



MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
2401 S.E. MONTEREY ROAD • STUART, FL 34996

PH-1

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STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

TARYN KRYZDA, CPM County Administrator
KRISTA A. STOREY Acting County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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January 31, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 SE Monterey Rd.
Stuart, FL 34996

RE: Certification of Property Owner Public Hearing Notification

Dear Ms. van Vonno,

I certify that letters of notification to the surrounding property owners, per the distance requirements contained in the Martin County Comprehensive Growth Management Plan, for the following proposed amendments listed below were mailed on January 23, 2019.

- CPA 18-14, Dixie Hwy, Rio
- CPA 18-15, Jensen Beach Impoundment Extension

All the notification letters contained the meeting notice information for the Public Hearings scheduled for February 12, 2019 to be heard before the Board of County Commissioners.

Respectfully,

Joan V. Seaman, Administrative Specialist II
Growth Management Department

Attachments: Letter to property owners
Location map
Property owner mailing list

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 02/12/19
By CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.



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January 22, 2019

RE: Notice of a public hearing regarding application CPA 18-14, Dixie Hwy. Rio, a proposed change to the future land use designation for a property at 977 NE Dixie Hwy.

Dear Property Owner:

As the owner of property within 1,000 feet of 977 NE Dixie Hwy. (a vacant parcel) shown on the enclosed map, please be advised that the property is the subject of an application to make the following change:

- 1) Change the future land use designation from General Institutional and General Commercial to solely General Commercial.

The date, time and place of the scheduled public hearing is:

MEETING: **BOARD OF COUNTY COMMISSIONERS**

DATE: February 12, 2019

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

PLACE: Martin County Administrative Center

Commission Chambers, 1st Floor

2401 S.E. Monterey Road

Stuart, Florida 34996

All interested persons are invited to attend the hearing and will have an opportunity to speak.

Accessibility arrangements: Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772)- 320-3131, 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 TDD device, please call 711 Florida Relay Services.

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

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

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

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

View Application Files at: Martin County Administrative Center, Growth Management Department, 2401 S.E. Monterey Road, Stuart, FL 34996.

Submit Written Comments to: Nicki van Vonno, Growth Management Department Director, via e-mail at nikkiv@martin.fl.us or by mail to 2401 SE Monterey Road, Stuart, FL 34996.

For more information, contact Maria Jose, M.S., Planner, Growth Management Department at (772) 288-5930 or via e-mail: mjose@martin.fl.us.

Sincerely,



Clyde Dulin, AICP
Comprehensive Planning Division Administrator

CD/MJ/jvs

Attachment: Map showing the location of the property

AERIAL MAP

CPA 18-14, Dixie Hwy. Rio



2102/CPA 18-14/adopt
1109 Frances Street LLC
921 SE Central Pkwy.
Stuart, FL 34994

2102/CPA 18-14/adopt
1178 Olive Street LLC
921 SE Central Pkwy.
Stuart, FL 34994

2102/CPA 18-14/adopt
2000 Dean Family Trust
3016 Azahar Ct.
La Costa, CA 92009

2102/CPA 18-14/adopt
Beakmon Beaks LLC
155 Sunrise Dr. #2C
Key Biscayne, FL 33149

2102/CPA 18-14/adopt
Declaration of Trust of Frederick P
1100 NE St. Lucie Terr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Declaration of Trust of Garnette B S
1100 NE St Lucie Terr
Jensen Beach, FL 34957

2102/CPA 18-14/adopt
Elsaja Jensen LLC
885 Conklin St.
Farmingdale, NY 11735

2102/CPA 18-14/adopt
Evica Properties Inc
720 Seaview Dr.
Juno Beach, FL 33408

2102/CPA 18-14/adopt
Florida East Coast Railway LLC
7411 Fullerton St. Ste 100
Jacksonville, FL 32256

2102/CPA 18-14/adopt
Gary Fisher Ltd Partnership
895 NE Dixie Hwy. #101
Stuart, FL 34957

2102/CPA 18-14/adopt
Gutter Guy Inc
1130 NE Dixie Hwy.
Jensen Beach, FL 34957

2102/CPA 18-14/adopt
Habitat For Humanity of Martin County
2090 NW Federal Hwy.
Stuart, FL 34994

2102/CPA 18-14/adopt
KDL Rio LLC
1177 NE Kubin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
KNH LLC
804 SE Riverside Dr.
Stuart, FL 34994

2102/CPA 18-14/adopt
Martin County
Community Redevelopment
2401 SE Monterey Rd.
Stuart, FL 34996

2102/CPA 18-14/adopt
MGG Properties LLC
Attn: Goursky Gary
620 Kinderkamack Rd.
River Edge, NJ 7661

2102/CPA 18-14/adopt
O'Connor Enterprises of South FL LLC
305 NW Emilia Way
Stuart, FL 34957

2102/CPA 18-14/adopt
SFI Marina Stuart Trs LLC
180 Glastonbury Blvd. Ste 201
Glastonbury, CT 6033

2102/CPA 18-14/adopt
SJ Land Holdings 2 LLC
502 SE Ashley Oaks Way
Stuart, FL 34997

2102/CPA 18-14/adopt
Nina Adams
1036 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Michael M & Karen O Badellino
1138 NE Ixora Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Karen A Bayha
6260 N Tropical Trl
Merritt Island, FL 32953

2102/CPA 18-14/adopt
Gladys Berkley
1047 NE Kubin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Ann J Berth
1097 NE Kubin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Joseph O & Veronica E Birmingham Sr.
134 Landenberg Rd.
Landenberg, PA 19350

2102/CPA 18-14/adopt
Susanne B Bomeisler
996 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Barry & Pauline Booth
1096 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Shane Ross & Debra L Braley
1056 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Karen Louise Calasant
1028 NE Kubin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Bradley J Cart
1103 NE Olive St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Jodie Jae Certosimo
1095 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Gloria S Cochrane
721 NE Stuart St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Joseph Quentin Cole
4099 FM 2863
Nacogdoches, TX 75964

2102/CPA 18-14/adopt
David G Cole L/E
1118 NE Ixora Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Robert Griffin Camden Cook
1116 NE Banyan Tree Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Sean A Corcoran
PO Box 912
Smyrna, GA 30081

2102/CPA 18-14/adopt
Francis W & Melissa Ann Cox
3704 NW Pin Oak Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Thompson S & Barbara M Crane-Baker
1076 NE Banyan Tree Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Leah Allen Davids
1048 NE Kubin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Robert De Marchi
1016 NE Banyan Tree Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Barbara Deluca-Gargiulo
P O Box 743
E Moriches, NY 11940

2102/CPA 18-14/adopt
Brian G Dunn
1105 NE Ixora Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Kurt J & Stacy L Efinger
1036 NE Banyan Tree Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Richard W & Deborah L Estabrook
745 NE Spencer St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Adam Farvor
1035 NE Banyan Tree Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
John J Gargiulo
P O Box 743
E Moriches, NY 11940

2102/CPA 18-14/adopt
John E Geral
92 Piquets Ln.
Woodbury, NY 11797

2102/CPA 18-14/adopt
Johnnie E Geral
92 Piquets Ln.
Woodbury, NY 11797

2102/CPA 18-14/adopt
Georgette M Givens L/E
920 NE Dixie Hwy.
Stuart, FL 34957

2102/CPA 18-14/adopt
Carol Susan Glass
PO Box 354
Stuart, FL 34958-0354

2102/CPA 18-14/adopt
Gregory C Hall
1567 NE Sottong Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Joanna G Hardcastle
1114 NE Bernard Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Betty & Kyle Neil Hardwick L/E
1015 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Janice Haube
1375 NE Dixie Hwy L29
Jensen Beach, FL 34957

2102/CPA 18-14/adopt
Evelyn R Hernandez
1102 NE Francis St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Margaret Hernandez (Tr)
11050 SW 80th Ave.
Miami, FL 33156

2102/CPA 18-14/adopt
Douglas F & Marguerite Hess
1195 NE Ocean View Cir
Stuart, FL 34957

2102/CPA 18-14/adopt
James C & Nancy E Holland
4850 Watson Rd.
Erie, PA 16505

2102/CPA 18-14/adopt
Stephen J & Anna M Holtzhauser
730 NE Stuart St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Edward A & Amy S Justice
956 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Georgia A Justice
965 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Kevin M & Debra T Kalidonis
1065 NE Banyan Tree Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Richard C Kennedy
2336 SE Ocean Blvd.#329
Stuart, FL 34996

2102/CPA 18-14/adopt
Steven Koenke
18 E High Point Rd.
Stuart, FL 34996

2102/CPA 18-14/adopt
Olivia A & John A Koudelka
1528 Hudnall Farm Rd.
Keller, TX 76248

2102/CPA 18-14/adopt
Walter Edward & Margaret J Krus, III
1588 NE Sottong Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Robert M Kulback
4336 SW Honey Terr.
Palm City, FL 34990-5641

2102/CPA 18-14/adopt
Charles P Langford
1400 NE Martin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Jack & Joan Larwin
686 NE River Terr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Matthew O Layden
6260 N Tropical Trl.
Merritt Island, FL 32953

2102/CPA 18-14/adopt
William J Lischak
1186 NE Charlotte St.
Stuart, FL 34957

2102/CPA 18-14/adopt
James P & Susanne T Lopilato
1140 NE Martin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Donna Luihn
1016 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Stephen C & Susan E Matteson
10701 S Ocean Dr. Unit 895
Stuart, FL 34957

2102/CPA 18-14/adopt
Susan McCauley
1704 NW Britt Rd.
Stuart, FL 34994

2102/CPA 18-14/adopt
Elizabeth McCormick
750 NE Stuart St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Robert J McLendon
341 NE Julia Ct.
Stuart, FL 34957-6020

2102/CPA 18-14/adopt
Edward J Miller
1303 NE Martin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Richard L & Carol A Miller
1000 NE Dixie Hwy.
Stuart, FL 34957-6229

2102/CPA 18-14/adopt
Frank Nunziato
1375 NE Martin Ave. Hwy L29
Stuart, FL 34957

2102/CPA 18-14/adopt
Michael D & Cindy L O'Connor
305 NW Emilia Way
Stuart, FL 34957

2102/CPA 18-14/adopt
Danny & Liliane Oks
565 Bedford Rd.
Bedford Hills, NY 10507

2102/CPA 18-14/adopt
Susan Lynn Ortega
1065 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Mercedes Ann Pardo
1360 NE Martin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Robin A Pittman
770 NE Stuart St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Karen Poller
1424 SE MacArthur Blvd.
Stuart, FL 34996

2102/CPA 18-14/adopt
George C Powell
1109 Brandon Rd.
Virginia Beach, VA 23451

2102/CPA 18-14/adopt
Charles R Pridmore
1030 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Dennis & Deborah Proctor
776 NE River Terr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Resident
1111 NE Frances St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Peter D Rivacuk
1058 NE Kubin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Donna Rothert
1035 NE Banyan Tree Dr
Jensen Beach, FL 34957

2102/CPA 18-14/adopt
Carmela N Rummo (Tr)
606 NE River Terr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Susan Marie Sammons L/E
1101 NE Martin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Steven A Satkowski
1136 NE Banyan Tree Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
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980 NE Key Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Eric A & Sharon L Schopp
1148 NE Ixora Dr.
Stuart, FL 34957

2102/CPA 18-14/adopt
Karen Seaboyer
2434 SE Drayton Rd.
Port St. Lucie, FL 34952

2102/CPA 18-14/adopt
Daniel R & Diane M Shaffer
880 NE Dixie Hwy.
Stuart, FL 34957

2102/CPA 18-14/adopt
Kenneth L & Diane Shaffer
639 NE Lima Vias
Stuart, FL 34957

2102/CPA 18-14/adopt
Carol H Shields
300 Morgan Ave.
Palmyra, NJ 8065

2102/CPA 18-14/adopt
Richard J & Eyvonne Smith
785 NE Bernard St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Ronald McLeod Sommerville
766 NE Dixie Hwy.
Stuart, FL 34957

2102/CPA 18-14/adopt
Eleanor Lee Speaker
1007 NE Kubin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Tina M Specht
1047 NE Kubin Ave
Jensen Beach, FL 34957

2102/CPA 18-14/adopt
Laora Carvey Crile Tercosi
755 NE Bernard St.
Stuart, FL 34957

2102/CPA 18-14/adopt
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863 NE Dixie Hwy.
Stuart, FL 34957

2102/CPA 18-14/adopt
Javier Tovar
1380 NE Martin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Jack Trout
1169 NE Olive St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Fred M Vanderveer
PO Box 37
Fellsmere, FL 32948

2102/CPA 18-14/adopt
George M & Barbara A Vlahos
1117 Kubin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Marshall BT & Mary E Waddell
1098 Kubin Ave.
Stuart, FL 34957-6124

2102/CPA 18-14/adopt
William M & Patricia A Wahl
1131 NE Martin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
James M & Sandra C Walton
1430 NE Hillcrest Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
Terri Lee Watling
1133 NE Olive St.
Stuart, FL 34957

2102/CPA 18-14/adopt
Roni R Welton
1157 NE Kubin Ave.
Stuart, FL 34957

2102/CPA 18-14/adopt
Noel G Whipkey (Tr)
966 NE Rio Pine Ln.
Stuart, FL 34957

2102/CPA 18-14/adopt
David P Wishart
5010 SE Pine Ridge Way
Stuart, FL 34997