

PROPOSED AMMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

REQUEST NUMBER:

CPA 18-14 Dixie Hwy. Rio

APPLICANT:

Community Redevelopment Agency
Martin County

PLANNER-IN-CHARGE:

Maria Jose, M.S.
Planner

REPRESENTED BY:

Susan Kores
Office of Community Development Manager

DATE: October 19, 2018

Public Hearing	Date	Action
LPA	October 18 th ,2018	LPA recommended changing the parcel to General Commercial future land use.
BCC Transmittal	November 20 th ,2018	
BCC Adoption		

SITE LOCATION: The parcel is located on 977 NE Dixie Hwy., in the Rio Community Redevelopment Area.

APPLICANT REQUEST: Board of County Commissioners has initiated a comprehensive plan amendment to change the future land use designation from General Commercial and General Institutional to solely General Commercial.

STAFF RECOMMENDATION:

Staff recommends future land use change on the property from General Commercial and General Institutional to solely General Commercial.

EXECUTIVE SUMMARY:

The 0.28 acre property is located on NE Dixie Hwy. in the Rio Community Redevelopment Area and is shown below, highlighted in red (Figure 1).

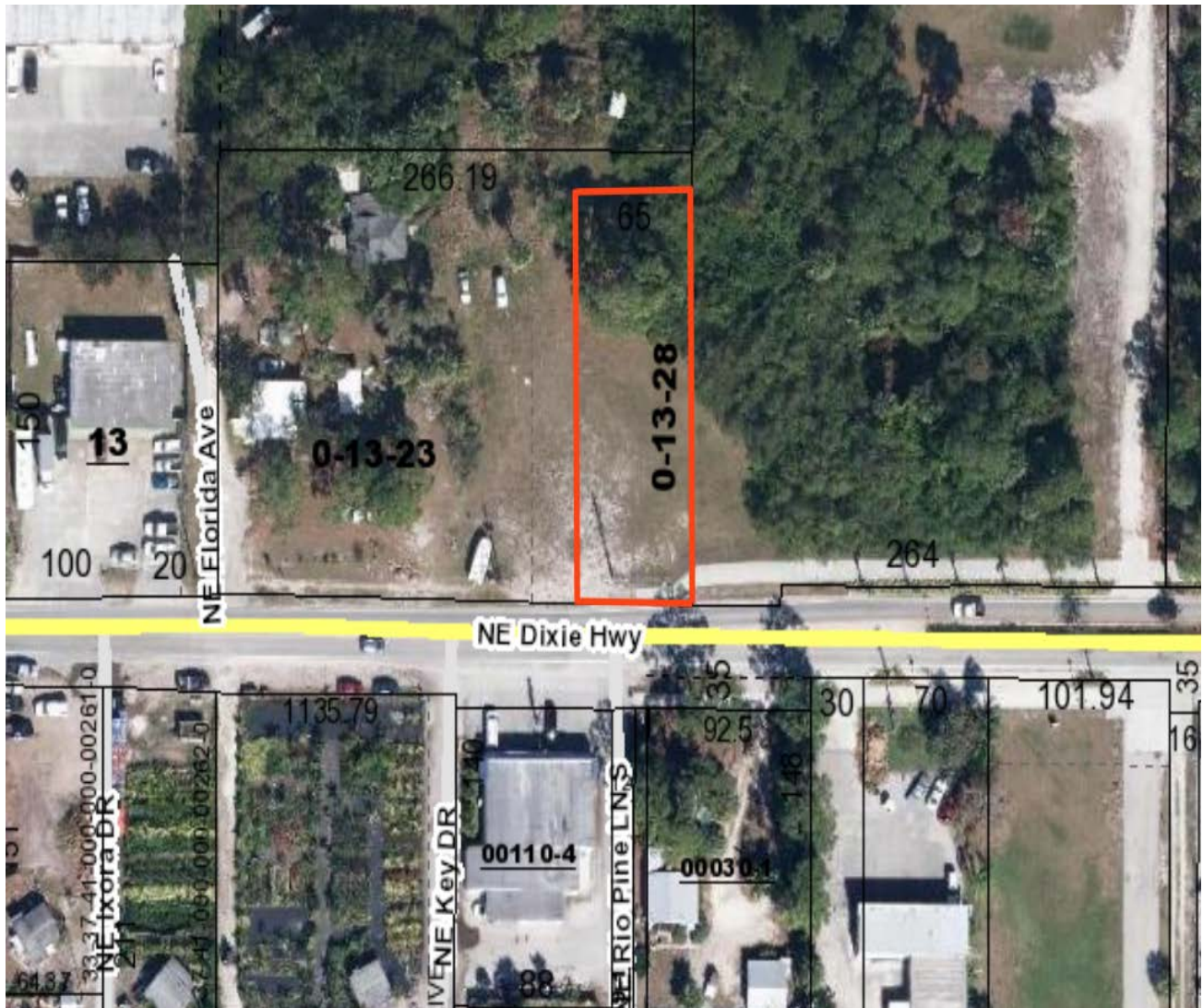


Figure 1

On September 25, 2017, the Community Redevelopment Agency voted to request that the Board of County Commissioners initiate a land use amendment for the property. On January 9th, 2018, a draft Request for Proposals for the sale and redevelopment of the subject property along with a request for the Board of County Commissioners to initiate an amendment to change the future land use designation of the property was submitted. In response, the Board of County Commissioners initiated a Future Land Use Map Amendment to the future land use designation of 977 NE Dixie Highway from General Commercial and General Institutional to solely General Commercial. This staff report will consider potential future land use designations consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties. The staff analysis will consider the General Commercial future land use designation.

1. PROJECT/SITE SUMMARY

1.1. Physical/Site Summary

The subject property is 0.28 acre (12,196 sq. ft.). It is currently an undeveloped vacant lot. NE Dixie Hwy. has a 50-ft. right-of-way.

The parcel is within the following:

Planning District: North County.

Adjacent Planning District: Stuart Urban.

Commission District: District 1.

Taxing District: District 1 Municipal Service Taxing Unit.

1.2 Major Roadways

The major roadways closest to the subject parcel are NE Dixie Hwy., upon which the parcel is located.

1.3. Current Amendment Requests

CPA 18- 8, Fire Station 10: A request to change the future land use designation on a 0.34 acre property from General Institutional to a more appropriate future land use designation. It was declared as surplus property by the Board of County Commissioners.

CPA 18-9, Reserve Area No.1, Plat of Leilani Heights Phase 1: A request to change the future land use designation on a 3.4 acre property from Low Density Residential to the most appropriate future land use designation. It was declared as surplus property by the Board of Commissioners, like the Fire Station 10 property.

CPA 18-15, Jensen Beach Impoundment: A county-initiated request to change the future land use designation on 10± acres from Medium Density Residential to Public Conservation.

1.4. Past Changes in Future Land Use Designations

There have been few changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, only two amendments to the FLUM have occurred in the immediate area. See Figure 2. The two amendments are summarized below.

- A. **CPA 2002-6, IBSCO** changed the future land use from Low Density Residential to Industrial on 3.64 acres located northwest of Savannah Road.
- B. **CPA 2003-5, Rio Industrial Center** changed the future land use from General Commercial to Industrial on 9.78 acres located on N.E. Dixie Highway.
- C. **CPA 01-9**, The most substantial amendment affecting this property and the surrounding properties was the adoption of CPA 01-9 on December 11, 2001. It created a Mixed Use Overlay on the Future Land Use Map in each of seven Community Redevelopment Areas.

The highlighted parcels in navy blue outline are the two amended parcels.

The highlighted pink is the Dixie Rio subject property. The Rio Mixed Use Overlay is represented in green

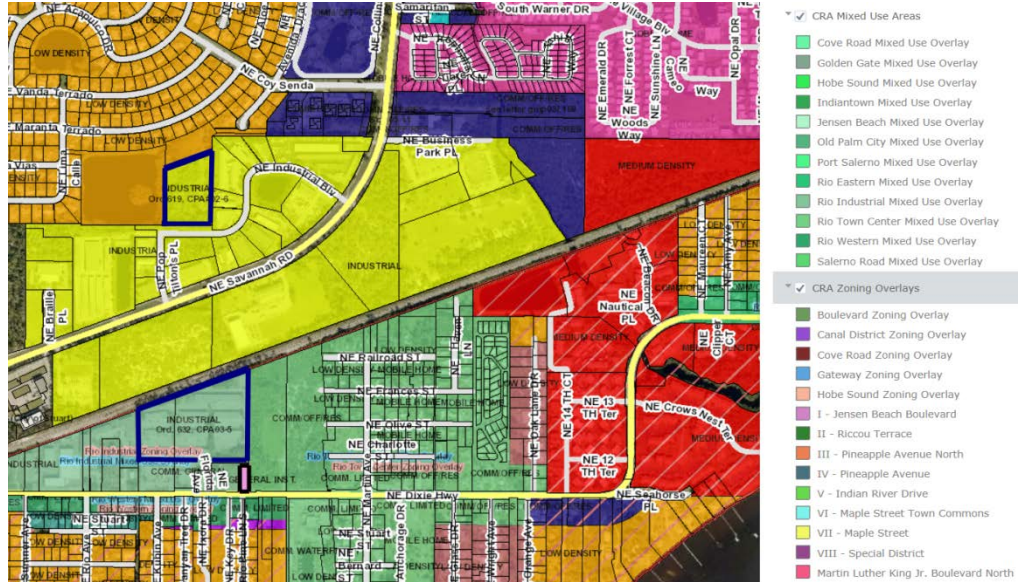


Figure 2

1.5. Adjacent Future Land Use

North: Industrial.

South: Limited Commercial.

East: General Commercial.

West: General Commercial.

1.6. Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The soil on the site is Salerno sand, according to South Florida Water Management District (SFWMD). See figure 3. A survey from United States Department of Agriculture (USDA) states: “The Salerno series consists of very deep, poorly drained, very slowly permeable soils on the flatwoods of Peninsular Florida. They formed in sandy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.” (National Cooperative Soil Survey, May 2004).

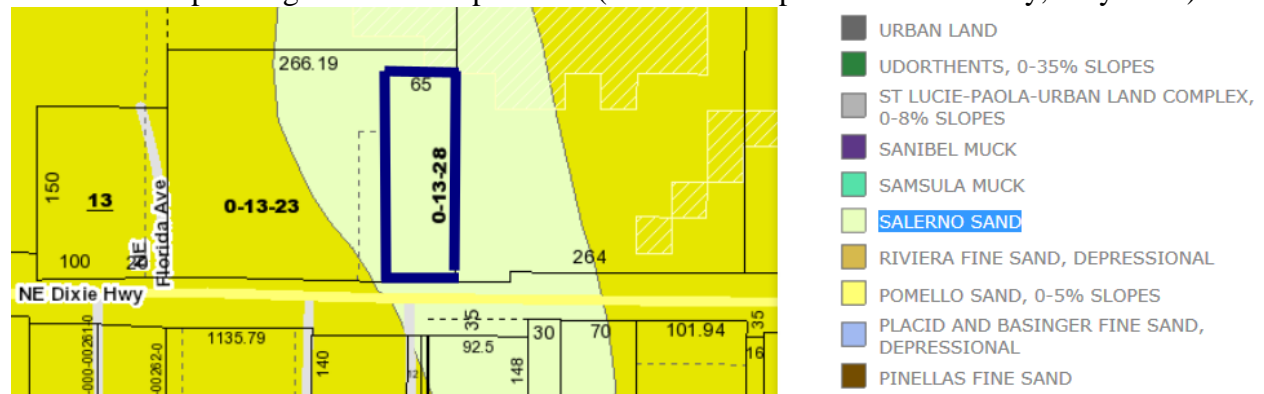


Figure 3

The composite wetlands map shows a very low probability of wetlands on the site. See figure 4.



Figure 4

1.6.2. Wellfield protection

The following is a description of the presence of existing wellfields proximate to the site and applicable wellfield protection measures.

The property is not within wellfield protection zone 1 or 2. It is not significantly near any wellfield protection zones either. See Figure 5. The subject property is highlighted in purple.



Figure 5

The project will be evaluated for wellfield requirements during the County's Development Review process. If groundwater or surface water withdrawals are proposed for irrigation, then the applicant will be required to submit additional information at the development review stage and submit a South Florida Water Management District Water Use Permit.

1.7. Adjacent Existing Uses

Below is a summary of the existing adjacent land uses in the general vicinity of the subject property:

North – 7.83 acres of warehouse

South – Rio St. Lucie Plaza, 1.69 acres

East – Vacant 5.77 acre lot

West - 1 acre lot, residential use

2. ANALYSIS

2.1. Criteria for a Future Land Use Amendment (Section 1-11 CGMP)

In evaluating each Future Land Use Map amendment request or a text amendment request which changes an allowable use of land for a specific parcel, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change provided it is consistent with all other elements of this Plan and at least one of the following three situations has been demonstrated by the applicant to exist. If staff cannot make a positive finding regarding any of the items in (a) through (c), along with a determination of consistency with all Plan goals, objectives, and policies and the requirements of this chapter, staff shall recommend denial.

(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available and growth in the area – in terms of development of vacant land, redevelopment and availability of public services – has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or

There have been only two changes in land use designation in the immediate area. Development on the lands in the immediate area has been consistent with the adopted Future Land Use Map.

(b) The proposed change would correct an inappropriately assigned land use designation; or

Yes, it would. Currently the subject property has a dual future land use designation of both General Commercial and General Institutional, and so a FLUM amendment is necessary to make the parcel have a single future land use designation. Changing the entire parcel to General Commercial can allow the parcel to be utilized for appropriate uses and permit use of the property by a private entity. It would also make the site more consistent with the surrounding properties on NE Dixie Hwy.

(c) The proposed change is a County initiated amendment that would correct a public facility deficiency in a County facility that provides for the health, safety or general welfare of County residents and cannot otherwise be adequately provided in a cost effective manner at locations where the proposed land use is currently consistent with the CGMP.

Not applicable. The property is County owned, specifically belonging to the Community Redevelopment Agency. The Martin County Board of Commissioners initiated the future land use amendment. However, it would not correct a public facility deficiency.

2.2. Urban Sprawl

Florida Statute 163.3177(3)(a)9. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl.

Urban sprawl is defined as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight criteria for this future land use request follows:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

No, the site is integrated within the urban areas. The site and the proposed change do not promote areas to develop as low-intensity or encourage urban sprawl. Criterion met.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

No, this site is within the Primary Urban Service District. Criterion met.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

No, the site is integrated within commercial and urban areas and the proposed change will not promote to development occurring in such patterns. Criterion met.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

No, the site does not appear to contain any wetlands and contains only 12,196 square feet. It is also not near or within any wellfield protection zones. Criterion met.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

No, this site is within the primary urban service district. Criterion met.

(VI) Fails to maximize use of existing public facilities and services.

No, the proposed change would encourage development of the site and use existing public facilities and services. Criterion met.

(VII) Fails to maximize use of future public facilities and services.

No, the proposed change would encourage the redevelopment of the site and maximize the use of future public facilities and services. Criterion met.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

No, this site has adequate utilities, water/sewer systems and will not demand an extra increase in cost/time towards that. Criterion met.

(IX) Fails to provide a clear separation between rural and urban uses.

No, this site does not fail to do that. Criterion met.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

No, this site is part of an existing commercial area and is located on Rio, a Martin County Community Redevelopment Area. Criterion met.

(XI) Fails to encourage a functional mix of uses.

No, the proposed change does not fail to encourage a functional mix of uses. The site is located in an urban area in proximity to other commercial lands and nearby residential lands. Criterion met.

(XII) Results in poor accessibility among linked or related land uses.

No, this site and the proposed FLUM change do not result in poor accessibility and rather, it provides good accessibility. The proposed change will not result in changes to the road network and proposes commercial land in proximity to other commercial lands. Criterion met.

(XIII) Results in the loss of significant amounts of functional open space.

No, the proposed change to the site will not result in any loss of public open space. Criterion met.

The site complies with all 13 sprawl criteria listed above.

2.2.1. Proliferation of Urban Sprawl

In order for the application to be determined to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban forms that achieve four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

Yes, the natural resources and ecosystems are not negatively impacted due to this site. The proposed change would locate commercial development in the Primary Urban Service District and in proximity to other commercial lands. Development of the site will not impact existing habitat. Criterion met.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

Redevelopment of this site will not require the extension of public infrastructure and services outside the Primary Urban Service District. The proposed amendment would allow for private entities to utilize the land effectively, providing an efficient and cost-effective development process. Criterion met.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposed General Commercial future land use would permit commercial usage in a walkable distance from other commercial lands and residential areas. The proposed amendment may allow residents within the nearby community to access retail/commercial at a walking distance. However, the proposed changes are not significant enough to impact housing. Criterion met.

(IV) Promotes conservation of water and energy.

Yes, this site will promote that. Redevelopment of this existing site will not require the extension of public infrastructure and services outside the Primary Urban Service District. The site is only 0.28 acres, and future developments to it will not result in overconsumption of water and energy. Criterion met.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Yes, this site and the proposed FLUM change will not hinder such activities. Criterion met.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

Yes, this site will do that. Development of this site will not result in any loss of public open space and will not negatively impact natural lands. Criterion met.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed FLUM change will allow the site to be developed and utilized for commercial purposes, which entails retail and other commercial needs from which the nearby residential population can benefit. Criterion met.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Not applicable. The proposed future land use designation will allow intensities of use and urban form that are consistent with the existing and planned development pattern in the vicinity. However, it does not constitute sprawl because it is located well within the Primary Urban Service District and is consistent with the adopted Future Land Use map. The proposed change does not involve development patterns for new towns defined in s. 163.3164.

Of the eight criteria listed above, seven of the criteria have been met to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

Currently, the subject property has a dual future land use designation of both General Commercial and General Institutional, and so the Community Redevelopment Agency is requesting the parcel's future land use designation to be changed to solely General Commercial. The following analysis will consider the potential future land use designation: General Commercial.

The General Commercial future land use designation would be compatible with the General Commercial parcels to the west and east of the subject parcel. It would also be compatible with the parcels to the south, which have the Limited Commercial future land use designation. The parcels north of the subject site have the Industrial future land use designation, which would also be compatible with the subject property if it becomes General Commercial. A portion of the subject parcel is already designated as General Commercial and so making the entire parcel into General Commercial could eliminate the current dual designation and unify the parcel's future land use. Minimum open space for General Commercial is only 20% while General Institutional has a minimum 40% open space requirement and the uses permitted are restrictive, only allowing certain uses such as public and not-for-profit facilities. Along with these factors, it is important to note that the subject parcel is only 0.28 acres and so changing it to General Commercial, as requested by the CRA, would be appropriate.

Implementing commercial future land use

The CGMP states the following regarding implementing commercial future land use designations.

“Objective 4.10B. To consider the space requirements and location of commercial development and its impact on a community when assigning commercial future land use designations.

Policy 4.10B.1. Criteria for commercial land use designation. The following criteria, at a minimum, shall be used for assigning a commercial land use designation at a given location on the Future Land Use Map:

- (1) Trip generation characteristics; impact on existing and planned transportation facilities; and ability to achieve functional internal circulation and a landscaped parking area.
- (2) Specific needs of commercial activities, such as market area, anticipated employment generation and floor area requirements.

- (3) Compatibility with and impact on other surrounding commercial activities.
- (4) Relationship to surrounding land uses and natural systems.
- (5) Impact on existing and planned community services and utilities.

Policy 4.10B.2. Criteria for siting commercial development. Commercial development shall be strategically directed to areas best able to accommodate its specific requirements of land area, site, public facilities and market location. The aim is to promote efficient traffic flow along thoroughfares, achieve orderly development and minimize adverse impacts on residential quality.”

The 0.28 acre (12,196 sq. ft.) subject parcel meets the minimum area requirement for General Commercial future land use. Since the parcel is located on NE Dixie Hwy, which is a major arterial road, there would be ample access for commercial use. Intensity of the development on the site will be limited by the parking requirement, which is based on the proposed usage the parcel will have. Additionally, the parcel is located within the Rio Town Center Mixed Use Overlay, and so mixed use will be allowed. If future development proposals on the parcel are for mixed use developments, up to 15 residential units per acre will be allowed, pursuant to Policy 4.3A.3, Comprehensive Growth Management Plan, Martin County, Ordinance No.1077 (2018).

Below are descriptions from the CGMP of the General Commercial future land use designation, extracted from Policy 4.13A.8, CGMP, Martin County, Fla. (2017)

1) General Commercial Land Use (GC):

The General Commercial areas are designated on the Future Land Use Map to accommodate general retail sales and services; highway-oriented sales and services; commercial amusement; and trade and warehousing facilities. These areas are principally located in highly accessible parts of the urban service district that are compatible with the unique location and market requirements of these uses. The sites are located on major or minor arterials and require a minimum net lot size of 10,000 square feet. The FAR shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units located in a General Commercial future land use designation shall be 20 units per gross acre. Maximum building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

The Land Development Regulations implementing the General Commercial future land use designation shall be consistent with the development standards described above. This area is not intended to accommodate businesses, trades or services that generate significant nuisance impacts, including glare, smoke or other air pollutants; noise; vibration; major fire hazards; need for extensive outside storage and display; or other impacts associated with more intensive industrial uses. Automotive sales and services shall be located in the General Commercial land use classification on sites appropriately designated for highway-oriented commercial uses in the Land Development Regulations.

The areas designated for General Commercial development are specifically not adapted to permanent residential housing, and such uses shall be located in other areas designated for

residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use. Areas planned for mixed-use developments as allowed under Goal 4.3 are considered compatible for mixed use.

The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening. Screening shall include vegetative berms (where feasible), plant material and/or aesthetic decorative fences or walls to assure compatibility with less intensive uses existing or anticipated on adjacent sites.

Final Analysis

It is important to note that the subject property is only 0.28 acres and therefore, due to the small size of the site, large scale or intense commercial usage will most likely not be feasible, regardless of the future land use designation it will receive. Also, a portion of the subject parcel is already designated as General Commercial, as well as the surrounding properties to the east and west of the parcel.

General Commercial future land use would be the most appropriate designation for this parcel, considering the site's proximity to commercial lands, and its location on Dixie Highway, which is a major arterial road. Additionally, the subject parcel is separated enough from residential areas, which ensures that residential areas will not be impacted negatively by any future commercial uses this parcel may have. The property is also separated enough from important environmental zones such as wellfield protection zones.

Considering all these factors, staff recommends changing the property's land use designation from Institutional General and General Commercial to solely General Commercial future land use designation.

2.5. Capital Facilities Impact (i.e. Concurrency Management)

Policy 4.1B.2. of the Future Land Use Element states: "All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element, or other relevant plan provisions, and the FLUMs may be amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent."

2.5.1. Mandatory Facilities

2.5.1.1. Water/Sewer Facilities

The parcel is located in the Martin County Utilities Area. The site has adequate water and sewer lines, with a potable water line and a main sewer line, Sewer Forcemain. Any proposed development will be required to submit an application for Development Review. The County will provide services subject to development plan approval, execution of a service agreement and a payment of appropriate fees and charges. See Figure 6, where the dark blue line represents water service lateral and the green line represents the Sewer Forcemain, which is a pressurized sewer pipe line. The second one (b) is to show potable water, which is represented by a light blue line.



Figure 6

The staff memorandum attached to this report indicates the system has capacity to provide both potable water and sanitary sewer service.

2.5.1.2. Drainage Facilities

Level of Service for drainage facilities is listed below. Compliance with the following levels of service requirements must be evaluated with the submittal of a site plan. The developed site must comply with the following policies.

Policy 14.1A.2.(2) County water management systems:

Level of Service

Major Drainage Ways (over one square mile) - 8.5" in a 24-hour period (25 year/24-hour design storm)

Underground Facilities Utilizing Storm Sewers - 6" in a 24-hour period (5 year/24-hour design storm)

All Other Facilities - 7" in a 24-hour period (10-year/24-hour design storm)

Finished Floor Elevation - 100-year/3-day storm

- (a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not routinely accessed by the public.
- (b) All project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.
The minimum roadway flood protection design storm shall be the 10-year frequency, 24-hour duration storm event unless the roadway is classified as a scenic corridor, in which case the flood protection design storm will consider maintaining the character of the roadway.

2.5.1.3. Transportation

Policy 5.2A.1, states: “The base LOS standard for all roadways is during peak hour/peak season, except for the Florida Intrastate Highway System roadways on the Strategic Intermodal System and for facilities funded with the Transportation Regional Incentive Program that lie outside the urbanized area where LOS C is assigned, or except where an interim level of service has been assigned as described in Section 5.3.B.”

A staff memorandum (attached to this report) from Public Works Department staff indicates the roadway will have available capacity.

2.5.1.4 Solid Waste Facilities

The proposed Future Land Use designation does not exceed the level of service (LOS) criteria for solid waste facilities. The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full time residents) countywide in Fiscal year 2019 is 162,499 persons. In fiscal year 2019, there are 243,749 tons of available capacity or 1.50 tons per weighted person. A change from General Institutional and General Commercial to General Commercial will not reduce the level of service below capacity.

2.5.1.5. Parks/Recreation Facilities

A change from General Institutional and General Commercial to solely General Commercial future land use designation will not require the provision of park facilities.

2.5.1.6. Fire/Public Safety/EMS

The following table shows the levels of service adopted in Chapter 14, Capital Improvements. Level of Service Area: Unincorporated Martin County.

	Travel time	Percent of time	Areas of Martin County
Advanced life support	8 minutes	94	Urban
Advanced life support	20 minutes	94	Rural
Basic life support	6 minutes	94	Urban
Basic life support	15 minutes	94	Rural
Fire response	6 minutes	94	Urban
Fire response	15 minutes	94	Rural

The proposed future land use change will not diminish the level of service below capacity.

2.5.1.7. Schools

A change from General Institutional and General Commercial to solely General Commercial future land use designation will not require the provision of school facilities.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

A change from General Institutional and General Commercial to solely General Commercial future land use designation will not require the provision of library facilities.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map

Figure 2, Past Changes Map

Figure 3, Soil Map

Figure 4, Composite Wetlands Map

Figure 5, Utilities Map

Figure 6, Sewer Map

Application Materials
CPA 18-14 Dixie Hwy. Rio
Transmittal Meeting
November 20th, 2018

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

**RESOLUTION NUMBER 18-1.8
A RESOLUTION TO INITIATE A FUTURE LAND USE MAP AMENDMENT FOR THE
PROPERTY AT 977 SE DIXIE HIGHWAY IN JENSEN BEACH.**

WHEREAS, the Martin County Community Redevelopment Agency owns the property at 977 SE Dixie Highway, Jensen Beach; and

WHEREAS, 977 SE Dixie Highway has a dual Commercial Future Land Use Designation of Commercial General and General Institutional rather than one Future Land Use Designation; and

WHEREAS, a future land use amendment will facilitate the sale and redevelopment of a mixed use parcel; and


WHEREAS, on September 25, 2017 the Community Redevelopment Agency voted to request that the Board of County Commissioners initiate a land use amendment for the property; and

WHEREAS, the Martin County Comprehensive Growth Management Plan, Section 1-11, Amendment Procedures, states that the Martin County Board of County Commissioners may, by resolution, initiate a request to amend, modify, add to, or change the Comprehensive Growth Management Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA THAT: The Martin County Board of County Commissioners hereby initiates a Future Land Use Map Amendment to the future land use designation of 977 SE Dixie Highway of Jensen Beach from Commercial General and General Institutional to solely Commercial General.

DULY PASSED AND ADOPTED THIS 9th DAY OF January, 2018.

ATTEST



**CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT AND
COMPTROLLER**

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



EDWARD V. CIAMPI, CHAIRMAN

**APPROVED AS TO FORM AND LEGAL
SUFFICIENCY**



SARAH WOODS, COUNTY ATTORNEY



BOARD OF COUNTY COMMISSIONERS AGENDA

ACTION SUMMARY

1/9/2018 9:00:00 AM

REGULAR MEETING

MARTIN COUNTY COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Edward V. Ciampi, Chairman

Harold E. Jenkins II, Vice Chairman

Doug Smith

Ed Fielding

Sarah Heard

Taryn Kryzda, County Administrator

Sarah W. Woods, County Attorney

Carolyn Timmann, Clerk of the Circuit Court and Comptroller

PRESETS

3A	Public	9:05 AM
11	Public	5:05 PM

1. CALL TO ORDER AT 9:01 AM

A. INVOCATION - Pastor Darrell Orman, First Baptist Church of Stuart

B. PLEDGE OF ALLEGIANCE

C. ADDITIONAL ITEMS – *The Additional Items of 6A and 8B1 were added to the Agenda.*

D. APPROVAL OF AGENDA – *The Agenda was approved.*

E. APPROVAL OF CONSENT AGENDA – *The Consent Agenda was approved minus 4B2.*

NOTE: Consent Agenda Items are considered routine and are enacted by one motion and will have no action noted, but the "Recommendation" as it appears on the Board Item is the approved action.

2. PROCLAMATIONS, SPECIAL PRESENTATIONS, AND LEGISLATIVE AFFAIRS - None at this time.

2. COMMUNITY REDEVELOPMENT AGENCY – REQUEST FOR PROPOSALS FOR THE SALE AND DEVELOPMENT OF CRA OWNED PROPERTY LOCATED AT 977 SE DIXIE HIGHWAY IN RIO

Estimated staff presentation: 10 minutes. This Agenda Item presents a draft Request for Proposals (RFP) for the sale and redevelopment of the property located at 977 SE Dixie Highway, owned by the Martin County Community Redevelopment Agency (CRA), along with a request for the Board of County Commissioners to initiate a plan amendment to unite the future land use designation of this property. The Rio Neighborhood Advisory Committee and the CRA Board both unanimously voted in support of these requests.

AGENDA ITEM: 809248b2

RESOLUTION NO. 18-1.8

ACTION TAKEN: The Board adopted the Resolution directing staff to initiate a Comprehensive Plan amendment to unite the future land use designation of this property to solely Commercial General.

3. INDIANTOWN TRANSITION TEAM REQUEST FOR REPRESENTATION

Estimated staff presentation: 5 minutes. Representatives of the Village of Indiantown have requested Martin County's support in advancing funds for the retention of attorney, Paul Nicoletti, and communication and technical assistance consultants, to represent their interests in the transition from unincorporated Martin County to a separate municipality.

AGENDA ITEM: 8093f345

ACTION TAKEN: The Board approved a \$50,000 transfer from General Fund Reserve for Contingency and authorized staff to engage Mr. Paul Nicoletti and other contracted consultants to represent the interests of the Village of Indiantown during their transition and directed staff to produce a resolution clarifying and defining terms of what needs to be included.

B. County Attorney

1. CONSIDER APPROVAL OF CHANGES TO A PROPOSED AMENDED AND RESTATED INTERLOCAL AGREEMENT WITH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (DISTRICT), A MUTUAL RELEASE BETWEEN THE COUNTY AND THE DISTRICT AND A CONSENT TO SUBSTITUTE EXECUTED EXHIBIT "A"

Estimated staff presentation: 10 minutes. County staff requests approval of the Amended and Restated Interlocal Agreement with the South Florida Water Management District (District) as well as a Mutual Release Agreement and a Consent to substitute an Executed Exhibit A to the Mediated Settlement Agreement with Lake Point.

AGENDA ITEM: 80948196

ADDITIONAL ITEM

ACTION TAKEN: The Board approved the Amended and Restated Interlocal Agreement; the Release Agreement; and the Consent to substitute Executed Exhibit A, following approval by both parties.

9. WORKSHOP - None at this time.

10.COMMISSIONERS - None at this time.

11.PUBLIC - TO BE HEARD AT 5:05 PM. PLEASE LIMIT COMMENTS TO THREE MINUTES.

12.ADJOURNED AT 12:55 PM

Correspondence

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Maria Jose, M.S.
Planner

DATE: October 31, 2018

FROM: Jim Christ
Planner



SUBJECT: Comprehensive Plan Amendment 2018-14 Dixie Hwy Rio

After a review of the materials received on October 9, 2018 the Utilities and Solid Waste Department has the following comments:

BACKGROUND:

Description: The subject property is 0.25 acres, north of Dixie Highway. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available.

Location: A 0.25 acre parcel located north of Dixie Highway.

Existing Future Land Use: General Commercial and General Institutional

Proposed Future Land Use: General Commercial

Existing Development: The subject property is undeveloped.

Utilities: Water and wastewater services for the project will be provided by Martin County Utilities.

Project Coordinator: Maria Jose, M.S., Planner

Future Potential Development:

Projected Utilities for the Existing Future Land Use:

There is a potential for approximately 5,717 sq. ft. of commercial development on the .25 acres of General Commercial and General Institutional Land Use designation.

Projected Utilities for the Proposed Future Land Use:

The proposed change General Commercial Use is a more intense use as maximum of approximately 6,534 sq. ft. of commercial development could be created.

Adequate treatment plant capacity currently exists to service the proposed Comprehensive Plan Amendment.

COMMENTS:

Utilities Comments:

Potable Water Service is to be provided by the Consolidated Utility Water System Treatment Plants. The Service provider is Martin County. Adequate treatment plant capacity currently exists to service the proposed development. [ref. Code, LDR, s.5.32.D.3.a.(1) and (2) Code, LDR, Art.5, Div.2]

Determination of available capacity:	
Permitted Capacity	18.800 MGD
Maximum Day Flow (Past 12 months)	-11.808 MGD
Projects With Service Agreements	<u>-.508MGD</u>
Available Capacity	6.484 MGD

Sanitary sewer service is to be provided by the Martin County North Wastewater Treatment Plant. The service provider is Martin County. [ref. Code, LDR, s.5.32.D.3.b.(1) and (2) Code, LDR, Art.5, Div.2].

Determination of available capacity:	
Permitted Capacity	2.760 MGD
Maximum Month Average Daily Flow	-1.504MGD
Projects With Service Agreements	<u>-0.155MGD</u>
Available Capacity	1.101 MGD

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, the applicant will be required to submit a South Florida Water Use Permit and may be required to submit groundwater computer model.

JC/jc

**MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM**

TO: Maria Jose, M.S.
Planner

DATE: September 27, 2018

FROM: Lisa A. Wichser, P.E., CFM
County Engineer



SUBJECT: Comprehensive Management Plan
Proposed Amendment 18-14: 977 NE Dixie Highway

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation of approximately 0.28 acres located at 977 NE Dixie Highway from General Commercial and General Institutional to solely General Commercial.

The proposed Future Land Use designation of General Commercial would result in a net increase in trips over the existing Future Land Use Map designation. For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is sufficient roadway capacity available [Martin County, Fla., CGMP Policy 14.1C.5.(2)(e) (2013)]. However, this evaluation shall not be used by the applicant, or their successors in title, in any way whatsoever as committing the County legally through the theory of equitable estoppel or any other legal theory, to approve any final development order for the project without a determination and reservation of roadway adequate capacity [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)].

Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

LL/LAW:ll

Meeting Minutes

LOCAL PLANNING AGENCY MEETING

Martin County Commissioner Chambers
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING MINUTES- October 18, 2018

Present:

Chairman	Jim Moir
Vice Chairman.....	Scott Watson
Agency Members.....	Don Foley, III
.....	Joseph Banfi
.....	Cindy Hall
School Board Liaison	Kimberly Everman

Staff Present:

Growth Management Department:

Director	Nicki van Vonno
Comprehensive Planning/Site Compliance Division Adm.	Clyde Dulin
Principal Planner	Catherine Riiska
Planner	Maria Jose
Public Works, Development Review Administrator.....	Michelle Cullum
Public Works, County Surveyor	Tom Walker
Sr. Assistant County Attorney	Krista Storey
Agency Recorder.....	Mary Holleran

1. CALL TO ORDER

The meeting was called to order at 7:05 pm by Jim Moir, Chairman. A quorum was noted.

2. CONSENT AGENDA

A. Approval of Consent Agenda/Minutes of October 4, 2018

* **MOTION – MOVED** by Mr. Foley to approve the Consent Agenda and Minutes of the LPA meeting of October 4, 2018.

** **SECONDED** by Mr. Watson **Carried UNANIMOUSLY**

3. UNFINISHED BUSINESS

1. None

A. Public Hearings

1. None

B. Requests and Presentations – None

Mr. Banfi advised staff that the electronic copy of the Site Plan could not be reviewed to accurately determine the size and scale of the proposed development and the agenda items were impossible to be downloaded. Mr. Moir agreed he had the same difficulty.

Ms. Storey suggested the LPA could continue the item to the next Public Hearing meeting to provide information and address the LPA concerns.

Mr. Bani did not want to inconvenience the applicant by continuing the process. The applicant came forward and provided a large scale copy of the Site Plan to Mr. Banfi, who acknowledged that it was sufficient.

4. NEW BUSINESS

A. Public Hearings

1. BH Storage, LLC (S181-006) (Quasi-Judicial)

Request for approval of a Revised Major Final Site Plan for a development consisting of 88,025 square feet of residential storage within three buildings with associated infrastructure on 3.36 acres located at 5051 SE Federal Highway on the east side of Federal Highway, approximately 1,200 feet north of SE Salerno Road, Stuart, FL. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Doug Fitzwater, Lucido and Associates

Presented by: Catherine Riiska, M.S., P.W.S., Principal Planner, Growth Management Department

*** (For the Record)

*** There were no ex parte communication disclosures

*** No Interveners were present

*** Notification to surrounding property owners was provided

*** Ms. Riiska provided a copy of her resume, professional experience and the agenda and staff report

*** All individuals wishing to speak on this request were Sworn In (S/I).

Mr. Moir introduced Ms. Riiska (S/I) to review the request. She displayed a Location Map of the Subject Site, a 2017 Aerial with the Site Plan Overlay, a 2017 Aerial of the local area, (pg. 2,3 & 4/16), the Zoning Map and Future Land Use Maps (pg. 5/16). This is a request for a Revised Major Final Site Plan for a total of 88,025 sq. ft. of residential storage use in the PUSD.

The subject site consists of two parcels and has a split land use designation and split zoning. The front parcel (SE Federal Highway) is designated for Commercial General future land use and has GC, General Commercial District zoning. The rear parcel is designated for Commercial

Office/Residential (COR) future land use and has R-3A, Liberal Multiple Family District zoning.

The applicant provided an analysis for a reduced parking rate adjustment for consideration. Staff has reviewed the application and recommended approval provided specific development standards for zoning and land use within the specific parcels have demonstrated compliance. Staff finds the application complies with the LDR as detailed in the report, and it is consistent with the guidelines and standards of the CGMP.

The only remaining issue is a Code Enforcement action with a letter of condemnation relating to the detailed building demolition that has been recorded. Some rebar remaining on the site still requires removal. Staff anticipates that Code Enforcement will inspect the site in order to confirm that the condition has been corrected.

Staff recommends that BH Storage Stuart, Revised Major Final Site Plan be recommended for approval with the condition that a successful resolution of the site through remediation to the satisfaction of Code Enforcement staff occurs prior to the BoCC meeting which is scheduled for November 20, 2018.

LPA Comments/Questions:

Mr. Banfi received an explanation of General Commercial to COR from Ms. Riiska and said they might want to strike the 29 and show 28 on the Site Plan.

Mr. J.D. Baldwin, S/I and Mr. Doug Fitzpatrick, S/I provided information to Mr. Moir on heights for the elevations. They discussed regulations, and provided information on the exterior and interior structures, and architectural fixtures.

Mr. Patrick LaConte, S/I, LaConte Engineering, provided information on drainage, balance in the water retention area, a resolution on native habit and removal of trees.

Mr. Moir asked if neighbors had been conferred with concerning any impact, and Mr. Fitzwater indicated they had not met with the neighbors.

Public Comment: None

- * **MOTION – MOVED** by Mr. Banfi to approve Staff’s recommendation that BH Storage Stuart, Revised Major Final Site Plan be recommended for approval with the condition that a successful resolution of the site through remediation to the satisfaction of Code Enforcement staff occurs prior to the BoCC meeting which is scheduled for November 20, 2018.

** **SECONDED** by Mr. Watson

Carried UNANIMOUSLY

2. Request to consider adoption of an Ordinance amending Division 19 of Article 4, relating to Open Road Frontage of the Land Development Regulations, Martin County Code.

Requested by: Lisa A. Wichser, P.E., CFM, County Engineer
Presented by: Michelle Cullum, Development Review Administrator and Tom Walker, County Surveyor, Public Works Department

Ms. Cullum reviewed the request to amend Section 4.841.C, Glossary and Section 4.843.K Open Road Frontage, Division 19 of Article 4, LDR relating to roads, and discussed the changes needed to address issues related to the open road frontage requirement.

The purpose and intent of this request is, in order for a Building Permit to be issued for the construction of any structure the lot must directly front an open road. The LDRs provide for exceptions and variances from the Board of County Commissioners (BoCC). The proposed amendment is intended to clarify the distinctions.

Mr. Walker read exceptions to the regulations allowing for building permits to be issued on both lots that result from a lot split (in accordance with Section 4.911.C.1) (Staff Report, (1), (2) and (3). Examples of exception lots, Variance lots, and Open Road lots were displayed

Variances granted allowing building permits on a lot not fronting on an open road provided that the Board determines: (1), (2), (3, and (4). Applying these regulations indicates many lots of record or lot splits are difficult as they do not have the benefit of an easement recorded prior to March 6, 2002. It is the property owner's responsibility to request a variance for an open road.

LPA Comments/Questions:

Mr. Watson discussed an experience of granting an easement for access to property that was not to be developed and how that could change. Ms. Cullum explained that roads are opened for health and public safety with determinations for variances made by the BoCC. Staff and the LPA discussed this topic further.

Ms. Storey advised the BoCC believes it appropriate for the health, safety and welfare of the public that building permits only be issued on an open road. Certain exceptions and variances have been provided over the years to allow people the use of their property, and to address particular situations, such as a legal lot split.

Ms. Storey commented that staff was asked to address the issue of distance to bring it forward, and get input from the LPA. She noted that the 1,320 ft. distance related to a ½ (mile) block.

Public Comment: - None

Mr. Moir called for staff's recommendation.

Ms. Cullum indicated staff's recommendation is to amend the LDRs to clarify exceptions and variances so that exceptions are no more than three transversing lots and are less than 700 ft. in length, and the Board of County Commissioners can grant variances if they determine conditions are met for a legal lot of record, so if the exception is done in a lot split it can be determined by the County Engineer and if it was a legal lot of record not created by a lot split that could go to the Board.

- * **MOTION – MOVED** by Mr. Watson to approve staff's recommendation with the alternative open road at ¼ mile, 1,320 ft. over multiple lots for the variance.

****SECONDED** by Mr. Foley

Mr. Moir and Mr. Banfi Opposed

****MOTION CARRIED 3-2.**

Mr. Moir was opposed and thought ¼ mile is too long a distance and not limiting the number of lot splits is asking for problems, they need to be limited. Open road are expensive but going cheap is trouble.

Mr. Banfi commented on lot splits and how they occur with lack of access and that you want to have easements to have a minimum width and roads open for a purpose such as egress and ingress i.e., granting to parent/child lot splits. There needs to be a plan to identify examples of large lots with no access, and an easy start would be to handle two lots and give a simple easement.

3. Comprehensive Plan Amendment 18-14, Dixie Highway, Rio – Request to consider a Future Land Use Map change from General Institution and General Commercial to solely General Commercial on +-0.28 acres located at 977 NE Dixie Highway, Rio.

Requested by: Martin County Community Redevelopment Agency

Presented by: Maria Jose, M.S., Planner, Growth Management Dept.

*** Notification to surrounding property owners was provided for both items: CMP 18-14, Jensen Beach Impoundment Extension and notification to surrounding property owners was provided for CMP 18-15.

Ms. Jose reviewed the request and indicated the 0.28 acre property located on NE Dixie Highway in the Rio CRA has a future land use designation of General Commercial and General Institutional. The BoCC has initiated a CPA to change the Future Land Use designation to solely General Commercial.

Staff recommends the future land use change on the property from General Commercial and General Institutional to solely General Commercial, to eliminate a dual future land use designation.

Mr. Foley asked why not change the FLU designation to General Institutional.

Ms. Jose displayed the surrounding area(s) future land use and explained that staff analysis considered the existing and surrounding land use to recommend General Commercial, she provided permitted uses, and due to the small size of the parcel, large scale or intense commercial would not be feasible.

Mr. Banfi confirmed the Fire Station was formerly located on the property.

Public Comment: - None

- * **MOTION – MOVED** by Ms. Hall to accept staff's recommendation regarding CPA 18-14, Dixie Highway, Rio to change the Future Land Use Map from General Institution and General Commercial on +-0.28 acres located at 977 NE Dixie Highway, Rio, FL.

** **SECONDED** – by Mr. Banfi **CARRIED UNANIMOUSLY**

4. Dixie Highway, Rio (Quasi-Judicial) – Staff is withdrawing this item.

Ms. Storey addressed the reason why this item was withdrawn, as there is no need to change the zoning requirement.

Public Comments: None

- * **MOTION – MOVED** by Ms. Hall to approve staff's request to withdraw this request from the agenda.

** **SECONDED** by Mr. Banfi **Carried UNANIMOUSLY**

5. Comprehensive Plan Amendment 18-15, Jensen Beach Impoundment Extension – Request to consider a Future Land Use Map change from Medium Density Residential to Public Conservation on a parcel consisting of +-10.13 acres located on NE Causeway Boulevard, west of the Jensen Beach Club on Hutchinson Island, Jensen Beach, FL.

Requested by: Nicki van Vonno, AICP, Director, Growth Management Dept.

Presented by: Maria Jose, M.S. Planner, Growth Management Dept.

Ms. Jose reviewed the request initiated by the BoCC to assign the most appropriate institutional future land use designation on the property. The subject parcel was displayed (pg. 2/13). Staff considered Public Conservation future land use and recommended a future land use change from Medium Density Residential to Public Conservation.

Ms. Jose reviewed the surrounding parcels and indicated that Public Conservation recognizes public owned areas designated for conservation uses and only development compatible with conservation and passive recreation shall be permitted in the Public Conservation category. This may include access, parking, and other facilities that enable the management of the resource and the public's enjoyment of it.

Staff recommended the Public Conservation designation will be the most appropriate designation of the parcel considering the site's proximity to conservation lands, and its location to the Jensen Beach Club residential community.

Mr. Foley questioned public versus passive usage. Ms. Jose explained that Public Conservations allows only passive usage and provided examples.

Public Comments:

Barbara Stamm, a resident of Fairwinds Cove, questioned what it will do to the property values on the south side of the Causeway due to public access, and construction.

Mr. Moir indicated it will match all the other properties around it to the north, preserve it as is, and no longer have medium density homes. He did not believe it would have any effect on her property.

Mr. Banfi commented it was part of the Jensen Beach Club and he spoke of past history on the property, and the impact of transfer of gross density.

Ms. Storey indicted that transfer of density in the past was often specifically noted as part of a Development Order.

- * **MOTION – MOVED** by Mr. Watson to accept staff’s recommendation for a Future Land Use Map change from Medium Density Residential to Public Conservation relating to CPA 18-15, Jensen Beach Impoundment Extension.

** **SECONDED** by Ms. Hall

CARRIED UNANIMOUSLY

B. Requests and Presentations – None

5. COMMENTS

a. Public - None

b. Staff – Ms. van Vonno indicated the LPA would be notified of the next LPA meeting date.

c. Members - Mr. Joseph Banfi announced tonight was his last meeting to serve on the LPA Board and he thanked all and appreciated serving. Ms. van Vonno thanked Mr. Banfi and indicated staff also appreciated his service.

6. ADJOURN

There was no further business. The meeting was adjourned at 8:20 pm.

Recorded and Prepared by:

Approved by:

Mary F. Holleran, Agency Recorder

Jim Moir, Chairman

Date

Powerpoint Presentation

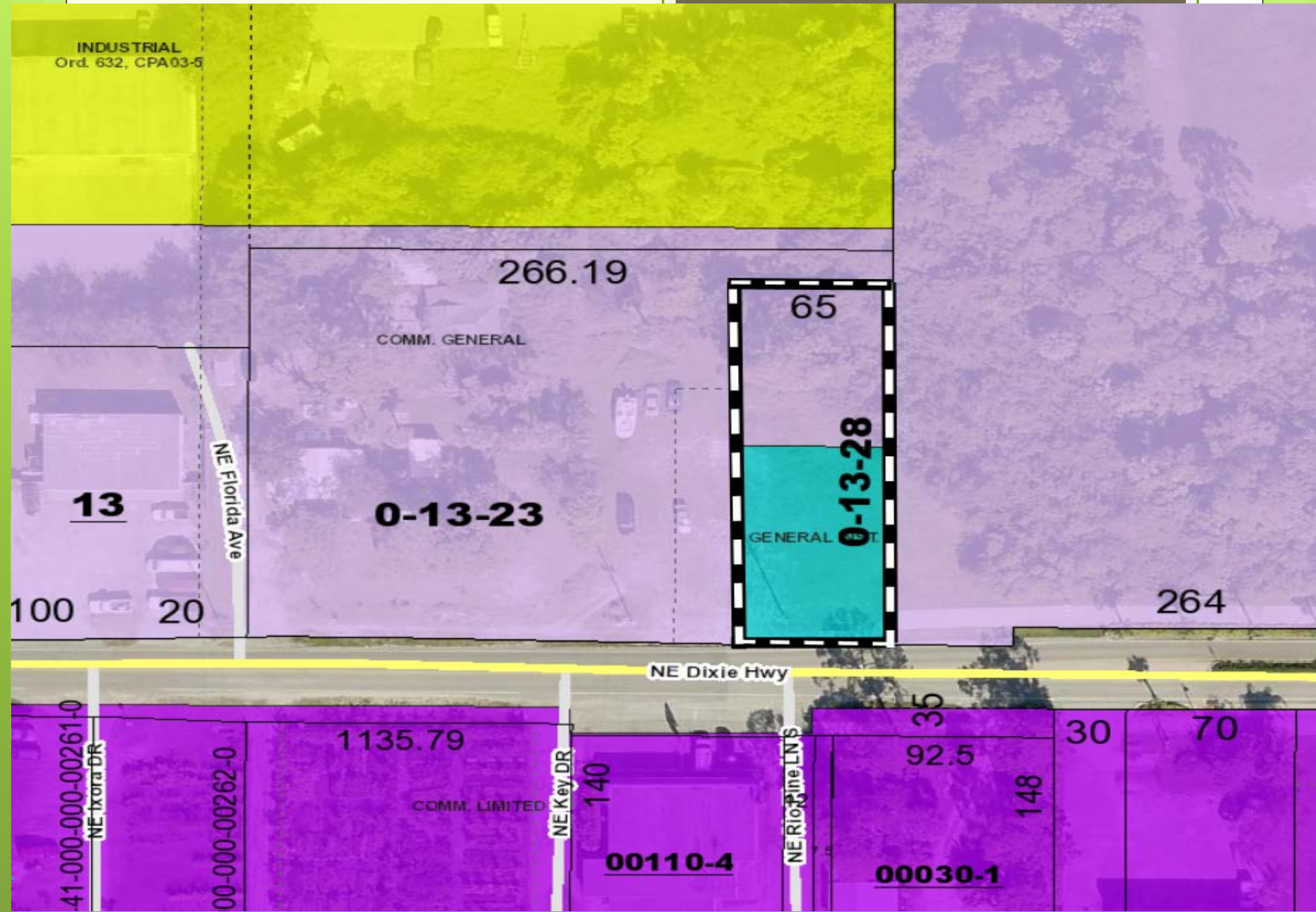


CPA 18-14

Dixie Hwy. Rio

Proposed Future Land Use
Map Amendment

Current Future Land Use



Proposed Future Land Use Map change

- The 0.28 acre (12,196 sq. ft.) parcel is owned by Martin County Community Redevelopment Agency (CRA)
- Board initiated a FLUM change from the dual designation of General Commercial and General Institutional to solely General Commercial
- Located on NE Dixie Hwy in Rio



- The staff analysis considers the existing and surrounding land uses to recommend a single future land use designation ,General Commercial

General Commercial

- General Commercial allows general retail sales and services.
- The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening.
- The subject property is only 0.28 acres and therefore, due to the small size of the site, large scale or intense commercial usage will most likely not be feasible.

Staff Recommendation: General Commercial

- A portion of the subject parcel is already GC and making the entire parcel GC would eliminate the current dual designation and unify the parcel's future land use.
- GC would be the most appropriate designation for this parcel, considering the site's proximity to commercial lands, and its location on Dixie Highway, which is a major arterial road.

- Additionally, the parcel is separated enough from residential areas, insuring residential areas will not be impacted negatively by any future commercial uses this parcel may have. The property is also separated enough from important environmental zones such as wellfield protection zones.
- Considering all these factors, staff recommends changing the property's land use designation from General Institutional and General Commercial to solely General Commercial future land use designation.

Public Notice

**NOTICE OF FUTURE LAND USE
AND ZONING CHANGE
APPLICATION #18-14
DIXIE HWY RIO**

THIS PROPERTY IS THE SUBJECT OF AN APPLICATION TO CHANGE THE FUTURE LAND USE DESIGNATION
FROM: INSTITUTIONAL GENERAL & GENERAL COMMERCIAL TO: GENERAL COMMERCIAL
AND TO CHANGE THE ZONING DESIGNATION
FROM: B-2 TO: GENERAL COMMERCIAL
CONTACT MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT
772-288-5495



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

September 28, 2018

Telephone: (772) 221-2396
Email: jseaman@martin.fl.us

DOUG SMITH
Commissioner, District 1

ED FIELDING
Commissioner, District 2

HAROLD E. JENKINS II
Commissioner, District 3

SARAH HEARD
Commissioner, District 4

EDWARD V. CIAMPI
Commissioner, District 5

TARYN KRYZDA, CPM
County Administrator

SARAH W. WOODS
County Attorney

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

RE: Certification of Property Owner Public Hearing Notification

Dear Ms. van Vonno,

I certify that letters of notification to the surrounding property owners, per the distance requirements contained in the Martin County Comprehensive Growth Management Plan, for the following proposed amendments listed below were mailed on September 28, 2018.

CPA 18-14, Dixie Hwy Rio
CPA 18-15, JB Impoundment Extension

All the notification letters contained the meeting notice information for both of the Public Hearings scheduled for October 18, 2018 to be heard before the Local Planning Agency and the Public Hearings scheduled for November 13, 2018 to be heard before the Board of County Commissioners.

Respectfully,

A handwritten signature in black ink, reading "Joan V. Seaman".

Joan V. Seaman, Administrative Specialist II
Growth Management Department

Attachments: Letter to property owners
Location maps
Property owner mailing lists

TELEPHONE
772-288-5400

WEB ADDRESS
<http://www.martin.fl.us>



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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

DOUG SMITH
Commissioner, District 1

ED FIELDING
Commissioner, District 2

HAROLD E. JENKINS II
Commissioner, District 3

SARAH HEARD
Commissioner, District 4

EDWARD V. CIAMPI
Commissioner, District 5

TARYN KRYZDA, CPM
County Administrator

SARAH W. WOODS
County Attorney

September 24, 2018

Telephone: (772) 228-5495
Email: cdulin@martin.fl.us

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

Dear Property Owner:

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

- 1) Change the future land use designation from General Institutional and General Commercial to solely General Commercial and
- 2) Change the zoning district from B-2 (Business Wholesale District) to General Commercial.

Two public hearings on the application are scheduled as follows:

1st public hearing: Local Planning Agency
Date: Thursday, October 18 2018
Time: 7:00 P.M., or as soon thereafter as the item can be heard.

2nd public hearing: Board of County Commissioners
Date: Tuesday, November 13, 2018
Time: 9:00 A.M., or as soon thereafter as the item can 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.

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

Accessibility arrangements: Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting.

Please contact the Office of the ADA Coordinator at (772) 221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

TELEPHONE
772-288-5400

WEB ADDRESS
<http://www.martin.fl.us>

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

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

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

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

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

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

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

Sincerely,



Clyde Dulin, AICP
Comprehensive Planning/Site
Compliance Division Administrator

CD/MJ/jvs

Attachment: Map showing the location of the property

AERIAL MAP

CPA 18-14, Dixie Hwy. Rio



Martin County Commissioners

Advertiser:

Ad Number: 2146243

Insertion Number:

N/A

Agency:

N/A

Section-Page-Zone(s): A-11-All

Size: 3 Col x 5.5 in

DIXIE HWY

Description:

N/A

Color Type:

READER SNAPSHOT



John Sahlman found this family of sandhill cranes on a Vero Beach golf course. CONTRIBUTED PHOTO BY JOHN SAHLMAN

SPACEWATCH

ISS Sightings

Oct. 26: 5:39 to 5:40 a.m. Maximum height: 26 degrees. Appearing 25 degrees above southeast, disappearing 22 degrees above east.

Oct. 27: 6:23 to 6:26 a.m. Maximum height: 33 degrees. Appearing 32 degrees above west-northwest, disappearing 10 degrees above north-northeast.

Oct. 28: 5:34 a.m. Maximum height: 15 degrees. Appearing 15 degrees above northeast, disappearing 12 degrees above northeast.

Oct. 29: 6:17 a.m. Maximum height: 10 degrees. Appearing 10 degrees above north-.

FABRIC SALE!

20% OFF

In-stock Fabrics over 3500 rolls in stock

Not to be combined with other offers. Must present coupon at time of purchase

10/31/18

283-1474
2520 KANNER HWY. • STUART

Over 3500 Rolls In Stock

"We Welcome You To Compare Our Already Lowest Prices In Town"

Prisons for Profit – or Rehabilitation
Has big business overtaken society’s need?

Everyone Welcome

10:30 a.m.,
Sunday, October 28, 2018

NEXUS building,
850 NW Federal Hwy. Stuart
At first light north of Roosevelt Bridge

Presented by
Humanists of the Treasure Coast
HUMTC.com

HUMTC advocates for separation of government and religion, and educates the public regarding positive values of humanism.

TR-GC0064236-10

NOTICE OF PUBLIC HEARINGS

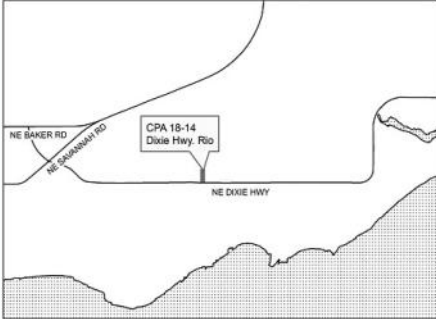
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on the following items on November 13, 2018. The hearings will be conducted at the Martin County Administrative Center, 1st Floor, Commission Room, 2401 S.E. Monterey Road, Stuart, Florida, at 9:00 am or as soon thereafter as the item may be heard.

1. Application CPA 18-14, Dixie Hwy. Rio: A Future Land Use Map change from General Institutional and General Commercial to solely General Commercial on ±0.28-acres located at 977 N.E. Dixie Hwy., Rio.
2. Application CPA 18-15, Jensen Beach Impoundment Extension: A Future Land Use Map change from Medium Density Residential to Public Conservation on a parcel consisting of ±10.13 acres located on NE Causeway Blvd, west of the Jensen Beach Club in Hutchinson Island, Jensen Beach.

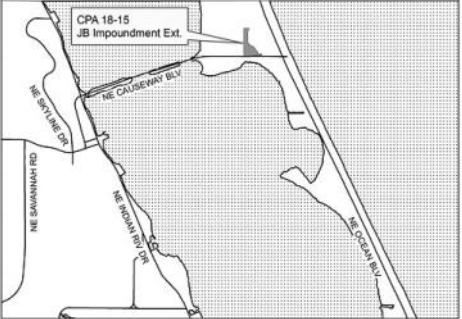
All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be sent to: Nicki van Vonn, Director, Martin County Growth Management 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 Maria Jose at (772) 288-5930.

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)-221-1396, or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

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.



TR-2146243



Pain Killer Tested on 139
Top Athletes Goes on
Sale Nationwide

Approved by doctors nationwide; reduces pain, swelling, and stiffness while triggering new cartilage growth — available now without a prescription

By Wayne B. Roberts — Associate Health Press

No one knows more about muscle and joint pain than competitive athletes.

While pain from muscle and connective tissue injury can be serious, it pales in comparison to the deep-down, throbbing pain of joint damage, especially in the cartilage-rich areas around the knees, hips and shoulders.

Athletes Pain Secret Now in High Demand

If you struggle with painful, frozen joints, there’s a doctor recommended, pain and mobility compound available, that has been tested on sports-ravaged joints of athletes, and proven equally effective for healthy, normal people.

It’s a powerful, fast-acting compound found in a prescription-free supplement called Tramaline.

Professional football and baseball players have been reported using this compound to speed up recovery time from injured joints. Helping them reduce pain and swelling, getting them back on their feet and healthy again.

A study on 139 adult athletes showed that Tramaline not only relieved pain and stiffness following a workout or athletic event, but surprisingly, it also worked to relieve discomfort during the specific activity that caused the pain in the first place!

In addition, Tramaline put up a defensive shield around cartilage in knees and other joints, “significantly lowering cartilage degradation.”

Soothes and Protects

Tramaline does for old knees what prescription reading glasses do for old eyes. It’s so powerful, in fact, that some patients in clinical trials experienced complete remission of pain!

It’s a special form of highly absorbable collagen, the same stuff that lines the inside of joints, lubricating and reducing friction, and keeping them ‘young.’

This joint-loving substance possesses multiple patents, yet it is still prescription-free.

Ends Pain in 30 Days?

Ryan Shelton, MD, a practicing physician in Seattle, Washington, is one of many healthcare professionals who recommend fast-acting Tramaline.

“We’ve finally found a pill that relieves swelling... lubricates joints for easier movement... and protects against cartilage destruction, all without side effects,” he says.

Erik Wood, MD, a medical doctor in Miami, Florida, agrees.

“If you find it difficult to grip objects or to exercise with ease, prescription-free Tramaline is for you.”



SHOCKING RESULTS: Tramaline’s patented structural protein can help repair damaged joints, such as in this hip, shown in this X-ray, to restore full range of motion - with no pain.

Pulls Wool Over Nerve Cells Eyes

Like a building’s sprinkler system springs into action at the first whiff of smoke and heat, UC-II, the active ingredient in Tramaline, stops joint pain before it strikes by deploying a sophisticated, enzymatic attack.

UC-II in Tramaline works with your body to pull the wool over the eyes of pain receptors in sore, stiff joints, blocking the inflow of inflammatory chemicals.

By ‘shutting off’ the pipeline of immune fluids that cause your knees and joints to swell up and get hot with inflammation, once-swollen knees and joints return to normal size, so you can move and flex more easily.

One user said it felt like he sprayed WD-40 in his knees and elbows!

Reduced Swelling, Lubricates Stiff Joints

Tramaline stimulates synovial fluid health, lubricating a healthier joint for free-swinging flexibility.

There’s more, Tramaline can also signal your body to jump-start the joint-repair process.

UC-II is a prime building block for cartilage and synovial fluid around your joint problem areas.

Users like 60-year-old Terry O. see noticeable, real benefits in just a few weeks.

For years, Terry treated her knee pain by taking an impressive amount of NSAIDs. It wasn’t too long before she began to experience stomach problems.

NSAIDs Eat Stomach Tissue

“I knew all the aspirin and other pain relievers would eventually do a number on my stomach, but like an idiot, I just kept taking them,” she said, shaking her head.

Terry’s physician told her to quit NSAIDs and recommended that she consider a knee replacement.

Naturally Restore Your Knee or Surgically Replace It?

“I have two friends who both had knee replacements,” says Terry, “and they told me to not do it. They

said the pain was excruciating and that their knees got worse!”

Terry’s daughter-in-law told her about Tramaline and how it could quickly repair her knee, ending her joint pain.

Painful Shot or Pill?

“My daughter-in-law said to give it a chance. She said in studies Tramaline’s active ingredient was as effective as a cortisone shot. And she was right, my knee feels better than ever,” says Terry.

If you are living with pain and not getting the relief you need, here’s your opportunity to experience the joint revitalizing phenomenon called Tramaline with UC-II, completely risk-free.

No Pain, More Sleep

Tramaline reigns in out-of-control immune systems, reducing swelling, jump-starting joint repair, and ending pain. You’ll sleep better at night, and be more active during the day.

How to Get Tramaline

Tramaline is being released nationwide with a special introductory discount! But you’ll have to act fast.

This money-saving offer is available only for the next 48 hours. Call TOLL-FREE at **1-888-964-6192** and provide your operator with your Promo Code: TR-103.

Tramaline offers an industry-leading 90-day satisfaction guarantee so you can experience its benefits, long-term, at no risk.

This Discount Won’t Last Long!

Call **1-888-964-6192** now to take advantage of this unprecedented, limited time, discount on Tramaline, good while supplies last. You can start sleeping through the night and wake feeling rested and alert.

Note: Demand is quite high, which may cause some delay in reaching operators. If you do call and fail to get through immediately, please be patient and call back. Please note that this special discounted offer will expire in exactly 48 hours.