



July 21, 2022

RE: Notice of Public Hearings regarding Applications #CPA 21-04 (FLUM): An application submitted by Florida Inland Navigation District to change the Future Land Use and Zoning on a Parcel of Land consisting of approximately 51.20 acres located approximately one mile north SE Osprey Street and east of SE Gomez Avenue on the Intracoastal Waterway.

Dear Property Owner:

As the owner of property within 1,000 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: Institutional Conservation TO: Estate Density (2 upa)

And to change the zoning designation:

FROM: A-1A TO: RE-1/2A

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

MEETING: Local Planning Agency
DATE: August 4, 2022
TIME: 7:00 p.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING: Board of County Commissioners
DATE: August 16, 2022
TIME: 9:00 a.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

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

Accessibility arrangements. Persons with disabilities who need an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, 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 meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

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

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

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

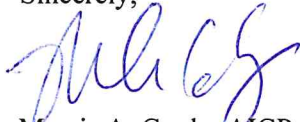
Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. Written comments will be included as part of the public record of the application.

Submit Written Comments to: Paul Schilling, Director
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

To view staff reports, please visit the County's website at:
<https://www.martin.fl.us/CompPlanningStaffReports>

For more information, please feel free to contact me at (772) 220-2100 or Glenn Rosado, Planner, Growth Management Department at (772) 288-5950 or via email: grosado@martin.fl.us

Sincerely,



Morris A. Crady, AICP
Senior Partner

Enclosures: Location Map
 Current Future Land Use Map
 Proposed Future Land Use Map
 Current Zoning Map
 Proposed Zoning Map



Florida Inland Navigation District Land Use Amendment Location Map

Existing Future Land Use Map



Future Land Use Legend

- Rural Density -up to 0.5 UPA
- AgTEC
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Mixed-Use Village
- Commercial General
- Commercial Limited

- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)



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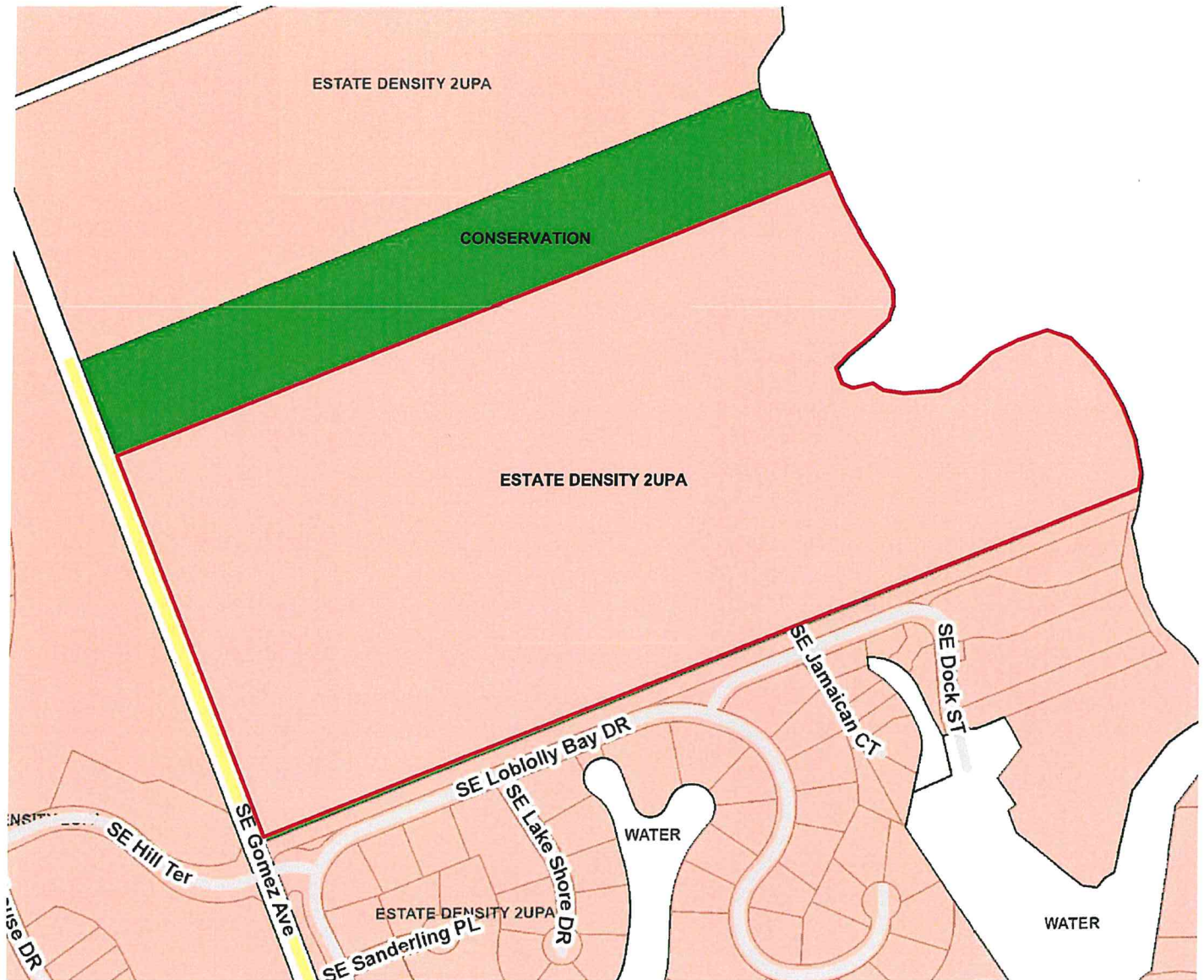


CPA-21-04

Florida Inland Navigational District
to
Loblolly Community Services Corporation

Martin County, Florida

Proposed Future Land Use Map



Future Land Use Legend

Rural Density -up to 0.5 UPA	Commercial / Office / Residential
AgTEC	Commercial Waterfront
Rural Heritage -up to 0.5 UPA	Recreational
Estate Density -up to 1 UPA	Public Conservation Area
Estate Density -up to 2 UPA	General Institutional
Low Density -up to 5 UPA	Industrial
Medium Density -up to 8 UPA	Agricultural
High Density -up to 10 UPA	Agricultural Ranchette
Mobile Home Density -up to 8 UPA	Major Power Generation Facility
Mixed-Use Village	No Data (May Include Incorporated Area)
Commercial General	
Commercial Limited	



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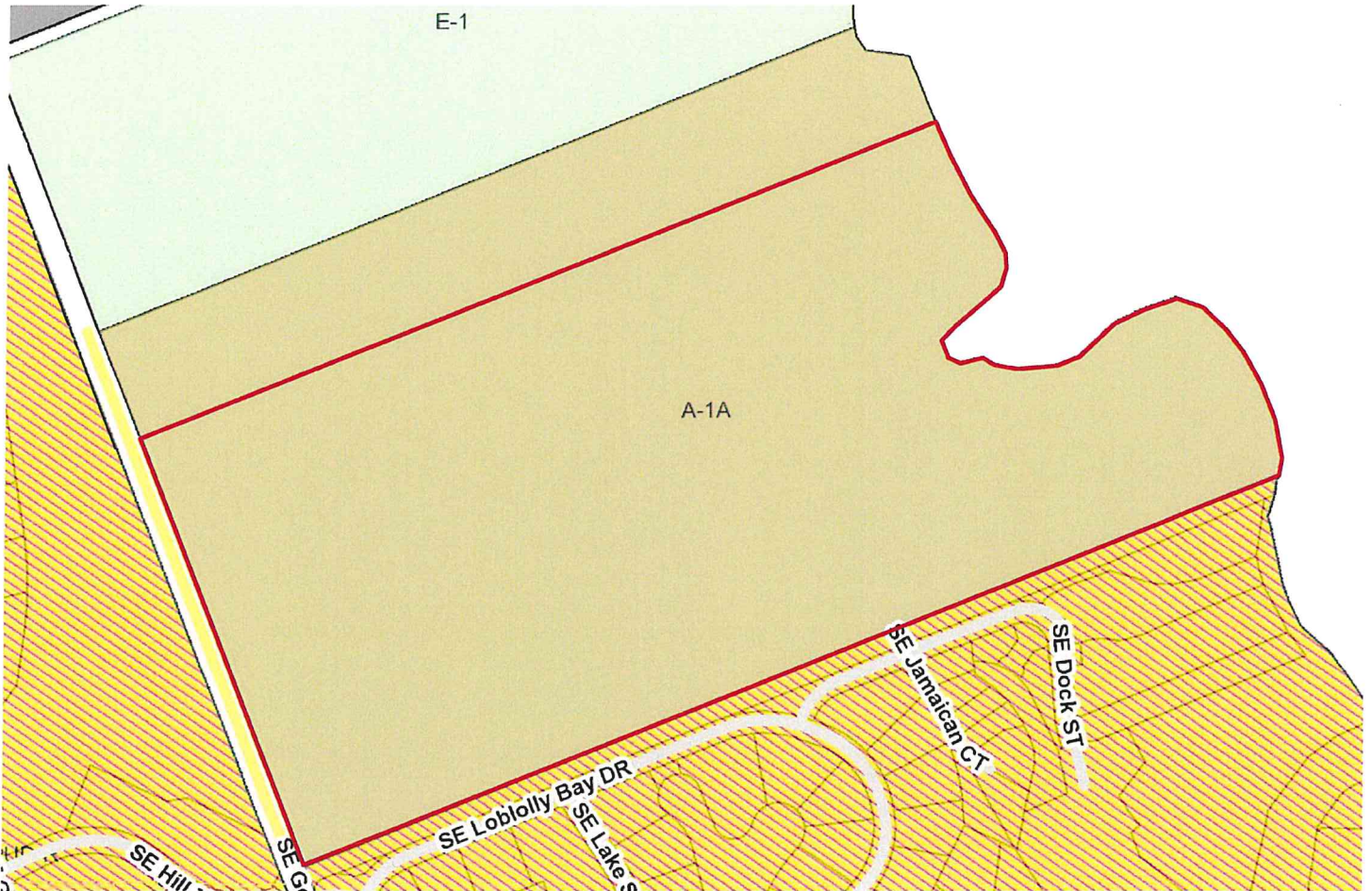


CPA-21-04

Florida Inland Navigational District
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Existing Zoning Map



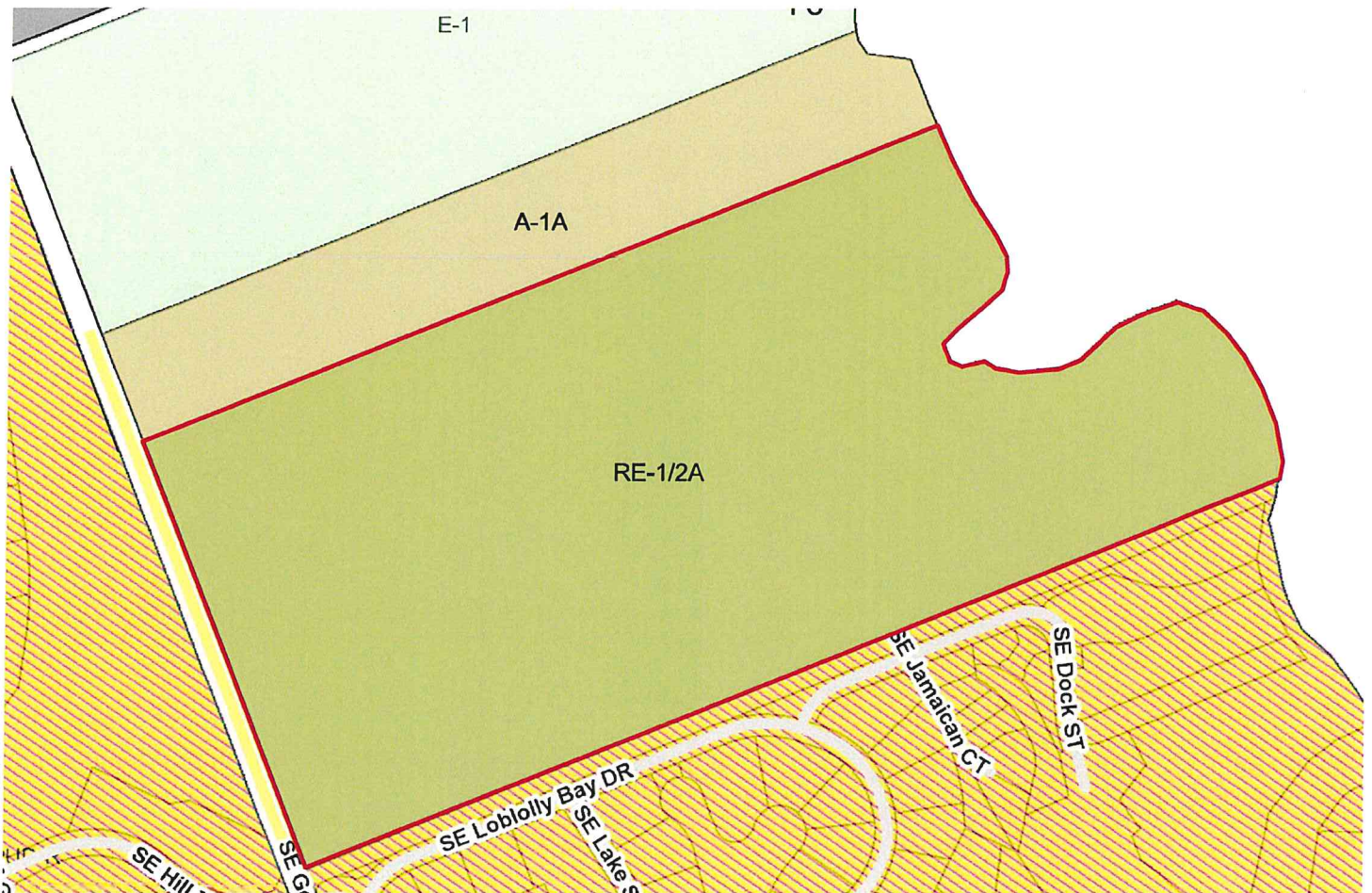
Zoning Legend

- | | | |
|--|---|--|
| A-1 (Small Farms) | LC (Limited Commercial District) | R-3 (Multi-Family Residential) |
| A-1A (Agricultural) | LI (Limited Industrial District) | R-3A (Liberal Multi-Family) |
| A-2 (Agricultural) | LI-1 (Limited Industrial District) | R-3B (Multi-Family Residential) |
| A-3 (Conservation) | M-1 (Industrial) | R-4 (Multi-Family Residential) |
| AG-20A (General Agricultural District) | M-2 (Industrial) | R-5 (Multi-Family Med. Density) |
| AR-10A (Agricultural Ranchette District) | M-3 (Industrial) | RE-1/2A (Residential Estate District) |
| AR-5A (Agricultural Ranchette District) | MH-P (Mobile Home Park District) | RE-1A (Residential Estate District) |
| B-1 (Business) | MH-S (Mobile Home Subdivision District) | RE-2A (Rural Estate District) |
| B-2 (Business Wholesale) | Ocean Breeze | RM-10 (High Density Residential District) |
| B-3 (Rural Business) | PAF (Public Airport Facilities District) | RM-3 (Low Density Residential District) |
| CC (Community Commercial District) | PC (Public Conservation District) | RM-4 (Low Density Residential District) |
| CO (Commercial Office) | PR (Public Recreation District) | RM-5 (Low Density Residential District) |
| COR-1 (Commercial Office/Residential District) | PS (Public Servicing District) | RM-6 (Medium Density Residential District) |
| COR-2 (Commercial Office/Residential District) | PS-1 (Public Service District) | RM-8 (Medium Density Residential District) |
| E (Estates and Suburban Homes District) | PS-2 (Public Service District) | RS-10 (High Density Residential District) |
| E-1 (Estates and Suburban Homes District) | PUD | RS-3 (Low Density Residential District) |
| GC (General Commercial District) | PUD-C (Commercial) | RS-4 (Low Density Residential District) |
| GI (General Industrial District) | PUD-I (Industrial) | RS-5 (Low Density Residential District) |
| HB-1 (Limited Business) | PUD-MH (Mobile Home) | RS-6 (Medium Density Residential District) |
| HB-1A (Hotel & Motel) | PUD-R (Residential) | RS-8 (Medium Density Residential District) |
| HB-1AA (Hotel & Motel) | PUD-WJ (PUD West Jensen) | RS-BR3 (Low Density Residential District, Beau Rivage) |
| HI (Heavy Industrial District) | PMUV (Planned Mixed-Use Village) | RT (Mobile Home Subdivision District) |
| HR-1 (Single-family Residential District) | R-1 (Single-family Residential District) | SY (Salvage Yard) |
| HR-1A (Single-family Residential District) | R-1A (Single-family Residential District) | Swells Point |
| HR-2 (Multi-Family Residential) | R-1B (Single-family Residential District) | Stuart |
| HR-2A (Multi-Family Dwelling) | R-1C (Single-family Residential District) | TP (Mobile Home Park District) |
| IZ - Interim Zoning | R-2 (Single-family Residential District) | WE-1 (Waterfront Estates District) |
| Jupiter Island | R-2A (Two-Family Residential District) | WGC (Waterfront General Commercial District) |
| | R-2B (Single-family Residential District) | WRC (Waterfront Resort Commercial District) |
| | R-2C (Single-family Residential District) | |
| | R-2T (Single-family Residential District) | |

**Florida Inland Navigational District to
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Proposed Zoning Map



Zoning Legend

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> A-1 (Small Farms) A-1A (Agricultural) A-2 (Agricultural) A-3 (Conservation) AG-20A (General Agricultural District) AR-10A (Agricultural Ranchette District) AR-5A (Agricultural Ranchette District) B-1 (Business) B-2 (Business Wholesale) B-3 (Rural Business) CC (Community Commercial District) CO (Commercial Office) COR-1 (Commercial Office/Residential District) COR-2 (Commercial Office/Residential District) E (Estates and Suburban Homes District) E-1 (Estates and Suburban Homes District) GC (General Commercial District) GI (General Industrial District) HB-1 (Limited Business) HB-1A (Hotel & Motel) HB-1AA (Hotel & Motel) HI (Heavy Industrial District) HR-1 (Single-family Residential District) HR-1A (Single-family Residential District) HR-2 (Multi-Family Residential) HR-2A (Multi-Family Dwelling) IZ - Interim Zoning Jupiter Island | <ul style="list-style-type: none"> LC (Limited Commercial District) LI (Limited Industrial District) LI-1 (Limited Industrial District) M-1 (Industrial) M-2 (Industrial) M-3 (Industrial) MH-P (Mobile Home Park District) MH-S (Mobile Home Subdivision District) Ocean Breeze PAF (Public Airport Facilities District) PC (Public Conservation District) PR (Public Recreation District) PS (Public Servicing District) PS-1 (Public Service District) PS-2 (Public Service District) PUD PUD-C (Commercial) PUD-I (Industrial) PUD-MH (Mobile Home) PUD-R (Residential) PUD-WJ (PUD West Jensen) PMUV (Planned Mixed-Use Village) R-1 (Single-family Residential District) R-1A (Single-family Residential District) R-1B (Single-family Residential District) R-1C (Single-family Residential District) R-2 (Single-family Residential District) R-2A (Two-Family Residential District) R-2B (Single-family Residential District) R-2C (Single-family Residential District) R-2T (Single-family Residential District) | <ul style="list-style-type: none"> R-3 (Multi-Family Residential) R-3A (Liberal Multi-Family) R-3B (Multi-Family Residential) R-4 (Multi-Family Residential) R-5 (Multi-Family Med. Density) RE-1/2A (Residential Estate District) RE-1A (Residential Estate District) RE-2A (Rural Estate District) RM-10 (High Density Residential District) RM-3 (Low Density Residential District) RM-4 (Low Density Residential District) RM-5 (Low Density Residential District) RM-6 (Medium Density Residential District) RM-8 (Medium Density Residential District) RS-10 (High Density Residential District) RS-3 (Low Density Residential District) RS-4 (Low Density Residential District) RS-5 (Low Density Residential District) RS-6 (Medium Density Residential District) RS-8 (Medium Density Residential District) RS-BR3 (Low Density Residential District, Beau Rivage) RT (Mobile Home Subdivision District) SY (Salvage Yard) Seawalls Point Stuart TP (Mobile Home Park District) WE-1 (Waterfront Estates District) WGC (Waterfront General Commercial District) WRC (Waterfront Resort Commercial District) |
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