET; THENCE NORTH 83°19'10" WEST, A DISTANCE OF 87.71 FEET; THENCE SOUTH 89°30'32" WEST, A DISTANCE OF 170.23 FEET; THENCE NORTH 86°51'09" WEST, A DISTANCE OF 340.80 FEET; THENCE NORTH 89°52'34" WEST, A DISTANCE OF 238.38 FEET; THENCE NORTH 87°15'17" WEST, A DISTANCE OF 506.56 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°52'09", A DISTANCE OF 334.72 FEET TO THE POINT OF TANGENCY; THENCE NORTH 52°23'08" WEST, A DISTANCE OF 374.66 FEET; THENCE NORTH 54°28'29" WEST, A DISTANCE OF 283.60 FEET; THENCE NORTH 60°09'20" WEST, A DISTANCE OF 319.32 FEET; THENCE NORTH 63°39'12" WEST, A DISTANCE OF 364.18 FEET; THENCE NORTH 59°12'48" WEST, A DISTANCE OF 144.25 FEET; THENCE NORTH 63°06'00" WEST, A DISTANCE OF 332.43 FEET; THENCE NORTH 61°43'46" WEST, A DISTANCE OF 525.09 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 231.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°34'24" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°17'45", A DISTANCE OF 110.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 62°00'42" WEST, A DISTANCE OF 672.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°46'23", A DISTANCE OF 196.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°47'05" WEST, A DISTANCE OF 338.30 FEET; THENCE NORTH 81°31'35" WEST, A DISTANCE OF 404.03 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.85 FEET AND WHOSE RADIUS POINT BEARS NORTH 00°38'19" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°27'26", A DISTANCE OF 103.46 FEET TO THE END OF SAID CURVE; THENCE NORTH 81°52'18" WEST, A DISTANCE OF 250.80 FEET; THENCE NORTH 76°37'14" WEST, A DISTANCE OF 113.27 FEET; THENCE NORTH 82°48'13" WEST, A DISTANCE OF 193.44 FEET; THENCE NORTH 80°54'46" WEST, A DISTANCE OF 797.13 FEET; THENCE NORTH 81°42'24" WEST, A DISTANCE OF 552.37 FEET; THENCE NORTH 79°29'27" WEST, A DISTANCE OF 179.01 FEET; THENCE NORTH 81°49'28" WEST, A DISTANCE OF 410.57 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 352.50 FEET AND WHOSE RADIUS POINT BEARS SOUTH 17°04'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°02'17", A DISTANCE OF 129.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 80°15'39" WEST, A DISTANCE OF 244.63 FEET; THENCE NORTH 81°41'45" WEST, A DISTANCE OF 397.23 FEET; THENCE NORTH 80°51'36" WEST, A DISTANCE OF 859.52 FEET TO A POINT ON

A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 750.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 09°08'13" EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°03'03", A DISTANCE OF 288.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 849.33 FEET; THENCE NORTH 62°41'39" WEST, A DISTANCE OF 137.37 FEET; THENCE NORTH 51°46'20" WEST, A DISTANCE OF 45.80 FEET; THENCE NORTH 58°34'11" WEST, A DISTANCE OF 537.78 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2000.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 34°14'56" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'33", A DISTANCE OF 352.88 FEET TO THE END OF SAID CURVE; THENCE NORTH 68°17'18" WEST, A DISTANCE OF 1039.32 FEET; THENCE NORTH 68°31'36" WEST, A DISTANCE OF 266.35 FEET; THENCE NORTH 68°59'21" WEST, A DISTANCE OF 94.39 FEET; THENCE NORTH 67°23'17" WEST, A DISTANCE OF 218.26 FEET; THENCE NORTH 70°11'41" WEST, A DISTANCE OF 205.91 FEET; THENCE NORTH 68°59'50" WEST, A DISTANCE OF 232.21 FEET; THENCE NORTH 67°19'50" WEST, A DISTANCE OF 237.43 FEET; THENCE NORTH 68°08'22" WEST, A DISTANCE OF 250.02 FEET; THENCE NORTH 69°04'07" WEST, A DISTANCE OF 182.58 FEET; THENCE NORTH 68°08'33" WEST, A DISTANCE OF 373.79 FEET; THENCE NORTH 68°08'38" WEST, A DISTANCE OF 403.55 FEET; THENCE NORTH 67°30'54" WEST, A DISTANCE OF 197.10 FEET; THENCE NORTH 67°29'01" WEST, A DISTANCE OF 205.09 FEET; THENCE NORTH 68°15'08" WEST, A DISTANCE OF 359.91 FEET; THENCE NORTH 68°41'42" WEST, A DISTANCE OF 352.77 FEET; THENCE NORTH 66°42'15" WEST, A DISTANCE OF 165.62 FEET; THENCE NORTH 68°08'25" WEST, A DISTANCE OF 225.76 FEET; THENCE NORTH 67°49'34" WEST, A DISTANCE OF 951.46 FEET; THENCE NORTH 69°43'02" WEST, A DISTANCE OF 287.03 FEET; THENCE NORTH 67°24'16" WEST, A DISTANCE OF 762.34 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE CONTINUE NORTH 67°24'16" WEST, A DISTANCE OF 71.18 FEET; THENCE NORTH 66°32'34" WEST, A DISTANCE OF 328.51 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SR 76/SW KANNER HIGHWAY, BEING A 200 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89501-2601 AND THE POINT OF TERMINATION OF THIS CENTERLINE.

EXHIBIT "B"

BAM TO COUNTY

Parcel B

Instrument Prepared By and Return To:
Rene S. Griffith, Esq.
4260 S.E. Federal Highway
Stuart, Florida 34997

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this _____ day of February, 2025, by BE A MAN BUY LAND, LLC, a Florida Limited Liability Company, whose mailing address is 4260 S.E. Federal Highway, Stuart, Florida 34997, Grantor, to MARTIN COUNTY, a political subdivision of the State of Florida, whose mailing address is 2401 SE Monterey Road, Stuart, Florida 34996, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Martin, State of Florida, and more particularly described in Exhibit "A" attached hereto.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

This deed was prepared without the benefit of title examination. No title opinion, title insurance or title assurances have been requested or given in connection with the preparation of this Deed.

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

<signature block on next page>

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:

Be A Man Buy Land, LLC, a Florida
limited liability company

_____
Witness printed name: _____
Address:_____

By: _____
Joseph Zachary Gazza, Managing Member

_____
Witness printed name: _____
Address:_____

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____day of February, 2025 by Joseph Zachary Gazza as Managing Member and on behalf of Be A Man Buy Land, LLC, a Florida limited liability company who ☐ is personally known to me or ☐ who has produced a driver's license as identification.

_____
Notary

SCHEDULE A

The following described parcels of land, lying and being in Section 10, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
FF-68	10-40-40-000-100-00680-6
FF-69	10-40-40-000-100-00690-4
FF-70	10-40-40-000-100-00700-2
FF-101	10-40-40-000-100-01010-5
FF-118	10-40-40-000-100-01180-9
FF-120 SW 1/4	10-40-40-000-100-01200-5
FF-122 N 1/2	10-40-40-000-100-01220-1
FF-129 S 1/2	10-40-40-000-100-01290-6
FF-132	10-40-40-000-100-01320-0
FF-156 CD aka FF-156 N 1/2	10-40-40-000-100-01561-8
FF-157	10-40-40-000-100-01570-7
FF-170	10-40-40-000-400-00100-2
THE SOUTH 1/2 OF PARCELS FF-188 AB & FF-189 D & FF-173 AB & FF-172 D	10-40-40-000-400-00130-6
FF-179, FF-182	10-40-40-000-400-00190-3
FF-180, FF-181	10-40-40-000-400-00200-1
FF-221, FF-220	10-40-40-000-400-00213-6
FF-218	10-40-40-000-400-00231-4
FF-228	10-40-40-000-400-00284-0
FF-390, FF-391	10-40-40-000-400-00302-8
FF-206	10-40-40-000-400-00351-8
FF-204, FF-205	10-40-40-000-400-00360-7
FF-319	10-40-40-000-400-00820-1
FF-318	10-40-40-000-400-00830-9
FF-317	10-40-40-000-400-00840-7
FF-316	10-40-40-000-400-00850-4
FF-312	10-40-40-000-400-00890-6
N 1/2 FF-310	10-40-40-000-400-00911-1
FF-307	10-40-40-000-400-00940-6
FF-306	10-40-40-000-400-00950-3
FF-331	10-40-40-000-400-01101-9
FF-330, FF-351	10-40-40-000-400-01111-7
FF-328, FF-329	10-40-40-000-400-01121-5
FF-325, FF-356	10-40-40-000-400-01160-7
FF-361 E 1/2	10-40-40-000-400-01211-6
FF-361 W 1/2	10-40-40-000-400-01213-0
FF-368, FF-393	10-40-40-000-400-01281-1
FF-374 BCD & FF-387 BCD LESS THE SW 1/4	10-40-40-000-400-01342-8
E 1/4 FF-414, W 1/2 FF-413, E 1/4 FF-427, W 1/2 FF-428	10-40-40-000-400-01470-2
FF-410	10-40-40-000-400-01511-3
FF-412, FF-413, FF-429, FF-428	10-40-40-000-400-01592-5
FF-164	10-40-40-000-400-01641-6

SCHEDULE A

The following described parcels of land, lying and being in Section 11, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
DD-3	11-40-40-000-100-00030-1
DD-15 S 1/2	11-40-40-000-100-00151-0
DD-16	11-40-40-000-100-00160-3
DD-18	11-40-40-000-100-00180-9
DD-20	11-40-40-000-100-00200-5
DD-61 NW 1/4	11-40-40-000-100-00210-3
DD-68	11-40-40-000-100-00280-8
DD-72	11-40-40-000-100-00320-0
DD-76	11-40-40-000-100-00360-1
DD-77	11-40-40-000-100-00370-9
DD-81, DD-82 E 1/2	11-40-40-000-100-00420-9
DD-83	11-40-40-000-100-00430-7
DD-84	11-40-40-000-100-00440-5
DD-89	11-40-40-000-100-00490-4
DD-92	11-40-40-000-100-00520-8
DD-97	11-40-40-000-100-00570-7
DD-98	11-40-40-000-100-00580-5
DD-61 SW 1/4	11-40-40-000-100-00613-0
DD-161	11-40-40-000-100-00810-7
DD-163	11-40-40-000-100-00830-3
DD-171	11-40-40-000-100-00910-6
DD-173	11-40-40-000-100-00930-2
DD-174	11-40-40-000-100-00940-0
DD-179	11-40-40-000-100-00990-9
DD-226	11-40-40-000-100-01080-8
DD-228	11-40-40-000-100-01100-4
DD-230	11-40-40-000-100-01120-0
DD-231	11-40-40-000-100-01130-8
DD-233	11-40-40-000-100-01150-3
DD-239	11-40-40-000-100-01210-1
DD-241	11-40-40-000-100-01230-7
DD-242	11-40-40-000-100-01240-5
DD-244	11-40-40-000-100-01260-0
DD-249	11-40-40-000-100-01310-0
DD-250	11-40-40-000-100-01320-8
DD-252	11-40-40-000-100-01340-4
DD-299	11-40-40-000-100-01424-3
DD-301	11-40-40-000-100-01430-5
DD-303	11-40-40-000-100-01450-0
DD-304	11-40-40-000-100-01460-8
DD-305	11-40-40-000-100-01470-6
DD-308	11-40-40-000-100-01500-0
W 1/2 DD-311, E 1/4 DD-310	11-40-40-000-100-01521-5

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
E 1/2 DD-314, W 1/4 DD-315	11-40-40-000-100-01561-6
DD-29	11-40-40-000-200-00090-6
DD-32	11-40-40-000-200-00121-9
DD-41 NW 1/4	11-40-40-000-200-00200-3
N 1/2 DD-52	11-40-40-000-200-00320-8
DD-40 NE 1/4	11-40-40-000-200-00401-0
DD-137 E 1/2	11-40-40-000-200-00770-3
DD-181	11-40-40-000-200-00830-1
DD-206	11-40-40-000-200-01080-6
DD-208	11-40-40-000-200-01100-2
DD-211, DD-212	11-40-40-000-200-01130-6
DD-214 E 1/2	11-40-40-000-200-01160-9
DD-259	11-40-40-000-200-01222-5
DD-263	11-40-40-000-200-01250-0
DD-264	11-40-40-000-200-01260-8
DD-266	11-40-40-000-200-01280-4
DD-272	11-40-40-000-200-01340-2
DD-289	11-40-40-000-200-01510-6
DD-291A E 1/4, DD-292CD W 1/2	11-40-40-000-200-01531-1
W 1/2 DD-343, W 1/2 DD-370, E 1/4 DD-344, E 1/4 DD-369	11-40-40-000-300-00072-6
DD-344 W 3/4	11-40-40-000-300-00081-5
DD-369 W 3/4	11-40-40-000-300-00082-4
DD-346	11-40-40-000-300-00101-1
DD-367	11-40-40-000-300-00102-0
DD-347, DD-366	11-40-40-000-300-00110-0
DD-348	11-40-40-000-300-00120-8
DD-365	11-40-40-000-300-00124-4
DD-360	11-40-40-000-300-00174-3
DD-432	11-40-40-000-300-00211-8
DD-434, DD-435	11-40-40-000-300-00223-4
DD-440	11-40-40-000-300-00284-0
DD-423	11-40-40-000-300-00302-8
DD-422	11-40-40-000-300-00311-7
DD-418, DD-419	11-40-40-000-300-00341-1
DD-523	11-40-40-000-300-00464-2
DD-505 & DD-506	11-40-40-000-300-00570-3
DD-507, DD-510	11-40-40-000-300-00590-9
DD-587	11-40-40-000-300-00980-7
DD-657 & DD-664	11-40-40-000-300-01040-3
DD-668	11-40-40-000-300-01074-2
DD-647 & DD-674	11-40-40-000-300-01141-1
DD-644 C-D, DD-645-A, DD-677 C-D & DD-676-A	11-40-40-000-300-01170-5
DD-643 ABC & DD-678ABC	11-40-40-000-300-01181-2
DD-718	11-40-40-000-300-01221-4
DD-755	11-40-40-000-300-01224-1
DD-721, DD-752	11-40-40-000-300-01250-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
DD-722, DD-751	11-40-40-000-300-01260-6
DD-729	11-40-40-000-300-01331-1
DD-730	11-40-40-000-300-01342-8
DD-734	11-40-40-000-300-01370-0
DD-803, DD-804, DD-805, DD-806, DD-821, & DD-822	11-40-40-000-300-01461-3
DD-801, DD-802, DD-823, & DD-824	11-40-40-000-300-01510-4
DD-800	11-40-40-000-300-01531-9
DD-825, DD-826	11-40-40-000-300-01534-6
DD-798 & DD-799	11-40-40-000-300-01541-7
DD-796	11-40-40-000-300-01571-0
DD-741	11-40-40-000-300-07410-0
DD-319, DD-394	11-40-40-000-400-00010-9
DD-321	11-40-40-000-400-00031-4
DD-322	11-40-40-000-400-00041-2
DD-323	11-40-40-000-400-00051-9
DD-390	11-40-40-000-400-00054-6
DD-386A & DD-327A & DD-387CD & DD-326CD	11-40-40-000-400-00081-3
DD-383	11-40-40-000-400-00121-5
DD-457	11-40-40-000-400-00272-2
DD-406	11-40-40-000-400-00291-9
DD-460	11-40-40-000-400-00300-8
DD-461	11-40-40-000-400-00310-6
DD-404	11-40-40-000-400-00311-5
DD-401	11-40-40-000-400-00341-9
DD-468, DD-469	11-40-40-000-400-00384-7
DD-473, DD-544	11-40-40-000-400-00430-1
DD-478, DD-479	11-40-40-000-400-00481-9
DD-539	11-40-40-000-400-00482-8
DD-533	11-40-40-000-400-00544-4
DD-528	11-40-40-000-400-00592-5
DD-556	11-40-40-000-400-00710-2
DD-555	11-40-40-000-400-00720-0
DD-613	11-40-40-000-400-00900-2
DD-612	11-40-40-000-400-00910-0
DD-611	11-40-40-000-400-00920-8
DD-636, DD-637	11-40-40-000-400-01060-6
DD-635	11-40-40-000-400-01081-1
DD-632	11-40-40-000-400-01111-5
DD-631	11-40-40-000-400-01121-3
DD-690	11-40-40-000-400-01122-2
DD-692, DD-693	11-40-40-000-400-01142-8
DD-626	11-40-40-000-400-01143-0
DD-627	11-40-40-000-400-01144-0
DD-628	11-40-40-000-400-01145-0
DD-623	11-40-40-000-400-01201-6

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
DD-699	11-40-40-000-400-01211-4
DD-703	11-40-40-000-400-01251-5
DD-705	11-40-40-000-400-01271-1
DD-709	11-40-40-000-400-01311-3
DD-764	11-40-40-000-400-01314-0
DD-711	11-40-40-000-400-01331-9
DD-760	11-40-40-000-400-01354-1
DD-790	11-40-40-000-400-01451-3
DD-789	11-40-40-000-400-01461-1
DD-836	11-40-40-000-400-01464-8
DD-788	11-40-40-000-400-01471-9
DD-839	11-40-40-000-400-01494-2
DD-841	11-40-40-000-400-01514-8
DD-842, DD-843	11-40-40-000-400-01521-9
DD-783	11-40-40-000-400-01522-8
DD-777, DD-778 & DD-848	11-40-40-000-400-01585-2

SCHEDULE A

The following described parcels of land, lying and being in Section 12, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
BB-7	12-40-40-000-100-00070-0
PORTION OF BB-8	12-40-40-000-100-00080-8
BB-9	12-40-40-000-100-00090-6
BB-64 SE 1/4	12-40-40-000-100-00240-5
BB-67	12-40-40-000-100-00270-8
BB-71	12-40-40-000-100-00310-0
BB-73	12-40-40-000-100-00330-6
BB-75, BB-76, BB-77, BB-78, BB-79, S 1/2 BB-80	12-40-40-000-100-00350-1
BB-85	12-40-40-000-100-00450-0
BB-87	12-40-40-000-100-00470-6
BB-91	12-40-40-000-100-00510-8
BB-93	12-40-40-000-100-00530-4
BB-97	12-40-40-000-100-00570-5
BB-143	12-40-40-000-100-00630-3
BB-150 E 1/2	12-40-40-000-100-00700-8
BB-164	12-40-40-000-100-00840-9
BB-167	12-40-40-000-100-00870-2
BB-169	12-40-40-000-100-00890-8
BB-170	12-40-40-000-100-00900-6
BB-171	12-40-40-000-100-00910-4
BB-172	12-40-40-000-100-00920-2
BB-174	12-40-40-000-100-00940-8
BB-221	12-40-40-000-100-01010-1
BB-228	12-40-40-000-100-01080-6
BB-231	12-40-40-000-100-01110-0
BB-235	12-40-40-000-100-01150-1
BB-239	12-40-40-000-100-01190-3
BB-241	12-40-40-000-100-01210-9
BB-242	12-40-40-000-100-01220-7
BB-249	12-40-40-000-100-01290-2
BB-254	12-40-40-000-100-01340-2
BB-259	12-40-40-000-100-01390-1
BB-260	12-40-40-000-100-01400-9
E 1/4 BB-305, W 1/2 BB-306	12-40-40-000-100-01460-6
BB-308	12-40-40-000-100-01480-2
S 1/2 BB-310	12-40-40-000-100-01502-6
BB-311	12-40-40-000-100-01510-6
BB-312	12-40-40-000-100-01520-4
W 3/4 BB-314	12-40-40-000-100-01540-0
BB-320	12-40-40-000-100-01600-7
BB-29 W 1/2	12-40-40-000-200-00090-4
BB-29 E 1/2	12-40-40-000-200-00091-0
BB-30 & BB-31	12-40-40-000-200-00100-2

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
BB-48	12-40-40-000-200-00280-4
BB-50	12-40-40-000-200-00300-0
S 1/2 BB-55	12-40-40-000-200-00350-9
BB-101	12-40-40-000-200-00410-7
BB-103	12-40-40-000-200-00430-3
BB-104	12-40-40-000-200-00440-1
BB-107	12-40-40-000-200-00470-4
BB-111	12-40-40-000-200-00510-6
BB-112	12-40-40-000-200-00520-4
BB-113	12-40-40-000-200-00530-2
BB-114	12-40-40-000-200-00540-0
BB-132, BB-133	12-40-40-000-200-00720-2
BB-134	12-40-40-000-200-00740-8
BB-135	12-40-40-000-200-00750-5
BB-138	12-40-40-000-200-00780-9
BB-140	12-40-40-000-200-00800-5
BB-182	12-40-40-000-200-00820-1
BB-183	12-40-40-000-200-00830-9
BB-184	12-40-40-000-200-00840-7
BB-185	12-40-40-000-200-00850-4
BB-188	12-40-40-000-200-00880-8
BB-189	12-40-40-000-200-00890-6
BB-190	12-40-40-000-200-00900-4
BB-191	12-40-40-000-200-00910-2
BB-193	12-40-40-000-200-00930-8
BB-194	12-40-40-000-200-00940-6
BB-202	12-40-40-000-200-01020-7
BB-203	12-40-40-000-200-01030-5
BB-204	12-40-40-000-200-01040-3
BB-210	12-40-40-000-200-01100-0
BB-217	12-40-40-000-200-01170-5
BB-264	12-40-40-000-200-01240-1
BB-273	12-40-40-000-200-01330-2
BB-276	12-40-40-000-200-01360-5
BB-279	12-40-40-000-200-01390-9
BB-281	12-40-40-000-200-01410-5
BB-282	12-40-40-000-200-01420-3
BB-283A & BB-284CD W 1/2	12-40-40-000-200-02831-4
BB-342, BB-343	12-40-40-000-300-00021-6
BB-378, BB-379	12-40-40-000-300-00022-5
BB-376, BB-377	12-40-40-000-300-00044-9
BB-348, BB-349	12-40-40-000-300-00081-3
BB-372 & BB-373	12-40-40-000-300-00083-1
BB-369	12-40-40-000-300-00124-2
BB-365, BB-366	12-40-40-000-300-00153-6
BB-357ABC & BB-364ABC	12-40-40-000-300-00171-4

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
BB-440	12-40-40-000-300-00211-6
BB-441	12-40-40-000-300-00213-4
BB-439	12-40-40-000-300-00221-4
BB-429	12-40-40-000-300-00321-3
BB-455	12-40-40-000-300-00353-4
BB-456, BB-457	12-40-40-000-300-00362-3
BB-422, BB-423	12-40-40-000-300-00381-0
BB-421	12-40-40-000-300-00401-6
BB-539	12-40-40-000-300-00422-1
BB-503	12-40-40-000-300-00431-0
BB-534, BB-535	12-40-40-000-300-00474-8
BB-595	12-40-40-000-300-00660-2
W 1/2 BB-594 B	12-40-40-000-300-00672-8
BB-593	12-40-40-000-300-00680-8
BB-592	12-40-40-000-300-00690-6
BB-583	12-40-40-000-300-00780-7
BB-582	12-40-40-000-300-00790-5
BB-683, BB-684	12-40-40-000-300-01032-1
BB-66, BB-667	12-40-40-000-300-01141-9
BB-664	12-40-40-000-300-01171-2
BB-699	12-40-40-000-300-01192-7
BB-841, BB-842, BB-843, BB-844, BB-845, BB-846, BB-847, BB-848, BB-849, BB-850,	12-40-40-000-300-01412-1
BB-328	12-40-40-000-400-00081-1
BB-331, BB-332, BB-389, BB-390	12-40-40-000-400-00110-6
BB-388	12-40-40-000-400-00132-0
BB-335	12-40-40-000-400-00151-6
BB-337	12-40-40-000-400-00171-2
BB-339	12-40-40-000-400-00191-8
BB-419	12-40-40-000-400-00221-2
BB-462	12-40-40-000-400-00222-1
BB-464	12-40-40-000-400-00244-5
BB-466	12-40-40-000-400-00263-1
BB-412	12-40-40-000-400-00291-7
BB-469	12-40-40-000-400-00292-6
BB-411	12-40-40-000-400-00301-5
BB-470	12-40-40-000-400-00303-3
BB-476	12-40-40-000-400-00363-0
BB-478, BB-479	12-40-40-000-400-00381-8
BB-403	12-40-40-000-400-00382-7
BB-482	12-40-40-000-400-00420-1
BB-557	12-40-40-000-400-00442-5
BB-486	12-40-40-000-400-00461-1
BB-487, BB-554	12-40-40-000-400-00470-0
BB-550	12-40-40-000-400-00513-9
BB-549	12-40-40-000-400-00523-7
BB-493, BB-548	12-40-40-000-400-00530-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
BB-494, BB-547	12-40-40-000-400-00540-6
BB-495, BB-546	12-40-40-000-400-00550-3
BB-496, BB-545	12-40-40-000-400-00560-1
BB-497	12-40-40-000-400-00571-8
BB-544	12-40-40-000-400-00572-7
BB-499	12-40-40-000-400-00591-4
BB-542	12-40-40-000-400-00594-1
BB-579	12-40-40-000-400-00620-9
BB-578	12-40-40-000-400-00630-7
BB-577	12-40-40-000-400-00640-5
BB-576	12-40-40-000-400-00650-2
BB-575	12-40-40-000-400-00660-0
BB-574	12-40-40-000-400-00670-8
BB-573	12-40-40-000-400-00680-6
BB-572	12-40-40-000-400-00690-4
BB-571	12-40-40-000-400-00700-2
BB-566	12-40-40-000-400-00750-1
BB-563	12-40-40-000-400-00780-5
BB-637	12-40-40-000-400-00840-3
BB-660	12-40-40-000-400-01010-5
BB-659	12-40-40-000-400-01021-2
BB-702	12-40-40-000-400-01022-1
BB-658 & BB-703	12-40-40-000-400-01030-1
BB-657, BB-704	12-40-40-000-400-01040-9
BB-656 & BB-705	12-40-40-000-400-01050-6
BB-655, BB-706	12-40-40-000-400-01060-4
BB-712	12-40-40-000-400-01122-0
BB-645, BB-646	12-40-40-000-400-01150-5
BB-721	12-40-40-000-400-01211-2
BB-800	12-40-40-000-400-01213-0
BB-724	12-40-40-000-400-01241-6
BB-726, BB-730, BB-729, BB-792, BB-728, BB-793, BB-794, BB-795	12-40-40-000-400-01261-1
BB-732, BB-789	12-40-40-000-400-01320-0
BB-787	12-40-40-000-400-01344-2
BB-738	12-40-40-000-400-01382-5
BB-782	12-40-40-000-400-01393-2
BB-819	12-40-40-000-400-01421-8
BB-817	12-40-40-000-400-01441-4
BB-815 & BB-816	12-40-40-000-400-01451-1
BB-865, BB-866	12-40-40-000-400-01452-0
BB-814, BB-867	12-40-40-000-400-01471-7
BB-812ABC & BB-869ABC	12-40-40-000-400-01491-3
BB-807	12-40-40-000-400-01540-4
BB-874 E 1/2	12-40-40-000-400-08741-0

SCHEDULE A

The following described parcels of land, lying and being in Section 13, Township 40 South, Range 40 East, Martin County, Florida, less the Southwest ¼ thereof, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
AA-36	13-40-40-000-100-00104-8
AA-71, AA-72	13-40-40-000-100-00200-1
AA-217	13-40-40-000-100-00210-9
AA-218	13-40-40-000-100-00211-8
AA-222	13-40-40-000-100-00220-7
AA-219	13-40-40-000-100-00222-5
AA-223, AA-224, AA-225, AA-226	13-40-40-000-100-00230-5
AA-230	13-40-40-000-100-00241-2
AA-228, AA-229	13-40-40-000-100-00244-9
AA-239	13-40-40-000-100-00272-4
AA-242, AA-243	13-40-40-000-100-00282-2
AA-244, AA-245	13-40-40-000-100-00283-1
AA-249	13-40-40-000-100-00294-8
AA-251	13-40-40-000-100-00301-9
AA-254	13-40-40-000-100-00311-7
AA-255, AA-256, AA-257, AA-258	13-40-40-000-100-00320-6
AA-261	13-40-40-000-100-00333-1
AA-268, AA-269	13-40-40-000-100-00353-6
AA-276, AA-277	13-40-40-000-100-00373-2
AA-291, AA-294	13-40-40-000-100-00421-4
AA-295	13-40-40-000-100-00431-2
AA-297, AA-300	13-40-40-000-100-00433-0
AA-296	13-40-40-000-100-00434-9
AA-318	13-40-40-000-100-00481-1
AA-321	13-40-40-000-100-00493-7
AA-325	13-40-40-000-100-00513-3
AA-327	13-40-40-000-100-00521-3
AA-330	13-40-40-000-100-00522-2
AA-331	13-40-40-000-100-00531-1
AA-338, AA-339, AA-342, AA-343, AA-346	13-40-40-000-100-00542-8
AA-337	13-40-40-000-100-00543-7
AA-340, AA-341	13-40-40-000-100-00553-4
AA-347, AA-350, AA-351, AA-354	13-40-40-000-100-00571-2
AA-355, AA-358	13-40-40-000-100-00591-8
AA-360	13-40-40-000-100-00602-5
AA-460	13-40-40-000-100-00680-0
AA-461	13-40-40-000-100-00690-8
AA-466	13-40-40-000-100-00740-8
AA-470	13-40-40-000-100-00780-9
AA-471	13-40-40-000-100-00790-7
AA-472	13-40-40-000-100-00800-5
AA-476	13-40-40-000-100-00840-7
AA-478 B	13-40-40-000-100-00862-0

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-480	13-40-40-000-100-00880-8
AA-481	13-40-40-000-100-00890-6
AA-482	13-40-40-000-100-00900-4
AA-483	13-40-40-000-100-00910-2
AA-485	13-40-40-000-100-00930-8
AA-487	13-40-40-000-100-00950-3
AA-488	13-40-40-000-100-00960-1
AA-588	13-40-40-000-100-01023-4
AA-589	13-40-40-000-100-01024-3
AA-591	13-40-40-000-100-01032-3
AA-592	13-40-40-000-100-01033-2
AA-598	13-40-40-000-100-01041-2
AA-599	13-40-40-000-100-01044-0
AA-601	13-40-40-000-100-01054-6
AA-604	13-40-40-000-100-01063-5
AA-618	13-40-40-000-100-01091-1
AA-620	13-40-40-000-100-01102-8
AA-622	13-40-40-000-100-01113-5
AA-623	13-40-40-000-100-01120-6
AA-626	13-40-40-000-100-01121-5
AA-632, AA-633	13-40-40-000-100-01143-9
AA-637, AA-683	13-40-40-000-100-01154-5
AA-645	13-40-40-000-100-01170-5
AA-646	13-40-40-000-100-01171-4
AA-648, AA-649	13-40-40-000-100-01180-3
AA-653	13-40-40-000-100-01194-7
AA-658	13-40-40-000-100-01212-5
AA-659	13-40-40-000-100-01221-4
AA-662	13-40-40-000-100-01223-2
AA-663	13-40-40-000-100-01231-2
AA-667	13-40-40-000-100-01241-0
AA-670	13-40-40-000-100-01242-9
AA-675, AA-678	13-40-40-000-100-01261-5
AA-680, AA-681	13-40-40-000-100-01273-1
AA-690	13-40-40-000-100-01292-8
AA-688, AA-689	13-40-40-000-100-01293-7
AA-692	13-40-40-000-100-01301-7
AA-693	13-40-40-000-100-01312-4
AA-704	13-40-40-000-100-01344-6
AA-709	13-40-40-000-100-01353-4
AA-708	13-40-40-000-100-01354-3
AA-714	13-40-40-000-100-01362-3
AA-715	13-40-40-000-100-01371-2
AA-718	13-40-40-000-100-01373-0
AA-719	13-40-40-000-100-01374-9
AA-722	13-40-40-000-100-01382-9

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-721	13-40-40-000-100-01383-8
AA-720	13-40-40-000-100-01384-7
AA-887	13-40-40-000-100-01452-4
AA-888, AA-889	13-40-40-000-100-01453-3
AA-891, AA-892	13-40-40-000-100-01462-2
AA-895	13-40-40-000-100-01472-0
AA-896	13-40-40-000-100-01473-9
AA-901	13-40-40-000-100-01484-6
AA-907	13-40-40-000-100-01501-5
AA-909	13-40-40-000-100-01513-1
AA-910	13-40-40-000-100-01514-0
AA-916, AA-917, AA-918	13-40-40-000-100-01531-9
AA-919, AA-920, AA-921, AA-922	13-40-40-000-100-01540-8
AA-923, AA-924, AA-925, AA-926	13-40-40-000-100-01550-5
AA-927, AA-928, AA-929, AA-930	13-40-40-000-100-01561-2
AA-935, AA-938	13-40-40-000-100-01581-8
AA-936, AA-937	13-40-40-000-100-01583-6
AA-941, AA-944	13-40-40-000-100-01594-3
AA-298	13-40-40-000-100-04320-8
AA-73, AA-74	13-40-40-000-200-00010-9
AA-79	13-40-40-000-200-00033-2
AA-92, AA-93	13-40-40-000-200-00063-5
AA-95, AA-96, AA-97, AA-98	13-40-40-000-200-00070-6
AA-99, AA-100, AA-101, AA-102	13-40-40-000-200-00080-4
AA-106	13-40-40-000-200-00091-1
AA-108	13-40-40-000-200-00101-9
AA-110	13-40-40-000-200-00111-7
AA-111	13-40-40-000-200-00121-5
AA-114	13-40-40-000-200-00122-4
AA-119, AA-120, AA-121, AA-122	13-40-40-000-200-00140-2
AA-124, AA-125	13-40-40-000-200-00150-9
AA-136	13-40-40-000-200-00184-9
AA-146	13-40-40-000-200-00212-5
AA-147, AA-150	13-40-40-000-200-00221-4
AA-169	13-40-40-000-200-00274-0
AA-174	13-40-40-000-200-00281-1
AA-171	13-40-40-000-200-00282-0
AA-175, AA-176, AA-177, AA-178	13-40-40-000-200-00291-9
AA-179	13-40-40-000-200-00301-7
AA-180	13-40-40-000-200-00302-6
AA-192	13-40-40-000-200-00343-7
AA-195, AA-196, AA-197	13-40-40-000-200-00352-5
AA-199, AA-202	13-40-40-000-200-00361-4
AA-200, AA-201	13-40-40-000-200-00363-2
AA-203, AA-204, AA-205, AA-206	13-40-40-000-200-00370-3
AA-361	13-40-40-000-200-00410-5

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-362	13-40-40-000-200-00412-0
AA-364	13-40-40-000-200-00413-2
AA-393	13-40-40-000-200-00435-0
AA-571, AA-572, AA-573, AA-574	13-40-40-000-200-01170-3

The following described parcels of land, lying and being in the North Half of Section 14, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
CC-15	14-40-40-000-100-00150-9
CC-134	14-40-40-000-200-00740-4
CC-188	14-40-40-000-200-00920-6
CC-190	14-40-40-000-200-00940-2

The following described parcels of land, lying and being in the Northeast Quarter of Section 15, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
EE-31	15-40-40-000-100-00310-3
WEST 1/2 OF EE-70	15-40-40-000-100-00700-1
EE-76	15-40-40-000-100-00760-8
EE-77	15-40-40-000-100-00770-6
EE-110	15-40-40-000-100-01100-5

EXHIBIT "C"

BAM TO COUNTY AND SFWMD JOINTLY

Parcel C

Instrument Prepared By and Return To:
Rene S. Griffith, Esq.
4260 S.E. Federal Highway
Stuart, Florida 34997

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this _____ day of February, 2025, by BE A MAN BUY LAND, LLC, a Florida Limited Liability Company, whose mailing address is 4260 S.E. Federal Highway, Stuart, Florida 34997, Grantor, to, SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a Public Corporation of the State of Florida, as to an undivided 75% interest, whose mailing address is 3301 Gun Club Road, West Palm Beach, Florida 33406, and to MARTIN COUNTY, a political subdivision of the State of Florida, as to an undivided 25% interest, whose mailing address is 2401 SE Monterey Road, Stuart, Florida 34996, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Martin, State of Florida and more particularly described in Exhibit “A” attached hereto.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD, the same together with all and singular appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor’s homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

This deed was prepared without the benefit of title examination. No title opinion, title insurance or title assurances have been requested or given in connection with the preparation of this Deed.

“Grantor” and “Grantee” are used for singular or plural, as the context requires.

<signature block on next page>

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:

Be A Man Buy Land, LLC, a Florida
limited liability company

_____
Witness printed name: _____
Address:_____

By: _____
Joseph Zachary Gazza, Managing Member

_____
Witness printed name: _____
Address:_____

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____day of February, 2025 by Joseph Zachary Gazza as Managing Member and on behalf of Be A Man Buy Land, LLC, a Florida limited liability company who ☐ is personally known to me or ☐ who has produced a driver's license as identification.

_____
Notary

SCHEDULE A

The following described parcels of land, lying and being in Section 10, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
FF-34	10-40-40-000-100-00340-8

The following described parcels of land, lying and being in Section 11, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
DD-155	11-40-40-000-100-00750-9
DD-156	11-40-40-000-100-00760-7
DD-27	11-40-40-000-200-00070-0
WEST 1/2 OF PARCEL DD-504	11-40-40-000-300-00561-0
DD-731	11-40-40-000-300-01351-6
E 1/2 DD-391 A	11-40-40-000-400-00044-9

The following described parcels of land, lying and being in Section 13, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
AA-32	13-40-40-000-100-00094-0
AA-123	13-40-40-000-200-00152-7
AA-134	13-40-40-000-200-00172-3
AA-151, AA-152, AA-153, AA-154	13-40-40-000-200-00230-3
AA-215	13-40-40-000-200-00401-6
AA-365	13-40-40-000-200-00423-0
AA-368	13-40-40-000-200-00434-7
AA-396	13-40-40-000-200-00436-0
AA-371	13-40-40-000-200-00440-9
AA-386	13-40-40-000-200-00461-3
AA-387, AA-390, AA-391 & AA-394	13-40-40-000-200-00481-9
AA-392	13-40-40-000-200-00494-4
AA-395	13-40-40-000-200-00501-5
AA-398	13-40-40-000-200-00510-0
AA-402	13-40-40-000-200-00522-0
AA-406	13-40-40-000-200-00532-8
AA-410	13-40-40-000-200-00542-6
AA-415	13-40-40-000-200-00561-2
AA-419, AA-420, AA-421 & AA-422	13-40-40-000-200-00570-1
AA-430	13-40-40-000-200-00590-7
AA-431	13-40-40-000-200-00601-4
AA-435	13-40-40-000-200-00630-9
AA-439	13-40-40-000-200-00661-0
AA-440	13-40-40-000-200-00662-0

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-449	13-40-40-000-200-00770-9
AA-450	13-40-40-000-200-00780-7
AA-451	13-40-40-000-200-00790-5
AA-452	13-40-40-000-200-00800-3
AA-494	13-40-40-000-200-00820-9
AA-567	13-40-40-000-200-00853-9
AA-511	13-40-40-000-200-00990-3
AA-515	13-40-40-000-200-01022-3
AA-522	13-40-40-000-200-01031-2
AA-519	13-40-40-000-200-01032-1
AA-520, AA-521	13-40-40-000-200-01033-0
AA-546	13-40-40-000-200-01091-9
AA-547	13-40-40-000-200-01101-7
AA-548	13-40-40-000-200-01104-4
AA-550	13-40-40-000-200-01111-5
AA-554, AA-553, AA-552, AA-551	13-40-40-000-200-01121-3
AA-561, AA-562	13-40-40-000-200-01141-9
AA-583	13-40-40-000-200-01201-6
AA-733	13-40-40-000-200-01223-0
AA-735	13-40-40-000-200-01236-5
AA-743, AA-744, AA-745, AA-746	13-40-40-000-200-01250-6
AA-749	13-40-40-000-200-01263-1
AA-751, AA-754	13-40-40-000-200-01271-1
AA-755	13-40-40-000-200-01281-9
AA-766	13-40-40-000-200-01311-3
AA-767, AA-768, AA-769, AA-770	13-40-40-000-200-01320-2
AA-775, AA-776, AA-777, AA-778	13-40-40-000-200-01340-8
AA-779, AA-782	13-40-40-000-200-01351-4
AA-781	13-40-40-000-200-01353-2
AA-806	13-40-40-000-200-01421-0
AA-832	13-40-40-000-200-01493-3
AA-843	13-40-40-000-200-01532-6
AA-862	13-40-40-000-200-01571-8
AA-860, AA-861	13-40-40-000-200-01573-6
AA-866	13-40-40-000-200-01581-6
AA-382	13-40-40-000-200-03820-0
AA-383	13-40-40-000-200-03830-0
AA-946	13-40-40-000-400-00013-2
AA-964, AA-961	13-40-40-000-400-00064-0
AA-970	13-40-40-000-400-00072-0
AA-971, AA-974	13-40-40-000-400-00081-9
AA-972, AA-973	13-40-40-000-400-00082-8
AA-975	13-40-40-000-400-00091-7
AA-986	13-40-40-000-400-00122-0
AA-988	13-40-40-000-400-00131-9
AA-989	13-40-40-000-400-00133-7

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-993, AA-994	13-40-40-000-400-00141-7
AA-997	13-40-40-000-400-00153-2
AA-996	13-40-40-000-400-00154-1
AA-1003	13-40-40-000-400-00170-1
AA-1004	13-40-40-000-400-00174-7
AA-1009	13-40-40-000-400-00183-6
AA-1014	13-40-40-000-400-00192-5
AA-1017	13-40-40-000-400-00211-2
AA-1020	13-40-40-000-400-00223-8
AA-1028, AA-1029, AA-1030, AA-1031	13-40-40-000-400-00241-6
AA-1040	13-40-40-000-400-00273-7
AA-1041	13-40-40-000-400-00274-6
AA-1061	13-40-40-000-400-00333-5
AA-1081	13-40-40-000-400-00384-3
AA-1084, AA-1085	13-40-40-000-400-00393-2
AA-1087, AA-1088	13-40-40-000-400-00400-3
AA-1092, AA-1093	13-40-40-000-400-00423-6
AA-1095	13-40-40-000-400-00432-5
AA-1102	13-40-40-000-400-00442-3
AA-1103	13-40-40-000-400-00451-1
AA-1110, AA-1111	13-40-40-000-400-00462-8
AA-1114	13-40-40-000-400-00472-6
AA-1125	13-40-40-000-400-00513-7
AA-1127	13-40-40-000-400-00521-7
AA-1130	13-40-40-000-400-00522-6
AA-1133, AA-1141	13-40-40-000-400-00531-5
AA-1134	13-40-40-000-400-00532-4
AA-1131	13-40-40-000-400-00533-3
AA-1143, AA-1144, AA-1145, AA-1146	13-40-40-000-400-00560-9
AA-1153	13-40-40-000-400-00583-2
AA-1159	13-40-40-000-400-00601-0
AA-1160	13-40-40-000-400-00604-7
AA-1161	13-40-40-000-400-00610-9
W 1/2 AA-1163	13-40-40-000-400-00631-4
AA-1164	13-40-40-000-400-00640-3
AA-1171	13-40-40-000-400-00710-8
AA-1178	13-40-40-000-400-00780-3
AA-1180	13-40-40-000-400-00800-9
AA-1181, AA-1182	13-40-40-000-400-00810-7
AA-1184	13-40-40-000-400-00840-1
AA-1185	13-40-40-000-400-00850-8
E 1/2 AA-1186A	13-40-40-000-400-00861-5
AA-1189	13-40-40-000-400-00890-0
AA-1191	13-40-40-000-400-00910-6
AA-1193	13-40-40-000-400-00930-2
AA-1197	13-40-40-000-400-00970-3

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
AA-1198	13-40-40-000-400-00980-1
AA-1199	13-40-40-000-400-00990-9
AA-1219, AA-1222, AA-1223, AA-1226	13-40-40-000-400-01066-6
AA-1238	13-40-40-000-400-01110-2
AA-1237	13-40-40-000-400-01112-0
AA-1239, AA-1240, AA-1241, AA-1242	13-40-40-000-400-01120-0
AA-1254	13-40-40-000-400-01154-9
AA-1260	13-40-40-000-400-01170-9
AA-1261	13-40-40-000-400-01174-5
AA-1264	13-40-40-000-400-01183-4
AA-1271, AA-1272	13-40-40-000-400-01200-3
AA-1283	13-40-40-000-400-01243-2
AA-1287, AA-1288	13-40-40-000-400-01251-1
AA-1290	13-40-40-000-400-01252-0
AA-1289	13-40-40-000-400-01253-9
AA-1291	13-40-40-000-400-01260-0
AA-1293	13-40-40-000-400-01261-9
AA-1294	13-40-40-000-400-01262-8
AA-1302	13-40-40-000-400-01282-4
AA-1303	13-40-40-000-400-01291-3
AA-1304, AA-1305	13-40-40-000-400-01293-1
AA-1308	13-40-40-000-400-01303-9
AA-1322	13-40-40-000-400-01341-3
AA-1323, AA-1324, AA-1325, AA-1326	13-40-40-000-400-01351-0
AA-1328, AA-1329, AA-1332, AA-1333	13-40-40-000-400-01363-6
AA-1334	13-40-40-000-400-01372-5
AA-1336, AA-1337	13-40-40-000-400-01383-2
AA-1340, AA-1341	13-40-40-000-400-01393-0
AA-1344	13-40-40-000-400-01403-8
AA-1359	13-40-40-000-400-01452-8
AA-1360	13-40-40-000-400-01453-7
AA-1361	13-40-40-000-400-01454-6
AA-1364	13-40-40-000-400-01463-5
AA-1374	13-40-40-000-400-01481-3
AA-1373	13-40-40-000-400-01484-0
AA-1380	13-40-40-000-400-01503-7
AA-1389	13-40-40-000-400-01534-0
AA-1391	13-40-40-000-400-01542-0
AA-1397	13-40-40-000-400-01554-5
AA-1400	13-40-40-000-400-01561-6
AA-1401, AA-1402	13-40-40-000-400-01563-4
AA-1412	13-40-40-000-400-01590-1
AA-1413	13-40-40-000-400-01594-7
AA-1416	13-40-40-000-400-01604-5
AA-1232	13-40-40-000-400-01903-3

SCHEDULE A

The following described parcels of land, lying and being in Section 14, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
CC-3	14-40-40-000-100-00030-5
CC-6	14-40-40-000-100-00060-8
CC-7	14-40-40-000-100-00070-6
CC-12	14-40-40-000-100-00120-6
CC-13	14-40-40-000-100-00130-4
CC-14	14-40-40-000-100-00140-2
CC-18	14-40-40-000-100-00180-3
CC-64	14-40-40-000-100-00240-1
CC-65	14-40-40-000-100-00250-8
CC-66	14-40-40-000-100-00260-6
CC-67	14-40-40-000-100-00270-4
W 1/2 CC-68	14-40-40-000-100-00283-9
CC-70	14-40-40-000-100-00300-8
CC-72 W 1/2	14-40-40-000-100-00322-0
E 1/2 CC-74	14-40-40-000-100-00344-6
CC-76, CC-77, CC-78, CC-79, CC-85	14-40-40-000-100-00360-5
CC-81	14-40-40-000-100-00410-5
CC-83	14-40-40-000-100-00430-1
W 1/2 CC86B	14-40-40-000-100-00462-2
CC-87	14-40-40-000-100-00470-2
W 1/2 CC-88	14-40-40-000-100-00482-8
E 1/2 CC-89	14-40-40-000-100-00491-7
CC-92	14-40-40-000-100-00520-2
CC-93	14-40-40-000-100-00530-0
CC-96	14-40-40-000-100-00560-3
CC-142	14-40-40-000-100-00640-7
CC-153	14-40-40-000-100-00750-3
CC-161 (E1/2)	14-40-40-000-100-00831-6
CC-161 (W1/2)	14-40-40-000-100-00832-5
E 1/2 OF CC-162	14-40-40-000-100-00840-5
CC-168	14-40-40-000-100-00900-2
CC-217	14-40-40-000-100-01021-4
CC-218	14-40-40-000-100-01024-1
CC-219	14-40-40-000-100-01030-3
CC-220	14-40-40-000-100-01040-1
CC-222	14-40-40-000-100-01060-6
CC-224	14-40-40-000-100-01080-2
CC-225	14-40-40-000-100-01090-0
CC-227 (S1/2)	14-40-40-000-100-01114-2
E 1/2 CC-228	14-40-40-000-100-01121-3
CC-230	14-40-40-000-100-01140-0
CC-234	14-40-40-000-100-01180-1
CC-235	14-40-40-000-100-01190-9

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
CC-240	14-40-40-000-100-01240-9
CC-244 & CC-245	14-40-40-000-100-01280-0
CC-250	14-40-40-000-100-01340-8
CC-254	14-40-40-000-100-01380-9
CC-305	14-40-40-000-100-01490-6
CC-306	14-40-40-000-100-01500-4
CC-307	14-40-40-000-100-01510-2
CC-308	14-40-40-000-100-01520-0
CC-309	14-40-40-000-100-01530-8
CC-312	14-40-40-000-100-01560-1
CC-243	14-40-40-000-100-02430-7
CC-23	14-40-40-000-200-00030-3
W 1/2 CC-29	14-40-40-000-200-00092-8
CC-32 AB EAST 1/2	14-40-40-000-200-00121-3
CC-33	14-40-40-000-200-00130-2
CC-35 E 1/2	14-40-40-000-200-00151-6
CC-43	14-40-40-000-200-00230-1
CC-45	14-40-40-000-200-00250-6
CC-48	14-40-40-000-200-00280-0
E 1/2 OF THE W 3/4 OF PARCEL CC-53	14-40-40-000-200-00333-7
CC-56	14-40-40-000-200-00360-3
E 1/2 OF CC-57 A & B	14-40-40-000-200-00371-0
CC-58	14-40-40-000-200-00380-9
CC-59	14-40-40-000-200-00391-6
CC-60	14-40-40-000-200-00394-3
CC-101	14-40-40-000-200-00410-3
CC-102	14-40-40-000-200-00420-1
CC-104	14-40-40-000-200-00440-7
CC-105	14-40-40-000-200-00450-4
CC-106	14-40-40-000-200-00460-2
CC-107	14-40-40-000-200-00471-9
CC-108	14-40-40-000-200-00480-8
CC-113 B SE 1/4, CC-113 CD WEST 1/2	14-40-40-000-200-00532-6
CC-121	14-40-40-000-200-00610-1
CC-129	14-40-40-000-200-00690-4
CC-197-B	14-40-40-000-200-01011-4
CC-198	14-40-40-000-200-01020-3
CC-209 (S1/ 2)	14-40-40-000-200-01130-0
CC-257	14-40-40-000-200-01221-0
CC-264	14-40-40-000-200-01280-8
CC-265 - E 1/2	14-40-40-000-200-01290-6
CC-270	14-40-40-000-200-01340-6
CC-274	14-40-40-000-200-01380-7
CC-277	14-40-40-000-200-01410-1
CC-278	14-40-40-000-200-01420-9
CC-279	14-40-40-000-200-01430-7

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
CC-284	14-40-40-000-200-01480-6
CC-286	14-40-40-000-200-01500-2
CC-288	14-40-40-000-200-01520-8
CC-293 NE 1/4	14-40-40-000-200-01571-6
S 1/2 OF CC-293	14-40-40-000-200-01573-4
CC-296	14-40-40-000-200-01591-2
CC-295	14-40-40-000-200-01592-1

The following described parcels of land, lying and being in Section 15, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
EE-6	15-40-40-000-100-00060-5
EE-8	15-40-40-000-100-00080-1
EE-11	15-40-40-000-100-00110-5
EE-12, EE-13	15-40-40-000-100-00120-3
EE-37	15-40-40-000-100-00370-0
EE-44	15-40-40-000-100-00440-6
EE-45	15-40-40-000-100-00450-3
EE-46	15-40-40-000-100-00460-1
NORTH 1/2 OF EE-51	15-40-40-000-100-00510-1
EE-62 (W1/2)	15-40-40-000-100-00620-8
EE-78	15-40-40-000-100-00780-4
EE-81	15-40-40-000-100-00810-8
EE-83	15-40-40-000-100-00830-4
EE-84	15-40-40-000-100-00840-2
EE-85-A EAST 1/2	15-40-40-000-100-00851-8
EE-114	15-40-40-000-100-01140-7
EE-116	15-40-40-000-100-01160-0
EE-119	15-40-40-000-100-01190-6
EE-124 A NORTHEAST 1/4	15-40-40-000-100-01241-5
NE 1/4 OF EE-150	15-40-40-000-100-01500-1

The following described parcels of land, lying and being in Section 18, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
NN-433	18-40-40-000-300-00010-6
NN-434	18-40-40-000-300-00020-4
NN-435 (E 1/2)	18-40-40-000-300-00030-2
NN-437	18-40-40-000-300-00050-7
NN-439	18-40-40-000-300-00070-3
NN-397	18-40-40-000-300-00091-8
NN-400	18-40-40-000-300-00120-3

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
NN-389	18-40-40-000-300-00170-2
NN-390	18-40-40-000-300-00180-0
NN-392	18-40-40-000-300-00200-6
NN-393	18-40-40-000-300-00210-4
NN-354	18-40-40-000-300-00260-3
NN-356	18-40-40-000-300-00280-9
NN-360	18-40-40-000-300-00320-1
NN-348	18-40-40-000-300-00360-2
NN-309	18-40-40-000-300-00411-1
NN-313	18-40-40-000-300-00450-3
NN-301	18-40-40-000-300-00490-5
NN-306	18-40-40-000-300-00540-5
NN-308 (N1/2)	18-40-40-000-300-00561-9
NN-265	18-40-40-000-300-00571-7
W 1/2 NN-267	18-40-40-000-300-00592-2
NN-272	18-40-40-000-300-00640-4
NN-258	18-40-40-000-300-00660-9
NN-221	18-40-40-000-300-00730-5
NN-222	18-40-40-000-300-00740-3
NN-224	18-40-40-000-300-00760-8
NN-213	18-40-40-000-300-00810-8
NN-217	18-40-40-000-300-00850-9
NN-219	18-40-40-000-300-00870-5
NN-178	18-40-40-000-300-00900-9
NN-180	18-40-40-000-300-00920-5
NN-181	18-40-40-000-300-00930-3
NN-182	18-40-40-000-300-00940-1
NN-183	18-40-40-000-300-00950-8
NN-184	18-40-40-000-300-00960-6
NN-169	18-40-40-000-300-00970-4
NN-170	18-40-40-000-300-00980-2
NN-173	18-40-40-000-300-01010-4
NN-175	18-40-40-000-300-01030-0
NN-176	18-40-40-000-300-01040-8
NN-134	18-40-40-000-300-01060-3
NN-135	18-40-40-000-300-01070-1
NN-137	18-40-40-000-300-01090-7
NN-139	18-40-40-000-300-01110-3
NN-125	18-40-40-000-300-01130-9
NN-127	18-40-40-000-300-01150-4
NN-94	18-40-40-000-300-01260-1
NN-95	18-40-40-000-300-01270-9
NN-96	18-40-40-000-300-01280-7
NN-83	18-40-40-000-300-01310-1
NN-48	18-40-40-000-300-01400-2
NN-50	18-40-40-000-300-01420-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
NN-52	18-40-40-000-300-01440-4
NN-37	18-40-40-000-300-01450-1
NN-38	18-40-40-000-300-01460-9
NN-41	18-40-40-000-300-01490-3
NN-42	18-40-40-000-300-01500-1
NN-43	18-40-40-000-300-01510-9
NN-2	18-40-40-000-300-01520-7
NN-44	18-40-40-000-300-01521-6
NN-1	18-40-40-000-300-01531-4
NN-4	18-40-40-000-300-01560-8
NN-7	18-40-40-000-300-01590-2
NN-419	18-40-40-000-400-00011-3
NN-421	18-40-40-000-400-00021-1
NN-429, NN-430	18-40-40-000-400-00070-1
NN-406	18-40-40-000-400-00091-6
N 1/2 NN-408-B	18-40-40-000-400-00101-4
S 1/2 OF NN-409	18-40-40-000-400-00112-1
NN-409 B NORTH 1/2	18-40-40-000-400-00122-9
NN-414	18-40-40-000-400-00141-6
NN-415	18-40-40-000-400-00152-2
NN-417	18-40-40-000-400-00162-0
NN-375	18-40-40-000-400-00171-9
N 1/2 OF NN-376	18-40-40-000-400-00172-8
S 1/2 NN-376 A	18-40-40-000-400-00173-7
NN-377, NN-378	18-40-40-000-400-00181-7
NN-384 (S1/2)	18-40-40-000-400-00221-9
NN-384 B NORTH 1/2	18-40-40-000-400-00222-8
NN-385	18-40-40-000-400-00231-7
NN-388 (S 1/2)	18-40-40-000-400-00242-4
N 1/2 NN-388 B	18-40-40-000-400-00243-3
NN-365	18-40-40-000-400-00272-7
NN-367	18-40-40-000-400-00280-7
NN-368	18-40-40-000-400-00290-5
NN-373 & NN-374	18-40-40-000-400-00320-9
NN-331 & NN-332	18-40-40-000-400-00331-6
NN-333	18-40-40-000-400-00340-5
NN-335	18-40-40-000-400-00351-1
NN-341	18-40-40-000-400-00391-3
NN-342	18-40-40-000-400-00392-2
NN-317, NN-318	18-40-40-000-400-00410-0
NN-322	18-40-40-000-400-00431-5
NN-321	18-40-40-000-400-00432-4
NN-287	18-40-40-000-400-00491-2
NN-288	18-40-40-000-400-00492-1
NN-290	18-40-40-000-400-00502-9
NN-291, NN-292	18-40-40-000-400-00510-9

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
NN-300	18-40-40-000-400-00562-6
NN-273, NN-274	18-40-40-000-400-00570-6
NN-275, NN-276	18-40-40-000-400-00580-4
NN-281	18-40-40-000-400-00622-4
NN-284	18-40-40-000-400-00631-3
NN-253	18-40-40-000-400-00711-6
NN-254	18-40-40-000-400-00712-5
NN-229, NN-230	18-40-40-000-400-00730-3
NN-233 & NN-234	18-40-40-000-400-00750-8
NN-237	18-40-40-000-400-00782-0
NN-241, NN-242	18-40-40-000-400-00802-6
NN-201	18-40-40-000-400-00821-3
NN-205	18-40-40-000-400-00840-0
NN-207	18-40-40-000-400-00861-4
NN-120, NN-145, NN-164, NN-189, NN-208	18-40-40-000-400-00862-3
NN-209	18-40-40-000-400-00870-3
NN-210	18-40-40-000-400-00871-0
NN-211, NN-212	18-40-40-000-400-00880-1
NN-192	18-40-40-000-400-00930-1
NN-194	18-40-40-000-400-00941-8
NN-196	18-40-40-000-400-00951-5
NN-195	18-40-40-000-400-00952-4
NN-197 NN-198	18-40-40-000-400-00960-4
NN-157	18-40-40-000-400-00981-9
NN-158	18-40-40-000-400-00982-8
NN-148 NN-161	18-40-40-000-400-01000-4
NN-147 NN-162	18-40-40-000-400-01010-2
NN-167	18-40-40-000-400-01041-5
NN-168	18-40-40-000-400-01042-4
NN-142	18-40-40-000-400-01051-2
NN-124 NN-141	18-40-40-000-400-01052-1
S 1/2 NN-143	18-40-40-000-400-01063-8
NN-146	18-40-40-000-400-01080-7
NN-150	18-40-40-000-400-01101-2
NN-149	18-40-40-000-400-01102-1
NN-152	18-40-40-000-400-01111-0
NN-111	18-40-40-000-400-01131-6
NN-114	18-40-40-000-400-01142-3
NN-119	18-40-40-000-400-01181-5
NN-122	18-40-40-000-400-01192-2
NN-123	18-40-40-000-400-01201-1
NN-98	18-40-40-000-400-01211-9
NN-97	18-40-40-000-400-01212-8
NN-13 NN-14 NN-31 NN-32 NN-57 NN-58 NN-75 NN-76 NN-101 & NN-102	18-40-40-000-400-01230-6
NN-103	18-40-40-000-400-01240-4
NN-106	18-40-40-000-400-01261-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
NN-107 NN-108 NN-227 NN-315	18-40-40-000-400-01270-7
NN-67	18-40-40-000-400-01291-2
NN-29 NN-60 NN-73	18-40-40-000-400-01320-7
NN-74	18-40-40-000-400-01330-5
NN-77	18-40-40-000-400-01351-9
NN-79 NN-80	18-40-40-000-400-01360-8
NN-61	18-40-40-000-400-01422-4
NN-26 NN-63	18-40-40-000-400-01432-2
NN-10	18-40-40-000-400-01531-2
NN-9	18-40-40-000-400-01532-1
NN-18	18-40-40-000-400-01581-1
NN-17	18-40-40-000-400-01582-0
NN-19 NN-20	18-40-40-000-400-01590-0

The following described parcels of land, lying and being in Section 19, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
MM-633 MM-712	19-40-40-000-100-00030-4
MM-313	19-40-40-000-100-00082-1
MM-789 MM-790	19-40-40-000-100-00182-0
MM-396	19-40-40-000-100-00262-3
MM-716	19-40-40-000-100-00313-0
MM-797 & MM-868	19-40-40-000-100-00330-1
MM-637	19-40-40-000-100-00351-5
MM-466&MM-467	19-40-40-000-100-00421-1
MM-398 & MM-399	19-40-40-000-100-00422-0
MM-639 & MM-638	19-40-40-000-100-00462-1
MM-718 & MM-787	19-40-40-000-100-00470-1
MM-559	19-40-40-000-100-00530-9
MM-319 & MM-320	19-40-40-000-100-00562-0
MM-800 & MM-801	19-40-40-000-100-00642-4
MM-561	19-40-40-000-100-00690-5
MM-383	19-40-40-000-100-00731-6
MM-623	19-40-40-000-100-00770-8
MM-722	19-40-40-000-100-00790-4
MM-783	19-40-40-000-100-00791-0
MM-723&782	19-40-40-000-100-00820-8
MM-563 & 564	19-40-40-000-100-00850-1
MM-462	19-40-40-000-100-00871-6
MM-460 & MM-461	19-40-40-000-100-00901-0
MM-701	19-40-40-000-100-00941-2
MM-780 & MM-781	19-40-40-000-100-00951-9
MM-860 & MM-861	19-40-40-000-100-00961-7
MM-804 & MM-805	19-40-40-000-100-00962-6

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-565	19-40-40-000-100-01010-6
MM-539 & MM-540	19-40-40-000-100-01021-3
MM-566	19-40-40-000-100-01080-1
MM-619	19-40-40-000-100-01090-9
MM-699	19-40-40-000-100-01101-6
MM-807 & 858	19-40-40-000-100-01130-1
MM-567	19-40-40-000-100-01170-2
MM-407	19-40-40-000-100-01192-6
MM-327 & MM-378	19-40-40-000-100-01200-6
MM-408 & MM-457	19-40-40-000-100-01220-2
MM-568	19-40-40-000-100-01240-8
MM-617	19-40-40-000-100-01250-5
MM-648 & MM-697	19-40-40-000-100-01260-3
MM-728 & MM-777	19-40-40-000-100-01270-1
MM-809 & MM-810	19-40-40-000-100-01292-5
MM-649 & MM-650 & MM-651	19-40-40-000-100-01312-1
MM-569	19-40-40-000-100-01330-9
MM-489 & MM-490	19-40-40-000-100-01342-5
MM-330 & MM-331	19-40-40-000-100-01372-8
MM-570	19-40-40-000-100-01400-4
MM-615	19-40-40-000-100-01410-2
MM-491 & MM-492	19-40-40-000-100-01502-1
MM-572	19-40-40-000-100-01560-0
MM-233	19-40-40-000-200-00020-4
MM-232	19-40-40-000-200-00030-2
MM-152	19-40-40-000-200-00050-7
MM-76	19-40-40-000-200-00070-3
MM-78	19-40-40-000-200-00110-5
MM-154	19-40-40-000-200-00130-1
MM-310	19-40-40-000-200-00172-0
MM-230	19-40-40-000-200-00190-8
MM-149 & MM-150	19-40-40-000-200-00210-4
MM-79	19-40-40-000-200-00220-2
MM-74	19-40-40-000-200-00230-0
MM-73	19-40-40-000-200-00260-3
MM-156	19-40-40-000-200-00290-7
MM-309	19-40-40-000-200-00320-1
MM-228 & MM-237	19-40-40-000-200-00350-4
MM-157	19-40-40-000-200-00360-2
MM-148	19-40-40-000-200-00370-0
MM-71	19-40-40-000-200-00420-0
MM-147	19-40-40-000-200-00440-6
MM-158	19-40-40-000-200-00450-3
MM-239	19-40-40-000-200-00500-3
MM-226	19-40-40-000-200-00510-1
MM-70	19-40-40-000-200-00550-2

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-145	19-40-40-000-200-00600-2
MM-160	19-40-40-000-200-00610-0
MM-240	19-40-40-000-200-00630-6
MM-305	19-40-40-000-200-00640-4
MM-241	19-40-40-000-200-00660-9
MM-161	19-40-40-000-200-00680-5
MM-144	19-40-40-000-200-00691-2
MM-68	19-40-40-000-200-00710-9
MM-302	19-40-40-000-200-00810-8
MM-67	19-40-40-000-200-00870-5
MM-221	19-40-40-000-200-00940-1
MM-244	19-40-40-000-200-00950-8
MM-301	19-40-40-000-200-00960-6
MM-300	19-40-40-000-200-00970-4
MM-245	19-40-40-000-200-00980-2
MM-220	19-40-40-000-200-00990-0
MM-66	19-40-40-000-200-01030-0
N1/2 MM-12	19-40-40-000-200-01051-4
MM-65	19-40-40-000-200-01060-3
MM-166	19-40-40-000-200-01090-7
MM-299	19-40-40-000-200-01120-1
MM-298	19-40-40-000-200-01130-9
MM-247	19-40-40-000-200-01140-7
MM-218	19-40-40-000-200-01150-4
MM-89	19-40-40-000-200-01180-8
MM-63	19-40-40-000-200-01220-0
MM-217	19-40-40-000-200-01260-1
MM-249	19-40-40-000-200-01300-3
MM-216	19-40-40-000-200-01310-1
MM-169	19-40-40-000-200-01320-9
MM-61	19-40-40-000-200-01380-6
MM-137	19-40-40-000-200-01400-2
MM-170 & MM-171	19-40-40-000-200-01410-0
MM-215	19-40-40-000-200-01420-8
MM-214	19-40-40-000-200-01470-7
MM-135	19-40-40-000-200-01560-8
MM-172	19-40-40-000-200-01570-6
MM-252	19-40-40-000-200-01590-2
MM-293	19-40-40-000-200-01600-0
MM-58	19-40-40-000-300-00070-1
MM-174	19-40-40-000-300-00130-9
MM-211	19-40-40-000-300-00140-7
MM-290	19-40-40-000-300-00170-0
MM-175	19-40-40-000-300-00200-4
MM-132	19-40-40-000-300-00210-2
MM-56	19-40-40-000-300-00230-8

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-176	19-40-40-000-300-00290-5
MM-289	19-40-40-000-300-00320-9
MM-288	19-40-40-000-300-00330-7
MM-208	19-40-40-000-300-00350-2
MM-178 MM-179	19-40-40-000-300-00450-1
MM-26 & MM-27	19-40-40-000-300-00570-6
MM-51	19-40-40-000-300-00580-4
MM-102	19-40-40-000-300-00590-2
MM-127	19-40-40-000-300-00600-0
MM-260	19-40-40-000-300-00630-4
MM-261	19-40-40-000-300-00660-7
MM-126	19-40-40-000-300-00690-1
MM-103	19-40-40-000-300-00700-9
MM-50	19-40-40-000-300-00710-7
MM-28	19-40-40-000-300-00730-3
MM-182	19-40-40-000-300-00770-4
MM-203	19-40-40-000-300-00780-2
MM-283	19-40-40-000-300-00800-8
MM-183	19-40-40-000-300-00840-0
MM-124	19-40-40-000-300-00850-7
MM-48	19-40-40-000-300-00870-3
MM-30, MM-31	19-40-40-000-300-00891-8
MM-47	19-40-40-000-300-00900-7
MM-106	19-40-40-000-300-00910-5
MM-280 W1/2	19-40-40-000-300-00970-2
MM-108	19-40-40-000-300-01070-9
MM-186	19-40-40-000-300-01090-5
MM-266	19-40-40-000-300-01110-1
MM-279	19-40-40-000-300-01120-9
MM-267	19-40-40-000-300-01140-5
MM-109	19-40-40-000-300-01180-6
MM-44	19-40-40-000-300-01190-4
MM-34	19-40-40-000-300-01211-9
MM-43	19-40-40-000-300-01220-8
MM-110	19-40-40-000-300-01230-6
MM-197	19-40-40-000-300-01260-9
MM-277	19-40-40-000-300-01280-5
MM-269	19-40-40-000-300-01300-1
MM-196	19-40-40-000-300-01310-9
MM-111	19-40-40-000-300-01340-3
MM-117	19-40-40-000-300-01400-0
MM-190	19-40-40-000-300-01410-8
MM-274	19-40-40-000-300-01450-9
MM-194	19-40-40-000-300-01470-5
MM-39	19-40-40-000-300-01540-1
MM-272	19-40-40-000-300-01590-0

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-273	19-40-40-000-300-01600-8
MM-692, MM-733, & MM-734	19-40-40-000-400-00022-8
MM-612	19-40-40-000-400-00040-6
MM-452	19-40-40-000-400-00071-8
MM-850, MM-851	19-40-40-000-400-00161-9
MM-334	19-40-40-000-400-00191-3
MM-655, MM-656	19-40-40-000-400-00192-2
MM-450	19-40-40-000-400-00231-5
MM-336, MM-335	19-40-40-000-400-00251-0
MM-449	19-40-40-000-400-00261-8
MM-416	19-40-40-000-400-00262-7
MM-526, MM-529	19-40-40-000-400-00271-6
MM-768	19-40-40-000-400-00341-2
MM-737	19-40-40-000-400-00342-1
MM-608	19-40-40-000-400-00360-8
MM-497, & MM-528	19-40-40-000-400-00380-4
MM-338	19-40-40-000-400-00410-8
MM-498	19-40-40-000-400-00432-2
MM-607	19-40-40-000-400-00450-9
MM-767	19-40-40-000-400-00471-4
MM-738	19-40-40-000-400-00472-3
MM-818	19-40-40-000-400-00482-1
MM-819, MM-820	19-40-40-000-400-00492-9
MM-685& MM-686	19-40-40-000-400-00511-6
MM-606	19-40-40-000-400-00520-5
MM-579	19-40-40-000-400-00530-3
MM-366	19-40-40-000-400-00561-5
MM-500	19-40-40-000-400-00591-9
MM-580	19-40-40-000-400-00600-8
MM-740, MM-741, MM-742	19-40-40-000-400-00632-0
MM-363	19-40-40-000-400-00731-0
MM-342	19-40-40-000-400-00732-9
MM-443	19-40-40-000-400-00740-9
MM-664, MM-665	19-40-40-000-400-00942-5
MM-746	19-40-40-000-400-01112-7
MM-598	19-40-40-000-400-01160-8
MM-507, MM-518	19-40-40-000-400-01180-4
MM-347	19-40-40-000-400-01202-8
MM-357	19-40-40-000-400-01211-7
MM-588	19-40-40-000-400-01240-2
MM-597	19-40-40-000-400-01250-9
MM-748	19-40-40-000-400-01270-5
MM-828, MM-837	19-40-40-000-400-01280-3
MM-829, MM-836	19-40-40-000-400-01290-1
MM-756	19-40-40-000-400-01301-8
MM-749, MM-750	19-40-40-000-400-01302-7

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
MM-669, MM-670	19-40-40-000-400-01312-5
MM-356	19-40-40-000-400-01361-5
MM-353, MM-354 & MM-355	19-40-40-000-400-01371-3
MM-434, MM-435	19-40-40-000-400-01381-1
MM-834, MM-835	19-40-40-000-400-01441-9
MM-831	19-40-40-000-400-01451-6
MM-751	19-40-40-000-400-01462-3
MM-671	19-40-40-000-400-01471-2
MM-594	19-40-40-000-400-01480-1
MM-591	19-40-40-000-400-01490-9
MM-352	19-40-40-000-400-01532-9
MM-432	19-40-40-000-400-01542-7
MM-592	19-40-40-000-400-01560-4
MM-593	19-40-40-000-400-01570-2
MM-673, MM-674, MM-675, MM-676	19-40-40-000-400-01581-9

The following described parcels of land, lying and being in Section 20, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
JJ-401, JJ-402, JJ-403	20-40-40-000-100-00072-1
JJ-562	20-40-40-000-100-00120-3
JJ-639	20-40-40-000-100-00130-1
JJ-879	20-40-40-000-100-00161-3
JJ-638	20-40-40-000-100-00200-6
JJ-563	20-40-40-000-100-00210-4
JJ-324, JJ-397	20-40-40-000-100-00250-5
JJ-484 & JJ-557	20-40-40-000-100-00270-1
JJ-717 & JJ-644	20-40-40-000-100-00301-4
JJ-724 & JJ-797	20-40-40-000-100-00310-3
JJ-804 & JJ-877	20-40-40-000-100-00320-1
JJ-725, JJ-796	20-40-40-000-100-00342-5
JJ-565	20-40-40-000-100-00370-0
JJ-556	20-40-40-000-100-00381-7
JJ-476	20-40-40-000-100-00391-5
JJ-635	20-40-40-000-100-00450-3
JJ-646	20-40-40-000-100-00462-9
JJ-726, JJ-795	20-40-40-000-100-00470-9
JJ-875	20-40-40-000-100-00481-6
JJ-634	20-40-40-000-100-00520-9
JJ-567	20-40-40-000-100-00530-7
JJ-407 & JJ-474	20-40-40-000-100-00550-2
JJ-327, JJ-394	20-40-40-000-100-00560-0
JJ-473	20-40-40-000-100-00581-5
JJ-553	20-40-40-000-100-00591-3

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
JJ-568	20-40-40-000-100-00600-2
JJ-648, JJ-713	20-40-40-000-100-00620-8
JJ-809, JJ-872	20-40-40-000-100-00650-1
JJ-632	20-40-40-000-100-00680-5
JJ-409 & JJ-472	20-40-40-000-100-00711-8
JJ-391 & JJ-330	20-40-40-000-100-00731-4
JJ-811, JJ-812, JJ-870	20-40-40-000-100-00810-8
JJ-651	20-40-40-000-100-00832-2
JJ-630	20-40-40-000-100-00840-2
JJ-491	20-40-40-000-100-00862-5
JJ-332, JJ-389	20-40-40-000-100-00890-1
JJ-469	20-40-40-000-100-00901-8
JJ-412	20-40-40-000-100-00902-7
JJ-492	20-40-40-000-100-00912-5
JJ-629	20-40-40-000-100-00930-3
JJ-652 & JJ-709	20-40-40-000-100-00941-0
JJ-732	20-40-40-000-100-00952-6
JJ-868	20-40-40-000-100-00971-3
JJ-733 & 734	20-40-40-000-100-00982-0
JJ-628	20-40-40-000-100-01000-6
JJ-493	20-40-40-000-100-01022-0
JJ-468	20-40-40-000-100-01031-9
JJ-333, JJ-388	20-40-40-000-100-01040-8
JJ-547	20-40-40-000-100-01071-0
JJ-494	20-40-40-000-100-01072-9
JJ-574	20-40-40-000-100-01080-9
JJ-627	20-40-40-000-100-01090-7
JJ-787	20-40-40-000-100-01110-3
JJ-815	20-40-40-000-100-01132-7
JJ-546	20-40-40-000-100-01186-2
JJ-335	20-40-40-000-100-01202-2
JJ-336 JJ-385	20-40-40-000-100-01210-2
JJ-416 JJ-465	20-40-40-000-100-01220-0
JJ-496	20-40-40-000-100-01232-6
JJ-576	20-40-40-000-100-01240-6
JJ-656 & JJ-705	20-40-40-000-100-01260-1
JJ-785	20-40-40-000-100-01271-8
JJ-816	20-40-40-000-100-01282-5
JJ-817 & JJ-864	20-40-40-000-100-01290-5
JJ-784	20-40-40-000-100-01301-2
JJ-624	20-40-40-000-100-01320-9
JJ-498 & JJ-543	20-40-40-000-100-01390-4
JJ-578	20-40-40-000-100-01400-2
JJ-623	20-40-40-000-100-01410-0
JJ-863	20-40-40-000-100-01441-3
JJ-818 JJ-819	20-40-40-000-100-01442-2

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
JJ-862	20-40-40-000-100-01451-0
JJ-340 & JJ-381	20-40-40-000-100-01530-5
JJ-420	20-40-40-000-100-01542-1
JJ-241	20-40-40-000-200-00020-2
JJ-240	20-40-40-000-200-00030-0
JJ-242	20-40-40-000-200-00150-4
JJ-319	20-40-40-000-200-00160-2
JJ-238	20-40-40-000-200-00190-6
JJ-83	20-40-40-000-200-00220-0
JJ-84	20-40-40-000-200-00270-9
JJ-157	20-40-40-000-200-00280-7
JJ-244	20-40-40-000-200-00310-1
JJ-245	20-40-40-000-200-00340-5
JJ-236	20-40-40-000-200-00350-2
JJ-85	20-40-40-000-200-00380-6
JJ-75 & JJ-76	20-40-40-000-200-00390-4
JJ-6	20-40-40-000-200-00410-0
JJ-86	20-40-40-000-200-00430-6
JJ-235	20-40-40-000-200-00460-9
JJ-246	20-40-40-000-200-00470-7
JJ-315	20-40-40-000-200-00480-5
JJ-167	20-40-40-000-200-00520-7
JJ-8	20-40-40-000-200-00570-6
JJ-153	20-40-40-000-200-00600-0
JJ-168	20-40-40-000-200-00610-8
JJ-313	20-40-40-000-200-00640-2
JJ-249	20-40-40-000-200-00660-7
JJ-152	20-40-40-000-200-00690-1
JJ-89	20-40-40-000-200-00700-9
JJ-9	20-40-40-000-200-00720-5
JJ-10	20-40-40-000-200-00730-3
JJ-71	20-40-40-000-200-00740-1
JJ-90	20-40-40-000-200-00750-8
JJ-170	20-40-40-000-200-00770-4
JJ-250	20-40-40-000-200-00790-0
JJ-230	20-40-40-000-200-00830-2
JJ-150	20-40-40-000-200-00850-7
JJ-69	20-40-40-000-200-00900-7
JJ-172	20-40-40-000-200-00930-1
JJ-252	20-40-40-000-200-00950-6
JJ-228	20-40-40-000-200-00990-8
JJ-148	20-40-40-000-200-01010-2
JJ-14	20-40-40-000-200-01050-3
JJ-227	20-40-40-000-200-01100-3
JJ-254	20-40-40-000-200-01110-1
JJ-175	20-40-40-000-200-01160-0

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
JJ-95	20-40-40-000-200-01180-6
JJ-16	20-40-40-000-200-01210-0
JJ-65	20-40-40-000-200-01220-8
JJ-145	20-40-40-000-200-01240-4
JJ-256	20-40-40-000-200-01270-7
JJ-177	20-40-40-000-200-01320-7
JJ-97	20-40-40-000-200-01340-3
JJ-18	20-40-40-000-200-01370-6
JJ-178	20-40-40-000-200-01410-8
JJ-302	20-40-40-000-200-01450-9
JJ-99	20-40-40-000-200-01500-9
E1/2 OF JJ-61	20-40-40-000-200-01541-0
JJ-100	20-40-40-000-200-01550-8
JJ-221	20-40-40-000-200-01580-2
JJ-260	20-40-40-000-200-01590-0
JJ-300	20-40-40-000-300-00010-2
JJ-140	20-40-40-000-300-00050-3
JJ-101	20-40-40-000-300-00060-1
JJ-219	20-40-40-000-300-00140-5
JJ-262	20-40-40-000-300-00150-2
JJ-138	20-40-40-000-300-00210-0
JJ-104	20-40-40-000-300-00270-7
JJ-56	20-40-40-000-300-00390-2
JJ-25	20-40-40-000-300-00400-0
JJ-26	20-40-40-000-300-00410-8
JJ-55	20-40-40-000-300-00420-6
JJ-294	20-40-40-000-300-00490-1
JJ-267	20-40-40-000-300-00500-9
JJ-214	20-40-40-000-300-00510-7
JJ-134	20-40-40-000-300-00530-3
JJ-108	20-40-40-000-300-00590-0
JJ-133	20-40-40-000-300-00600-8
JJ-213	20-40-40-000-300-00620-4
JJ-191	20-40-40-000-300-00840-8
JJ-111	20-40-40-000-300-00860-3
JJ-31	20-40-40-000-300-00880-9
JJ-112	20-40-40-000-300-00910-3
JJ-129	20-40-40-000-300-00920-1
JJ-192	20-40-40-000-300-00930-9
E1/2 OF JJ-272	20-40-40-000-300-00951-3
JJ-193	20-40-40-000-300-01000-2
JJ-128	20-40-40-000-300-01010-0
JJ-33	20-40-40-000-300-01040-4
JJ-114	20-40-40-000-300-01070-7
JJ-207	20-40-40-000-300-01100-1
JJ-286	20-40-40-000-300-01130-5

SCHEDULE A

LOT NUMBER	PARCEL NUMBER
JJ-35	20-40-40-000-300-01200-0
JJ-197	20-40-40-000-300-01320-5

The following described parcels of land, lying and being in Section 21, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
HH-180 HH-181 & HH-204 HH-205	21-40-40-000-300-01031-3

The following described parcels of land, lying and being in Section 29, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
LL-51	29-40-40-000-300-00550-9
LL-24	29-40-40-000-300-00560-7
LL-25	29-40-40-000-300-00570-5
LL-99	29-40-40-000-300-00590-1
LL-124	29-40-40-000-300-00600-9
LL-271	29-40-40-000-300-00650-8
LL-248	29-40-40-000-300-00660-6

The following described parcels of land, lying and being in Section 30, Township 40 South, Range 40 East, Martin County, Florida, (said parcels are hereinafter identified by reference to lots on the unrecorded Plat of Palm Beach Heights) to wit:

LOT NUMBER	PARCEL NUMBER
RR-239	30-40-40-000-200-01080-6

Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 25-0598 DEPT-4 **Meeting Date:** 2/25/2025

PLACEMENT: Departmental

TITLE:

INITIAL ASSESSMENT RESOLUTION FOR THE BEAU RIVAGE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT

EXECUTIVE SUMMARY:

Board action is requested to adopt the initial assessment resolution for the Beau Rivage Water Main Municipal Service Benefit Unit to allow installation of water lines.

DEPARTMENT: Utilities and Solid Waste

PREPARED BY: **Name:** Phil Keathley
Title: Chief Project Manager

REQUESTED BY: Samuel Amerson, P.E., Utilities & Solid Waste Director

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

The proposed project area is generally described as properties fronting NW Britt Road, NW Britt Court, NW Britt Terrace, NW Bay Colony Court, NW Bay Colony Drive, NW Everglades Boulevard, NW Cove View, NW Wide River Cove, NW Captiva Cove, NW Collins Cove Road, NW South Shore Road, NW St. Lucie Lane, NW Howard Creek Lane, NW South Manor Avenue, NW Florida Avenue and NW Florida Court presently without availability of public water supply. There are 259 benefitting properties in the project area.

The final tally of all the ballots received in September 2020 as verified by the Martin County Supervisor of Elections office indicated 217 properties FOR the project and 41 AGAINST at an estimated upper range cost of $7,500 per Equivalent Residential Unit (ERC). Since completion of that balloting effort staff had to complete the design and permitting of the project and then submit a Request for Inclusion to the State Revolving Fund Loan Program. The Final State Revolving Fund Loan Agreement was executed on July 21, 2023 and included a total of four (4) water main extension projects. Three (3) of those projects have successfully made it through the Municipal Services Benefit Unit process and are presently under construction. Due to the present economic environment all four (4) projects exceeded the Utilities Department anticipated construction costs.

A Florida Department of Environmental Protection Construction Permit has been received and competitive bids from underground utility contractors were opened on December 18, 2024 and

Accurate Drilling Systems, Inc. submitted the lowest responsive and responsible bid.

A staff level workshop will be held in March 2025, prior to the final public hearing, to explain the project scope, costs, and the assessment process. All the 257 benefitting property owners will be mailed invitations to that workshop.

Based on the final design, the initial prepayment amount is $9,989 per equivalent residential connection (ERC) which is below the $10,000 cap established by a recently adopted BOCC policy. Amortizing the project over a 20-year period at a 1.52% interest rate will result in an estimated annual payment of $638.87 per ERC. The estimated annual payment also includes annual costs related to preparation and collection of the roll each year totaling 8.75% (consisting of 2% for the Tax Collector fee, 2.75% for the tax roll and legal consultants, and a 4% adjustment for early tax bill payments). This project will be financed through the State Revolving Fund Loan Agreement #43024. The annual payment will be included in the tax bill commencing with the bill mailed in October 2026. The proposed assessment will include 257 properties at 259 ERC's. The Utilities Department is contributing $930,000 towards construction of the water mains to achieve the Board adopted goal of less than $10,000 per ERC. In addition, the Utilities Department will be contributing $950,156 to construct low pressure sewage force mains throughout the project area at the same time with no additional costs to the benefited properties.

A public hearing has been scheduled for Tuesday, March 25, 2025. The notice for the hearing will be advertised in *The Stuart News* and upon adoption of the initial assessment resolution today, individual notices of the public hearing will be mailed to each property owner proposed to be assessed at the mailing address indicated on the tax roll.

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Chris Traber, the County's Special Assessment Counsel, has prepared the resolution, reviewed the agenda item summary, and confirmed that the form of each is proper.

RECOMMENDED ACTION:

RECOMMENDATION

Move that the Board adopt the Initial Assessment Resolution to create the Beau Rivage Water Main Municipal Service Benefit Unit.

ALTERNATIVE RECOMMENDATIONS

Do not adopt the Initial Assessment Resolution.

FISCAL IMPACT:

RECOMMENDATION

None, as the cost of the project will be paid for by the benefitted property owners of the Beau Rivage Water Main Municipal Service Benefit Unit.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement

☐ Grant / Application ☐ Notice ☐ Ordinance ☒ Resolution

☐ Other:

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

MARTIN COUNTY, FLORIDA

BEAU RIVAGE WATER MAIN
MUNICIPAL SERVICE BENEFIT UNIT
INITIAL ASSESSMENT RESOLUTION

RESOLUTION NUMBER 25-_____

ADOPTED FEBRUARY 25, 2025

TABLE OF CONTENTS

PAGE

ARTICLE I
DEFINITIONS AND CONSTRUCTION

SECTION 1.01. DEFINITIONS 2
SECTION 1.02. INTERPRETATION 6
SECTION 1.03. LEGISLATIVE FINDINGS 6

ARTICLE II
NOTICE AND PUBLIC HEARING

SECTION 2.01. ESTIMATED CAPITAL COST 10
SECTION 2.02. ASSESSMENT ROLL 10
SECTION 2.03. PUBLIC HEARING 11
SECTION 2.04. NOTICE BY PUBLICATION 11
SECTION 2.05. NOTICE BY MAIL 11

ARTICLE III
ASSESSMENTS

SECTION 3.01. DESCRIPTION OF PROPOSED MSBU 12
SECTION 3.02. IMPOSITION OF ASSESSMENTS 12
SECTION 3.03. ERCS 12
SECTION 3.04. PREPAYMENT AMOUNTS 13
SECTION 3.05. COMPUTATION OF ASSESSMENTS 14
SECTION 3.06. INITIAL PREPAYMENT OPTION 15
SECTION 3.07. ADDITIONAL PREPAYMENT OPTION 16
SECTION 3.08. MANDATORY PREPAYMENT 17
SECTION 3.09. REALLOCATION UPON FUTURE SUBDIVISION 18

ARTICLE IV
GENERAL PROVISIONS

SECTION 4.01. METHOD OF COLLECTION 19
SECTION 4.02. SEVERABILITY 19
SECTION 4.03. EFFECTIVE DATE 20

APPENDIX A - FORM OF PUBLISHED NOTICE
APPENDIX B - FORM OF MAILED NOTICE
APPENDIX C - DESCRIPTION OF TAX PARCELS LOCATED IN THE BEAU RIVAGE WATER MAIN MSBU

RESOLUTION NO. 25-__

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, RELATING TO THE CONSTRUCTION AND FUNDING OF WATER DISTRIBUTION FACILITIES WITHIN THE PROPOSED BEAU RIVAGE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT; ESTABLISHING THE TERMS AND CONDITIONS OF PROPOSED SPECIAL ASSESSMENTS TO FUND THE WATER DISTRIBUTION FACILITIES AND RELATED CAPITAL FACILITY CHARGES; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE PROPOSED ASSESSMENTS AND THE METHOD OF THEIR COLLECTION; DIRECTING THE PROVISION OF NOTICE; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AS FOLLOWS:

ARTICLE I
DEFINITIONS AND CONSTRUCTION

SECTION 1.01. DEFINITIONS. As used in this Resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

"Adjusted Prepayment Amount" means the amount required to prepay the Assessment for each Tax Parcel located in the MSBU, as computed pursuant to Section 3.04(B) hereof and revised annually pursuant to Section 3.05(E) hereof.

"Annual Debt Service Component" means the amount computed for each Tax Parcel pursuant to Section 3.05(A) hereof.

"Assessment" means an annual special assessment imposed against property located within the MSBU to fund the Capital Cost of Water Distribution Facilities to serve the MSBU, the associated Capital Facility Charges, and related expenses, computed in the manner described in Section 3.05 hereof.

"Assessment Roll" means a non-ad valorem assessment roll relating to the Capital Cost of the Water Distribution Facilities to serve the MSBU, the associated Capital Facility Charges, and related expenses.

"Board" means the Board of County Commissioners of Martin County, Florida.

"Capital Cost" means all or any portion of the expenses that are properly attributable to the acquisition, design, construction, and installation (including demolition, environmental mitigation and relocation) of the Water Distribution Facilities and imposition of the Assessments under generally accepted accounting principles; and

including reimbursement to the County for any funds advanced for Capital Cost and interest on any interfund or intrafund loan for such purposes.

"Capital Facility Charge" means the capital facility charge authorized by Section 4.266 of the Martin County Land Development Regulations.

"Collection Cost" means the estimated cost to be incurred by the County during any Fiscal Year in connection with the collection of Assessments.

"Collection Cost Component" means the amount computed for each Tax Parcel pursuant to Section 3.05(B) hereof.

"County" means Martin County, a political subdivision of the State of Florida.

"County Administrator" means the chief executive officer of the County, or such person's designee.

"County Interest Rate" 1.52%, based on the expected rate of interest to be obtained on a State Revolving Fund loan from the Florida Department of Environmental Protection.

"Dwelling Unit" means a building, or a portion thereof, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

"ERC" means "equivalent residential connection," the standard unit to be used in calculating the Assessments, determined by an engineering estimate of the amount of potable water that each parcel or classification of property is expected to demand relative to a typical Single Family Dwelling Unit, considering the use of the property or other

factors affecting the demand for potable water, as determined for each Tax Parcel in accordance with Section 3.03 hereof.

"Excluded Parcels " means those parcels which (A) are used for road right-of-way, utility easements, open space, retention or drainage purposes, (B) do not otherwise benefit from construction of the Water Distribution Facilities, and (C) are either (1) owned by the County or State, or (2) privately owned and restricted by agreement to one of the uses described in (A) above.

"Final Assessment Resolution" means the resolution described in Section 3.06 of the Ordinance that imposes Assessments within the MSBU.

"Fiscal Year" means the period commencing on October 1 of each year and continuing through the next succeeding September 30, or such other period as may be prescribed by law as the fiscal year for the County.

"Government Property" means property owned by the United States of America or any agency thereof, the State of Florida or any agency thereof, a county, a special district or a municipal corporation.

"Initial Prepayment Amount" means the amount computed pursuant to Section 3.04(A) hereof for each Tax Parcel located in the MSBU to prepay the Assessment in full.

"Local Improvement" means a capital improvement constructed or installed by the County for the special benefit of a neighborhood or other local area, for which special assessments are imposed pursuant to the Ordinance.

"MSBU" means the proposed Beau Rivage Water Main Municipal Service Benefit Unit described in Section 3.01 hereof.

"Multi-Family Dwelling Unit" means a Dwelling Unit either included within the same building or located on the same Platted Lot or Parcel of Record containing two or more Dwelling Units.

"Ordinance" means Ordinance No. 96-493, as amended.

"Parcel of Record" means an unplatted parcel of record or a subdivided Platted Lot in existence on the effective date of this Resolution, on which a Dwelling Unit has been or can be constructed or sited in accordance with applicable laws and regulations.

"Platted Lot" means a platted building lot within the MSBU, after giving effect to any recorded Unity of Title as of the date of the Final Assessment Resolution.

"Property Appraiser" means the Martin County Property Appraiser.

"Single-Family Dwelling Unit" means a Dwelling Unit located on a single Platted Lot or Parcel of Record that is not otherwise served by a master meter.

"State" means the State of Florida.

"Statutory Discount Amount" means the amount computed for each Tax Parcel pursuant to Section 3.05(C) hereof.

"Tax Parcel" means a parcel of property to which the Property Appraiser has assigned a distinct ad valorem property tax identification number.

"Tax Roll" means the real property ad valorem tax assessment roll maintained by the Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

"Uniform Assessment Collection Act" means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem

assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

"Water Distribution Facilities" means the facilities required for the County to provide potable water service to property located in the MSBU, including the installation of a water main, fire hydrants, meters and other related facilities.

SECTION 1.02. INTERPRETATION. Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this Resolution. Words of any gender include the correlative words of the other gender, unless the sense indicates otherwise.

SECTION 1.03. LEGISLATIVE FINDINGS. It is hereby ascertained, determined and declared that:

(A) Article VIII, Section 1 of the Florida Constitution, and Sections 125.01 and 125.66, Florida Statutes, grant to a board of county commissioners all powers of local self-government to perform county functions and to render services for county purposes in a manner not inconsistent with general law, or with special law approved by vote of the electors, and such power may be exercised by the enactment of county ordinances.

(B) The Board of County Commissioners of Martin County, Florida, has enacted the Ordinance to provide for the creation of municipal service benefit units and authorize the imposition of Assessments to fund the construction of Local Improvements to serve the property located therein.

(C) The Water Distribution Facilities and related Capital Facility Charges constitute a Local Improvement, as defined in the Ordinance, and permit the County to provide potable water service to property located within the MSBU.

(D) The Board desires to create the MSBU to fund construction of the Water Distribution Facilities and related Capital Facility Charges.

(E) The construction of such Water Distribution Facilities will provide a special benefit to the property located within the MSBU by providing access to reliable potable water service; financing the related Capital Facility Charges will provide a special benefit to the property located within the MSBU by reducing the immediate cost of connecting to the County's potable water distribution system.

(F) In order to provide a consistent unit of measure between different uses of property throughout the MSBU, the rate of Assessment for all Tax Parcels in the MSBU shall be expressed in terms of "Equivalent Residential Connections" or "ERCs" representing the amount of potable water that a Dwelling Unit is expected to demand.

(G) All Single-Family Dwelling Units will derive a special benefit from the construction of the Water Distribution Facilities in a similar manner and will demand approximately the same amount of potable water. Accordingly, each Single-Family Dwelling Unit will be assigned an ERC value of one, as further described in Section 3.03 hereof.

(H) A number of parcels abutting the boundaries of the proposed MSBU already have access to existing water distribution lines and will not derive a special benefit from

construction of the Water Distribution Facilities. Accordingly, the above-described parcels are excluded from the MSBU.

(I) Pursuant to a certain Water Service Agreement and related Utility Easement the County acquired an easement over a certain parcel in the MSBU (PCN 19-37-41-000-000-00400-2) to construct the Water Distribution Facilities. One of the conditions for the granting of the easement is that the County pay up to two (2.0) ERCs on behalf of the property. Accordingly, the parcel is included in the MSBU and the County will pay the Assessment for the parcel from a source other than Assessments.

(J) A certain property (PCN 19-37-41-000-000-00361-9) will not abut the Water Distribution Facilities, will be subject to its own Florida Department of Environmental Protection water use permit and will not derive a special benefit from construction of the Water Distribution Facilities. Accordingly, the above described parcel is excluded from the MSBU.

(K) Due to their current or planned use, the Excluded Parcels (including right-of-way) will not derive a special benefit from construction of the Water Distribution Facilities and are therefore excluded from the MSBU.

(L) Due to the high cost of the Water Distribution Facilities, the County has decided to reduce the annual financial impact the Assessment will have on the real property owners in the proposed MSBU by obtaining a 20-year State Revolving Fund loan from the Florida Department of Environmental Protection.

(M) In order to further reduce the financial impact the Assessment will have on the real property owners in the proposed MSBU, the County (pursuant to a policy adopted

by the County Utilities Department) will forego reimbursement of certain costs related to the creation of the MSBU and make an additional contribution towards the Capital Costs as described in Section 2.01 hereof.

(N) The Board hereby finds and determines that the Assessments to be imposed in accordance with this Resolution provide an equitable method of funding construction of the Water Distribution Facilities and related Capital Facility Charges by fairly and reasonably allocating the cost to specially benefitted property, based upon the number of ERCs attributable to each Tax Parcel, in the manner hereinafter described.

ARTICLE II
NOTICE AND PUBLIC HEARING

SECTION 2.01. ESTIMATED CAPITAL COST. The estimated Capital Cost for the Water Distribution Facilities is approximately $3,074,355.00; the related Capital Facility Charges will be the amounts set forth in Resolution No. 16-3.15, as amended (the total Capital Facility Charges being estimated as $442,890.00). The County plans to contribute an estimated $930,000.00 of its own funds towards the Capital Costs which will reduce the overall cost of the Assessment to each property owner in the MSBU. The remaining Capital Cost of the Water Distribution Facilities and related Capital Facility Charges will be funded through the imposition of Assessments against property located in the MSBU in the manner set forth in Article III hereof.

SECTION 2.02. ASSESSMENT ROLL. The County Administrator is hereby directed to prepare a final estimate of the Capital Cost of the Water Distribution Facilities and to prepare the preliminary Assessment Roll in the manner provided in the Ordinance. The County Administrator shall apportion the Capital Cost among the parcels of real property within the MSBU as reflected on the Tax Roll in conformity with Article III hereof. The estimate of Capital Cost and the Assessment Roll shall be maintained on file in the offices of the County Utilities Department (as designated by the County Administrator) and open to public inspection. The foregoing shall not be construed to require that the Assessment Roll be in printed form if the amount of the Assessment for each Tax Parcel can be determined by use of a computer terminal available to the public.

SECTION 2.03. PUBLIC HEARING. A public hearing will be conducted by the Board on March 25, 2025 at 9:00 A.M., or as soon thereafter as the matter can be heard, in the County Commission Chambers of the Martin County Administration Building at 2401 S.E. Monterey Road, Stuart, Florida, to consider (A) creation of the MSBU, (B) imposition of the Assessments, and (C) collection of the Assessments pursuant to the Uniform Assessment Collection Act.

SECTION 2.04. NOTICE BY PUBLICATION. Upon completion of the materials required by Section 2.02 hereof, the County Administrator shall publish a notice of the public hearing authorized by Section 2.03 hereof in the manner and the time provided in Section 3.04 of the Ordinance. Such notice shall be in substantially the form attached hereto as Appendix A.

SECTION 2.05. NOTICE BY MAIL. Upon completion of the materials required by Section 2.02 hereof, the County Administrator shall, at the time and in the manner specified in Section 3.05 of the Ordinance, provide first class mailed notice of the public hearing authorized by Section 2.03 hereof to each property owner proposed to be assessed at the address indicated on the Tax Roll. Such notice shall be in substantially the form attached hereto as Appendix B.

ARTICLE III
ASSESSMENTS

SECTION 3.01. DESCRIPTION OF PROPOSED MSBU. The proposed Beau Rivage Water Main Municipal Service Benefit Unit shall include the property described in Appendix C attached hereto and incorporated herein. The MSBU is proposed for the purpose of improving the use and enjoyment of property located therein by funding the construction of Water Distribution Facilities to provide access to potable water service and financing the related Capital Facility Charges to reduce the immediate cost of connecting to the County's potable water distribution system.

SECTION 3.02. IMPOSITION OF ASSESSMENTS. Assessments shall be imposed against property located within the MSBU for a period of twenty (20) years. The first annual Assessment will be included on the ad valorem tax bill mailed in November 2026. When imposed, the Assessment for each Fiscal Year shall constitute a lien upon the Tax Parcels located in the MSBU, pursuant to the Ordinance.

SECTION 3.03. ERCS. The number of ERCs attributable to each Tax Parcel within the MSBU shall be determined in the manner set forth in this Section 3.03.

(A) It is hereby ascertained, determined and declared that:

(1) The number of ERCs attributable to residential property is most accurately derived from the actual number of Dwelling Units constructed or, in the case of unimproved property, permitted to be constructed.

(2) By definition, the demand for potable water service by a Single-Family Dwelling Unit is equal to one ERC.

(3) Based on estimates by the Martin County Utilities Department, the demand for potable water service by a Multi-Family Dwelling Unit is equal to approximately fifty percent (50%) of the demand by a Single-Family Dwelling Unit.

(B) Accordingly, the number of ERCs attributable to each residential Tax Parcel will be the sum of (1) the number of Single-Family Dwelling Units constructed or, in the case of unimproved property, permitted to be constructed located thereon, and (2) the amount computed by dividing the number of Multi-Family Dwelling Units located or allowed to be located thereon by two.

SECTION 3.04. PREPAYMENT AMOUNTS.

(A) Upon adoption of the Final Assessment Resolution, an Initial Prepayment Amount for each Tax Parcel located within the MSBU shall be calculated as the sum of (1) the amount computed by (a) dividing the number of ERCs attributable to such Tax Parcel by the total number of ERCs attributable to Tax Parcels within the MSBU, and (b) multiplying the result by the estimated Capital Cost of the Water Distribution Facilities, and (2) the Capital Facility Charge for the number of ERCs attributable to such Tax Parcel at the rate set forth in Resolution No. 16-3.15, as amended.

(B) Following the initial prepayment period described in Section 3.06 hereof, the Adjusted Prepayment Amount shall initially be set equal to the Initial Prepayment Amount for each Tax Parcel, other than those Tax Parcels as to which the Assessment has been prepaid. Thereafter, the Adjusted Prepayment Amount for each Tax Parcel shall be revised annually pursuant to Section 3.05(E) hereof.

SECTION 3.05. COMPUTATION OF ASSESSMENTS. The annual Assessment shall be computed for each Tax Parcel in the manner set forth in this Section 3.05.

(A) ANNUAL DEBT SERVICE COMPONENT. The "Annual Debt Service Component" shall be calculated for each Fiscal Year in which the Initial Prepayment Amount (or Adjusted Prepayment Amount, if applicable) of the Tax Parcel is outstanding as the annual installment of principal and interest due based on a debt service schedule prepared with the Initial Prepayment Amount for such Tax Parcel as the beginning balance and utilizing the County Interest Rate such that the principal and interest are payable in equal installments over a twenty (20) year period.

(B) COLLECTION COST COMPONENT. The "Collection Cost Component" shall be computed each Fiscal Year for each Tax Parcel by (1) dividing (a) the Adjusted Prepayment Amount for such Tax Parcel by (b) the sum of the aggregate Adjusted Prepayment Amount remaining in the MSBU, and (2) multiplying the result by the Collection Cost.

(C) STATUTORY DISCOUNT AMOUNT. The "Statutory Discount Amount" shall be computed for each Tax Parcel as the amount allowed by law as the maximum discount for early payment of ad valorem taxes and non ad valorem assessments, such amount to be calculated by deducting (1) the sum of (a) the Annual Debt Service Component and (b) the Collection Cost Component, from (2) the amount computed by dividing (a) the sum of (i) the Annual Debt Service Component and (ii) the Collection Cost Component, by (b) 0.96.

(D) ASSESSMENT. The annual Assessment for each Tax Parcel shall be computed as the sum of (1) the Annual Debt Service Component, (2) the Collection Cost Component and (3) the Statutory Discount Amount.

(E) REVISION OF ADJUSTED PREPAYMENT AMOUNT. Upon certification of the Assessment Roll each Fiscal Year, the revised Adjusted Prepayment Amount for each Tax Parcel shall be computed by deducting (1) the principal component of the Annual Debt Service Component determined in Section 3.05(A) above and included on the Assessment Roll for the Tax Parcel, from (2) the Adjusted Prepayment Amount, as initially set pursuant to Section 3.04(B) hereof and thereafter revised pursuant to this Section 3.05(E) (or for the initial Assessment Roll, the Initial Prepayment Amount), utilized to compute the annual Assessment included on the Assessment Roll for such Tax Parcel.

SECTION 3.06. INITIAL PREPAYMENT OPTION.

(A) Following adoption of the Final Assessment Resolution, the County Administrator shall provide first class mailed notice to the owner of each Tax Parcel subject to the Assessment of the owner's option to prepay all future annual Assessments. On or prior to the date specified in such notice (which shall not be earlier than the thirtieth calendar day following the date on which the notice is delivered to the possession of the U.S. Postal Service), the owner of each Tax Parcel subject to the Assessment shall be entitled to prepay all future annual Assessments, upon payment of the Initial Prepayment Amount computed pursuant to Section 3.04 hereof.

(B) The amount of all prepayments made pursuant to this Section 3.06 shall be final. The County shall not be required to refund any portion of a prepayment if (1) the actual Capital Cost of the Water Distribution Facilities is less than the estimated Capital Cost upon which the Initial Prepayment Amount was computed, (2) the Capital Facility Charge is less than that upon which the Initial Prepayment Amount was computed, or (3) annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

SECTION 3.07. ADDITIONAL PREPAYMENT OPTION.

(A) Following the date specified in the notice provided pursuant to Section 3.06(A) hereof, or such later date as the Board may allow in its sole discretion, the owner of each Tax Parcel subject to the Assessments shall be entitled to prepay all future unpaid annual Assessments upon payment of an amount equal to the sum of (1) the Adjusted Prepayment Amount for such Tax Parcel, and (2) interest on the Adjusted Prepayment Amount, from the most recent ad valorem tax bill, computed at the County Interest Rate.

(B) During any period commencing on the date the annual Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the County may reduce the amount required to prepay the future unpaid annual Assessments for the Tax Parcel by the amount of the Assessment that has been certified for collection with respect to such Tax Parcel.

(C) The amount of all prepayments made pursuant to this Section 3.07 shall be final. The County shall not be required to refund any portion of a prepayment if (1) the

Capital Cost of the Water Distribution Facilities is less than the amount upon which such Adjusted Prepayment Amount was computed, (2) the Capital Facility Charge is less than that upon which such Adjusted Prepayment Amount was computed, or (3) annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

SECTION 3.08. MANDATORY PREPAYMENT.

(A) The owner of a Tax Parcel subject to the Assessment shall immediately prepay all future unpaid annual Assessments for such Tax Parcel if (1) the Tax Parcel is to be acquired or otherwise transferred to an entity for which Assessments cannot be collected pursuant to the Uniform Assessment Collection Act through condemnation, negotiated sale or otherwise, (2) the Tax Parcel is subject to annexation by a governmental unit, or (3) a tax certificate has been issued and remains outstanding in respect of the Tax Parcel and the County, at its sole option, elects to accelerate the Assessment. In the case of (1) or (2) above, the owner of the Tax Parcel prior to condemnation, sale or other transfer must notify the County at least 30 days prior to the proposed acquisition or transfer date in order to allow the County sufficient time to determine the final amount due. Failure to provide such notice shall cause an automatic acceleration of such Assessment the effective date of which is 10 days prior to the proposed acquisition or transfer date.

(B) The amount required to prepay the future unpaid annual Assessments will be equal to the sum of (1) the Adjusted Prepayment Amount for such Tax Parcel, and (2) interest on the Adjusted Prepayment Amount, from the most recent ad valorem tax bill, computed at the County Interest Rate.

(C) During any period commencing on the date the annual Assessment Roll is certified for collection pursuant to the Uniform Assessment Collection Act and ending on the next date on which unpaid ad valorem taxes become delinquent, the County may reduce the amount required to prepay the future unpaid annual Assessments for the Tax Parcel by the amount of the Assessment that has been certified for collection with respect to such Tax Parcel.

(D) The amount of all prepayments made pursuant to this Section 3.08 shall be final. The County shall not be required to refund any portion of a prepayment if (1) the Capital Cost of the Water Distribution Facilities is less than the amount upon which such Adjusted Prepayment Amount was computed, (2) the Capital Facility Charge is less than that upon which such Adjusted Prepayment Amount was computed, or (3) annual Assessments will not be imposed for the full number of years anticipated at the time of such prepayment.

(E) Collection by the County of mandatory prepayments pursuant to this Section 3.08 is supplemental and in addition to any other legally available remedy the County may seek for repayment of the Assessments.

SECTION 3.09. REALLOCATION UPON FUTURE SUBDIVISION. If a Tax Parcel includes more than one Platted Lot or Parcel of Record, the Assessment imposed against such Tax Parcel may be reallocated among the Platted Lots or Parcels of Record upon (1) application of the owner and (2) assignment of a distinct ad valorem property tax identification number to each Platted Lot or Parcel of Record or any combination of Platted Lots or Parcels of Record by the Property Appraiser.

ARTICLE IV
GENERAL PROVISIONS

SECTION 4.01. METHOD OF COLLECTION. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act; provided however, that any Assessment against Government Property shall be collected pursuant to Section 4.04 of the Ordinance.

SECTION 4.02. SEVERABILITY. If any clause, section or provision of this Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

[remainder of page intentionally left blank]

SECTION 4.03. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED this 25th day of February, 2025.

BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

(SEAL)

By: _____
Sarah Heard, Chair

ATTEST:

By: _____
Carolyn Timmann, Clerk of the Circuit Court and Comptroller

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

By: _____
Sarah W. Woods, County Attorney

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published on or before March 5, 2025

[MAP OF MSBU]

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS

Notice is hereby given that the Board of County Commissioners of Martin County, Florida, will conduct a public hearing to consider creation of the Beau Rivage Water Main Municipal Service Benefit Unit, as shown above, and to impose special assessments against certain parcels of property located therein. The hearing will be held at 9:00 A.M., or as soon thereafter as the matter can be heard, on March 25, 2025 in the County Commission Chambers of the Martin County Administration Building at 2401 S.E. Monterey Road, Stuart, Florida for the purpose of receiving public comment on the proposed MSBU and assessments. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County ADA Coordinator for disability accommodations at 772/320-3131, or in writing at 2401 S.E. Monterey Road, Stuart, Florida 34996, at least three days prior to the public hearing. If you are hearing or voice impaired, please call 772/288-5940. All affected property owners have a right to appear at the hearing and to file written objections with the Board of County Commissioners within 20 days of this notice. If a person wishes to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

The Assessments have been proposed to fund construction of potable water distribution facilities and to finance related capital facility charges. The assessment for each parcel of property will be based upon the number of equivalent residential connections attributable to such parcel. A more specific description is set forth in the Initial Assessment Resolution adopted by the County Commission on February 25, 2025. Copies of the Initial Assessment Resolution, the plans and specifications for the water distribution facilities, and the preliminary assessment roll are available for inspection at the offices of the Martin County Utilities Department located at 3473 S.E. Willoughby Boulevard, Suite 102, Stuart, Florida (as designated by the County Administrator).

The assessments will be collected on the ad valorem tax bill, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The County Commission intends to collect the assessments in twenty (20) annual assessments, the first of which will be included on the ad valorem tax bill to be mailed in November 2026. Future annual assessments may be prepaid, in whole, at the option of the property owner.

If you have any questions, please contact the Martin County Utilities Department at 772/223-7977.

MARTIN COUNTY, FLORIDA
UTILITIES DEPARTMENT

APPENDIX B

FORM OF NOTICE TO BE MAILED

MARTIN COUNTY, FLORIDA
UTILITIES DEPARTMENT

Samuel Amerson, Director **Post Office Box 9000**
Phone: 772/221-1442 **Stuart, Florida 34995-9000**

March __, 2025

[Property Owner Name]
[Street Address]
[City, State and zip]

Re: Parcel Control Number [Insert Number]
Beau Rivage Water Main Municipal Service Benefit Unit

Dear Property Owner:

As you should be aware, a municipal service benefit unit is being created to provide potable water service to your property through the Martin County Utilities Department. Water distribution facilities will be constructed to provide these services. The cost of these facilities, and the associated capital facility charges, will be funded by assessments against the property to be served. Each Tax Parcel will be assigned equivalent residential connections (ERCs) depending on the actual type of dwelling units constructed or allowed to be constructed. The assessment for each parcel of property is based on the number of ERCs attributable to the property. A more specific description of the assessment program is set forth in the Initial Assessment Resolution adopted by the County Commission on February 25, 2025. Copies of the Initial Assessment Resolution, the plans and specifications for the water distribution facilities, and the preliminary assessment roll are available for your review at the offices of the Martin County Utilities Department, located at 3473 S.E. Willoughby Boulevard, Suite 102, Stuart, Florida (as designated by the County Administrator). Information regarding the assessment for your specific property, including the number of ERCs, is attached to this letter.

The County intends to internally finance this assessment project. This will permit the cost attributable to your property to be amortized over a period of twenty (20) years. However, you may choose to prepay your assessment in full ($_____ per ERC) and avoid

the additional financing cost. Please do not send payment now. If the assessments are imposed, you will receive a separate notice of the date and place for payment.

The annual assessment will include your share of the principal, interest, collection cost, and the amount Florida law requires the County to discount receipts for its annual budget. The maximum annual assessment is estimated to be $_____ per ERC. The County intends to include annual assessments on your ad valorem tax bill the first of which will be included on the ad valorem tax bill to be mailed in November 2026. Failure to pay your assessments will cause a tax certificate to be issued against the property which may result in a loss of title. The County intends to collect $_____ in assessments, inclusive of all administrative and statutory discounts, over the next twenty (20) years for this project.

[INSERT INFORMATION RELATING TO COUNTY WORKSHOP**]**

The Board of County Commissioners will hold a public hearing at 9:00 A.M., or as soon thereafter as the matter can be heard, on March 25, 2025, in the County Commission Chambers of the Martin County Administration Building at 2401 S.E. Monterey Road, Stuart, Florida, for the purpose of receiving comments on the proposed assessments, including collection on the ad valorem tax bill. You are invited to attend and participate in the public hearing or to file written objections with the County Commission prior to or during the hearing. If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. If you are a person with a disability who needs any accommodation or an interpreter to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County ADA Coordinator for disability accommodation at 772/320-3131, or in writing at 2401 S.E. Monterey Road, Stuart, Florida 34996. If you are hearing or voice impaired, please call 772/288-5940.

Questions regarding your assessment and the process for collection may be directed to Vincent Matonti, Project Manager, 772/223-7948.

MARTIN COUNTY, FLORIDA
UTILITIES DEPARTMENT

*** * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * ***

BEAU RIVAGE WATER MAIN
MUNICIPAL SERVICE BENEFIT UNIT

[Property Owner Name]
Parcel Control Number [Insert Number]

Total number of ERCs attributed to property:	[Insert Number]
Initial prepayment amount (excludes financing cost):	[Insert Amount]
Adjusted prepayment amount (includes financing cost):	[Insert Amount]
Number of annual payments:	20
Maximum annual payment:	[Insert Amount]
Expected date of first bill:	November 2026
Total amount of annual payments:	[Insert Amount]
Expected date of last bill:	November 2045

*** * * * * SEND NO MONEY NOW. THIS IS NOT AN INVOICE * * * * ***

APPENDIX C

DESCRIPTION OF TAX PARCELS LOCATED IN THE BEAU RIVAGE WATER MAIN MSBU

243740000000001400
243740007000000500
243740007000000200
243740007000000400
303741013000001800
243740000000001100
243740007000000100
243740001007003600
303741013000002800
243740006000000400
243740003001000400
243740003001000500
243740001007004400
243740004000001500
243740001005000300
253740001000000300
243740001007000600
243740001004002000
243740001007000700
243740004000001300
243740006000000900
243740003001002200
243740001001000800
243740003001001000
303741013000003300
303741013000002100
303741013000001007
243740001007004700
303741013000003000
243740004000002100
303741013000002400
243740003001000200
243740001003001800
243740001003001300
243740001007003500
243740003001002100
303741013000001105
243740006000000700
243740005000000500
243740006000000800
243740001003000300
243740004000002400
243740006000001100
243740005000000400
303741013000002200
243740001007004000
243740001007003700
243740001007001700
303741013000001203
243740004000002300
253740001000000500
243740002000000100
243740001007002500
243740001003000500
243740006000000500
243740001007003900
243740001003001400
243740004000000900
243740001003001200
243740001007003000
243740003002000300
243740003001002500
303741013000003200
243740001003001700
243740003001000300
243740001001001100
243740004000001700
243740004000000500
243740003001002400
243740001007001400
243740001003000200
243740005000000600
303741013000000400
303741013000001506
303741013000002700
243740006000000300

243740001007000300
243740001001000600
243740000000000300
243740006000000600
243740001007000200
243740004000000600
243740001002001400
243740001003001600
243740001001000300
243740001007001900
243740000000000900
243740001004001900
253740000000000300
243740003002000200
243740001002000400
243740000000000600
243740004000001400
243740000000000700
243740003001001100
243740000000000400
243740000000000500
243740001003002000
243740001007004200
243740006000001000
243740001005000100
243740001002000700
243740001007001800
243740001007003800
243740001002000100
243740006000001200
243740001002000300
243740001007004900
243740004000001900
303741013000002300
303741013000002500
243740006000001500
303741013000002000
243740002000000500
243740001007001300
253740000000000100
243740004000002200
243740002000000200
243740000000001700
243740001007000800
243740003001001400
243740001007001500
243740006000001300
243740004000000200
243740004000001100
253740000000000200
243740001002001100
243740001007004600
243740005000000200
243740003001000800
243740003001001500
243740001002000500
243740004000000800
243740001004000300
243740003001000100
243740003001001600
243740002000001100
243740002000000800
253740001000000400
243740001003000100
243740000000000200
303741013000000801
243740001002001200
243740002000000900
243740002000000700
243740001001000400
243740000000001600
253740001000000100
243740001007002200
243740001007003200
243740001002001500
303741013000000106
243740001007004500
243740004000000100
303741013000000703
253740001000000200
243740001003001500
303741013000001700
243740006000001400
243740001003000400
243740001007002700
243740000000000800

243740001001000100
243740001002001300
303741013000001409
243740005000000300
303741013000000204
243740003001000600
243740004000001800
243740001007001000
243740003002000400
243740001004000100
243740007000000300
243740000000001000
303741013000003100
243740001003001100
253740001000000600
243740003001002300
303741013000001604
243740003001000700
243740004000001200
243740000000000100
243740003002000100
243740006000001602
243740001002000900
243740001002000800
243740001007004100
243740001007003300
243740002000000300
243740004000000300
243740003001001200
243740001007002600
243740003001001300
243740006000000100
303741013000001900
243740001002001000
243740001003002100
243740001007000900
243740001007002100
243740001007000100
243740002000000400
303741013000002900
303741013000000605
243740001001000200
243740004000002000
243740001001000900
243740001002000600
243740001007003100
243740001003000700
243740001004001800
243740003002000500
243740003001001900
243740001001000700
303741013000002600
243740001007002800
243740001002000200
243740003001000900
243740002000001200
243740001007002400
243740001007002000
243740001007004800
243740003001001800
243740001003000600
243740001007001100
243740004000000400
243740001007001600
243740003001001700
243740001007003400
243740001003000800
243740001007002900
193741000000003600
243740001007001200
243740001001001000
303741013000000507
243740004000001000
303741013000001301
243740001007005000
243740003001002000
243740006000000200
243740004000000700
243740004000001600
243740005000000100
243740001007004300
303741013000000909
243740003001002600
243740006000001701
243740001001000500
243740002000000600

303741013000000302
243740000000001200
243740001007002300
243740000000001500
243740001005000200
243740001003001900
243740002000001000
243740001007000400
193741000000004002

BCC MEETING DATE: February 25, 2025
AGENDA ITEM: DEPT-4

MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM

TO: Honorable Members of the Board of County Commissioners **DATE:** February 18, 2025

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Samuel Amerson, P.E.
Utilities & Solid Waste Director

REF: 25-0598
SUBJECT: **INITIAL ASSESSMENT RESOLUTION FOR THE BEAU RIVAGE WATER MAIN MUNICIPAL SERVICE BENEFIT UNIT**

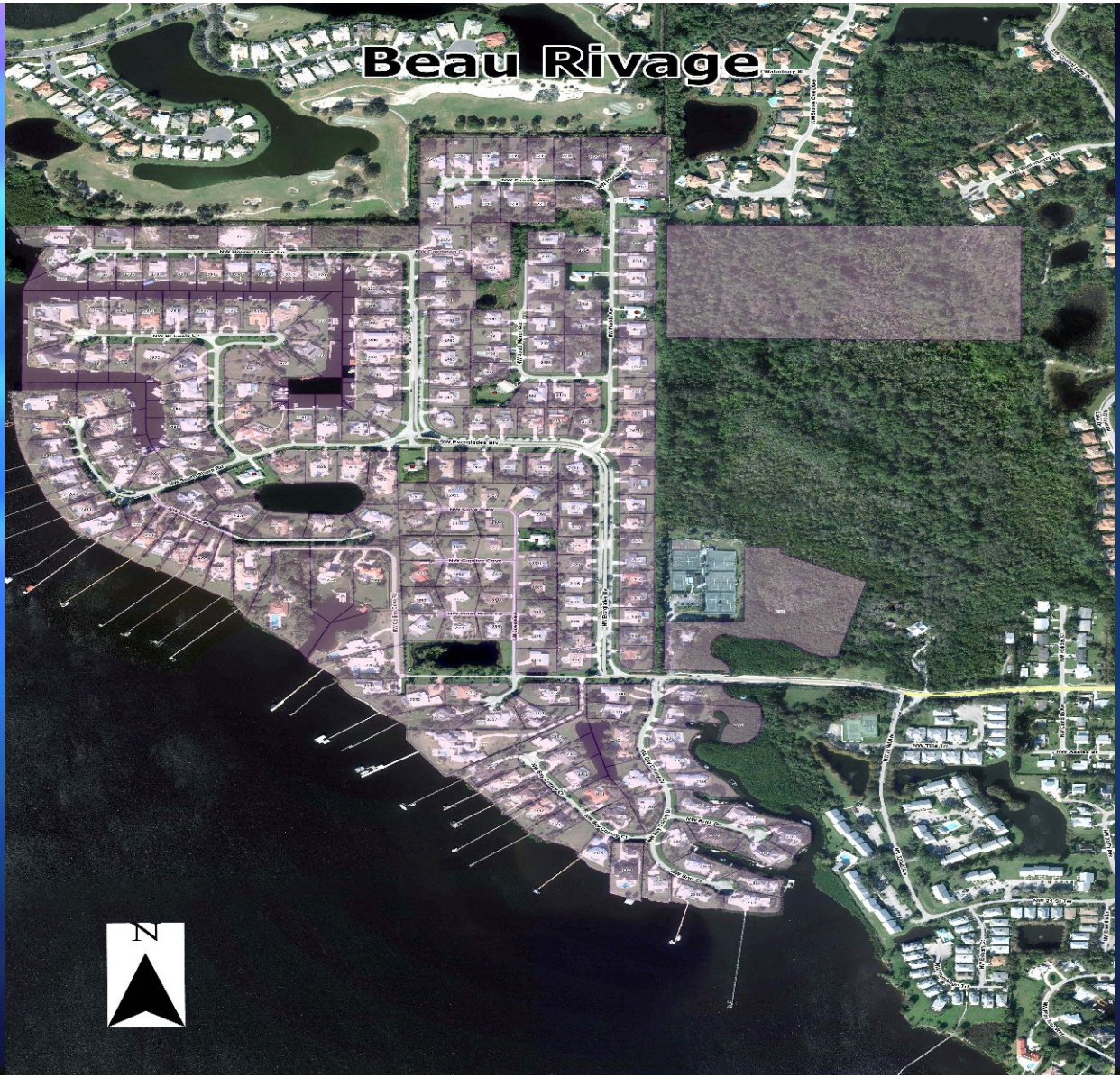
This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

PowerPoint presentation for the initial assessment resolution.

Beau Rivage
Proposed Water Main Assessment
Initial Assessment Resolution

Presented By Martin County Utilities

February 25, 2025



2

Anticipated Benefits

- Compliance & Consistency with Comprehensive Plan Policies
- Enhanced Water Quality
- Compliance - Federal, State, & Local Regulations
- Reliability & System Redundancy
- Service During Power Outages
- Fire Protection and potential of reduced Homeowner Insurance rates

Estimated Assessment Costs

Construction Cost	$2,914,821
Capital Facility Charges	$442,890
Meter Installation	$62,160
Soft Costs/Administration Fees	$97,374
Utilities Contribution	($930,000)
TOTAL ASSESSABLE PROJECT COST	$2,587,245

Assessment Cost - 259 properties @ 259 ERC's

Per Equivalent Residential Connection (prepay) $9,989.00

- Assessment Annual Payment (20 Years + Interest + Fees)
  On the property tax bill $638.87
- Annual payment includes 2% tax collector fee, 4% early discount and 2.75% GSM and Nabors = 8.75% annual fees for an estimated payment of $634.86

Example of Residential Water Bill Under 10,000 Gallons Used

6,000 gallons
X 2.50 (0-10,000 rate)
$15.00
+
$19.50 Base Water Charge
$34.50 Total Water Bill

Beau Rivage
Estimated Schedule

Detail Design & Permitting	March 7, 2024
Initial Resolution BOCC	February 25, 2025
Final Resolution BOCC	March 25, 2025
Commence Construction	May 2025
Complete Construction	March 2026
Prepayment Due	August 1, 2026
or First Tax Bill	November 2026