



# MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

## STAFF REPORT

PHQJ-1

### A. Application Information

### Fire Station 10 REZONING

COUNTY  
EXHIBIT # 1

Applicant: Martin County Board of Commissioners  
Property Owner: Martin County  
County Project Coordinator: Maria Jose, M.S., Planner  
Growth Management Director: Nicki van Vonno, AICP  
Project Number: CPA 18-8, Fire Station10

Application Received: 02/27/2018  
Date of Staff Report: 06/06/2018  
LPA Meeting Date: 09/20/2018  
BCC Meeting Date: 10/23/2018

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date: 10/24/18  
Time: 1:00 PM  
BY: CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
D.C.

### B. Project description and analysis

This application is a request for a zoning district change on a county-owned former fire station site from Public Service to a more appropriate zoning designation, due to Martin County BOCC directing staff to initiate an appropriate change of the land use and zoning on the property. The application was submitted concurrently with a Future Land Use Map change from General Institutional to Limited Commercial Future Land Use. The proposed change is on 0.34 acres (14,810 sq. ft.), located on NE Samaritan Street, east of NE Savannah Road in Jensen Beach.

Zoning District	District Purpose
CO (Commercial Office District)	The CO district is intended to implement the CGMP policies for lands designated Commercial Office/Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas where a determination has been made that residential uses within this district are not appropriate.
COR-1 (Commercial Office/Residential District)	The COR-1 district is intended to implement the CGMP policies for lands designated Commercial/Office Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas, particularly in areas that were originally developed as

Zoning District	District Purpose
	residential but where a gradual conversion to transitional, nonresidential and mixed uses is warranted.
COR-2 (Commercial Office/Residential District)	The COR-2 district is intended to implement the CGMP policies for lands designated Commercial/Office Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas.
LC (Limited Commercial District)	The LC district is intended to implement the CGMP policies for lands designated Commercial Limited on the Future Land Use Map of the CGMP.
CC (Community Commercial District)	The CC district is intended to implement the CGMP policies for lands designated Commercial General on the Future Land Use Map of the CGMP. This district is designed to minimize the potential for negative impacts on surrounding properties.
GC (General Commercial District)	The GC district is intended to implement the CGMP policies for lands designated Commercial General on the Future Land Use Map of the CGMP.

**Staff recommendation:**

Staff recommends zoning district change from Public Service to Limited Commercial. The decision on the appropriate zoning depends on the final decision for the future land use designations on the property. The proposed zoning district Limited Commercial implements the future land use designation proposed for assignment on the Future Land Use Map.

**Permitted Uses:**

Below are excerpts from Article 3 of the Land Development Regulations, Martin County Code including the permitted use schedule for the existing and proposed zoning districts. Lands zoned in accordance with this Division shall be limited to the uses indicated as permitted in Table 3.11.2. The "P" indicates that the use is permitted within that zoning district provided that the use can be developed in accordance with, the requirements set forth in Divisions 3 and 4 and all other applicable requirements of this Article and the Land Development Regulations.

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

USE CATEGORY	C O R 1	C O R 2	C O L C	C C	G C
<i>Residential Uses</i>					
Accessory dwelling units	P	P			
Apartment hotels		P	P	P	P
Mobile homes					
Modular homes	P	P			
Multifamily dwellings	P	P			
Single-family detached dwellings	P	P			
Single-family detached dwellings, if established prior to the effective date of this ordinance					
Townhouse dwellings	P	P			
Duplex dwellings	P	P			
Zero lot line single-family dwellings	P	P			
<i>Agricultural Uses</i>					
Agricultural processing, indoor					
Agricultural processing, outdoor					
Agricultural veterinary medical services					
Aquaculture					
Crop farms					
Dairies					
Exotic wildlife sanctuaries					
Farmer's markets					
Feed lots					
Fishing and hunting camps					
Orchards and groves					
Plant nurseries and landscape services			P	P	P
Ranches					
Silviculture					
Stables, commercial					
Storage of agricultural equipment, supplies and produce					
Wildlife rehabilitation facilities					

USE CATEGORY	C O R 1	C O R 2	C O R C	L C	C C	G C
<i>Public and Institutional Uses</i>						
Administrative services, not-for-profit	P	P	P	P	P	P
Cemeteries, crematory operations and columbaria						
Community centers	P	P	P	P	P	P
Correctional facilities						
Cultural or civic uses	P	P	P	P	P	P
Dredge spoil facilities						
Educational institutions	P	P	P	P	P	P
Electrical generating plants						
Fairgrounds						
Halfway houses						
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance						
Hospitals						P
Neighborhood assisted residences with six (6) or fewer residents		P	P			
Neighborhood boat launches						
Nonsecure residential drug and alcohol rehabilitation and treatment facilities						
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance						
Places of worship	P	P	P	P	P	P
Post offices	P	P	P	P	P	P
Protective and emergency services	P	P	P	P	P	P
Public libraries	P	P	P	P	P	P
Public parks and recreation areas, active	P	P	P	P	P	P
Public parks and recreation areas, passive	P	P	P	P	P	P
Public vehicle storage and maintenance	P					
Recycling drop-off centers	P	P	P	P	P	P
Residential care facilities		P	P	P	P	
Solid waste disposal areas						

USE CATEGORY	C O R 1	C O R 2	L C	C C	G C
Utilities	P	P	P	P	P
<i>Commercial and Business Uses</i>					
Adult business					
Ancillary retail use	P	P	P		
Bed and breakfast inns	P	P	P	P	
Business and professional offices	P	P	P	P	P
Campgrounds					
Commercial amusements, indoor			P	P	P
Commercial amusements, outdoor					P
Commercial day care			P	P	P
Construction industry trades			P	P	P
Construction sales and services			P	P	P
Family day care		P	P		
Financial institutions	P	P	P	P	P
Flea markets					P
Funeral homes			P	P	P
General retail sales and services				P	P
Golf courses					
Golf driving ranges					P
Hotels, motels, resorts and spas			P	P	P
Kennels, commercial					P
Limited retail sales and services			P	P	P
Marinas, commercial				P	P
Marine education and research					
Medical services	P	P	P	P	P
Pain management clinics			P		P
Parking lots and garages			P	P	P
Recreational vehicle parks			P	P	P
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance	P	P			

USE CATEGORY	C O	C O R 1	C O R 2	L C	C C	G C
Residential storage facilities	P	P	P	P	P	P
Restaurants, convenience, with drive-through facilities						P
Restaurants, convenience, without drive-through facilities				P	P	P
Restaurants, general				P	P	P
Shooting ranges						
Shooting ranges, indoor				P	P	P
Shooting ranges, outdoor						
Trades and skilled services						P
Vehicular sales and service						P
Vehicular service and maintenance						P
Veterinary medical services				P	P	P
Wholesale trades and services						P
<i>Transportation, Communication and Utilities Uses</i>						
Airstrips						
Airports, general aviation						
Truck stop/travel center						
<i>Industrial Uses</i>						
Biofuel facility						
Composting, where such use was approved or lawfully established prior to March 1, 2003						
Extensive impact industries						
Limited impact industries						
Mining						
Salvage yards						
Yard trash processing						
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002						
<i>Life Science, Technology and Research (LSTAR) Uses</i>						
Biomedical research	P	P	P	P	P	P
Bioscience research	P	P	P	P	P	P
Computer and electronic components research and assembly	P	P	P	P	P	P

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

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

USE CATEGORY	C O 1	C O R 1	C O R 2	L C	C C	G C
Reproducing magnetic and optical media manufacturing						
Securities, commodity contracts	P	P	P	P	P	P
Semiconductor manufacturing						
Simulation training	P	P	P	P	P	P
Spectator sports					P	P
Surgical and medical instrument manufacturing						
Technical support	P	P	P	P	P	P
Telephonic and on-line business services	P	P	P	P	P	P
Textile mills and apparel manufacturing						
Transportation air						
Transportation equipment manufacturing						
Transportation services						P
Transaction processing	P	P	P	P	P	P
Trucking and warehousing						
Wood and paper product manufacturing						

**LDR, Article 3, Sec. 3.12. Development standards**

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

**TABLE 3.12.1  
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	CO	10,000	80	—	—	40	30	40	—
A	COR-1	10,000	80	5.00	10.00	40	30	40	—
A	COR-2	10,000	80	10.00	20.00	40	30	40	—
A	LC	10,000	80	10.00	20.00	50	30	30	—
A	CC	10,000	80	—	20.00	50	30	30	—
A	GC	10,000	80	—	20.00	60	40	20	—

**TABLE 3.12.2.  
STRUCTURE SETBACKS**

C A T	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	CO	25	35	35	35	20	30	30	30	10	20	30	30
A	COR-1	25	25	25	25	20	20	30(h)	30(h)	10	10	30	30
A	COR-2	25	35	35	35	20	30	30	30	10	20	30	30
A	LC	25	25	25	25	20	20	30	40	10	10	20	
A	CC	25	25	25	25	20	20	30	40	10	10	20	30
A	GC	25	25	25	25	20	20	30	40	10	10	20	30

**Standards for Amendments to the Zoning Atlas**

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

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

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

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

Please see the staff report for CPA 18-8, Fire Station 10 Future Land Use Map Amendment. The report discusses compatibility with the Martin County CGMP and recommends Limited Commercial future land use designation. The Limited Commercial zoning district is the only standard zoning district that implements Limited Commercial future land use designation. Both designations are consistent with the CGMP and with adjacent parcels.

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

The 0.34 acre site complies with the standards in the LDR. The site meets the minimum lot width and minimum lot size for the Limited Commercial zoning district. Any site plan proposed on the 0.34 acres (14,810 sq. ft.) must comply with all applicable land development regulations.

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

The R-3A zoning district is assigned to properties on the north, east and west of the subject site. It is not compatible with the General Commercial future land use assigned on the north side of NE Samaritan St. and the Limited Commercial future land use designation recommended for the subject parcel. The R-3A zoning district also lacks full compatibility with the Commercial Office/Residential future land use designation on the east and west side of the subject site. Staff recommends the Limited Commercial future land use, discussed in a separate report, and the LC zoning district discussed in this report. Many of the same commercial uses allowed in the CO, COR-1 and COR-2 zoning districts are permitted in the LC zoning district. However, more intense uses permitted in the CC and GC district are not permitted, thereby providing transition between the Mobile Home Park with the TP zoning district and the more intense commercial uses to the north. The LC zoning district would also limit the intensity of uses within well field protection zone 2 and close to well field protection zone 1.

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

There have been minimal changes in the area. The future land use map amendments discussed in Section 2.1 of the staff report for CPA 18-8 identifies the few changes to the Future Land Use Map since 1982. The rezonings listed below facilitate the development of vacant land consistent with the adopted Future Land Use Map. See Figure 1.

1. **Resolution 90-4.25:** Zoning amendment, where a lot that was R-3A was changed to COR.
2. **Resolution 05-4.27:** Change in zoning classification, from R-2 to COR-2, for Savannah Investment, LLC.

Figure 1



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

The proposed zoning district will permit development that would more fully utilize existing public facilities and services. There is capacity to provide water, sewer and other public facilities to the proposed site.

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

The proposed zoning district is comparable with the existing development on the north and east/west sides of the former Fire Station 10 property. As discussed previously, the proposed Limited Commercial zoning will be adjacent to two R-3A lots, one on the site's east side and one on the west. The zoning district south of the site is TP, which is Mobile Home Park District. The site was a former fire station and has been vacant for years. Since the site is owned by Martin County, the Board initiated an amendment request that called for appropriate change in land use and zoning so that this site can be sold, and become an active site rather than remaining a stagnant, unused one. The proposed Limited Commercial zoning conserves the value of existing development, which includes an active Cumberland Farms gas station north of the site and a mobile home park district that is south of the site. LC zoning would prevent large scale retail and intense commercial activity from occurring; only allowing small scale retail and low intensity commerce. This will ensure an orderly development pattern in the area. Please refer to Figure 2 below.

Figure 2. Proposed Zoning District, LC (Limited Commercial)



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

CPA 18-8 and this concurrent rezoning have not been presented at a public hearing yet.

**C. Staff recommendation**

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The rezoning process does not include a site plan review; therefore departments related to site plan review were not included in this rezoning staff report. The current review status for each agency is as follows:

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

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

**D. Review Board action**

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

***E. Location and site information***

Location: Approximately ±.34 acres located on NE Samaritan Street, east of NE Savannah Road in Jensen Beach.

Existing zoning:	Public Servicing District (PS)
Future land use:	General Institutional (GI)
Commission district:	District 1
Community redevelopment area:	N/A
Municipal service taxing unit:	District 1 Municipal Service Taxing Unit
Planning area:	North County

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

**Unresolved issues:**

**Item #1:**

Compatibility with the Future Land Use Map. The Growth Management Department staff has reviewed the Future Land Use Map Amendment in a separate report. Should the proposed change to the Future Land Use Map be adopted, the proposed LC zoning district would correctly implement the respective Limited Commercial Future Land Use designation.

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

**Unresolved issues:**

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

**Additional Information:**

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

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

See above statement.

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

See above statement.

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

See above statement.

***K. Determination of compliance with transportation requirements - Engineering Department***

See above statement.

**L. Determination of compliance with county surveyor - Engineering Department**

See above statement.

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

See above statement.

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

See above statement.

**O. Determination of compliance with utilities requirements - Utilities Department**

See above statement.

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

See above statement.

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

See above statement.

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

See above statement

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

Review is ongoing.

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

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

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

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

**U. Post-approval requirements**

Not applicable.

**V. Local, State, and Federal Permits**

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

**W. Fees**

Not applicable.

**X. General application information**

Applicant and Property Owner:      Martin County BOCC  
2401 SE Monterey Street  
Stuart, FL 34996

**Y. Acronyms**

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

**Z. Figures/Attachments**

Figures within the report:

Figure 1, Past Resolutions

Figure 2, Zoning Map

Attachment 1, Proposed Future Land Use Map

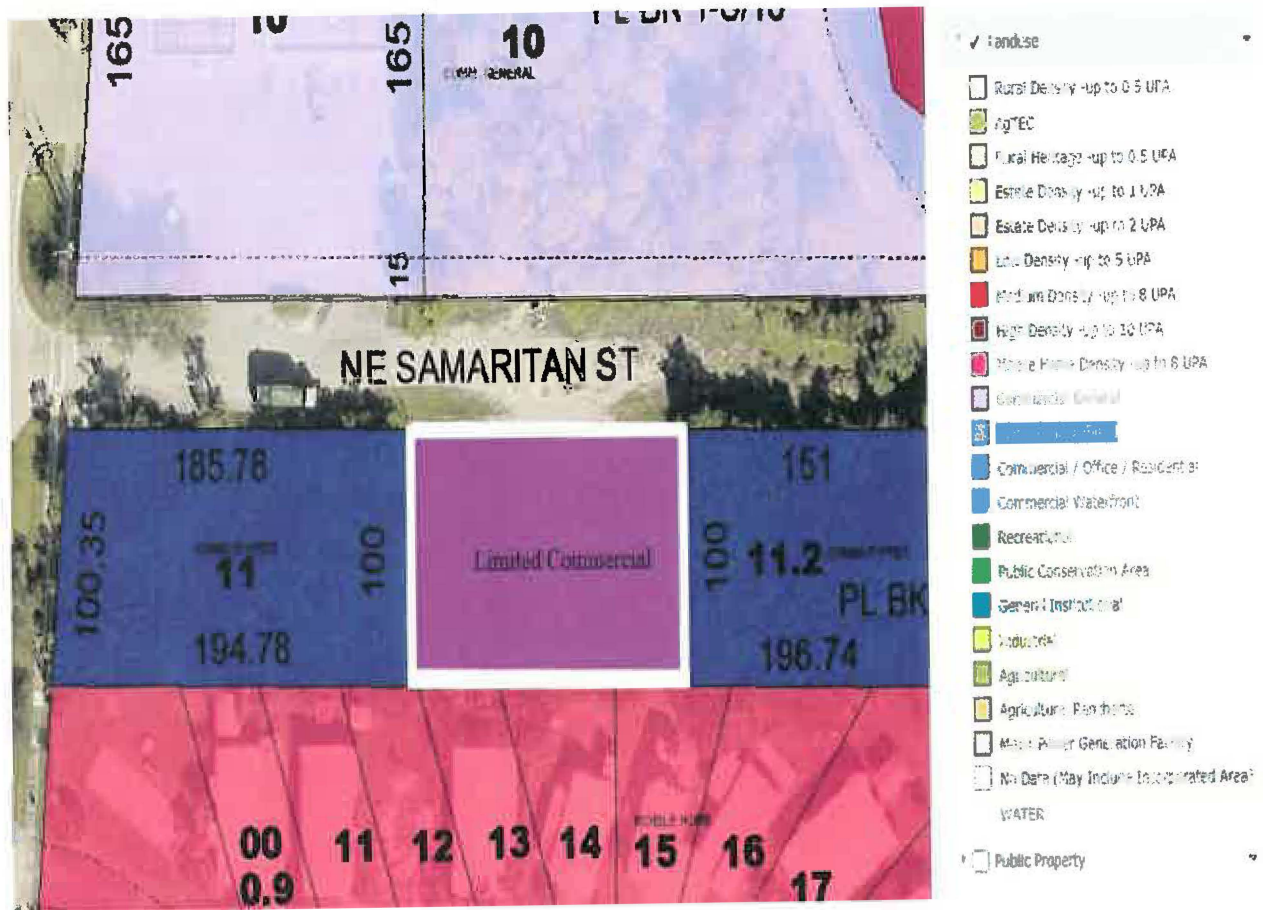
Attachment 2, Application Materials

Attachment 3, Correspondence

Attachment 4, Public Notice

Attachment 5, Meeting Minutes

## Proposed Future Land Use Map



**Maria Jose, M.S.**

Planner, Comprehensive Planning Division, Growth Management Department  
Martin County Board of County Commissioners

**EDUCATION****- University of Central Florida, Orlando, Florida**

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

**- University of South Florida, Tampa, Florida**

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

COUNTY  
EXHIBIT #2**PROFESSIONAL EXPERIENCE****Planner for Martin County Board of County Commissioners (May 2018 to present)**

- Planner working in the Comprehensive Planning/Site Compliance Division, Growth Management Department, specializing in comprehensive planning processes such as rezonings and future land use amendments and site compliance
- Trained in writing reports for Future Land Use Map Amendments and Zoning Atlas Amendments, through research and analysis, ensuring proper land use and development
- Utilizes ArcGIS to create land buffers and map graphics that generate mailing list to notify the public regarding future comprehensive plan amendments and related public hearings
- Utilizes software such as Accela to address enquiries from customer walk-ins and phone calls, inputting data and keeping track of the que
- Presents in public meetings, in front of the Board of Commissioners, and Local Planning Agency, to provide the best recommendations regarding important future land use/development decisions and help implement policy making decisions that impact Martin County and its residents, considering all factors such as environmental and public concerns
- Updates and improves elements in the Martin County Comprehensive Plan, Code of Ordinances and Land Development Regulations by making necessary amendments, ensuring consistency
- Assists citizens regarding development plans, providing polite customer service and education regarding the various planning and legal processes
- Composes zoning letters for clients to provide accurate information according to the County regulations/legalities, addressing the questions they have

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

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

FILED FOR RECORD  
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MARTIN COUNTY, FL  
Date 01/29/19 Time \_\_\_\_\_  
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