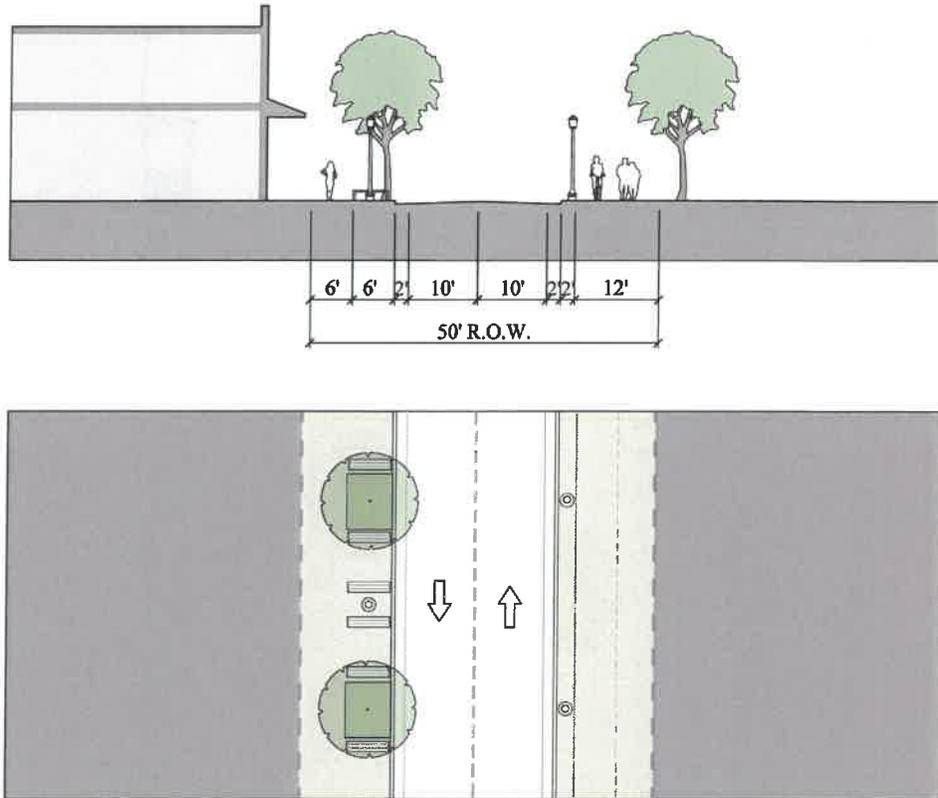


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Street Standards

12.1.06

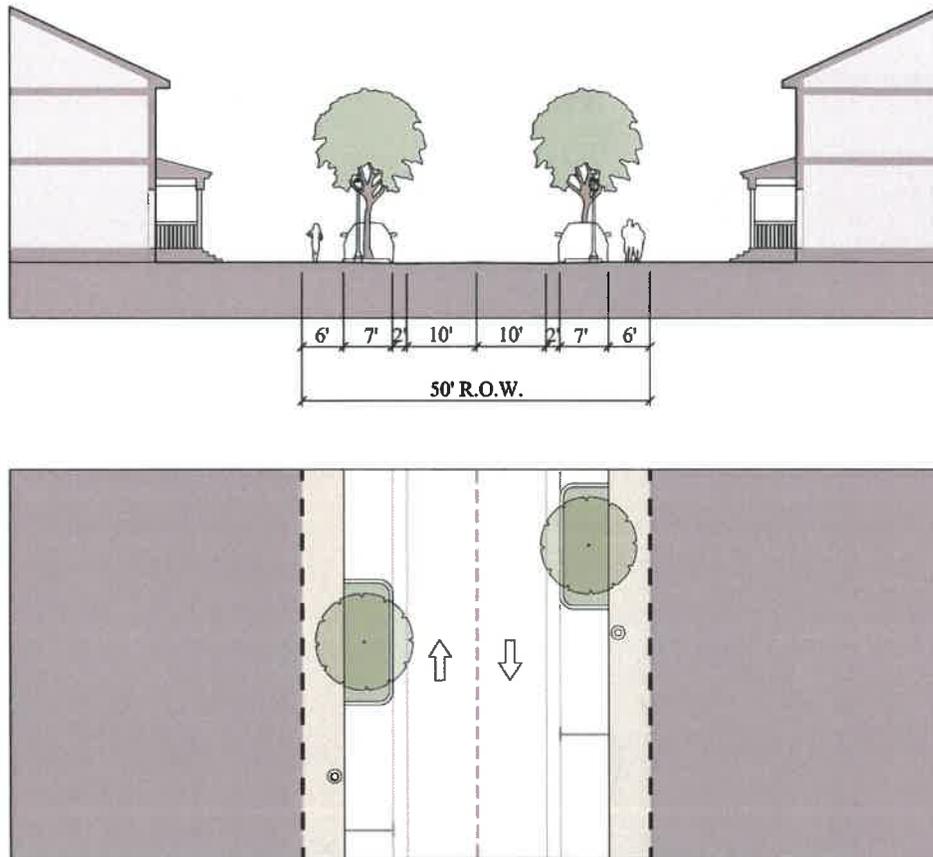
Figure 12-8.13 - Local Street with Shared Use Path



Type	Local Street with Shared Use Path
Traffic Lanes	10 feet
Parking Lanes	Not required
Bike Facility	Not required
Preferred R.O.W.	50 feet
Pavement Width	20 feet
Sidewalk	12 feet
Pedestrian Zone	6 feet one side, 12 feet shared path other side
Furnishing Zone	6 feet one side
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	6 feet planting box or tree well with shade trees 30 feet on center



Figure 12-8.14 - Neighborhood Street 1



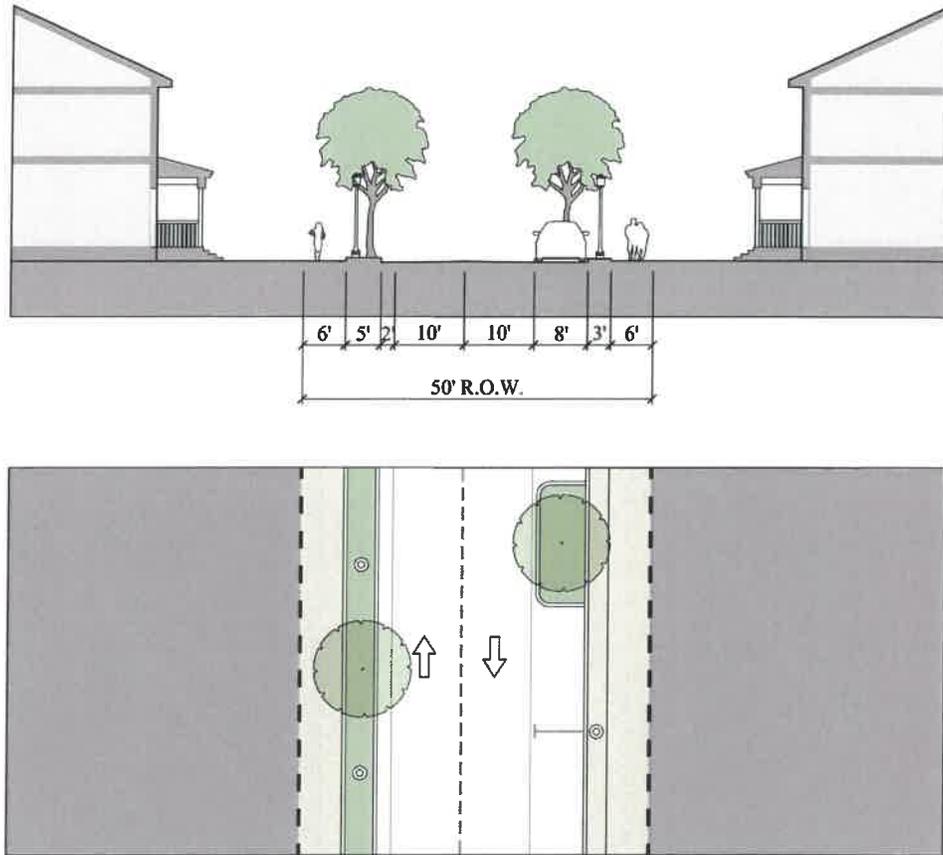
Type	Neighborhood Street 1
Traffic Lanes	10 feet
Parking Lanes	7 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	50 feet
Pavement Width	38 feet with valley gutters
Sidewalk	6 feet
Pedestrian Zone	4 feet (6 feet sidewalk with furnishing zone)
Furnishing Zone	2 feet
Median	Not required
Road Edge Treatment	Valley gutter
Planting	7 feet bulb-outs with shade trees 30 feet on center

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Street Standards

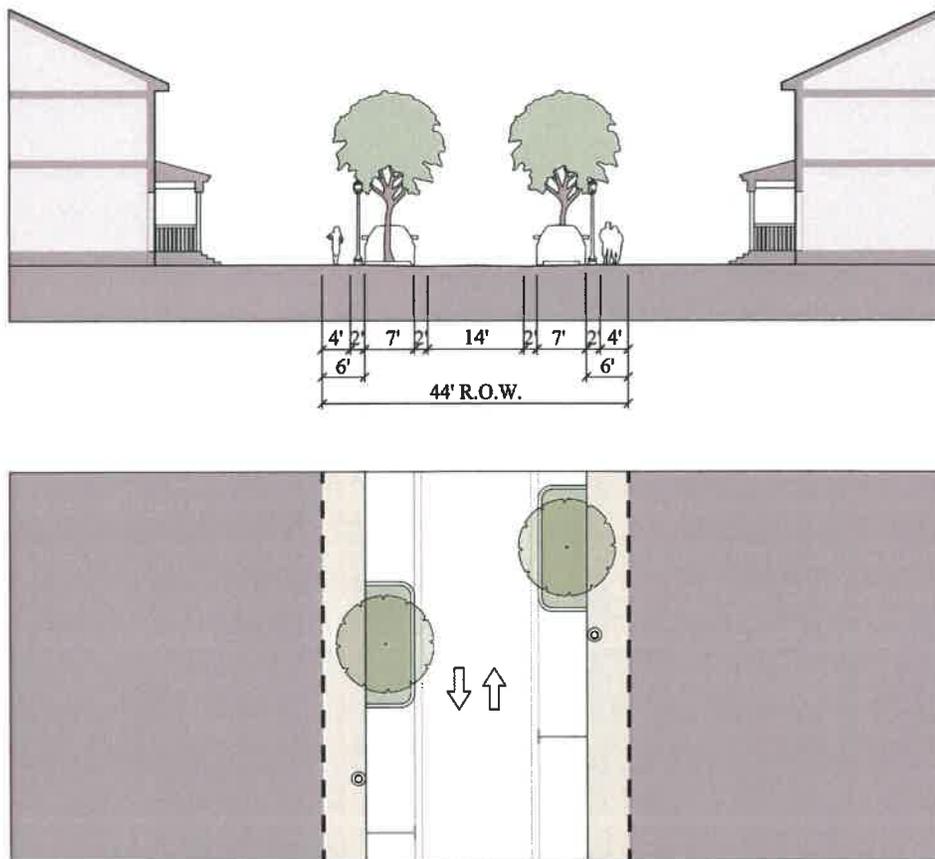
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Figure 12-8.15 - Neighborhood Street 2



Type	Neighborhood Street 2
Traffic Lanes	10 feet
Parking Lanes	8 feet parallel one side
Bike Facility	Shared lane
Preferred R.O.W.	50 feet
Pavement Width	30 feet
Sidewalk	9 feet
Pedestrian Zone	6 feet
Furnishing Zone	3 feet
Median	Not required
Road Edge Treatment	Curb & gutter
Planting	5 feet planting strip and 7 feet bulb-outs with shade trees 30 feet on center

Figure 12-8.16 - Yield Street



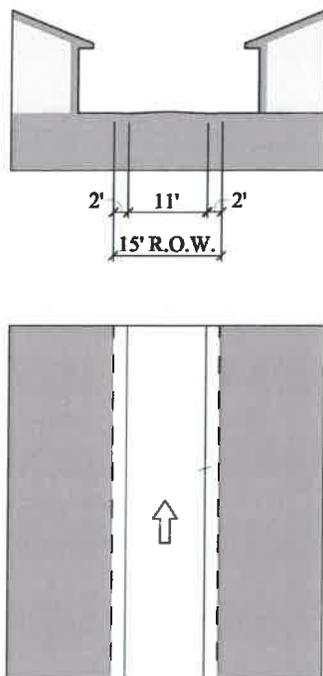
Type	Yield Street
Traffic Lanes	Shared 14 feet
Parking Lanes	8 feet parallel on either or both sides
Bike Facility	Shared lane
Preferred R.O.W.	44 feet
Pavement Width	32 feet
Sidewalk	6 feet
Pedestrian Zone	4 feet
Furnishing Zone	2 feet
Median	Not required
Road Edge Treatment	2 feet valley gutter
Planting	7 feet bulb-outs with shade trees at bulb-outs

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Street Standards

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Figure 12-8.17 - Alley



Type	Alley
Traffic Lanes	11 feet paved 1-way traffic
Parking Lanes	Not required
Bike Facility	Shared lane
Preferred R.O.W.	15 feet
Pavement Width	11 feet
Sidewalk	Not required
Road Edge Treatment	Valley gutter
Planter Strip	Not required
Planting	Not required



Section 12.1.07. Parking Standards.

1. **Parking rates.** Table 12-9.1 provides the minimum parking rates in Redevelopment Zoning Districts, unless specifically modified further in a Redevelopment Zoning District. Parking rates in Table 4.14.1, Section 4.624, Div. 14, Article 4 do not apply in Redevelopment Zoning Districts where modified in Table 12-9.1.

Table 12-9.1 - Minimum Parking Rates for Each Use Group

Residential Use Groups	Parking Rate
Accessory dwelling units	1 space per unit
Mobile homes	1 space per unit
Other dwelling types	1 space per unit
Single-family dwellings	2 spaces per unit
Bed and breakfast inns	0.5 space per guest room
Commercial & Business Use Groups	
Business & professional offices	1 space per 500 sf
Construction services, limited & extensive impacts	1 space/300 sf gross floor area plus 1 space/company vehicle (see 4.624)
Convenience store with fuel	1 space per 300 sf
Drive-through facility	Refer to primary use.
Drive-through restaurant	Refer to primary use.
Hotels, motels, resorts & spas	1 space per unit
Marinas	1 space/5 wet or dry slips plus 1 space/employee (see 4.624)
Medical offices	1 space per 250 sf
Parking lots & garages	-
Restaurants	1 space per 200 sf
Retail & services, limited impact	1 space per 350-sf
Retail & services, general impact	1 space per 350-sf
Retail & services, extensive impact	1 space per 250-sf
Recreational vehicle parks	(see parking rates in section 4.624)
Vehicular service & maintenance	2 spaces/3 employees plus 1 space/150 sf repair/service area (see 4.624)
Wholesale trades & services	1 space per 2,000 sf

Note: Square footages refer to gross floor area unless otherwise noted.

2. **Loading standards.** The loading standards in Section 4.626.4, Div. 14, Article 4 do not apply in Redevelopment Zoning Districts, unless specifically included or modified further in a particular Redevelopment Zoning District.
3. **Parking design standards.** The parking design standards in Section 4.627, Div. 14, Article 4 include certain modifications that apply in all Redevelopment Zoning Districts, unless specifically modified further in a particular Redevelopment Zoning District.
4. **On-street parking.** On-street parking within a public right-of-way along the lot frontage can be counted towards on-site parking requirements.
5. **Combined parking lot.** Where feasible, combined parking lots or continuous parking lots are encouraged.

I

Parking Standards

12.1.07

6. **Bicycle and Pedestrian Standards.** Commercial and mixed-use development shall provide bicycle parking in accordance with Table 12-9.2 and below standards. Redevelopment Zoning Districts may require additional bicycle parking as described in a particular Redevelopment Zoning District.

Table 12-9.2 - Minimum Bicycle Parking & Pedestrian Amenity

Gross Floor Area of Commercial Development	Required Bicycle or Pedestrian Amenity
0—9,999 square feet	0—9,999 square feet
0—9,999 square feet	1 bike rack, 1 bench
50,001—100,000 square feet	2 bike racks, 2 benches
100,001+ square feet	4 bike racks, 4 benches, outdoor water fountain

- a. **Pedestrian Access.** Parking lots and structures shall provide pedestrian and bicycle access directly from a street. In addition, pedestrian access shall also be provided directly from a building. Pedestrian access shall be separated from the vehicular travel path. All development should be designed to provide safe opportunities for alternative modes of transportation by connecting with existing and future pedestrian and bicycle ways and to provide safe passage from public rights-of-way to the building(s) within the commercial development, between adjoining developments, and between alternative modes of transportation. Wherever possible, pedestrian ways should be constructed of paver blocks, stamped or colored concrete or similar materials that clearly distinguish them from vehicular use areas and promote traffic calming.
- b. Structural or vegetative shading shall be provided along pedestrian ways at intervals of no greater than 70 feet.
- c. **Bicycle and pedestrian amenities.** Bicycle and pedestrian amenities shall be provided as determined by the square footage of buildings on the site as indicated in the Table 12-9.2. These amenities may be incorporated into a pedestrian arcade or similar feature that otherwise meets the requirements of this Article 12. Bicycle racks shall be provided within 50 feet of any customer entrance. The design of all amenities shall be of durable, long-lasting materials, consistent with the design of the principal structures on site and principles found in *Bicycle Facilities Planning and Design Handbook* (State of Florida, Department of Transportation, 1997). Benches shall not be less than six feet in length and shall have either structural or vegetative shading. Required bike racks shall be the inverted “U” type and shall be designed to store a minimum of six bicycles each.
- d. **Lighting.** Lighting fixtures shall be a maximum of 30 feet in height within a parking lot and shall be a maximum of 20 feet in height within non-vehicular pedestrian areas.
- e. **Public transit stops.** Any development providing more than 200 parking spaces and located adjacent to any arterial or collector street shall designate a minimum 100 square foot area on the site plan as a future public transit stop. The future public transit stop shall be located immediately adjacent to the right-of-way line of the arterial or collector street. The future transit stop area may be landscaped or used for overflow parking but shall not be used to comply with the minimum landscape, buffer, open



space or similar requirements. The landowner shall execute an easement authorizing the County to construct and maintain a transit stop at that location.

7. **Special Parking Alternatives for Redevelopment Centers (SPARC) program.** This program provides a mechanism for landowners to satisfy all or part of their on-site parking requirement by paying for a proportionate share of the cost of providing public or other off-site parking.
 - a. **Establishment of SPARC fund accounts.** Martin County shall establish SPARC fund accounts for each CRA participating in the program, into which shall be deposited all payments made pursuant to this program. Monies deposited into said accounts shall be used by the Martin County Board of County Commissioners, or their assigns, for the exclusive purpose of developing public parking within the particular CRA. Appropriate uses of SPARC funds include, but is not limited to, the cost associated with land acquisition, design and permitting, lease payments, construction, reconstruction, and signage. Said cost shall include the cost of all labor and materials, the cost to acquire all lands, property, rights, easements, and franchises acquired, the cost of financing, the cost of interest prior to and during construction and, for one year after completion of construction, discount on the sale of municipal bonds, the cost of plans and specifications, surveys of estimates of costs and of revenues, the costs of engineering and legal services, and such other costs and expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction, administrative expenses, and such other expenses as may be necessary or incident, to the construction or reconstruction of its financing.
 - b. **Provision of public or other common parking facilities.** The master plan for each CRA that authorizes the use of the SPARC program shall include provisions for the development of the public or other common parking facilities to be developed with SPARC funds, such as, but not limited to, potential locations for common parking, the preferred form of parking (e.g., elevated parking structures or on-street parking) and the maximum number of spaces likely to be developed at each location.
 - c. **Tracking and management of parking spaces.** Prior to the acceptance of contributions for a given SPARC fund, the County shall develop a system for documenting the number of off-site parking spaces for which each development has contributed funds and for ensuring that the public or other common parking facilities will be sufficient to provide all committed spaces.
 - d. The County shall use professionally accepted methods to determine the proportionate share of the cost of providing public or other off-site parking within each of the participating CRAs and shall adopt such fees by resolution.

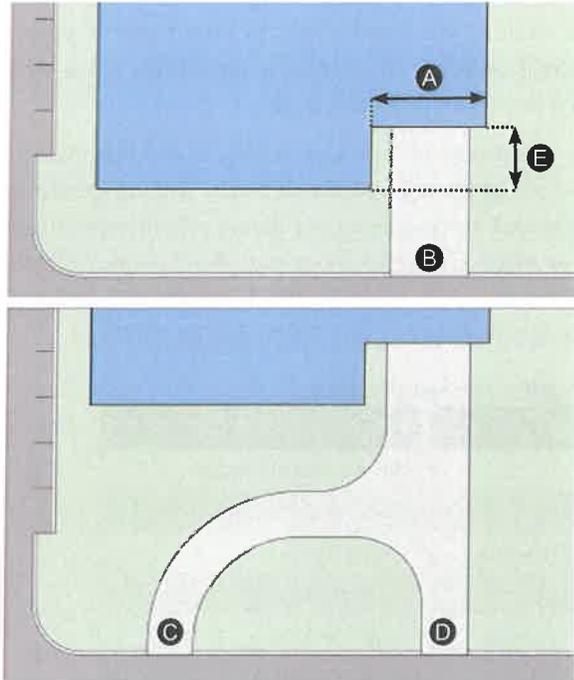
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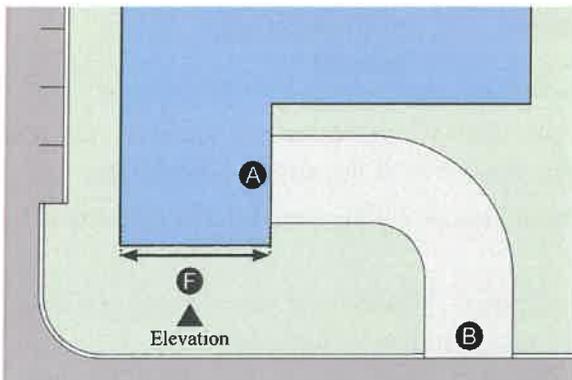
8. **Garage & Driveway.** Garages shall not be the principal element of the front facade. Garages shall be set back from the front facade as described in Figure 12-9.01 or configured with a side entry, shown in Figure 12-9.02. The total driveway width at the property line shall not exceed 20 feet.

Figure 12-9.01 - Single Family Dwelling - Front Loaded

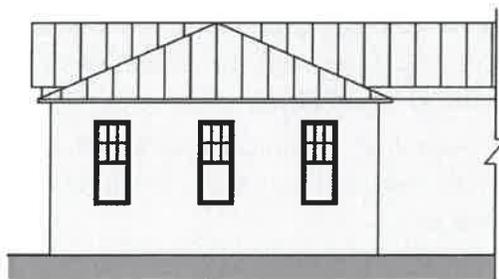


Description		
Setting the garage back from the primary façade emphasizes the building entrance and living spaces.		
Dimensions		
Garage	40% max front elevation 2 car garage max.	A
Width of Driveway	20' max. total width at property line	B
	or 20' max. total width (C+D) at property line	C D
Setback from Front Facade	5' min. (1 car garage)	E
	10' min. (2 car garage)	

Figure 12-9.02 - Single Family Dwelling - Front Loaded - Side Entry



Description		
Side entry garage continues the character of the home and diminishes the appearance of non-livable space to the street.		
Dimensions		
Garage	2 car garage max.	A
Width of Driveway	20 feet max.	B
Building Width	40% max. front elevation must be in character of main house and have operable windows.	F



Garage Elevation with Operable Windows



Section 12.1.08. Stormwater Standards.

1. Flood protection standards are provided in Div. 10, Article 4. Flood protection standards apply in all Redevelopment Zoning Districts and cannot be modified or exempted.
2. Stormwater management standards provided in Div. 9, Article 4 apply in Redevelopment Zoning Districts except as modified in this section for Small Sites. A Small Site is defined as the construction or expansion of a principal building or accessory structures on a lawful parcel, provided the parcel being developed is less than one-half acre.
3. The stormwater management requirements identified in Sections 4.384, 4.385.B.6, 4.385.C, 4.385.D, and 4.385.F.4, Div. 9, Article 4 are not applicable to Small Sites. Development on Small Sites shall be designed to control stormwater runoff, retain or detain stormwater runoff, and clean stormwater runoff by using one or more strategies from each Stormwater Strategy Category (pavement, storage and filtration) listed below in Table 12-10. The following strategies are recommended in the *Stormwater Design Toolkit* (Martin County CRA, January 2012).

Table 12-10 Stormwater Strategies for Small Sites

Pavement Strategies	Storage Strategies	Filtration Strategies
Concrete Grid Pavers	Cisterns	Bio-Retention Swales
Flexible Pervious Pavement	Concrete Chambers	Ex-filtration Trench
Plastic Grid Systems	Dry Retention / Detention	Green Roofs
Pervious Asphalt	Plastic Arch Chambers	Natural Wetlands
Pervious Concrete	Plastic Cellular Chambers	Rain Gardens
Pervious Pavers	Stormwater Harvesting	Rock Soaking Area
Rock Surfaces	Under Drains	Sand Filters
Unpaved Surfaces	Under-Ground Storage	Stormwater Filters
Wooden Walkways		Vegetated Wall

4. The application requirements for single family residential development found in the *Martin County Stormwater Management and Flood Protection Standards* shall also apply to Small Sites.
 - a. Topographic map with one foot contour lines extending a minimum of 25 feet off of the project site.
 - b. A plan showing existing adjacent development, FEMA flood zones, location relative to the Coastal High Hazard Area, or any other significant onsite features.
 - c. A drawing or map showing proposed alterations of the site including proposed excavations, dredging, grading, filling or clearing, impervious surfaces and water management facilities and the location, dimensions and the elevations of the first finished floor of all buildings to be constructed including:
 - i. A detail on the plan for the control of erosion and sedimentation at the perimeter of the area disturbed by construction which describes in detail the type and location of control measures.
 - ii. A detail on the plan of any temporary culverts that may be necessary to maintain the flow through roadside swales during construction.

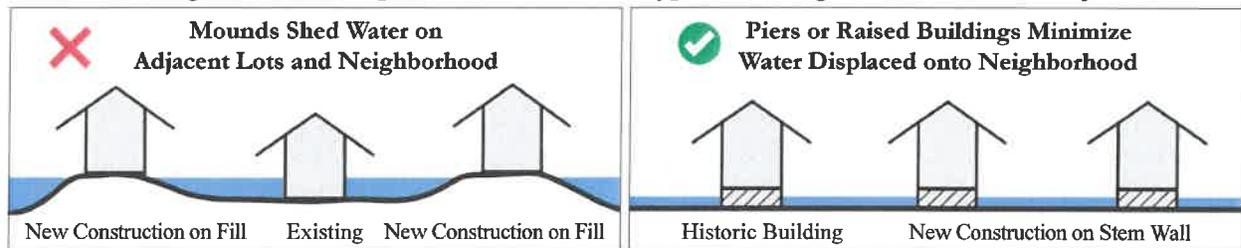
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Stormwater Standards

12.1.08

- iii. Cross section details of the fill to be placed on the lot.
 - iv. Cross section details of swales that are required to direct runoff to the street or other approved outfall.
 - v. Cross section detail with elevations of the driveway and driveway culvert (if applicable) where the driveway crosses a roadside swale.
5. Small Sites shall be developed in accordance with Section 4.389.B, Div. 9, Article 4 to ensure absolute minimal impact on adjacent property; however the use of perimeter berms is discouraged. Approaches on Small Sites shall be stem wall foundations, extended footers, concrete piers, or treated wood pilings to achieve required finished floor elevations while avoiding the need for excessive fill and perimeter berms. Within Redevelopment Zoning Districts the maximum slope of fill on the lot must not exceed 10:1 for structures (H:V). See Figure 12-11 and Figure 12-5 in Section 12.1.04 for reference.

Figure 12-11 - Impact of Foundation Types on Neighborhood Resiliency



Section 12.1.09. Landscape Standards.

1. Landscape, buffering, and tree protection standards are provided in Sections 4.661 through 4.668, Div. 15, Article 4. Each Redevelopment Zoning District shall specify which provisions apply in that Redevelopment District.

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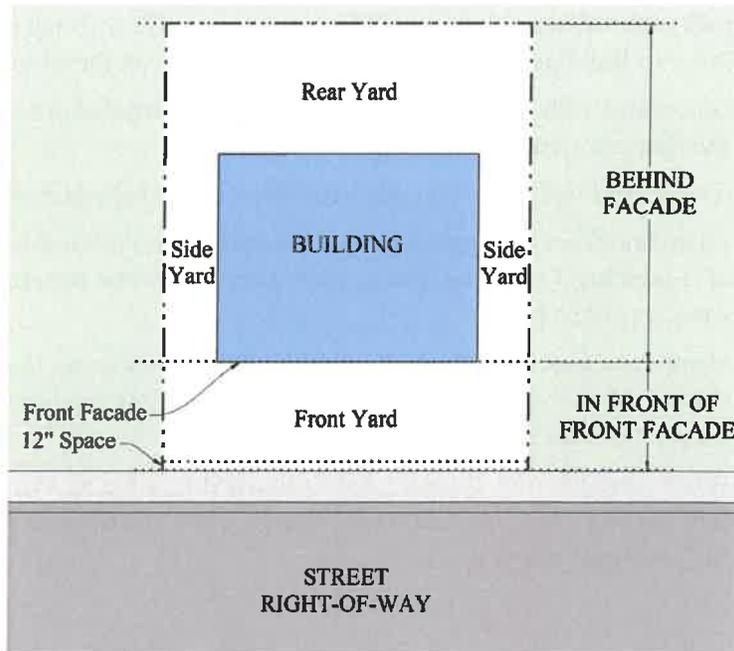
Wall & Fence Standards

12.1.10

Section 12.1.10. Wall & Fence Standards.

1. Fence and wall standards provided in Div. 4, Article 3 do not apply in Redevelopment Zoning Districts. Fences and walls in Redevelopment Zoning Districts must comply with the following standards, except as may be modified in a particular Redevelopment Zoning District.
2. **Location.**
 - a. Figure 12-12 illustrates how these fence and wall standards are applied on different portions of a lot.
 - b. Fences and walls adjoining a sidewalk on public property must allow no less than 12" of open space from the sidewalk.

Figure 12-12 - Wall & Fence Locations



3. **Materials.** Fences and walls shall be constructed with one or more of the materials listed in Table 12-13.

Table 12-13 - Wall & Fence Materials

Fence Materials	
Aluminum	Stone
Brick	Wood
Painted stucco	Wrought iron
Split-face masonry block	Vinyl
Steel	



4. **Height.** Fences and walls shall not exceed the following heights as measured from the adjacent natural grade:
 - a. 42 inches tall in front yards and in portions of side yards that are in front of the building's front façade.
 - b. 48 inches tall only where screening is required between an allowable Vehicular Use Area and a street.
 - c. 72 inches tall in rear yards and in portions of side yards that are behind or in line with the building's front façade.
 - d. Along the side or rear setback where commercial, multifamily, or mixed-use construction directly abuts a residential zoning district or an existing single family home without any separation between them of 30' feet or more, such as a street, alley, railroad, waterway, park, right-of-way, or other public open space, a 72 inch tall masonry wall is required. Refer to Building Transitions within Section 12.1.04 Development Standards.
 - e. Fences and walls on corner lots may be further restricted in height to maintain required site distance standards.
5. **Types.** Fences and walls must comply with these additional restrictions:
 - a. Chain link fences are permitted only in rear yards, and in side yards behind the façade of a building. Chain link fences must have vegetative screening where visible from a street or public park.
 - b. Dangerous fences, such as electrically charged fences or fences topped with barbed wire or other sharp objects, are not permitted unless approved as necessary to protect the public from hazardous conditions.
 - c. When one side of a fence or wall is finished to a higher standard than the other, the finished side must face outwards, except when abutting an existing fence or wall on the adjoining property.



Sign Standards

12.1.11

Section 12.1.11. Sign Standards

1. Sign standards as provided in Sections 4.691 through 4.709, Div. 16, Article 4 apply in Redevelopment Zoning Districts. However, as stated in Section 4.709, Div. 16, Article 4: “To the extent any sign regulations in any ordinances governing Community Redevelopment Areas in the County conflict with this ordinance, the regulations in the ordinances governing the Community Redevelopment Areas shall control unless otherwise provided by law.”
2. **Clear Height.** All **projecting** and **under canopy signs** shall be 9’ minimum above sidewalk.
3. **Window Signs.** Window signs shall not exceed 20 percent of the window area.
4. **Prohibited signs.** The list of prohibited signs in Section 4.695, Div. 16, Article 4 is adjusted for the Redevelopment Zoning District by adding the following prohibited signs:
 - a. **Back-lit awning signs** (signs affixed to awnings that have a translucent covering material that is illuminated from behind)
 - b. **Billboards and off premises signs** of any kind.
5. **Maintenance.** Signs shall be kept clean, painted and free from all hazards such as, but not limited to, faulty wiring and loose fastenings. Weeds shall be cut underneath and around the base of ground signs and no rubbish or debris shall be permitted that would constitute a fire hazard or be detrimental to the public health and safety. All signs shall be maintained in a manner which will withstand hurricane wind load requirements.
6. **Nonconformities.** Nonconforming signs shall not be structurally modified. Any nonconforming sign damaged in excess of 50 percent of the integrity of the structure as determined by the Building Official shall only be repaired in full compliance with the requirements of this section.
7. Certain sign standards may be modified in individual Redevelopment Zoning Districts to reflect the local character of an individual CRA. This character is a reflection of historic platting patterns, the greater mix of uses and stronger pedestrian orientation in older communities, and the evidence of blight that is being overcome through efforts of the Community Redevelopment Agency.



Section 12.1.12. Applicability.

1. **Nonconforming uses, structures, and lots.** All legally permitted uses, structures, and lots that are existing on the effective date of Article 12 that do not comply with Article 12 shall comply with Article 8, Nonconformities. Additionally, an existing structure in a special flood hazard area that does not comply with the base flood elevation requirements in Article 4, Div. 10. may be subject to Division 10 restrictions on substantial improvements to the structure.
2. **Alternative compliance.** An applicant for development approval may propose a site, landscape, or architectural plan which varies from the requirements of Article 12 in order to accommodate unique circumstances of the proposed development site or to propose a different but comparable design solution. Such alternative plan may include offers by the applicant to mitigate or offset the impacts of the alternative design. Such alternative plan may be approved only after review by the appropriate Neighborhood Advisory Committee and upon a finding by the Growth Management Director that the alternative plan fulfills the purpose and intent of Article 12 as well as, or more effectively than, adherence to the strict requirements of Article 12 and/or would help carry out specific goals or objectives outlined in the particular CRA plan. The alternative compliance process shall not be used to increase the height of buildings beyond the limits provided in Article 12. Appropriate justifications for approving alternative plans include, but are not limited to:
 - a. The resolution of site constraints associated with the incorporation of new buildings and structures on sites developed prior to the adoption of Article 12 or the expansion of existing buildings and structures.
 - b. The utilization of existing site characteristics, such as historical or archaeological features, topography, scenic views or native vegetation.
 - c. Improve or provide integration of proposed development with the surrounding off-site development.
 - d. The preservation of the historical or archaeological features of the area.
 - e. Accepting a design solution that is comparable to, but different from a standard in Article 12.



Review Process

12.1.13

Section 12.1.13. Review Process.

1. Article 10, Development Review Procedures, LDR, Martin County Code have special provisions that apply to development applications within CRAs:
 - a. Development application within the CRA means a request for development approval for land within one of the designated CRAs within unincorporated Martin County as defined in Section 10.1.B, Article 10.
 - b. Within CRA areas, the construction or expansion of a principal building and any accessory structures on a lawfully established lot, provided the lot is less than one-half acre shall be exempt from Sections 10.2 through 10.11 (site plan review) as specified in Section 10.1.D.2.s.
 - c. A pre-application meeting shall be mandatory where the site proposed for development is located within a CRA as specified in Section 10.5.C.2.m.
 - d. Development applications for projects within a CRA area are eligible for expedited staff review as specified in Section 10.5.E.3.1.
 - e. Development applications shall be presented to the Neighborhood Advisory Committee (NAC). The initial presentation to the NAC shall occur prior to the issuance of the first staff report and shall be independent of any presentation required with regard to a request for alternative compliance, as specified in Section 10.5.F.10.

Section 12.1.14. Glossary. For purposes of this Article, the following words, terms and phrases shall have the meanings as set forth below:

A

Accessory Dwelling Unit (ADU). Accessory dwelling unit (ADU) also referred to as an accessory apartment, second unit, or granny flat — is an additional dwelling on the same lot as a single-family dwelling or a lot developed for nonresidential purposes, that is independent of the principle dwelling unit or principal use. The separate living space is equipped with kitchen and bathroom facilities, and can be either attached or detached from the main residence.

Agrihood. Agrihoods are neighborhoods organized with residential and agriculture food cultivation.

Artisan, art studio, galleries. Artisan, art studios and galleries are the location of art production or art display. They may be private or open the public and may include retail sales.

B

Balcony. An open habitable portion of an upper floor extending beyond a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets. Also, an accessory area to a dwelling, with one or more sides permanently open to the exterior except for a railing or parapet not exceeding four feet in height.

Building Type. A structure defined by its configuration.

Block. A combination of private lots, alleys, and passages that are surrounded by existing or new streets or by wetlands, parks, or civic spaces.

Build-to-Zone (BTZ). The range of allowable

distances from the front property line along which the principal vertical plane of the building's primary facade shall be built in order to create a moderately uniform line of building along the street.

Building Coverage. The horizontal area measured from the exterior surface of the exterior walls of the ground floor of the principal and accessory structures on a lot.

C

Civic Open Space. A natural, landscaped, or hardscaped outdoor area provided for the purpose of active or passive public recreation. May include publicly accessible outdoor amenities such as a playground, seating area, picnic area, multi-use path and temporary or permanent small outdoor performance space.

Convenience store with fuel. An establishment that provides goods and services primarily to the motoring public such as fuel sales, car washing, or car detailing, and that may also sell merchandise including food and beverages. This definition applies to this Article only.

D

Day care, family. A residence in which child care is regularly provided for children from at least two unrelated families and receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit, as licensed by the State of Florida, pursuant to F.S. § 402.302.(8). and complying with the statutory limits on the number of children receiving care.

Drive-through facility. An establishment that provides physical facilities which allow its customers or patrons to obtain food or goods, receive services, or be entertained while remaining in their motor vehicles. This definition applies to this Article only.



Glossary

12.1.14

Dwelling, single-family detached. A dwelling unit that is not physically attached to any other dwelling by any means, which is surrounded by open space on all sides and which is the only dwelling unit on a lot (except in designated CRAs if an accessory dwelling unit is explicitly permitted on a lot). This definition specifically excludes mobile homes as defined in this section (3.3). Two or more single-family detached dwelling units placed on a single lot shall be considered a duplex or multifamily dwelling use, depending on the number of dwelling units involved.

E

Entrance, Principal. The main point of access of pedestrians into a building, facing a street or public space.

Expression Line. A horizontal line, expressed by a material change or by a continuous projection not less than two inches nor more than one foot deep.

F

Façade. The exterior wall of a building.

Façade Transparency: The amount of transparent window glass or other openings in the façade of a building, relative to the overall surface area of the façade.

Farmer’s market. An establishment providing for the retail sale of agricultural products, primarily involving the sale of fresh produce, such as fruits and vegetables, but also including such products and services that are customarily provided in rural or agricultural areas.

Form based code. Form based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than full separation of uses) as the code’s primary organizing principle.

Frontage Line. The property line at the street right-of-way dividing the right-of-way from the private frontage area.

Frontage Buildout. The minimum percentage of the lot width which must be occupied by building façade along the Build-To-Zone. For example, a property which is 100 feet wide with a frontage width percentage of 60% would require that at least 60 feet of façade length be maintained in the Build-to-Zone. Any additional length of front façade would be allowed to step back further from the Frontage Line, if desired. The intent of this requirement is to encourage development to maximize their front façade exposure along the street or public space.

M

Mixed-use development pattern. A development pattern where a complementary mix of uses are located within walking distances. This pattern is allowed by the Redevelopment Zoning Districts that specify allowable uses and development standards that are appropriate for a mixed-use development pattern. These complementary uses may be, but are not required to be, within a single building or development project.

Mixed-use development project. A development project with one or more buildings that contain a mix of uses within the project that are in close proximity to each other and that are planned as a unified, complementary whole.

O

Open space. That portion of a development that is permeable and remains open and unobstructed from the ground to the sky, specifically excluding parking areas, whether permeable or impermeable.

P

Paseo. A public walk, plaza or pedestrian streetscape.



Primary Building. The building or buildings on a lot that contain the principal use or uses.

Primary Façade. The façade of a building that faces the street. In the case of a corner lot, it is the façade along the higher priority street on the street hierarchy.

Principal Building. The main building on a Lot, usually located toward the Frontage.

R

Regulating Plan. A map or set of maps in a Redevelopment Zoning District that provide details about the existing and desired character of the district, including its streets, blocks, and civic spaces, and also provides other regulatory details. See Section 12.1.02.

S

Shared Use Path. Shared use path is a multi-use trail or other path, physically separated from motorized vehicular traffic by an open space or barrier, either within a highway right-of-way or within an independent right-of-way, and usable for transportation purposes. Shared use paths may be used by pedestrians, bicyclists, skaters, equestrians, and other nonmotorized users.

Small Site. Small Site is defined as the construction or expansion of a principal building or accessory structures on a lawful parcel, provided the parcel being developed is less than one-half acre.

U

Urban Agriculture. Urban farming or community gardens which promote local food production. Livestock is prohibited. Private residential gardens are excluded and do not apply.

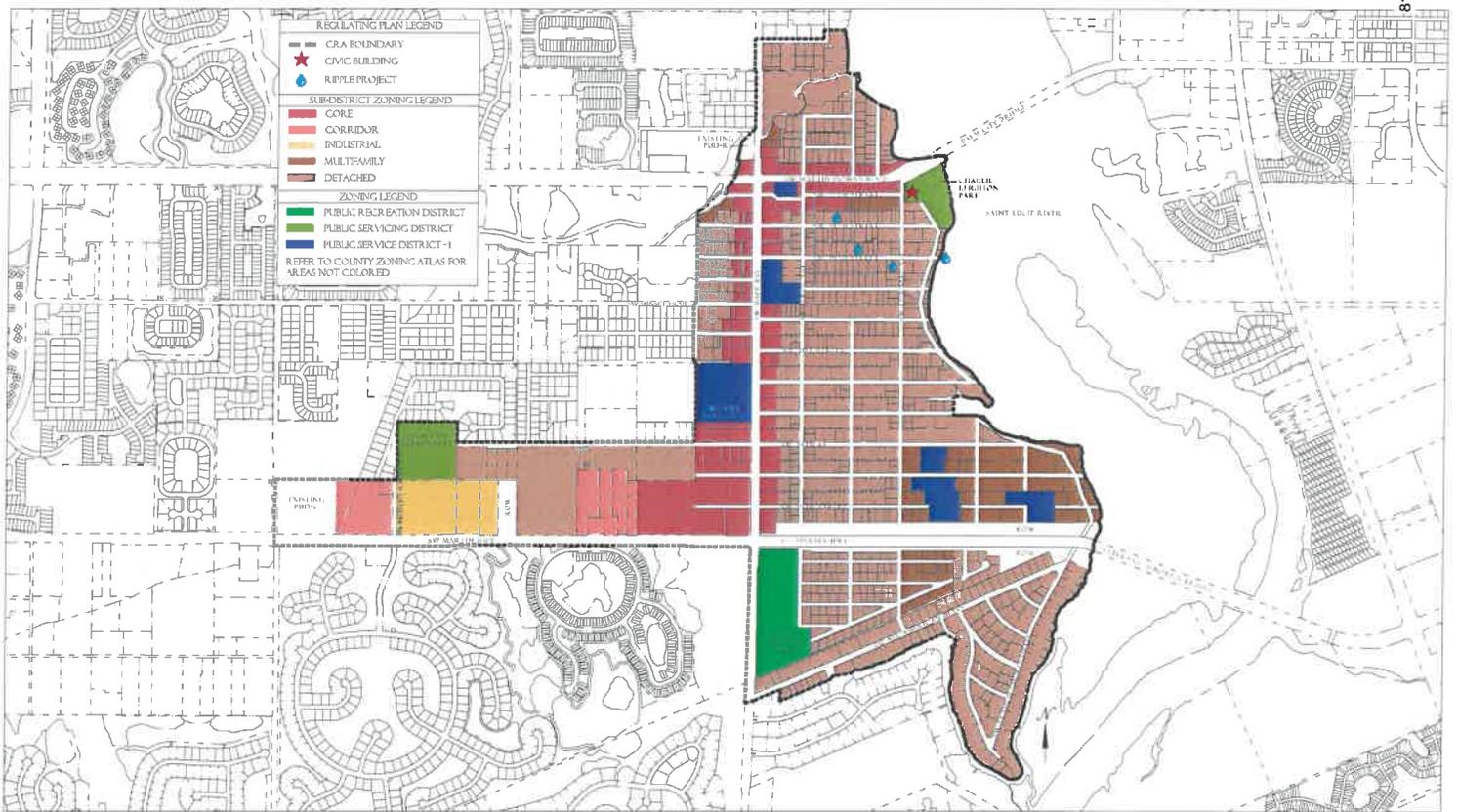
Use groups. Use groups combine individual uses described in the LDR into groups of uses with similar impacts. Use groups are used in Redevelopment

Zoning Districts. Individual uses are defined in the glossary in Section 3.3, Div. 1, Article 3.

W

Working waterfront. The use of waterfront land for commercial fishing and related activities including fuel sales; marine manufacturing, repair, and storage facilities; public access including launching facilities, and compatible supporting uses. This definition applies in Redevelopment Zoning Districts.

1. Additional definitions are found in these sections of the LDR:
 - a. Sec. 3.3 Zoning District General Provisions
 - b. Sec. 3.403 Category 'C' Zoning District Terms Defined
 - c. Sec. 4.141 Wellfield Protection
 - d. Sec. 4.31 Upland Protection
 - e. Sec. 4.382 Stormwater Management
 - f. Sec. 4.661 Landscaping, Buffering and Tree Protection
 - g. Sec. 4.73 Mangrove Protection
 - h. Sec. 4.842 Roadways
 - i. Sec. 7.3 Development Agreements



OLD PALM CITY FLORIDA
C.R.A. DISTRICT PROPOSED
REGULATING PLAN

DRAWN 3/25/2020
Scale: 1" = 1000'

Article 12, Division 4,
Old Palm City Redevelopment Zoning Code
Public Notice

Sign certification
Certification of Mailing
Published Ad

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

OCT. 16, 2019

Martin County Growth Management
2401 SE Monterey Rd.
Stuart, FL 34996

REF: CPA 19-24
Old Palm City CRA

Attn::

This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. This sign was posted on 10/15/19 according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.

- Sign 1: 32nd St. & Mapp Rd. West side of Mapp
- Sign 2: SE Corner of Mapp Rd. & Martin Downs Blvd.
- Sign 3: Martin Hwy Just west of Mapp Rd. South Side
- Sign 4: 34th Terr. and Cornell East side of Cornell

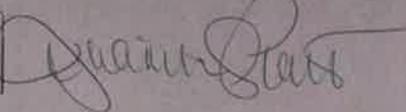

Kurt C. Larsen

10/16/19
Date

State of Florida
County of Martin

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10/16/19.





Mapp Road and 32nd Street



SE corner of Martin Downs Blvd. and Mapp Road



Cornell Avenue and 34th Street



Martin Highway, west of Mapp Road



Ohio looking to tackle toxic algae

State authorizes financial incentives for farmers

John Seewer
ASSOCIATED PRESS

TOLEDO, Ohio - Nearly halfway into a 10-year pledge to combat the toxic algae that turns Lake Erie a ghastly shade of green, Ohio has made little progress. Its patchwork of mostly voluntary efforts hasn't slowed the farm fertilizers that feed algae blooms, leading to contaminated drinking water and dead fish.

Ohio's governor has authorized an ambitious plan that this year will begin offering farmers financial incentives to adopt new agriculture practices and will create a network of wetlands to capture and filter runoff from fields.

The broad approach is being watched closely by states struggling with an increasing number of algae outbreaks. Some environmental groups are skeptical, but others that have been at odds with the farming industry are hopeful.

While there are no guarantees the strategy will reverse the shallowest of the Great Lakes, there are potential pitfalls, including a lawsuit calling for tougher regulations, that could upend the state's goal of drastically reducing nutrient pollution entering the lake's western end by 2025.

"We can't move forward as a state unless we preserve Lake Erie," Ohio Gov. Mike DeWine said when he announced plans to pay farmers to voluntarily participate, part of \$172 million targeted for water quality.

One of the biggest hurdles is that the state must convince farmers to make changes without any certainty they will be enough. And no matter how many get on board, progress will be slow because phosphorus from chemical fertilizer and manure has built up for years.

Backers of the state's plan worry that farmers could get discouraged and lawmakers may back away from committing more money if algae blooms continue to overwhelm the lake.



Ohio is beginning a new strategy to save Lake Erie from toxic algae. In February, the state will start offering financial incentives to farmers whose runoff feeds the algae. ANDY MORRISON/THE BLADE VIA AP FILE

That's why the state's immediate focus is on convincing farmers in the western Lake Erie region to commit to some changes. "Our measure of success will be in how many farmers enroll in each county," said Dorothy Pellanda, Ohio's agriculture director.

They'll begin finding out in February how the state intends to distribute \$30 million worth of incentives and what the money will cover. That's a big concern for those who've been hurt by depressed commodity prices, the trade war with China and some of the rainiest years in memory.

Nathen Eckel, who raises corn and farms with his family just outside Toledo, said he and many neighbors are doing several recommended practices, including planting cover crops and vegetation along streams and mixing manure into the ground.

"We're doing what's most time efficient and what's best financially," he said.

One of the state's suggestions for reducing phosphorus runoff is to inject fertilizer into fields instead of on top, but that equipment costs close to \$200,000. "How do you justify that coming off a year like we just had?"

Eckel said.

What holds back others are lingering questions about whether the recommended steps are feasible and effective, said Robyn Wilson, a behavioral researcher at Ohio State University.

"I can't blame the farmer," she said. "Even those committed to it aren't getting enough feedback."

Surveys have shown that while up to 20% might not be willing to change, a larger share are open to new ways but face barriers, many of them financial.

"It's a lot to accomplish in a short amount of time," she said.

Ohio's governor has said offering in-

centives is the key. "We cannot expect farmers to do things that will drive them out of business," said DeWine, who first talked about long-term solutions just months after he took office a year ago.

States throughout the U.S. will be monitoring Ohio's results because reducing nutrient pollution from farms has been a much bigger challenge than slowing it from sewage plants and factories, said Dan Obenour, an environmental engineer at North Carolina State University.

"In general, states are still trying to figure it out," Obenour said.

Ohio's leaders have been under pressure to fix the lake since algae toxins in 2014 left more than 400,000 people around Toledo unable to drink their tap water. Studies have shown that roughly 85% of the phosphorus going into the lake comes from agriculture.

Many experts think the only way to reduce that is to order agriculture to make changes instead of relying on volunteers.

A federal lawsuit that could be ruled on this year is seeking to force Ohio to adopt enforceable regulatory standards. The state's agriculture director said they'll continue to move ahead with their plan, not knowing what will come from the courts.

There's a sense of urgency because Ohio's leaders say they're committed to sticking with the previous administration's promise to cut 40% of the phosphorus flowing into western Lake Erie within the next five years. If they fall short, the only choice may be tougher regulations that farmers have been trying to avoid.

Martin County Commissioners

Advertiser:

GC10356444-01

Ad Number:

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Agency:

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Section-Page-Zone(s): A-15-All

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The Stuart News
TREASURE COAST APPRAISERS
PART OF THE STUART NETWORK

Friday, January 31, 2020

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NOTICE OF PUBLIC HEARINGS

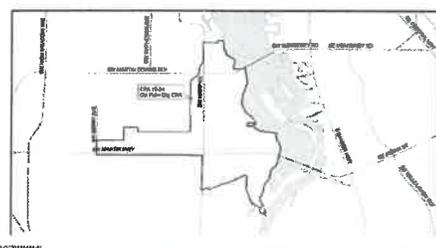
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on February 18, 2020 beginning at 9:00 A.M., or as soon thereafter as the items may be heard, to review the following items:

1. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-11, COVE SALERNO PARTNERS, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.
2. Comprehensive Plan Amendment 19-18, Puhe at Christ Fellowship: A proposal to consider transmittal of a Future Land Use Map change from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre) on 321 acres, located at 10205 SW Pratt Whitney Road.
3. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-24, OLD PALM CITY FLUM, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.
4. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 4, OLD PALM CITY COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, REPEALING SECTION 3.265, OLD PALM CITY COMMUNITY REDEVELOPMENT AREA; AMENDING THE ZONING ATLAS TO ASSIGN THE OLD PALM CITY REDEVELOPMENT ZONING DISTRICT AND MAKE OTHER CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

All interested persons are invited to attend and be heard. The meetings 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 sent to: Nick van Vonno, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-6485.

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 insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.



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

ORDINANCE NUMBER

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 4, OLD PALM CITY COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.265, OLD PALM CITY COMMUNITY REDEVELOPMENT AREA; AMENDING THE ZONING ATLAS TO ASSIGN THE OLD PALM CITY REDEVELOPMENT ZONING DISTRICT AND MAKE OTHER CHANGES FOR CONSISTENCY WITH FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners (BCC) has adopted the Martin County Comprehensive Growth Management Plan within which are included goals, objectives, and policies related to zoning and land development; and

WHEREAS, on September 10, 2019, the Board of County Commissioners adopted a new chapter of the Comprehensive Growth Management Plan, Chapter 18, Community Redevelopment Element; and

WHEREAS, Chapter 163, Part II, Florida Statutes, requires the implementation of the goals, objectives and policies of a comprehensive plan through the adoption of consistent land development regulations; and

WHEREAS, creation of Article 12, Redevelopment Code, Land Development Regulations has been proposed to implement Chapter 18 of the Comprehensive Growth Management Plan; and

WHEREAS, Article 12, Redevelopment Code, Division 1, General, Land Development Regulations, was adopted by the Board of County Commissioners on September 24, 2019; and

WHEREAS, on December 5, 2019, the Local Planning Agency held public hearings on the proposed adoption of Article 12, Division 4, Old Palm City Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Old Palm City Community Redevelopment Area; and

WHEREAS, on December 17, 2019, the Board of County Commissioners held a public hearing on the proposed amendment of the Land Development Regulations to create Article 12, Division 4, Old Palm City Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Old Palm City Community Redevelopment Area; and

WHEREAS, on April 21, 2020, the Board of County Commissioners held a second public hearing on the proposed amendment of the Land Development Regulations to create Article 12, Division 4, Old Palm City Community Redevelopment Code, and the proposed amendment of the Zoning Atlas regarding the Old Palm City Community Redevelopment Area; and

WHEREAS, the Local Planning Agency and the Board of County Commissioners have provided for full public participation in the review of the proposed amendments of the Land Development Regulations and the Zoning Atlas; and

WHEREAS, the Board of County Commissioners finds the proposed amendments consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

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

PART I: ADOPTION OF DIVISION 4, OLD PALM CITY COMMUNITY REDEVELOPMENT CODE, ARTICLE 12, REDEVELOPMENT, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE

Division 4, Old Palm City Community Redevelopment Code, Article 12, Redevelopment, Land Development Regulations, Martin County Code, attached hereto as Exhibit A, is hereby adopted.

PART II. REPEAL OF SECTION 3.265, OLD PALM CITY COMMUNITY REDEVELOPMENT AREA, ARTICLE 3, DIVISION 6, REDEVELOPMENT OVERLAY DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE

The entirety of Section 3.265, Old Palm City Community Redevelopment Area, Land Development Regulations, Martin County Code, is hereby repealed.

PART III. AMENDMENT OF MARTIN COUNTY ZONING ATLAS

A. The Zoning Atlas is hereby amended to change the zoning districts on approximately 520 acres of the 610 acres comprising the Old Palm City CRA, as described in Exhibit B attached hereto. The amendment changes the R-1A Single-family Residential, R-2B Single-family Residential, RS-7.5, R-4 Multiple-Family Residential, R-3A Liberal Multiple-Family, RM-5 Low Density Residential, HB-1 Limited Business, B-1 Business, B-2 Business-

Wholesale Business, COR-1 Commercial Office/Residential-1, LC Limited Commercial, CC Community Commercial, GC General Commercial, and LI Limited Industrial zoning districts on approximately 496 acres to the Old Palm City Redevelopment Zoning District, as described in Exhibit B. The amendment assigns the PS-1 Public Service-1 District to approximately 21 acres and assigns the PUD-R zoning district to approximately 0.9 acres, as described in Exhibit B. The amendment eliminates the Gateway, Town Center and Boulevard Zoning Overlay Districts.

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

C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the land that is the subject of this amendment of the Zoning Atlas 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.

PART IV. CONFLICTING PROVISIONS.

Special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, or parts hereof, in conflict with this ordinance are hereby superseded by this ordinance to the extent of such conflict except for ordinances concerning the adoption or amendment of the Martin County Comprehensive Plan.

PART V. 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 VI. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART VII. 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 VIII: CODIFICATION.

Provisions of this ordinance shall be incorporated into the Martin County Land Development Regulations. 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 IX. EFFECTIVE DATE.

- A. The effective date of this ordinance, if Comprehensive Plan Amendment CPA 19-24, Old Palm City FLUM, is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If CPA 19-24, Old Palm City FLUM is timely challenged, 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. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of an ordinance affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.
- B. Notwithstanding such effective date, applications for development orders that were submitted prior to the effective date of this ordinance may be approved if the development orders are consistent with Section 3.265, Old Palm City Community Redevelopment Area, Land Development Regulations, Martin County Code, which was in effect prior to the effective date of this ordinance.

DULY PASSED AND ADOPTED THIS 21st DAY OF APRIL, 2020.

ATTEST:

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

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

**BY: _____
HAROLD E. JENKINS II
CHAIRMAN**

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY**

**BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY**

Exhibit A

Article 12, Division 4, Old Palm City Community Redevelopment Code

Exhibit B

**Legal Descriptions
of the Old Palm City Redevelopment Zoning District
and other zoning districts assigned by this ordinance**

Exhibit B

**Legal Descriptions
of the Old Palm City Redevelopment Zoning District
and other zoning districts assigned by this ordinance**

Exhibit B

Old Palm City Redevelopment Zoning District

LEGAL DESCRIPTION

LOTS 6-12 AND THE SOUTH 20 FEET OF LOT 5, BLOCK 1, ST. LUCIE VISA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 70, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

THE SOUTH TRACT, AMENDED PLAT OF ST. LUCIE VISTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 93, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA.

TOGETHER WITH

BLOCKS 1 AND 2, AMENDED PLAT OF BELLE VIEW COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

ALL OF MARGOLO ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 37, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA. LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

ALL OF LOGGERHEAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 72, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING SOUTH OF THE SOUTHERLY RIGHT-OF-WAY OF S.W. 34TH STREET, MARTIN COUNTY, FLORIDA;

TOGETHER WITH

ALL OF RASTRELLI'S MINOR NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

ALL OF RASTRELLI'S MINOR REPLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 38, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

ALL OF RASTRELLI'S MINOR REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 39, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

ALL OF MARCY'S NO. 1 MINOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 60, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

LOTS 10, 11 AND 12, SKELTON MINOR PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 64 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF HARWIN MINOR PLAT NO. 1, AS RECORDED IN PLAT BOOK 5, PAGE 34, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

ALL OF ST. LUCIE SHORES SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 58, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

ALL OF ST. LUCIE SHORES SECTION 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 90, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

LOTS 1, 2 AND 3, JUST AWAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN 10, PAGE 27, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

PARCEL A OF THAT CERTAIN LOT SPLIT & SURVEY OF ALL THAT PART OF THE WEST 569.5 FEET OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, WHICH LIES NORTHERLY OF THE CENTER OF DANFORTH CREEK; LESS THE WEST 50 FEET THEREOF, AS SHOWN ON THAT LOT SPLIT & SURVEY AS RECORDED IN OFFICIAL RECORDS BOOK 394, PAGE 2752 THROUGH 2762; SAID PARCEL A BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE WEST 569.5 FEET OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, WHICH LIES NORTHERLY OF THE CENTER OF DANFORTH CREEK; LESS THE WEST 50 FEET THEREOF; ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE IN THE CENTERLINE OF S.W. MAPP ROAD (MURPHY ROAD), SAID SPIKE IS KNOWN TO BE THE NORTHWEST CORNER OF SAID SECTION 17; THENCE RUN S. 89 DEGREES 45'00" E A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND THE EAST RIGHT OF WAY OF SAID S. W. MAPP ROAD; THENCE RUN SOUTH A DISTANCE OF 30.00 FEET ALONG THE SAID EAST RIGHT OF WAY; THENCE RUN S 89 DEGREES 45'00" E A DISTANCE OF 289.64'; THENCE RUN S. 45 DEGREES 17'00" E A DISTANCE OF 167.75 FEET TO A REFERENCE MONUMENT IN THE NORTHERLY BANK OF DANFORTH CREEK; THENCE CONTINUE TO RUN S. 45 DEGREES 17'00" E TO THE CENTERLINE OF DANFORTH CREEK. THENCE MEANDER THE CENTERLINE OF DANFORTH CREEK IN AN EASTERLY DIRECTION TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 569.5 FEET OF SAID GOVERNMENT LOT 3; THENCE RUN N. 0 DEGREES 15'00" E TO A REFERENCE MONUMENT IN THE NORTHERLY BANK OF DANFORTH CREEK. THENCE CONTINUE TO RUN N. 0 DEGREES 15'00" E A DISTANCE OF 113.00 FEET TO A CONCRETE MONUMENT WHICH IS ACCEPTED TO BE THE NORTHEAST CORNER OF THE SAID WEST 569.5 FEET OF GOVERNMENT LOT 3; THENCE RUN N. 89 DEGREES 45'00" W A DISTANCE OF 515.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A RAILROAD SPIKE IN THE CENTERLINE OF S. W. MAPP ROAD (MURPHY ROAD) SAID POINT IS KNOWN TO BE THE NORTHWEST CORNER OF SECTION 17, ALSO BEING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE RUN S 89° 45' 00" E A DISTANCE OF 50.00 FEET; TO THE EAST RIGHT OF WAY OF

SAID S.W. MAPP ROAD; THENCE RUN DUE SOUTH ALONG THE RIGHT OF WAY OF SAID S.W. MAPP ROAD A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89° 45' 00" E A DISTANCE OF 269.35 FEET; THENCE RUN S 45° 17' 00" E A DISTANCE OF 28.55 FEET; THENCE RUN N 89° 45' 00" W A DISTANCE OF 289.64 FEET TO THE EAST RIGHT OF WAY OF S.W. MAPP ROAD; THENCE RUN NORTH ALONG THE EAST RIGHT OF WAY OF S.W. MAPP ROAD A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGIN AT THE NW CORNER, SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, THENCE RUN EAST 50 FEET TO POINT OF BEGINNING; THENCE RUN SOUTH 10 FEET; THENCE RUN EAST 269.35 FEET; THENCE RUN SOUTH EASTERLY 196.3 FEET, THENCE RUN SOUTH EASTERLY 43 FEET TO THE CENTER LINE OF CREEK, THEN MEANDER EASTERLY TO LINE OF THE WEST 569.5 FEET OF GOVERNMENT LOT 3, THENCE RUN NORTH 133.78 FEET, THENCE RUN WEST 515.36 FEET TO POINT OF BEGINNING.

TOGETHER WITH

THE SOUTH 1,040.4 FEET OF THE W. 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LESS RIGHT-OF-WAY FOR S.W. MARTIN HIGHWAY.

TOGETHER WITH

THE WEST 1/2 ACRE OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED IN O.R.B. 1139, PAGE 1194, PUBLIC RECORDS MARTIN COUNTY, FLORIDA.

TOGETHER WITH

THAT PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF SW 34TH STREET, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE EAST LINE OF THE WEST 84.62 FEET AND THE SOUTH RIGHT OF WAY LINE OF SW 34TH STREET, RUN EAST ALONG SAID RIGHT OF WAY 50 FEET, THENCE SOUTH 199.25 FEET, THENCE WEST 50 FEET, THENCE NORTH 199.41 TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PART OF THE EAST 225 FEET OF TRACT 50, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, OF THE PALM CITY FARMS SUBDIVISION AS RECORDED

IN PLAT BOOK 6, PAGE 42, PALM BEACH COUNTY (NOW MARTIN COUNTY) FLORIDA PUBLIC RECORDS, THAT LIES SOUTH OF THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF NINTH STREET OF THE AMENDED PLAT OF PALM CITY AS RECORDED IN PLAT BOOK 6, PAGE 41, PALM BEACH COUNTY (NOW MARTIN COUNTY) PUBLIC RECORDS, CONTAINING TWO (2) ACRES.

TOGETHER WITH

BLOCKS 1-5, CLEVELAND 2ND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 63, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

ALL OF THE CLEVELAND ADDITION TO THE TOWN OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 78, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

LESS

LAKE WACO IN BLOCK "L" OF CLEVELAND'S ADDITION TO THE TOWN OF PALM CITY, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST LESS THAT PORTION OF LAKE WACO LYING SOUTH OF LOT 1 OF SAID BLOCK "L".

AND LESS ROAD RIGHT-OF-WAY

TOGETHER WITH

ALL OF LOTS 12, 13, 14, THE NORTH 10.00 FEET OF LOT 15, THE NORTH 10.00 FEET OF THE EAST 10.55 FEET OF LOT 16, AND THE EAST 0.55 FEET OF LOT 11, BLOCK 2, AMENDED PLAT OF KATEL PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 61 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY

AND LESS

ALL OF THE LAND LYING AND BEING BETWEEN PALMETTO DRIVE AND THE WATERS OF THE ST. LUCIE RIVER IN PALM CITY, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 1 AND 2, BLOCK 4, AMENDED PLAT OF PALM CITY SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 41 IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

AND LESS

THAT PORTION OF PALMETTO DRIVE WHICH LIES NORTH AND EAST OF THE SOUTH LINE OF LOT 2, BLOCK 4, AMENDED PLAT OF PALM CITY, AS RECORDED IN PLAT BOOK 6, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS.

AND LESS

LOTS 7-12, 21-25 AND THE WEST 25 FEET OF LOT 26, BLOCK 21, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

AND LESS

LOTS 12, 13 AND 14 OF BLOCK 24, AND LOTS 17, 19 AND 20 OF BLOCK 25, AMENDED PLAT OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

AND LESS

LOTS 5, 7, 8, 10, 13, 24, 26 AND 29 OF BLOCK 26; LOTS 4, 6, 7 AND 9 OF BLOCK 29; AND LOTS 9 AND 11 OF BLOCK 31, AMENDED PLAT OF PALM CITY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

AND LESS

LOTS 12, 13 AND 14 OF BLOCK 24, AND LOTS 17, 19 AND 20 OF BLOCK 25, AMENDED PLAT OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS

RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

AND LESS

LOTS 5, 7, 8, 10, 13, 24, 26 AND 29 OF BLOCK 26; LOTS 4, 6, 7 AND 9 OF BLOCK 29; AND LOTS 9 AND 11 OF BLOCK 31, AMENDED PLAT OF PALM CITY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

AND LESS

LOTS 7-12, 21-25 AND THE WEST 25 FEET OF LOT 26, BLOCK 21, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

ALL OF BLOCK 6, PALM CITY ESTATES, BEING PART OF THE FOLLOWING: SE 1/4 OF THE SW 1/4; SE 1/4 OF THE NE 1/4 OF THE SW 1/4; SW 1/4 OF THE NW 1/4 OF THE SE 1/4 AND WEST 1/2 OF THE SE 1/4 OF SECT. 18, TWNSP 38S, RGE 41 E, MARTIN COUNTY.

AND THE SW 1/4 OF THE SE 1/4 OF THE SOUTHWEST 1/4 (PALM CITY ESTATES), (LESS ALL OF BLOCK 6 OF PALM CITY ESTATES), SECTION 18, TOWNSHIP 38S, RANGE 41E, MARTIN COUNTY.

TOGETHER WITH

THE WEST ONE-HALF (1/2) OF THE WEST TWO HUNDRED SIXTY FEET (W 260') OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING IN MARTIN COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH FIFTY FEET (S 50') THEREOF FOR ROAD RIGHT-OF-WAY.

TOGETHER WITH

THE WEST 200 FEET OF THE EAST 400 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, EXCEPTING THEREFROM THE SOUTH 50 FEET THEREOF CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN DEED BOOK 64, PAGE 240, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

ALL OF THAT PORTION OF TRACT 58, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LYING WEST OF THE CENTERLINE OF DANFORTH CREEK AND NORTH OF THE NORTH RIGHT OF WAY LINE OF SW MARTIN HIGHWAY (COUNTY ROAD 714) OF THE PLAT OF PALM CITY FARMS AS RECORDED IN PLAT BOOK 6 AT PAGE 42 OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS.

TOGETHER WITH

TRACT 58, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING NORTH OF SE 714 AND WEST OF PALM CITY SCHOOL AVENUE LESS THE FOLLOWING DESCRIBED PARCEL:

START AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 714 AND PALM CITY ELEMENTARY SCHOOL ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 58 IN SECTION 18, T38S, R41E, PALM CITY FARMS S/D AS IN PLAT BOOK 6, PAGE 42, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND RUN NORTHERLY ALONG THE CENTERLINE OF PALM CITY ELEMENTARY SCHOOL ROAD FOR 661.8 FEET TO A POINT, THENCE RUN WESTERLY FOR 50 FEET TO A CONCRETE MONUMENT ON THE RIGHT-OF-WAY LINE OF PALM CITY ELEMENTARY SCHOOL ROAD, FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE WESTERLY FOR 140.0 FEET TO A POINT, THENCE RUN SOUTH FOR 156.0 FEET ALONG A CHAINLINK FENCE PARALLEL TO THE CENTERLINE OF SAID PALM CITY ELEMENTARY SCHOOL ROAD TO A CONCRETE MARKER, THENCE CONTINUE SOUTH 1.0 FEET TO A POINT, THENCE RUN EASTERLY 140.0 FEET TO A CONCRETE MONUMENT SAID CONCRETE MONUMENT BEING ON THE WESTERLY RIGHT-OF-WAY OF PALM CITY ELEMENTARY SCHOOL ROAD, THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY FOR 157.0 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

START AT THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 714 AND PALM CITY ELEMENTARY SCHOOL ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 58 IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, PALM CITY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS, AND RUN NORTHERLY ALONG THE CENTERLINE OF PALM CITY ELEMENTARY SCHOOL ROAD FOR 661.8 FEET TO A POINT, THENCE RUN WESTERLY FOR 25 FEET TO A CONCRETE MONUMENT ON THE RIGHT-OF-WAY LINE OF PALM CITY ELEMENTARY SCHOOL ROAD, FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE WESTERLY FOR 140.0 FEET TO A POINT, THENCE RUN SOUTH FOR 156.0 FEET ALONG A CHAINLINK FENCE PARALLEL TO THE CENTERLINE OF SAID PALM CITY ELEMENTARY SCHOOL BOARD TO A CONCRETE MARKER, THENCE CONTINUE SOUTH 1.0 FEET TO A POINT; THENCE RUN EASTERLY 140.00 FEET TO A CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING ON THE WESTERLY RIGHT-OF-WAY OF PALM CITY ELEMENTARY SCHOOL ROAD; THENCE RUN NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY FOR 157.0 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING.

AND

TRACT 63, LESS THE WEST 10 FEET THEREOF, IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS AND EXCEPT THE ROAD RIGHT-OF-WAY OF STATE ROAD NO. 714.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

START AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, THENCE RUN NORTH 89°30'14" WEST ALONG THE SOUTH LINE OF SECTION 18, A DISTANCE OF 1880.40 FEET; THENCE RUN NORTH 0°21'01" EAST A DISTANCE OF 50 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 714 FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 00°21'01" EAST A DISTANCE OF 200 FEET; THENCE RUN SOUTH 89°30'14" EAST A DISTANCE OF 133 FEET; THENCE RUN NORTH 00°20'22" EAST A DISTANCE OF 533.75 FEET; THENCE RUN NORTH 89°15'44" WEST A DISTANCE OF 248 FEET; THENCE RUN SOUTH 0°18'16" WEST A DISTANCE OF 120 FEET; THENCE RUN SOUTH 0°21'01" EAST A DISTANCE OF 614.80 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF STATE ROAD 714; THENCE RUN SOUTH 89°30'14" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 115 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, THENCE N 89°30'14" W, 1688.60 FEET ALONG THE CENTERLINE OF STATE ROAD 714, AND SOUTH LINE OF SAID SECTION 18; THENCE N 00°16'46" E, 50.00 FEET, TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 714, FOR THE POINT OF BEGINNING; THENCE CONTINUING N 00°16'46" E, 200.00 FEET; THENCE N 89°30'14"W, 191.55 FEET; THENCE S 00°21'01"W 200.00 FEET TO THE NORTH RIGHT-OF-WAY OF STATE ROAD 714; THENCE S 89°30'14"E, 191.80 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

START AT THE SOUTHEAST COMER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 89°30'14" WEST ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1,488.6 FEET; THENCE RUN NORTH 0°17'46" EAST A DISTANCE OF 50 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT OF WAY OF STATE ROAD 714 FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 0°17'46" EAST A DISTANCE OF 200 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 0°17' 46" WEST A DISTANCE OF 200 FEET TO A CONCRETE MONUMENT LOCATED ON AFORESAID RIGHT OF WAY OF STATE ROAD 714; THENCE RUN SOUTH 89°30'14" EAST ALONG SAID RIGHT OF WAY 200 FEET TO THE POINT OF BEGINNING; LESS THE EAST 43" THEREOF.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

COMMENCE 50 FEET NORTH OF THE SOUTHEAST COMER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE RUN WEST 1688.60 FEET; THENCE RUN NORTH 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 20.00 FEET; THENCE RUN, EAST 157.00 FEET; THENCE RUN SOUTH 20.00 FEET; THENCE RUN WEST 157.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE NORTH 89 DEGREES 30'14" WEST ALONG THE SOUTHLINE OF SAID SECTION 18 A DISTANCE OF 1431.42 FEET; THENCE NORTH 00 DEGREES 16' 11" EAST 50.00 FEET; THENCE NORTH 89 DEGREES 30' 14" WEST 100.18 FEET; THENCE NORTH 00 DEGREES 16' 11" EAST 218.00 FEET; THENCE NORTH 89 DEGREES 30'14" WEST 59.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 3 0' 14" WEST 97.57 FEET; THENCE SOUTH 00 DEGREES 16' 11" WEST 18. 00 FEET; THENCE NORTH 89 DEGREES 30'14" WEST 58.45 FEET; THENCE NORTH 00 DEGREES 20'22" EAST 532.50 FEET; THENCE SOUTH 89 DEGREES 30'28" EAST 156.00 FEET; THENCE SOUTH 00 DEGREES 20'22" WEST 514.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE N 89°30'14" W, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1,431.42 FEET; THENCE N 00°26'11" E PARALLEL WITH AND 100 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 50.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE N 00°16'11" E ALONG THE LASTLY SAID LINE A DISTANCE OF 732.52 FEET TO THE INTERSECTION WITH A LINE 120.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18; THENCE N 89°30'28" W, ALONG LASTLY SAID LINE, A DISTANCE OF 314.98 FEET TO THE INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN O.R.B. 383, PAGE 2237, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 00°20'22" W, ALONG SAID EAST LINE, A DISTANCE OF 532.50 FEET; THENCE S 89°30'14" E A DISTANCE OF 58.45 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 579, PAGE 1086, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 00°16'11" E ALONG THE WESTERLY BOUNDARY OF THE LAST DESCRIBED PARCEL A DISTANCE OF 18.00 FEET; THENCE S 89°30'14" E A DISTANCE OF 157.00 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN O.R. BOOK 492, PAGE 954, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 00°16'11" W, ALONG LASTLY SAID LINE, A DISTANCE OF 218.00 FEET, TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714; THENCE S 89°30'14" E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.18 FEET TO THE POINT OF BEGINNING. LESS THE WEST 156 FEET THEREOF.

LESS THE SOUTH 10 FEET THEREOF FOR RIGHT-OF-WAY DEDICATION, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2277, PAGE 939, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE N 89°30'14" W, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1,431.42 FEET; THENCE N 00°16'11" E PARALLEL WITH AND 100 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, A DISTANCE OF 50.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE N 00°16'11" E ALONG THE LASTLY SAID LINE A DISTANCE OF 10.00 FEET; THENCE N 89°30'14" W, ALONG A LINE PARALLEL WITH AND 10 FEET NORTH OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.18 FEET; THENCE S 00°16'11" W A DISTANCE OF 10.00 FEET TO THE NORTH LINE OF SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE S 89°30'14" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THE EAST 100 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

THE WEST 10 FEET OF TRACT 63, IN SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF PALM CITY FARMS, RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA.

SUBJECT TO RIGHT OF WAY FOR STATE ROAD 714.

TOGETHER WITH

ALL OF COYBROOK MINOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 70, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS

ANY ROAD RIGHT-OF-WAY

Exhibit B

Public Service Zoning District - 1

LEGAL DESCRIPTION

LOTS 12, 13 AND 14 OF BLOCK 24, AND LOTS 17, 19 AND 20 OF BLOCK 25, AMENDED PLAT OF PALM CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

TOGETHER WITH

LOTS 5, 7, 8, 10, 13, 24, 26 AND 29 OF BLOCK 26; LOTS 4, 6, 7 AND 9 OF BLOCK 29; AND LOTS 9 AND 11 OF BLOCK 31, AMENDED PLAT OF PALM CITY, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF WHICH MARTIN COUNTY WAS FORMERLY A PART.

TOGETHER WITH

LOTS 7-12, 21-25 AND THE WEST 25 FEET OF LOT 26, BLOCK 21, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

TRACT 48, PALM CITY FARMS, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY FLORIDA, LESS THEREFROM THE WEST 296.55 FEET AND ALSO LESS THEREFROM THE RIGHT OF WAY OF STATE ROAD NO. 714.

TOGETHER WITH

A PORTION OF TRACT 48, PALM CITY FARMS, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN COUNTY) FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 296.55 FEET OF THE AFORESAID TRACT 48, LESS, HOWEVER, A TRIANGULAR PARCEL OF LAND LYING AND BEING IN THE NORTHWEST CORNER OF TRACT 48, SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, COMMENCING AT

THE NORTHWEST CORNER OF SAID TRACT 48, SAID CORNER BEING THE POINT OF BEGINNING, RUN SOUTH 00°07'53" WEST, ALONG THE WEST LINE OF SAID TRACT 48, A DISTANCE OF 20.00 FEET; THENCE NORTH 74°27'49" EAST, A DISTANCE OF 72.70 FEET TO THE NORTH LINE OF SAID TRACT 48; THENCE NORTH 89°34'07" WEST ALONG THE NORTH LINE OF SAID TRACT 48, A DISTANCE OF 70.00 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH

LOTS 1, 2, 3, 4, 5, 6, 7, AND 8, SKELTON MINOR PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 64 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH

LAKE WACO IN BLOCK "L" OF CLEVELAND'S ADDITION TO THE TOWN OF PALM CITY, A SUBDIVISION OF A PORTION OF SECTION 17, TOWNSHIP 38 SOUTH, RANGE 41 EAST LESS THAT PORTION OF LAKE WACO LYING SOUTH OF LOT 1 OF SAID BLOCK "L".

LESS

ANY ROAD RIGHT-OF-WAY

Exhibit B

PUD-R Zoning District

LEGAL DESCRIPTION

TRACT "A", MARTIN DOWNS PLAT 44, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 69, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

Exhibit B

Public Servicing District

LEGAL DESCRIPTION

ALL OF THE LAND LYING AND BEING BETWEEN PALMETTO DRIVE AND THE WATERS OF THE ST. LUCIE RIVER IN PALM CITY, AMENDED PLAT OF PALM CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

TOGETHER WITH

LOTS 1 AND 2, BLOCK 4, AMENDED PLAT OF PALM CITY SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 41 IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA

TOGETHER WITH

THAT PORTION OF PALMETTO DRIVE WHICH LIES NORTH AND EAST OF THE SOUTH LINE OF LOT 2, BLOCK 4, AMENDED PLAT OF PALM CITY, AS RECORDED IN PLAT BOOK 6, PAGE 41, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA PUBLIC RECORDS.

TOGETHER WITH

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

LESS

ANY ROAD RIGHT-OF-WAY

Exhibit B

PUD-C Zoning District

LEGAL DESCRIPTION

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY FLORIDA;

LESS THE SOUTH 50 FEET FOR STATE ROAD NO. 714 RIGHT-OF-WAY; AND LESS THE WEST 15 FEET FOR BERRY ROAD RIGHT-OF-WAY, WHICH PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 38, SOUTH, RANGE 41 EAST; THENCE, SOUTH 89° 50' 16" EAST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 15.00 FEET; THENCE, NORTH 00° 08' 55" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED, SAID POINT BEING AN INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 714 AS NOW LAID OUT AND IN USE AND THE EASTERLY RIGHT-OF-WAY LINE OF BERRY ROAD, A 30 FOOT ROADWAY AS NOW LAID OUT AND IN USE; THENCE, CONTINUE NORTH 00° 08' 55" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BERRY ROAD, A DISTANCE OF 611.32 FEET TO THE NORTHWEST CORNER OF PARCEL; THENCE, SOUTH 89° 50' 43" EAST, A DISTANCE OF 651.81 FEET TO THE NORTHEAST CORNER OF PARCEL; THENCE, SOUTH 00° 06' 48" WEST, A DISTANCE OF 611.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 714 AND THE SOUTHEAST CORNER OF PARCEL; THENCE, NORTH 89° 50' 16" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 652.22 FEET TO THE POINT OF BEGINNING.

LESS

ANY ROAD RIGHT-OF-WAY

Exhibit B

Public Recreation zoning district

LEGAL DESCRIPTION

JOCK LEIGHTON PARK, BEING BLOCKS 2, 3, 6, 7 AND 9-13 AND THOSE ABANDONED RIGHT-OF-WAYS LYING BETWEEN SAID BLOCKS (PER ORB 1614, PAGE 959), TOWNSEND & COFFRIN ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 38, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LESS

RIGHT-OF-WAY TO FLDOT PER ORB 2418, PAGE 2375

AND LESS

RIGHT-OF-WAY PER ORB 1551, PAGE 1266

AND LESS

ANY ADDITIONAL ROAD RIGHT-OF-WAY

Article 12, Division 5,
Old Palm City redevelopment Code

PUBLIC COMMENT

January 9, 2020

Ms. Susan Kores
Manager
Office of Community Development
2401 SE Monterey Road
Stuart, FL 34996

Dear Ms. Kores:

I am writing to express our concern for our business and future opportunities based upon actions to date by Martin County to rezone our property located at 1323 SW Thelma Street, Palm City, FL 34990. Several steps have already taken place that if finalized will have severe economic consequences for our company in the future.

Our property was developed in 1976 and operated as Flynn's Air Conditioning since that time. Despite the existing building and use at the time, the property was inappropriately designated as low density residential during the County's passing of the 1982 Comprehensive Plan. This was done without proper notice to the property owner at that time. There was no notice in 1982 that we would become a non-conforming use. We are now of the understanding that through the Community Redevelopment Department the property is again going through a rezoning process and again being inappropriately designated for single family residential and thus perpetuating the non-conforming use. As a pre-existing use we are formally protesting this rezoning of our property to residential. We believe that the government should acknowledge the pre-existing use and acceptable compatibility with the neighborhood.

Flynn's Air Conditioning has been in continuous operation at its current location for over 40 years. The business has been compatible with the neighboring properties the entire time with no complaints. Our legacy business provides 16 high skilled, high paying jobs in this community. It is our understanding that the newly proposed CRA Codes encourage some business uses, and their respective tax base to improve the economics of neighborhoods. We feel strongly that Flynn's Air Conditioning meets this goal for Old Palm City.

Perpetuating the non-conforming status eliminates the ability to invest in the property in the future. Further, if God forbid, a disaster such as fire were to occur causing damage to the property beyond a certain value we would be prevented from rebuilding. This would cause a loss of jobs, loss of tax base and loss of value for the property. All of which would be the result of the continuation of an incorrect action from 1982 rather than a corrective action that could take place now.

Reviewing the zoning plans it seems that again the County and its consultants want to view the issue as black and white and work within straight lines. This is not real-world thinking. Current and past conditions must be considered when planning for the future. Our property is approximately 200 feet from properties along SW Mapp Road that are zoned Commercial General. We are 100 feet from a property across the street that is zoned Commercial Limited.

We wish to continue our business at its current location, providing in demand, high skill-high wage jobs for our community. We would like to become conforming use through the County's process at this time and request to be zoned correctly for our use under the newly proposed codes. This should be a professional process that involves the existing property owner and considers their property rights rather than one driven by a few citizens that may have a different vision than the current property owner. There are surely other examples of these types of consideration in other areas of the County that can be cited as examples of how this has been achieved.

Please let us know how best to move forward with this request and maintain our business and the existing use of the property while coming into conformity.

We look forward to your reply and working with you to resolve this issue.

Sincerely,



Joe Flynn
Flynn's Air Conditioning, Inc.

CC:

Commissioner Doug Smith
Commissioner Sarah Heard
Commissioner Stacey Hetherington
Commissioner Harold Jenkins
Commissioner Edward Ciampi

From: [Mack Matos](#)
To: [Irene Szedlmayer](#); [Nicki vanVonno](#); [Edward Ciampi](#); [Paul Schilling](#)
Cc: [Brian](#); [Christine Matos](#); [Larry Massing](#); [Lisa Wichser](#); [Don Donaldson](#); [Michelle Cullum](#); [Stacey Hetherington](#)
Subject: Article 12? Port Salerno CRA
Date: Wednesday, February 5, 2020 12:36:14 PM



Niki & Irene,

I just got off phone with Michelle Cullum we talked about Article 12 in Port Salerno CRA. The code is that we have to build on Stemwall ONLY, I did 1 spec house on Grouper Ave and that Stemwall cost \$10,000.00 Plus.

I have new Spec house in for permit at 5051 SE Kingfish Ave.

FYI for every \$1,000 increase in homes cost the home we lose about 250,000 plus home buyers that can afford to buy a home.

I am pushing the limits in Port Salerno at \$260,000 and it will be very hard to get the homes to Appraisal at that price.

I just hope it's not a code yet?

Ed & Paul thanks for meeting with me last week, if this Article 12 is in our CRA building code don't worry about the Model home as Mel-Ry is leaving Martin County CRA and I will sell all my lots.

Sincerely,

Mack Matos

President
MEL-RY CONSTRUCTION, INC.
REALTY GROUP. & PROPERTY MANAGEMENT INC.
CGC 059412
CAM#36988
10967 S Ocean Drive
Jensen Beach, FL 34957
772-229-9439 Office
772-229-9440 Fax
Mack@Mel-Ry.com



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From: [Jeremy LeMaster](#)
To: [Susan Kores](#)
Cc: [Irene Szedlmayer](#); [Nicki vanVonno](#); [Clyde Dulin](#); [Krista Storey](#); [Jordan Pastorius](#); [Dana Little](#); [Jessica Seymour](#)
Subject: Re: Old Palm City proposed Land Development Regulations
Date: Thursday, March 5, 2020 10:21:20 AM



Just to clarify are they removing Row homes or Town homes from the detached Old Palm City?

If so I will be filing an objection and will be filing with the state if necessary this does not just pertain to that small parcel of land that you speak about. This pertains to multiple parcels of land that are scattered throughout Old Palm City. This is not just my issue this is the issue of every other owner that owns property in the detached area also.

As I stated before this is a big issue that they or the county missed.

If what you're saying is true they are trying to take away our rights that I bought into over and over and over then we will have a bigger issue.

Please advise.

Jeremy LeMaster

On Mar 5, 2020, at 8:21 AM, Susan Kores <skores@martin.fl.us> wrote:

Dear Jeremy:

As you know, the second public hearing for the adoption of Article 12, Division 4, Old Palm City Redevelopment Code, Land Development Regulations, and the amendment of the Zoning Atlas regarding the Old Palm City CRA was scheduled for February 18, 2020. On that date, staff requested that the item be continued until March 24, 2020.

In a complete and thorough review of your comments of February 18 regarding the above, staff will be proposing the following change:

The Regulating Plan has been revised to place Lots 24 through 32, Block 4, Plat of the Cleveland 2nd Addition, and one-half of the adjacent closed alley, totaling approximately 0.6 acres, into the Multifamily zoning subdistrict and to remove them from the Detached zoning subdistrict.

Please feel free to contact us with any questions or comments. Thanks -
Susan

Susan Kores, Manager
Office of Community Development
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-320-3095

From: Susan Kores
Sent: Thursday, February 27, 2020 8:22 AM
To: Jeremy LeMaster <Jeremy@medalistbuildinggroup.com>
Cc: Irene Szedlmayer <isedlma@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>; Krista Storey <kstorey@martin.fl.us>; Jordan Pastorius <jpastori@martin.fl.us>; Dana Little <dlittle@tcrpc.org>; Jessica Seymour <jseymour@tcrpc.org>; Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Old Palm City proposed Land Development Regulations

Hi Jeremy:

We haven't yet received any information from you regarding your issues and affected properties. It would be helpful if you could forward that at your earliest convenience. I will contact you regarding a meeting to be scheduled either next week or the week after. Thanks - Susan

Susan Kores, Manager
Office of Community Development
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-320-3095

From: Susan Kores
Sent: Tuesday, February 18, 2020 3:31 PM
To: jeremy@medalistbuildinggroup.com
Cc: Irene Szedlmayer <isedlma@martin.fl.us>; Nicki vanVonno <nikkiv@martin.fl.us>; Krista Storey <kstorey@martin.fl.us>; Jordan Pastorius <jpastori@martin.fl.us>; Dana Little <dlittle@tcrpc.org>; Jessica Seymour <jseymour@tcrpc.org>
Subject: Old Palm City proposed Land Development Regulations

Dear Jeremy:

After our discussions today, please provide us a list of the issues that you have with the above as well as a list of the properties that you believe would be negatively affected by Monday, February 24. I will then be in touch with you to set up a meeting for you, County staff and Treasure Coast staff to discuss. Thanks - Susan

Susan Kores, Manager
Office of Community Development
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996
772-320-3095



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MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
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 KRZYDA, CPM County Administrator
SARAH W. WOODS County Attorney

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

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January 10, 2020

RE: Notice of Public Hearings for CPA 19-24, the proposed amendment of the Future Land Use Map; the Zoning Atlas for the Old Palm City Community Redevelopment Area (CRA); and Article 12, Division 4, Old Palm City Redevelopment Code, Land Development Regulations (LDR).

Dear Property Owner:

You are receiving this notice because you are either the owner of property within the Old Palm City Community Redevelopment Area boundary or the owner of property within 1000 feet of the CRA boundary.

Please be advised that most land within the Old Palm City CRA is the subject of an application to change the future land use designations:

From: Low Density Residential, Medium Density Residential, Commercial Office/Residential, Limited Commercial, General Commercial, General Institutional, or Old Palm City Mixed-Use Overlay.

To: CRA Center, CRA Neighborhood, Public Conservation, Recreational or General Institutional future land use designations.

And to change the zoning districts:

From: R-1A Single-family Residential, R-2B Single-family Residential, R-3A Liberal Multiple-Family, R-4 Multiple-Family Residential, RM-5 Low Density Residential District, RS-6 Medium Density Residential, HB-1 Limited Business, B-1 Business, B-2 Business-Wholesale Business, COR-1 Commercial Office/Residential, LC Limited Commercial, CC Community Commercial, GC General Commercial, LI Limited Industrial zoning districts, and the CRA Boulevard, Town Center, and Gateway zoning overlay districts.

To: Old Palm City Redevelopment, Public Service 1, Planned Unit Development, or the most appropriate Zoning Districts.

And to assign Zoning Subdistricts pursuant to the proposed Regulating Plan, Article 12, Division 4, LDR.

The proposed changes include removal of future land use designations and zoning districts from roadway Rights-of-Way.

It is proposed that the CRA Mixed-Use Future Land Use Overlays and the CRA Zoning Overlay Districts will be eliminated. Institutional future land use designations will be retained. Planned Unit Development and Institutional zoning districts will also be retained.

No changes in the future land use or zoning designations are proposed for properties outside of the Old Palm City CRA boundary. Owners of properties outside of the Old Palm City CRA boundary are being notified of the proposed changes as required by the Martin County Comprehensive Growth Management Plan and the Land Development Regulations.

Please see the enclosed map and "Frequently asked Questions" for more information.

Public Hearings for adoption of CPA 19-24, the proposed amendment of the Future Land Use Map, and Zoning Atlas and amendments to the Land Development Regulations for the Old Palm City CRA are scheduled for:

Public Hearings: Board of County Commissioners

Topic: Future Land Use Map, Land Development Regulations and Zoning Atlas
Date: Tuesday, February 18, 2020
Time: 9:00 AM, or as soon thereafter as the items can be heard.
Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in quasi-judicial matters as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on subject of the public hearing. To be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

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

For more information, or to view the project file, contact Irene Szedlmayer, AICP, Senior Planner, Growth Management Department, at 772-288-5931 or by email at iszedlma@martin.fl.us. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

Sincerely,

Susan Kores, Manager
Office of Community Development
Attachments: Map
"Frequently asked Questions"

Frequently Asked Questions

1. What is a CRA?

A Community Redevelopment Area (CRA) is a special geographic area where the community has determined that redevelopment of both public and private facilities should occur according to a redevelopment plan. Old Palm City is one of six communities in Martin County that carry the special designation of CRA. As development occurs, a portion of the additional tax increment collected by the County, based on the increased property valuation, is reinvested in the Old Palm City CRA to promote economic growth, sustainable development and improved quality of life.

2. What is the Future Land Use Map?

The Future Land Use Map depicts the generally desired type of development in different locations in the County. The “underlying” future land use designations present in the Old Palm City CRA are Low Density, Medium Density, Limited Commercial, General Commercial, Commercial Office/Residential, Industrial, General Institutional and Recreation.

3. What are the Mixed-Use Future Land Use Overlays?

The Mixed-Use Future Land Use Overlays allow, but do not require, a mix of residential and commercial uses in the same project. The mixed-use development option is in addition to the development permitted by the future land use designation. There is one Mixed-Use Future Land Use Overlay in the Old Palm City CRA.

4. What is the Zoning Atlas?

While the future land use designations establish the general type of development allowed, such as residential or commercial, the zoning districts provide more detailed standards regarding permitted uses, such as detached single family dwelling or multi-family, and development standards, such as setbacks and building height. The Zoning Atlas is the map of the County’s zoning districts.

5. What changes are proposed?

Future Land Use Map – The Old Palm City Mixed-Use Future Land Use Overlays and most of the “underlying” future land use designations will be replaced by two new future land use designations called CRA Center and CRA Neighborhood. Some County owned land will be designated Public Conservation or General Institutional. The Industrial, General Institutional and Recreation future land use designations will be retained.

Zoning Atlas - The thirteen (13) “underlying” zoning districts, and the three (3) separate Old Palm City Zoning Overlay Districts will be replaced with the Old Palm City Redevelopment, Public Conservation and Public Service Zoning Districts and several zoning sub-districts.

6. What is the Process?

The Future Land Use Map is part of the County's Comprehensive Growth Management Plan and is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed and the maximum level of density or intensity allowed (such as the number of residential units per acre). A change to the Future Land Use Map requires three public hearings as detailed below.

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 Florida Department of Economic Opportunity, 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).

7. How will the proposed amendments affect me if I own property in the Old Palm City CRA?

The County and the Community Redevelopment Agency believe the current regulatory structure impedes realization of the vision for the Old Palm City CRA contained in the Old Palm City Redevelopment Plan and the County Comprehensive Growth Management Plan. The intent of the proposed amendments is not to substantially change the permitted uses or development standards applicable within the Old Palm City CRA, though there will be some adjustments. The intent is to eliminate the difficulties caused by too many layers of regulations.

The proposed changes will permit development of a residential project, a commercial project, or a mixed-use project subject to the proposed development standards within the Old Palm City CRA.

8. Are there other plan amendments for the CRA?

Yes. In 2017, the Board of County Commissioners initiated text amendments to the Comprehensive Growth Management Plan (CGMP) that will "strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas (CRAs)." This amendment creates a new Chapter of the CGMP for the CRA areas. In addition, it addresses five CGMP policies that impact redevelopment: Design of Mixed-use Future Land Use Overlays; Mixed-use project versus mixed-use neighborhood; Density Transition; Upland Preservation and Shoreline Protection. These amendments also followed a public hearing schedule, have been adopted by the Martin County Board of County Commissioners and are now in effect.

9. How can I learn more about the proposed changes?

- a) **WATCH**, on MCTV or **ATTEND**, the presentation of the proposed changes made at these public meetings:
 - a. The November 18 meeting of the Old Palm City Neighborhood Advisory Committee;
 - b. The November 25, 2019 meeting of the Community Redevelopment Agency;
 - c. The December 5, 2019 meeting of the Local Planning Agency;
 - d. The December 17, 2019 meeting of the Board of County Commissioners.
 - e. The February 18, 2020 meeting of the Board of County Commissioners.
- b) **CALL or EMAIL** Irene Szedlmayer, Senior Planner, Growth Management Department at 772-288-5931 or iszedlma@martin.fl.us with your questions.

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BUREAU OF DIRECT MAIL INC.

January 14, 2020

Jana Cox
Office of Community Development
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996

RE: CPA 19-24 OPC notification letter #2 and OPC_CRA.MAP mailing
Purchase Order #P2002618R

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed 1,920 notification letters, frequently asked question notice and the map of the corresponding area as provided by the client to the recipients on the clients supplied mailing list.

The mailing was delivered to the West Palm Beach Post Office at Summit Boulevard on January 14, 2020. A total of 1,920 pieces were mailed. 1,914 to domestic addresses and 6 to foreign addresses.

Bonnie Arnold
Bonnie.Arnold@Bureauinc.com
Bureau of Direct Mail Inc.

PS Form 3600-R - First-Class Mail and First-Class Package Service - Permit Imprint

Final

Postage Summary

Account Holder:	BUREAU OF DIRECT MAIL INC 2809 SE MONROE ST STUART, FL 34997 -5904 Contact: BARBARA ARNOLD (772) 283 - 8850 BARBARA.ARNOLD@BUREAUINC.COM	Mailing Agent:		Mail Owner:	Martin County Board of County Commissioners 2401 SE MONTEREY RD STUART, FL 34996 -3322															
Account Number:	9000028233																			
Permit:	Permit Imprint 611			Processing Category:	Letters (may include postcards)															
	CRID: 3448152		CRID:		CRID: 25852944															
Statement FS Fee Waiver %:	0%																			
Post Office Of Mailing:	WEST PALM BEACH FL 33416	Mailer's Mailing Date:	01/14/2020																	
Post Office of Permit:	WEST PALM BEACH FL 33416																			
Mailer Declared Weight of Single Piece:	0.0525 lbs.	Mailer Declared Total Pieces:	1,914 pcs.	Mailer Declared Total Weight:	100.4850 lbs.															
USPS Determined Weight of Single Piece:	0.0525 lbs.	USPS Determined Total Pieces:	1,914 pcs.	USPS Determined Total Weight:	100.4850 lbs.															
				Total Postage:	\$ 747.75															
Sequencing Date:		Address Matching Date - Automation:	01/13/2020	Address Matching Date - Carrier Route:																
No of Containers:	<table border="1"> <tr> <td>1' MM Trays</td> <td>2' MM Trays</td> <td>2' EMM Trays</td> <td>Flat Trays</td> <td>Sacks</td> <td>Pallets</td> <td>Other</td> </tr> <tr> <td>1</td> <td>7</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						1' MM Trays	2' MM Trays	2' EMM Trays	Flat Trays	Sacks	Pallets	Other	1	7					
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Political Mail:	NO	Official Election Mail:	NO																	
Mailpieces contain Only contents that are not required to be mailed FCM:	NO	Round Trip Only: 1 DVD/CD or other Disk:	NO																	
Incentive/Discount AB Testing Claimed:	NO	Type of Fee:	N/A																	
Mail Arrival Date and Time:	01/14/2020 15:31	Payment Date and Time:	01/14/2020 15:39																	
Comments:																				
SSF TID Number:																				

Part A: Automation Prices

Line Number	Title	Description	Price	Quantity	Subtotal Postage	Discount Total*	Fee Total	Postage
A4	5-Digit	Letters	0.383	1527pcs.	\$ 584.8410	\$ 0.0000	0	\$ 584.8410
A5	AADC	Letters	0.412	202pcs.	\$ 83.2240	\$ 0.0000	0	\$ 83.2240
A6	Mixed AADC	Letters	0.428	178pcs.	\$ 76.1840	\$ 0.0000	0	\$ 76.1840
Part A Total (Add lines A1-A10)								\$ 744.2490

Part B: Nonautomation Prices

Line Number	Title	Description	Price	Quantity	Subtotal Postage	Discount Total*	Fee Total	Postage
B5	Nonpresorted/Single-Piece*	Letters	0.500	7pcs.	\$ 3.5000	\$ 0.0000	0	\$ 3.5000
Part B Total (Add lines B1-B18)								\$ 3.5000

Total Postage From All Parts **\$ 747.75**
 Total From Attached Form 3540-S N/A

For Extra Services and Other Fees

Total Postage **\$ 747.75**

* May contain both Full Service Intelligent Mail and other discount - see Instructions page for additional information.

Certification

The mailer's signature certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent signs this form, the agent certifies that he or she is authorized to sign on behalf of the mailer, and that the mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control.

I hereby certify that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation comply with all postal standards and that the mailing qualifies for the prices and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation.

I understand that anyone who furnishes false or misleading information on this form or who omits information requested on the form may be subject to criminal and/or civil penalties, including fines and imprisonment.

Signature

Signature of Mailer or Agent	Name of Mailer or Agent	Telephone
------------------------------	-------------------------	-----------

Facsimile Form 3600-R

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Weight of a Single Piece		Are figures at left adjusted from mailer's entries? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Give Reason	
Total Pieces 1,914 pcs.	Total Weight 100.4850 lbs.	Date Mailer Notified	
Total Postage \$747.75	Contact		By (Initials)
Presort Verification: Check One (If Applicable) <input type="checkbox"/> Not Scheduled <input type="checkbox"/> Performed		Verifying Employee's Name	
I CERTIFY that this mailing has been inspected concerning: (1) eligibility for postage price claimed; (2) Proper preparation (and presort where required); and (3) proper completion of postage statement; and (4) payment of annual fee (if required).		Round Stamp Required	
Verifying Employee's Signature			
Optional Procedure No	Location Code 0116A	Mailing Date	

Facsimile Form 3600-R

Verification	Request Source	Performance Status	Disposition	Performance Type	Performance Percentage	Additional Postage	Cost Avoidance
eMIR Cursory review		Not Performed	N/A		N/A		
Weigh Entire Mailing	Verification not requested by system	Not Performed	N/A		N/A		
Manual Barcode	Verification not requested by system	Not Performed	N/A		N/A		
Manual Presort	Verification not requested by system	Not Performed	N/A		N/A		
Mailing Review	Verification requested by random selection	Performed	N/A	Mailing Review	100%	N/A	N/A
Labeling Review	Verification requested by random selection	Performed	N/A	Labeling Review	100%	N/A	N/A
Mailpiece Review	Verification requested by random selection	Performed	N/A	Mailpiece Review	100%	N/A	N/A
Documentation/Postage Statement Review	Verification requested by random selection	Performed	N/A	Documentation/Postage Statement Review	100%	N/A	N/A
Total:						\$0.00	\$0.00

This mailing has been inspected concerning:

- (1) eligibility for postage prices claimed;**
 - (2) proper preparation (*and presort where required*);**
 - (3) proper completion of postage statement; and**
 - (4) payment of annual fee (*if required*).**
-

Irene A. Szedlmayer, AICP

PHQJ-3

Summary of Qualifications

COUNTY
EXHIBIT #2

Masters in City and Regional Planning, *Rutgers University, New Brunswick, New Jersey.*

Juris Doctorate, *Rutgers University, School of Law, Newark, New Jersey.*

Bachelor of Arts, Social Welfare, *Pennsylvania State University, State College, PA*

Work Experience

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/5/2020
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

Principal Planner – March 2020 to current

Senior Planner – June 2014 to March 2020

Martin County BOCC, Growth Management Department

- Develops long range planning projects.
- Plans and schedules work programs.
- Establishes time frames for completion of work.
- Performs as project manager for special studies, projects and plans.
- Assists in data collection and analysis.
- Assists the general public and other agencies with planning related information.
- Reviews studies conducted by other agencies.
- Confers with civic leaders, government officials, resident groups and homeowners' associations to identify issues, goals and objectives, and to discuss alternate plans for meeting physical, social and economic needs.
- Provides technical and advisory assistance to local governments and agencies in matters of comprehensive planning, development and regulatory codes and ordinances and transportation planning.
- Prepares agendas and backup for monthly meetings and special subcommittee meetings as required.
- Develops improved work methods to accelerate formulation and completion of planning programs and projects. Performs work related to this job description as required.

Planning and Community Development Director, March 2010 to August 2013,

City of La Feria, Texas. Reviewed subdivision plats and building permit applications for compliance with local ordinances and the Comprehensive Plan; prepared and presented recommendations to the Planning and Zoning Commission, Zoning Board of Adjustment, and City Commission; drafted revisions to the zoning ordinance, assisted the public with the City's regulations and processes; supervised the code enforcement officer, prepared grant applications,

implementation and reporting related to the grants, and represented the City on the regional storm water task force, metropolitan planning organization, and regional sustainability consortium. Accomplishments include recruiting the APA's Community Planning Assistance Team to La Feria in May 2013 and demolition of more than 20 dilapidated structures.

Independent Planning Consultant – March 2009 to March 2010,

City of Mercedes, Texas. Working with the Assistant city Manager and Planning Director and the volunteer Comprehensive Plan Steering Committee, I drafted the City's Comprehensive Plan chapters on demographics, land use, economic development, and infrastructure and public facilities.

Planning Director - February 2008 to August 2008,

City of San Juan, Texas. Prepped and presented recommendations to the Planning and Zoning Commission, Zoning Board of Adjustment, and City Commission on subdivision, conditional use, and variance applications, worked with developers to bring subdivision plats and building permit applications into compliance with municipal land development ordinances; worked to re-establish standard operating procedures in a department that had experienced inconsistent leadership for several years.

Senior Planner, Long-Range Planner, Director - January 2006 to December 2007,

City of Weslaco, Texas. Reviewed subdivision plats and building permit applications for compliance with development ordinances and compliance with the Comprehensive Plan; prepared and presented recommendations to the Planning and Zoning Commission, Zoning Board of Adjustment, and City Commission; supervised and participated with the work of Annexation Plan and Comprehensive Plan consultants, drafted revised sign and subdivision ordinances, conducted community meetings, prepared annexation, service plans and annexation fiscal impact analyses, assisted the public with the City's land Planning and Code Enforcement office. As the Director of the Department, I supervised the work of 10 secretaries, code enforcement officers, animal control officers and building inspectors.

South Jersey Legal Services, Inc., May 1998 to August 2004,

Vineland, New Jersey. As Community Economic Development attorney, I represented grass-roots and faith-based non-profit groups engaged in community economic development. Substantive areas of the law included civil rights, education, real estate, zoning, tax, public and subsidized housing, trade names, transportation, and organizational development. I produced statistical reports in support of resident and homeowner litigation to influence municipal redevelopment plans. My representation of individuals included landlord/tenant, social security, and public welfare benefits matters.

State of New Jersey Election Law Enforcement Commission, October 1994 to May 1998, Trenton, New Jersey. On behalf of the state government, I prosecuted violations of state campaign finance laws. I reviewed prosecutorial recommendations made by investigative staff, drafted complaints, appeared before administrative law judges and recommended penalties to the Commission.

State of New Jersey Office of Administrative Law, August 1993 to – August 1994, Newark, New Jersey. Prepared legal memoranda for administrative law judges on questions arising in contested environmental, public utilities, land use, public employment and other cases.

Legal Services of New Jersey, Inc., June 1992 to March 1993, Edison, New Jersey. Prepared memoranda related to federal litigation brought by public housing tenants against the housing authority and a state supreme court case involving the rights of residential tenants in mortgage foreclosure and assisted in updated *“You and the Law in NJ.”*

Foundation of the University of Medicine and Dentistry of New Jersey, Inc., November 1986 to August 1989, Newark, New Jersey. Researched corporate and foundation funding prospects, prepared proposals seeking private financial support for bio-medical research, education and patient care, assisted in cultivating funding prospects, and prepared stewardship reports.

The Market Foundation, Inc. January 1983 – December 1985, Seattle, Washington. As a VISTA (Volunteer in Service to America), I raised funds through direct mail, special events and foundation and corporate proposals for a network of human service agencies in a special urban redevelopment zone in

downtown Seattle. Also, volunteered with a community group to preserve affordable downtown housing.

Professional Organizations

Member, Florida Chapter of the American Planning Association

Member, American Institute of Certified Planners

Volunteer Affiliations

City of Fort Pierce Community Wide Council, Chair, January 2014 to February 2018

Member, Board of Directors, Frontera Audubon Society, Inc., May 2005 to May 2011

Clerk, Rio Grande Valley Religious Society of Friends, January 2009 to July 2013

Continuing Education

American Planning Association Florida State Conference 2016

Form Based Code Institute – 101 and 301 courses completed in 2012

STORMCON – National Stormwater Conference 2011

American Planning Association National Conference 2006

American Planning Association Texas State Conference 2006, 2007, 2011

Texas Municipal League Conference 2012

Texas Commission of Environmental Quality Stormwater Conference 2012

Texas Department of Rural Affairs – Community Development Block Grant training, including Fair Housing and Section 3, 2010, 2011, 2012

Designing Pedestrian Facilities by National Highway Administration 2011

Other Qualifications

AICP- American Institute of Certified Planners – May/2014

License to practice law in the State of New Jersey – inactive since 2004

License to practice law in the State of Texas – inactive since 2013

PHQJ-3

SUSAN KORES

3615 SW Thistlewood Lane
Palm City, Florida 34990

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/5/2020
By MKV CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
D.C.

COUNTY
EXHIBIT # 3

772.233.0819
srkores@aol.com

PROFILE

Accomplished, results-oriented professional with an outstanding background in senior administration and management positions in both the public and private sectors. A highly motivated team player, dedicated to providing exceptional client-focused services. An excellent administrator, organized, meticulous, and adaptable to a variety of functions.

PROFESSIONAL ACCOMPLISHMENTS AND EXPERIENCE

REDEVELOPMENT MANAGEMENT ASSOCIATES, LLC (2015-2017)

PROJECT MANAGER

- ◆ Responsible for providing project management services for five (5) districts in the West Palm Beach Northwood/Pleasant City CRA with a budget of approximately \$4,000,000.
- ◆ Oversee and manage redevelopment plans for each district, including redevelopment incentive programs.
- ◆ Interact with community groups, residents, property and business owners to ensure communication, inclusion and understanding of CRA priorities, programs and projects.
 - Assisted in the creation of the Pleasant City FIRST! Neighborhood Association.
 - Organized and executed a Florida State Department of Health 'Community Health Assessment' in 8 neighborhoods along the Broadway Corridor in WPB.
- ◆ Provide program management for neighborhood redevelopment, housing projects, horizontal and vertical construction projects.
 - Completed 22 exterior façade projects, 3 currently in development, in two years.
 - 3 new, single family homes to be complete by the end of January 2017; 5 additional in development
- ◆ Execute contracts, leases and RFPs for services, partnerships, vendors, individuals, etc. for all districts regarding landscaping, cleaning, security, trolleys, wayfinding signs, management, etc.
- ◆ Design, organize and execute public art projects and installations – sculptures, murals, CANVAS Outdoor Museum Show 2015 & 2016, Art Square and Plein Air.
- ◆ Prepare agenda items and present to CRA Board, Advisory Board meetings, City Commission and other economic development groups.
- ◆ Program Manager - Lot 23 Artist in Residence Program (AIR)
 - Manage two, 4 unit residential buildings housing 8-16 Lot 23 AIR program artists.
 - Redevelop, enhance and implement policies, applications, recruitment strategies, marketing and promotional materials, background checks, leases.
 - Re-negotiate contract with Center for Creative Education to provide program management services regarding artist curriculum, classroom techniques, classroom space and reporting.
 - The Lot 23 Artist in Residence Program is a 2016 Florida Redevelopment Association Statewide Award Recipient in the category of "Out of the Box".

INTERNATIONAL ENTERPRISE DEVELOPMENT, INC. (1997-2015)

PROGRAM DIRECTOR (2010-2015)

- ◆ Managed the Pompano Beach CRA Business Resource Center Facility—programs, special events and infrastructure.
- ◆ The Business Resource Center is a 2013 Florida Redevelopment Assoc. Statewide Award Recipient for Management Programs/Creative Partnerships.
- ◆ Creator of ArtHall – a marketing, business attraction and community outreach program and winner of two Florida Festivals and Events Association's 2014 SUNsational Awards.

- ◆ Direct two economic development programs: The Business Incubator and the Job Placement Center
 - Recruit and provide technical assistance to 25 client businesses.
 - Design and implement all program services including, marketing, promotion, partnerships, networking opportunities, special events, and business education workshops.
 - Collect and process fees and payments.
 - Collect and analyze economic development data.
 - Design, develop and implement recruitment strategies for job seekers and employers.
 - Organize Job Fairs and Community Resource Workshops to assist local job seekers and employers.
 - In fiscal year 2013-2014, garnered 159 jobs for individuals; 86 jobs for companies.
 - Design, develop and write all policies, guidelines, manuals, applications, marketing and promotional materials.

PROGRAM CONSULTANT (1998-2010)

- ◆ Research/write Program Design and Implementation plan for a business incubator for the City of Pompano Beach.
- ◆ Implement microenterprise development contracts for a variety of clients (e.g., Enterprise Florida, Front Porch Florida Micro Loan Program, JP Morgan, Haitian Women of Miami, Inc.)
- ◆ Train client staff in the creation and management of microenterprise programs.
- ◆ Assist in the creation of the Florida Association for MicroEnterprise, Inc. (FLAME)

PROGRAM COORDINATOR (1997-1998)

- ◆ Facilitated the implementation of a \$1 million Microenterprise Development program for the State of Florida
 - Managed 17 contracts to grantee organizations totaling \$800,000.
 - Provided technical assistance to community-based and regional organizations in establishing new microenterprise programs.
 - Provided organizational, marketing, and administrative support for the 1998 first, statewide microenterprise development conference.

W&W DESIGNS, INC. - OFFICE MANAGER (2005-2010)

- ◆ Garnered eight new clients in one season by developing a successful target marketing strategy, including the design and production of effective promotional materials.
- ◆ Concurrently administer 25-30 accounts generating revenues totaling \$1 million per year, from initial customer contact to proposal development to selection, fabrication, and installation of goods.
- ◆ Recruit, interview, train, and supervise staff.
- ◆ Process accounts payable, receivable and staff payroll.

CITY OF BOCA RATON - VOLUNTEER COORDINATOR (2002-2005)

- ◆ Recognized as part-time employee of the year after the first year of employment.
- ◆ Re-Branded the seven-year-old City volunteer program.
 - Created new promotional strategy including logo, print, web-based informational materials, recruitment and recognition events, press releases.
 - Streamlined recruitment and administrative processes and procedures.
 - Developed and conducted effective personnel training programs.
- ◆ Increased volunteer participation eight percent each year for three years and decreased volunteer turnover from ten percent to one percent in the first year.
 - Researched and recommended the efficient utilization of volunteers in projects/locations throughout the city.
 - Wrote, reviewed, and assessed volunteer job descriptions.
 - Conducted volunteer interviews and determined appropriate placement.
 - Conducted city-wide orientation workshops in volunteer management and city personnel policies for volunteers and staff with volunteer responsibilities.
 - Trained, managed, and supported a coalition of volunteer supervisors.
- ◆ Prepared and administered the volunteer program budget.
- ◆ Coordinated the reporting and evaluation processes.

VOLUNTEER BROWARD, INC. – PROGRAM DIRECTOR (1998–1999)

- ◆ Developed and implemented an effective marketing effort to continually recruit volunteer mentors for a coalition of 30 nonprofit community agency programs.
 - Secured new community partnerships to support the coalition's mentoring programs.
- ◆ Managed the operation of mentor recruitment/referral and agency communications/relations.
- ◆ Directed program evaluations, procedures, guidelines, and policies.
- ◆ Organized education and training programs for agency staff.

HAMPTON MARKETING CORPORATION – SALES MANAGER (1995–1998)

- ◆ Expanded the client base threefold by successfully negotiating contracts and diversifying marketing efforts to include direct mail and mail order programs.
- ◆ Managed inside and outside sales activity for four product lines.

NEW YORK STATE MENTORING PROGRAM – REGIONAL DIRECTOR (1990–1995)

- ◆ Implemented a school-based mentoring program for Kindergarten–8th grade in New York City.
 - Negotiated financial assistance exceeding \$100,000 per year from the New York City Board of Education and corporate sources.
 - Enlisted the participation of more than 60 companies, hospitals, and governmental agencies.
 - Recruited and trained more than 800 volunteers.
 - Developed and directed training for school-based program coordinators and private-sector partners.
- ◆ Provided technical assistance and account management to all corporations and schools in program design, development, and implementation.
- ◆ Coordinated all screening, payroll, and evaluation procedures.

EDUCATION

Master of Public Administration, New York University, New York, NY, 1991

Bachelor of Science, Georgetown University, Washington, DC, 1981

Susan Kores
Resume addendum
October 2018

**MARTIN COUNTY OFFICE OF COMMUNITY DEVELOPMENT/CRA
MANAGER (March 2017 – present)**

This professional administrative position manages the County's Office of Community Development, which oversees the Martin County Community Redevelopment Agency, Art in Public Places program and the Historic Preservation program. Directs and coordinates all Office of Community Development (OCD) activities.

- ◆ Prepares and maintains annual budget and strategic work plans for the OCD.
- ◆ Serves as principal staff liaison between the County Commission and the Community Redevelopment Agency, Public Art Advisory Committee and the Historic Preservation Board.
- ◆ Reviews the Countywide and individual Community Redevelopment Plans to ensure they are relevant and reflective of community needs; oversees implementation of plans.
- ◆ Interacts and addresses the priorities of the CRA and NACs to ensure funds are allocated to those projects producing the desired return on investment and impact on the community.
- ◆ Initiates and coordinates development and redevelopment efforts to address economic growth.
- ◆ Makes presentations to the Board of County Commissioners, the Community Redevelopment Agency, Public Art Advisory Committee, Historic Preservation Board, civic groups, divisional meetings, senior management and neighborhood advisory boards.
- ◆ Provides oversight of planning studies and field surveys to provide guidance with respect to planning programs and implementation activities for the County's six (6) CRA districts.
- ◆ Facilitates, monitors, and ensures that all projects are implemented in accordance with the goals of their respective advisory boards and the Office of Community Development.
- ◆ Supervises and directs staff members assigned to the Office of Community Development.