



MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

Fire Station 10 REZONING

Applicant:	Martin County Board of Commissioners
Property Owner:	Martin County
County Project Coordinator:	Maria Jose, M.S., Planner
Growth Management Director:	Nicki van Vonno, AICP
Project Number:	CPA 18-8, Fire Station10
Application Received:	02/27/2018
Date of Staff Report:	06/06/2018
LPA Meeting Date:	09/20/2018
BCC Meeting Date:	1/29/2019

B. Project description and analysis

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

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

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

Staff recommendation:

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

Permitted Uses:

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

PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS

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

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

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

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

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

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

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

LDR, Article 3, Sec. 3.12. Development standards

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

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

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

**TABLE 3.12.2.
STRUCTURE SETBACKS**

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

Standards for Amendments to the Zoning Atlas

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

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

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

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

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

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

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

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

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

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

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

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

Figure 1



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

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

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

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

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



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

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

C. Staff recommendation

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

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

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

D. Review Board action

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

E. Location and site information

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

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

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

Unresolved issues:

Item #1:

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

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

Unresolved issues:

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

Additional Information:

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

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

See above statement.

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

See above statement.

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

See above statement.

K. Determination of compliance with transportation requirements - Engineering Department

See above statement.

L. Determination of compliance with county surveyor - Engineering Department

See above statement.

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

See above statement.

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

See above statement.

O. Determination of compliance with utilities requirements - Utilities Department

See above statement.

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

See above statement.

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

See above statement.

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

See above statement

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

Review is ongoing.

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

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

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

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

U. Post-approval requirements

Not applicable.

V. Local, State, and Federal Permits

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

W. Fees

Not applicable.

X. General application information

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

Y. Acronyms

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

Z. Figures/Attachments

Figures within the report:

Figure 1, Past Resolutions

Figure 2, Zoning Map

Attachment 1, Proposed Future Land Use Map

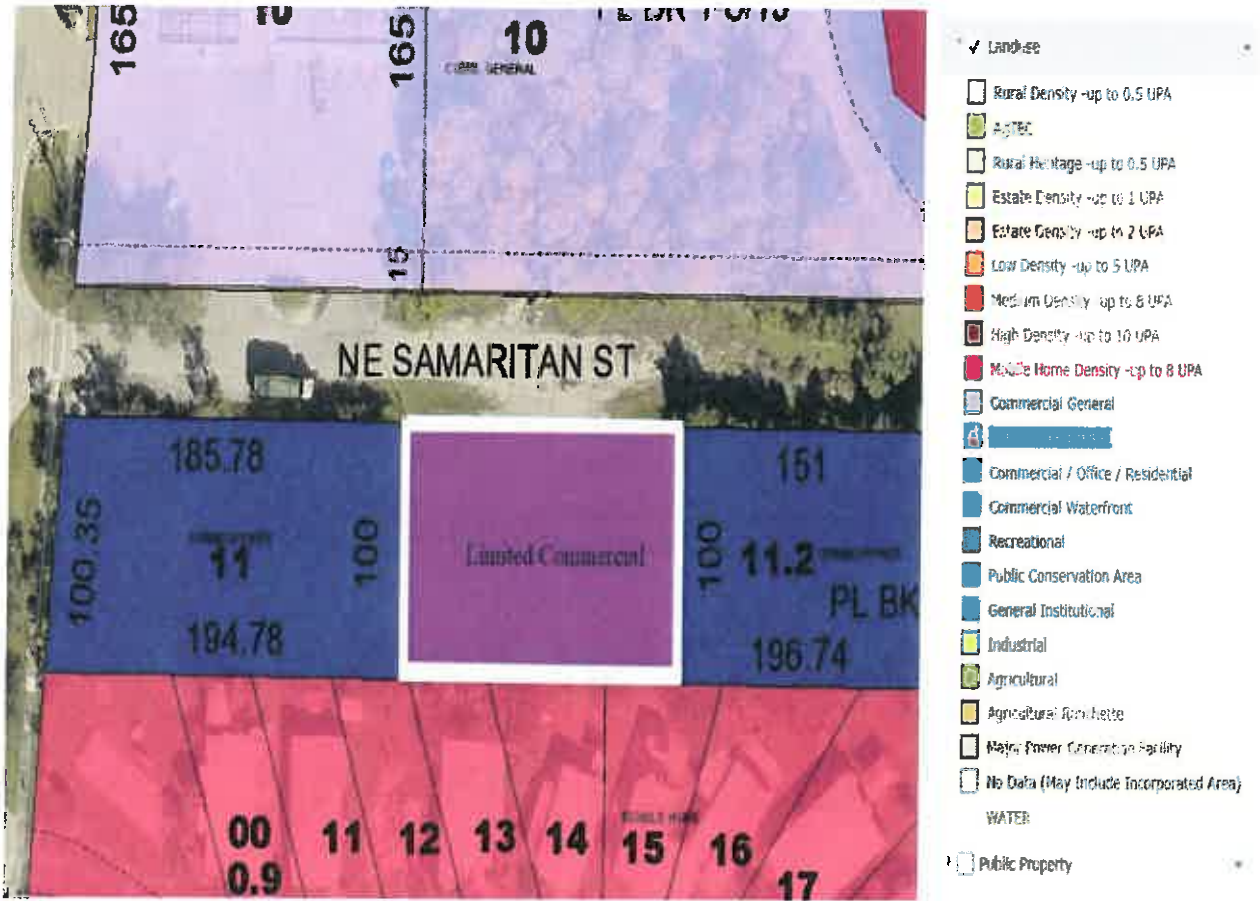
Attachment 2, Application Materials

Attachment 3, Correspondence

Attachment 4, Public Notice

Attachment 5, Meeting Minutes

Proposed Future Land Use Map



Application Materials
Fire Station 10
Adoption for Rezoning
Adoption Hearing
January 29, 2019

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

RESOLUTION NO. 18-2.43

**A RESOLUTION TO INITIATE A FUTURE LAND USE MAP AMENDMENT
FOR FORMER FIRE STATION 10 IN JENSEN BEACH**

WHEREAS, on June 7, 2016, the former Fire Station 10 property located on NE Samaritan Street in Jensen Beach was declared to be surplus property by the Board of County Commissioners; and

WHEREAS, on September 12, 2017 the Board of County Commissioners reviewed the list of surplus properties and directed staff to initiate an appropriate change of the land use and zoning on the former Fire Station 10 property; and

WHEREAS, the current land use is General Institutional and the zoning designation is Public Service; and

WHEREAS, a change in the land use and zoning will increase the value of the property when it is sold; 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 herein initiates a Comprehensive Plan Amendment to change the future land use and zoning to the most appropriate designation for the property identified in the attached Exhibit A Legal Description and on the attached Exhibit B location map.

DULY PASSED AND ADOPTED THIS 27TH DAY OF FEBRUARY, 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:**



**KRISTA STOREY
SENIOR ASSISTANT COUNTY ATTORNEY**

EXHIBIT A

Legal Description

The East 150 feet of the West 350 feet of the South 100 feet of Lot 11, MARY J. DESTAUBEN'S SUBDIVISION OF WEST HALF OF NORTH WEST QUARTER OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 41 EAST, according to the Plat thereof recorded in Plat Book 1, Page 13, St. Lucie (now Martin) County, Florida, public records.

Parcel Control Number

Parcel ID No. 27-37-41-007-000-00111-8



BOARD OF COUNTY COMMISSIONERS AGENDA

ACTION SUMMARY
2/27/2018 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. CALLED TO ORDER AT 9:03 AM

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

B. PLEDGE OF ALLEGIANCE

C. ADDITIONAL ITEMS – *There were no Additional Items.*

D. APPROVAL OF AGENDA – *The Agenda was approved with 4D3 being withdrawn.*

E. APPROVAL OF CONSENT AGENDA – *The Consent Agenda was approved minus 4D6.*

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 AND SPECIAL PRESENTATIONS - None at this time.

B. Engineering

1. REQUEST APPROVAL OF A RESOLUTION TO INITIATE AN AMENDMENT TO THE FUTURE LAND USE MAP FOR THE FORMER FIRE STATION 10 PROPERTY ON NE SAMARITAN IN JENSEN BEACH

Estimated staff presentation: 10 minutes. This is a request for adoption of a resolution to initiate a future land use map change for the surplus property known as Fire Station 10 located on NE Samaritan Street in Jensen Beach.

AGENDA ITEM: 80959077

RESOLUTION NOS. 18-2.43 and 18-2.44

ACTION TAKEN: The Board approved the Resolution initiating a Future Land Use Map amendment and rezoning for the property known as Fire Station 10 – Jensen Beach and the Lelani Heights Property (utilities and parks) to the appropriate land use and authorized the Chairman to execute any and all documents necessary to complete the transaction.

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 4:27 PM

Ecstasy, meth and more seized in drug hunt; 47 face charges

Sara Marino
Treasure Coast Newspapers
USA TODAY NETWORK - FLORIDA

MARTIN COUNTY — Over the course of two days last week, deputies, Stuart police officers and other local and state agencies arrested 47 people and confiscated a slew of drugs, guns and burglary tools during their latest drug interdiction, the sheriff said Wednesday.

The Sheriff's Office would not identify 41 of the 47 people arrested. From the arrests that took place Aug. 29 and Aug. 30, the agencies confiscated almost 100 ounces of ecstasy, a few ounces of fantasy, a few hundred doses of methamphetamine and heroin, 150 grams of edible THC, multiple guns and \$17,000.

"We don't look at this as some kind of display of trophies. ... These are some instruments of death," Martin County Sheriff William Snyder said. Out of the arrests, there were 33 felony charges. One of those charges was for Roromell Jackson, 26, of Fort Pierce, who was found with more than half a pound of ecstasy during a stop in Palm City, Snyder said.

Since the beginning of the year, 152 people have overdosed in Martin County, with 25 dying as a result, he said.

"We cannot stand by idly as these overdoses and deaths continue," he said.

As an initiative with the state and other local law enforcement agencies,



Martin County Sheriff William Snyder (center) presents a variety of drugs, weapons and money confiscated over a two-day interdiction on I-95 last week during a news conference Wednesday. LEAH VOSE/TCPALM

the Sheriff's Office participated in a two-day patrol where officers and deputies stopped drivers on Interstate 95 in Martin County in an attempt to stop drugs from trickling throughout the county and the state.

"My slice of the pie, my place at the table is to try to prevent this (drugs) from ending up in the hands of our children and adults," Snyder said.

The initiative, which is called a high-intensity drug trafficking area interdiction, was the fifth one the Sheriff's Office has participated in, Snyder said.

Snyder said the agency plans to participate in the initiative again in the future.

"I've said it before and I'll say it again, unfortunately I think our interstates are washed in drugs, narcotics, guns and other things that are so destructive to the lives of innocent people," Snyder said.

Smart

Continued from Page 1A

of elementary schools in Jensen Beach and Palm City—a combined cost of \$64 million.

The board set the priorities Tuesday while recognizing voters may oppose this second tax, which left lingering questions over how and when these projects would be paid for otherwise.

Michael Ditterlitz and Rebecca Negron were absent from the workshop meeting.

"(\$15 million) is a kind of scary number when you don't have any additional funding source," said board Chairwoman Christa L. Roberts. "You're kind of stuck with, 'What are you gonna do?'"

The proposed sales-tax increase would generate \$16 million annually for seven years, strictly for school construction projects. Only \$6 million, though, would be available in 2018-19 since the tax would begin Jan. 1, halfway through the school year.

If approved, the tax would generate a total of \$12 million.

Part of that money would pay for the \$15.3 million in security enhancements identified by school officials after a monthlong "vulnerability assessment."

Although the board considered these projects a priority, it agreed paying for security should not prevent the district from starting other projects.

Further, board members said, the district lacks the infrastructure to take on some of these projects in one year. The district's vulnerability assessment and related plans are confidential, according to state law.

"Some are wants," board member Tina McSoley said of the security projects. "Some are needs."

Board members supported starting security projects, along with laying groundwork for building the two new elementary schools, in the first year of the proposed tax.

Additionally, the board showed interest in beginning work on a new ath-

letic complex at South Fork High School during year one. That construction project, along with a new district headquarters, was put on the back burner after the state called on districts to strengthen school security following the Parkland shooting.

In the meantime, school officials must draft two hypothetical

five-year capital building plans to show the two realities facing the district. The capital budget, should the November tax fail, would be "very lean," Roberts said. The plan, she added, would not be a scare tactic.

"I think we have to show the reality of what (the budget) will look like without (the tax)," Roberts said.

NOTICE OF PUBLIC HEARINGS

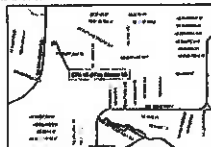
The Martin County Local Planning Agency will conduct public hearings on September 20, 2018, beginning at 1:30 PM, or as soon thereafter as the items may be heard, to review the following items:

1. Application CPA 18-9, Fire Station 10: A Future Land Use Map change from Institutional General to General Commercial on ±3.34-acre located at 1250 N.E. Samartian St.
2. Application for rezoning from PS (Public Service) to GC (General Commercial) or the most appropriate zoning district regarding Comprehensive Plan Amendment 18-9, Fire Station 10.
3. Application CPA 18-9, Reserve Area No. 1, Plat of Leland Heights, Phase 1: A Future Land Use Map change from Low Density Residential to Institutional Recreation on two parcels consisting of ±3.38 acres located at the southwest corner of NE 24th St. and NE 18th Ave.
4. Application for rezoning from R-2 (Single-Family Residential) to PR (Public Recreation) or the most appropriate zoning district regarding Comprehensive Plan Amendment 18-9, Reserve Area No. 1, Plat of Leland Heights Phase 1.

All interested persons are invited to attend and be heard. The meeting will be held in the Administration Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be sent to: Nicol van Vanno, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34986. Copies of the items will be available from the Growth Management Department. For more information, contact Maria Jose at (772) 288-8530.

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) 221-2350, or in writing to 2401 SE Monterey Road, Stuart, FL 34956, 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 purposes, 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.



September 5, 2018

TR-2108347

Holiday weekend saw 23 crashes in Martin

Sara Marino
Treasure Coast Newspapers
USA TODAY NETWORK - FLORIDA

MARTIN COUNTY — Twenty-three crashes to be the number associated with vehicle crashes over Labor Day weekend.

There were 23 vehicle crashes this past Labor Day weekend, Sheriff William Snyder said, and, according to sheriff's spokeswoman Laurie Weber, there were 23 crashes in both 2017 and in 2016 over the same weekend.

Of the crashes this year, two had minor injuries and two had major injuries.

One crash was caused by a man being four times over the legal drinking and driving limit who crashed his truck into a family's front porch, Snyder said.

Other than that one DUI incident, causes have not been determined for the other 22 crashes, he said.

Snyder said he believes the weather or people being distracted had something to do with the crashes.

"We had some weather through the weekend and anytime we see rain, people don't slow down and they hydroplane," he said.

"When it first rains, that first light rain

is the most dangerous because that water mixes with oil in the roads and the roads can get slick."

"The moral of the story is for people to give yourself time to stop because the visibility is reduced when it rains," Snyder said.

Snyder said people driving while they're distracted could have been the cause of some of the crashes.

Two of the biggest distractions, he said, are using cell phones and thinking about the coming holidays.

"They're thinking about traveling, they're thinking about company coming and we know when people are distracted, there's a higher chance they'll miss something," Snyder said. "People that are driving and are not distracted, have to watch out for distracted drivers."

When it comes to phone use, Snyder said once people start using their phones for navigation and other purposes while they're driving, it can lead to crashes.

"Once you go from talking on the phone, which is distracting at best, to using that phone as a GPS, or worse yet, you use it for texting, it's just a disaster waiting to happen," he said.

"We Do Need To Build A Bigger Wall" To Keep Religion Separate from Government

Everyone Welcome

10:30 a.m., Sunday, September 9, 2018

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

Presented by
Humanists of the Treasure Coast

HUMTC.com

Keeping religion and government separate,
protects everyone

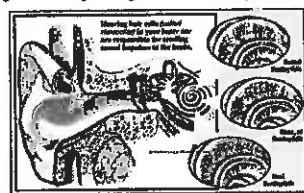
WHY DO I HEAR ... BUT NOT UNDERSTAND?

Study by Cambridge University in England Reveals Key Answer

Until recently, there was no practical way to identify dead regions of hearing aids in the ear. However, a new British developed procedure using standard test equipment now allows for identification of dead hearing aid regions. The study suggests that the presence or absence of dead regions may have subtle implications in the fitting of hearing aids.

This research reveals that amplifying dead cells in a mixture which will result in poorer speech understanding in noise. A new type of digitally programmable microcircuit is now available using new science technology that can be programmed to bypass the dead cells. As a result, the patient's usable hearing cells receive amplification, thereby improving speech understanding in noise.

"We are employing a little trick in our diagnostic sound become using a sound field



speech in noise procedure," said Geoffrey Saxe. "This test simulates hearing in a noisy crowd. We are able to determine maximum speech understanding by frequency shaping this new hearing aid." The results have been phenomenal. For the first time, a patient is able to actually realize the exact percentage of speech understanding.

improvement in noisy listening environments. These new products come in the smallest digital silicon module. During the release, Schmidt Hearing Center are offering this new frequency-shaping wireless hearing instrument on a 30-day satisfaction trial.

COMPLIMENTARY HEARING CONSULTATIONS!

"To determine if amplification will help. 'Bring in the talk—Screen down the noise'"



Save \$500 off a pair of MUSE IQ™ (each) Call for Appointment. \$999. FREE In-House Repairs Parts Available. Expires 9/30/18

Still in the same great location in the Lowes Shopping Center for over 25 years! Voted #1 By Treasure Coast Newspaper in Stuart!

3610 SE Federal Highway Suite 1
www.stuarthearingaids.com
(772) 600-4295
OFFICE HOURS: Mon-Fri 9 to 5 Evenings By Appt.
www.stuarthearingaids.com

The Stuart News
Thursday, September 06, 2018

Advertiser: Martin County Commissioners

Agency: N/A

Section-Page-Zone(s): A-9-A11

Description: LEILANI FIRE STATION

Ad Number: 2108347

Insertion Number: N/A

Size: 2 Col x 10 in


Color Type: N/A

Correspondence

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Maria Jose, M.S.
Planner

DATE: June 18, 2018

FROM: Jim Christ 
Planner

MEMO:

SUBJECT: Comprehensive Plan Amendment 2018-8 Fire Station

After a review of the materials received on June 15, 2016 the Utilities and Solid Waste Department has the following comments:

BACKGROUND:

Description: The subject property is 0.34 acres, east of Savannah Road. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available.

Location: A 0.34 acre parcel located east of Savannah Road.

Existing Future Land Use: General Institutional

Proposed Future Land Use: The staff analysis will consider the Commercial Office/ Residential, Limited Commercial and General Commercial future land use designations.

Existing Zoning: PS

Proposed Zoning: PS

Existing Development: The subject property is developed with the existing old fire station building.

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

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

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)	-13.292 MGD
Projects With Service Agreements	<u>-0.476MGD</u>
Available Capacity	5.032 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>-0.092MGD</u>
Available Capacity	1.164 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.

Please be advised that the project is located within Wellfield Protection Zone 2 and must comply with the Wellfield Protection Ordinance upon opening for business. A copy of the Ordinance is attached. No action is required at this time. [ref. Code, LDR, s.4.148.B., and s.4.151 Code, LDR, Art.4, Div.5]

JC/jc

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

TO: Maria Jose, M.S.
Planner

DATE: July 16, 2018

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



SUBJECT: Comprehensive Management Plan
Proposed Amendment 18-8: Fire Station 10

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation of approximately 0.34 acres located on NE Samaritan Street, east of CR-723 (NE Savannah Road), from General Institutional to either Commercial Office/Residential, Limited Commercial, or General Commercial.

The proposed Future Land Use designation of General Commercial represents the "worst case" traffic scenario that could impact the road network with the potential to add 55 peak hour trips over the trips generated from 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

Public Notice

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

June 20, 2018

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

REF: Land Use Change
Firestation 10
Application# 18-08

Attn:

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


Kurt C. Larsen

6/20/18
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 10-20-2018







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

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

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

January 11, 2019

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

RE: Certification of Property Owner Public Hearing Notification

Dear Ms. van Vonno,

I certify that letters of notification to the surrounding property owners, per the distance requirement contained in the Martin county Comprehensive Growth Management Plan, for the following proposed amendment listed below were mailed on January 7, 2019.

CPA 18-8, Fire Station 10

All the notification letters contained the meeting notice information for the Public Hearing scheduled for January 29, 2019 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 map
Property owner mailing list



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

January 7, 2019

Telephone: (772) 288-5495

DOUG SMITH
Commissioner, District 1

STACEY HETHERINGTON
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

RE: Notice of a public hearing regarding application CPA 18-8, Fire Station 10, a proposed change to the Future Land Use designation and Zoning of Fire Station 10.

Dear Property Owner:

As the owner of property within 1,000 feet of Fire Station 10, located at 1250 N.E. Samaritan St. and 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 to Limited Commercial; and
- 2) Change the Zoning District from PS (Public Service) to LC (Limited Commercial).

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

MEETING: **BOARD OF COUNTY COMMISSIONERS**
DATE: January 29, 2019
TIME: 9:00 A.M., or as soon thereafter as the items can be heard.
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

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

Accessibility arrangements: Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

Record for appeals: If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to 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.

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

TELEPHONE
772-288-5400

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

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. Written comments will be included as part of the public record of the application.

Submit Written Comments to: Nicki van Vonno, Director
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

For more information, or to view the project file, 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
Administrator

CD/jvs

Attachment: Location Map

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

2017 AERIAL MAP

CPA 18-8, Fire Station 10



2102/CPA 18-8/BCC
AVN Properties LLC
2879 SW Pond Way
Palm City, FL 34990

2102/CPA 18-8/BCC
Coulombe, LLC
3703 NE Renar Ave
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Cumberland Farms Inc
165 Flanders Rd
Westborough, MA 01581

2102/CPA 18-8/BCC
Daniel Patrick Malone
Inter-Vivos Trust
1943 NE Collins Cir #12-1
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Davelu, LLC
PO Box 2393
Stuart, FL 34995

2102/CPA 18-8/BCC
George E II & Rosemary A Bartley Trust
1943 NE Collins Cir #12-30
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Jensen Park Villas HOA
1188 NE Coy Senda Rd
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Martin Business Park R E LLC
1407 SW 8th St
Pompano Beach, FL 33069

2102/CPA 18-8/BCC
Martin County
Attn: Carla Segura
2401 SE Monterey Rd
Stuart, FL 34996

2102/CPA 18-8/BCC
Northern Blessing LLC
1407 SW 8th St
Pompano Beach, FL 33069

2102/CPA 18-8/BCC
Palma Homes LLC
PO Box 1234
Jensen Beach, FL 34958

2102/CPA 18-8/BCC
Pinecrest Lakes HOA
909 SE Central Pkwy
Stuart, FL 34994

2102/CPA 18-8/BCC
Pinelake Village Inc
2101 NE Savanna Rd
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Revocable Living Family Trust of Jos
2182 NE Marberry Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Savanna Animal Hospital Inc
1800 NE Savannah Rd
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Savanna Club Condo Assoc Inc
2027 NE Collins Cir
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Savannah Investments LLC
PO Box 2393
Stuart, FL 34995

2102/CPA 18-8/BCC
Savanna-Martin Inc
1430 SE Huffman Rd
Port St Lucie, FL 34952

2102/CPA 18-8/BCC
Trinity United Methodist Ch of Jensen
2221 NE Savannah Rd
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Tropical Acres HOA
1111 SE Federal Hwy Ste #100
Stuart, FL 34994

2102/CPA 18-8/BCC
Tropical Acres HOA Inc
1901 NE Savannah Rd
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Veterans Of Foreign Wars #10066
1805 NE Savannah Rd
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Maryann Abraham
6372 Pheasant Ln
Milton, FL 32570

2102/CPA 18-8/BCC
Daniel J Abruzzo
2083 NE Collins Cir #60
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Liliane Albert
1999 NE Collins #3-60
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Joseph T Alesi
2153 Francisco Ave
Santa Rosa, CA 95403

2102/CPA 18-8/BCC
B Kirk Alexander
508 Stonegate Pl
Brentwood, TN 37027

2102/CPA 18-8/BCC
Dianne Allsop
604 Gardenvue
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
William D Anderson, Jr (Tr)
PO Box 288
Stuart, FL 34995

2102/CPA 18-8/BCC
Arne B & Mariane M Andersson
PO Box 403
Jensen Beach, FL 34958

2102/CPA 18-8/BCC
James P Ardizzone
6514 SE Windsong Ln
Stuart, FL 34997

2102/CPA 18-8/BCC
Joyce S Baker
1985 NE Collins Cir #2-40
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Howard A & June Balsam
8600 Thackery St #2208
Dallas, TX 75225

2102/CPA 18-8/BCC
Alan A & Bernice Ruth Baptiste
612 NE Garden View Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
John H & Susan G Barnes
1717 Ansley Dr
Alcoa, TN 37701

2102/CPA 18-8/BCC
Bradley Bartlett
321 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
John O & Patricia D Beatty, Sr
615 Tahiti St
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Gerald L & Shannon P Beem
2163 NE Marlberry Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Douglas Bell
2055 NE Collins Cir #6-90
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Geraldine T Belt (Tr)
2069 NE Collins Cir #7-50
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Nile & Helen Beltempo
970 Homewood Ave
Salem, OH 44460

2102/CPA 18-8/BCC
Mary Jo Bevis
733 Colorado Ave #108
Stuart, FL 34994

2102/CPA 18-8/BCC
Bonnie J Blancett (L/E)
2069 NE Collins Cir #7-40
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Craig L & Claudia K Bodden
1178 NE Coy Senda
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
William T Boria
1662 Pekin Rd
Clymer, NY 14724

2102/CPA 18-8/BCC
Jason E Bourne
2069 NE Collins Cir #7-100
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
William H Bramham
1999 NE Collins Cir 3-1
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Mary Brandimore
4174 Watkins Rd
Battle Creek, MI 49015

2102/CPA 18-8/BCC
Eric C Brent
358 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Kathryn M Brewer
514 Flagship Ter
Neptune, NJ 07753

2102/CPA 18-8/BCC
Carol A Brown
606 NE South Seas Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Cecile Bruneau
356 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Louise H Brush
1929 NE Collins Cir #11-50
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
John & Elizabeth Buchanan
427 Mantua Ave
Paulsboro, NJ 08066

2102/CPA 18-8/BCC
Gary Burlew
332 NE South Seas Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Russell & Vaughn Burton
1701 W Homestead Dr
Appleton, WI 54914

2102/CPA 18-8/BCC
Blase & Mary Jo Capotrio
1408 Hinesburg Rd
South Burlington, VT 5403

2102/CPA 18-8/BCC
Anthony & Elizabeth Carchietta
3314 Pioneer Dr
Chattanooga, TN 37419

2102/CPA 18-8/BCC
Vincent Chiappetta
174 Main St
Norwell, MA 02061

2102/CPA 18-8/BCC
Robert J Christie
2013 NE Collins Cir #4-80
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Claudio S & Maria E Cimino
9067 Giltinan Ct
Springfield , VA 22153

2102/CPA 18-8/BCC
Phyllis Cinco
602 South Seas
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Phyllis Cinco
338 South Seas
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Harold A Claus
626 NE Tahiti
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Nathan J & Crystal B Cochran
2004 NE Avenida Dracaena
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Valerie Ann Coffey-Carlson
6120 Grand Central Pkwy #B-204
Forest Hills, NY 11375

2102/CPA 18-8/BCC
Robert C & Beverly Colucci
PO Box 733
Harrison, ME 04040

2102/CPA 18-8/BCC
Edward S Conron
616 NE Garden View Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Glenn J & Mary Cooper
578 SW Glen Crest Way
Stuart, FL 34997

2102/CPA 18-8/BCC
John Steven Coy
1162 NE Coy Senda
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Elise C & Michael A Cuba
319 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Richard A & Elaine M Danyow
602 NE Garden View Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Laureen Decourcy
1198 NE Coy Senda
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Robert Delisle
356 NE Tropicalia
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Ann M & Robert Deluca
322 NE South Seas Ave
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Anthony Destefano
2291 Essex Ct
Palm City, FL 34990

2102/CPA 18-8/BCC
Eric Van & Lisa V Dietderich
1192 NE Coy Senda
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Edward Dingman
418 Mantoloking
Brick, NJ 08723

2102/CPA 18-8/BCC
Linda M Domanico
1971 NE Collins Cir #1-30
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Mary Doolittle
2493 NE Roberta St
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Henry R D Durham-Kilcullen
604 NE Tahiti Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Donald Duvo
PO Box 2013
Jensen Beach, FL 34958

2102/CPA 18-8/BCC
Randall L & Vanessa Ellis
315 West Central Ave
Batesville, IN 47006

2102/CPA 18-8/BCC
Robert Joseph Ernst, Jr
2024 NE Avenida Dracaena
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Michael T Erwin
4174 Watkins Rd
Battle Creek, MI 49015

2102/CPA 18-8/BCC
Nathaniel A & Savana R Evans
1194 NE Coy Senda
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
William M & Donna M Everett, III
3880 NE Cheri Dr
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Shirley Farr
2013 NE Collins Cir #4-30
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Margaret H Faughnan
1929 NE Collins Cir #11-40
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Christina I Federella
1964 NE Avenida Dracaena
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Vincent Ferraina
101 N Main St
Marlboro, NJ 07746

2102/CPA 18-8/BCC
Susan A Ferrari
1901 NE Collins Cir #9-10
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
John S Fontaine
355 NE Garden View Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Brett Foster
2069 NE Collins Cir #7-60
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Cheri Lynn Fowler
315 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Douglas H Frend
65 Magnolia Ave
Lake Grove, NY 11755

2102/CPA 18-8/BCC
Richard G Friscia
610 NE Garden View Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Karen M Gallagher
485 NW Fetterbush Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Theodore P Geiger
2041 NE Collins Cir #5-100
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Annmarie S Gilbert
6 Steven Ct
Patchogue, NY 11772

2102/CPA 18-8/BCC
Phyllis M Gillespie
2142 NE Marlberry Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Paul A Gioia
618 NE Tahiti Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Raymond W & Helen M Gramlich
3810 Millbrook Rd
Philadelphia, PA 19154

2102/CPA 18-8/BCC
Margaret A & Robert F Gray
362 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Paul T & Mardie S Greene
2203 NE Marlberry Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Charles E & Denise Greenfield
300 Walnut St
Washingtonville, OH 44490

2102/CPA 18-8/BCC
Jeffrey M Grissim (Tr)
1222 17th Ave S
Nashville, TN 37212

2102/CPA 18-8/BCC
David & Vicki Hagerty
124 Mountaintop Rd
Wernersville, PA 19565

2102/CPA 18-8/BCC
Doris Hansen-Clark
1176 NE Coy Senda
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Richard G & Lucia A Hayhurst
2162 NE Marlberry Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Robert R & Marion B Haynes
191 Old Hill Rd
Bethel, VT 05032

2102/CPA 18-8/BCC
Donovan Hedges
9503 E Promontory Point Dr
Syracuse, IN 46567

2102/CPA 18-8/BCC
Antoinette C Hendron
2020 NE Hoya Calle
Jensen Beach, FL 34957-5038

2102/CPA 18-8/BCC
Clyde W & Brigid M Hensley
608 NE South Seas Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Harold Hickling
1164 NE Coy Senda #3-D
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Jane Ann Hill
370 Hawthorne Oaks Way
Powell, TN 37849-5453

2102/CPA 18-8/BCC
Alice C Hill
370 Hawthorne Oaks Way
Powell, TN 37849-5453

2102/CPA 18-8/BCC
Betty L Hilton
303 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Christie Hoban
2 White Tail Ln
Penn Yan, NY 14527

2102/CPA 18-8/BCC
Sandra Hoffman
606 NE Garden View Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Kimberly Holmes
1901 NE Collins Cir #9-20
Jensen Beach, FL 39457

2102/CPA 18-8/BCC
Timothy E & Brenda L Housh
1929 NE Collins Cir #11-30
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Jon T Hubble
508 Stonegate Pl
Brentwood, TN 37027

2102/CPA 18-8/BCC
Jeffrey Lynn Hudson
1971 NE Collins Cir #1-10
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Martin F Iarocci
339 NE Tiara Cir
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Susan Izzo (Tr)
1022 SE Bywood Ave
Port St Lucie, FL 34986

2102/CPA 18-8/BCC
Tammy K Jackson
350 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Kermit W Estate Johnson
364 NE Tropicalia
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Larry Paul Johnson
364 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Mary M & Charles F Johnson
2 Barbour Ln
Bloomfield Hills, MI 48304

2102/CPA 18-8/BCC
Denise M Johnston
358 NE Tropicalia
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
John Francis Jordan
316 N Cardinal Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
James R Julian
P O Box 2027
Dennis, MA 02638

2102/CPA 18-8/BCC
William L & Janice E Kiesow
1115 Daniel Ct #35
Neenah, WI 54956

2102/CPA 18-8/BCC
Gladys Clish Kittle
605 South Seas
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
David M & Antoinette A Knittel
603 NE Tahiti Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Susan Lynn Kohl
2055 NE Collins Cir #6-70
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Scott Korrow
348 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Linda L Korzecke
115 White Oak Dr
Lake Jackson, TX 77566

2102/CPA 18-8/BCC
John-Jacob R Lambie
PO Box 999
Jensen Beach, FL 34958

2102/CPA 18-8/BCC
Gary E Lambie
PO Box 999
Jensen Beach, FL 34958

2102/CPA 18-8/BCC
Susan M Landrith
1831 NW Old Oak Ter
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
S Paul Laugois
601 NE Garden View Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Frances A Leighbody
2069 NE Collins Cir 7-30
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Edwin & Anita Leighton
32200 Valley View Cir
Farmington, MI 48336

2102/CPA 18-8/BCC
Manfred Leighton
602 South Seas
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Manfred Leighton
338 South Seas
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Emile Letourneau
307 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Leslie C & Deborah A Lewis
1701 Fairfax Cir
Barnhart, MO 63012

2102/CPA 18-8/BCC
Anthony E & Sharon F Leyden
3603 Little Soap Rd
Ottumwa, IA 52501

2102/CPA 18-8/BCC Lester V Little 1019 NE Juniper Pl Jensen Beach, FL 34957	2102/CPA 18-8/BCC Steven W & Shawanita A Longstreet 5911 W Whiteland Rd Bargersville, IN 46106	2102/CPA 18-8/BCC Ann Loranger 1060 Walden Cir #35 Mississauga, ON L5J 4J9
2102/CPA 18-8/BCC Robert P Lozinski 620 NE Tahiti Way Jensen Beach, FL 34957	2102/CPA 18-8/BCC Lawrence & Lorraine Macera (L/E) 26 Van Dyke Dr S Rensselaer, NY 12144	2102/CPA 18-8/BCC Giancarlo Maiucci 387 NW Bayonet Pl Jensen Beach, FL 34957
2102/CPA 18-8/BCC Julian Maiucci 1862 NE Crabtree Ln Jensen Beach, FL 34957	2102/CPA 18-8/BCC Jolanta Mallon 5129 Deer Run Dr Zolfo Springs, FL 33890	2102/CPA 18-8/BCC John Manochio 1041 NE Zebrina Senda Ter Jensen Beach, FL 34957
2102/CPA 18-8/BCC Bonnie J Marburger 123 Double Rd Renfrew, PA 16053	2102/CPA 18-8/BCC Dorothy M Marshall 34 Stoddard St Seymour, CT 06483	2102/CPA 18-8/BCC Norma Mason (Tr) 616 NE South Seas Jensen Beach, FL 34957-3430
2102/CPA 18-8/BCC Sally M May 2041 NE Collins Cir #5-40 Jensen Beach, FL 34957	2102/CPA 18-8/BCC Mary Leslee K & Gary McBride 5838 Edelle Dr Indianapolis, IN 46237	2102/CPA 18-8/BCC Richard McCarthy 1501 Decker Ave Ste 124 Stuart, FL 34994
2102/CPA 18-8/BCC Russell McGregor 7650 Truelove Rd Willow Spring, NC 27592	2102/CPA 18-8/BCC Kelsey McMichael 1943 NE Collins Cir #12-50 Jensen Beach, FL 34957	2102/CPA 18-8/BCC Timothy James McMillan 1999 NE Collins Cir #3-90 Jensen Beach, FL 34957
2102/CPA 18-8/BCC Patrick McNamara 2055 NE Collins Cir #6-50 Jensen Beach, FL 34957	2102/CPA 18-8/BCC Winnie Meacham 612 South Seas Jensen Beach, FL 34957	2102/CPA 18-8/BCC Merl Meacham 602 Tahiti Jensen Beach, FL 34957
2102/CPA 18-8/BCC Deloris A Melio 606 NE Tahiti Way Jensen Beach, FL 34957	2102/CPA 18-8/BCC Debra L Miletta 318 Lebaron Rd Millville, NJ 8332	2102/CPA 18-8/BCC Gerard F & Drema Molloy 610 NE Tahiti St Jensen Beach, FL 34957
2102/CPA 18-8/BCC Ronald M & Nancy N Morrison 8077 Gage Crescent Sterling Heights, MI 48314	2102/CPA 18-8/BCC Carol L Newkirk 326 NE Tropicalia Ln Jensen Beach, FL 34957	2102/CPA 18-8/BCC Francis & Barbara Niemczak 201 W 23rd Ave Wildwood, NJ 08260
2102/CPA 18-8/BCC Nick R Palla 603 NE South Seas Lot 69 Jensen Beach, FL 34957	2102/CPA 18-8/BCC John & Mary Pappas 2013 NE Collins Cir #4-1 Jensen Beach, FL 34957	2102/CPA 18-8/BCC Janet K Peet (L/E) 2083 NE Collins Cir #8-30 Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Elizabeth Anne Perry
3541 NW Willoe Creek Dr
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Kathleen E Peterman
611 NE South Seas
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Gary Pfaff
4 Blue Bonnet Knolls
New Milford, CT 06776-4302

2102/CPA 18-8/BCC
Paul J & Margaret M Piccolo (Co-Tr)
1957 NE Collins Cir #14-20
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Elizabeth Picozzi
485 NW Fetterbush Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Janet Ploof
PO Box 543
Cranberry Lake, NY 12927

2102/CPA 18-8/BCC
Reva C & Randal E Poehlman (Trs)
701 S High St
Washington, IL 61571

2102/CPA 18-8/BCC
Vito D Pompa
607 NE Tahiti
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Rebecca E Potvin
1188 NE Coy Senda
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Lisa L Potvin
1188 NE Coy Senda
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
R Scott Prentice
2069 NE Collins Cir #7-70
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Michael D Purcell
PO Box 722
Jensen Beach, FL 34958

2102/CPA 18-8/BCC
Donald E Reece, II
2143 NE Mariberry Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Ronnie L Reeder
705 Nella Dr
Goodlettsville, TN 37072

2102/CPA 18-8/BCC
Robert Reise
411 New Hampton Rd
Franklin, NH 3235

2102/CPA 18-8/BCC
Dorothy Ann Reyes
350 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
David & Mary Ann Rivenburg
1985 NE Collins Cir #2-50
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
William Alan Robinson
620 NE Garden View Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
James E & Susan B Robinson
1039 NE Juniper Pl
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Redmund Robleski
2083 NE Collins Cir #8-20
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Gary C Roemer
418 Mantoloking Rd
Brick, NJ 08723-5771

2102/CPA 18-8/BCC
Nancy M Russell
316 NE Cardinal Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
John Ryan (Est)
341 NE Tiare
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Rosemary Santini
2055 NE Collins Cir # 6-110
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Margaret Schannen (L/E)
2041 NE Collins Cir #5-90
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Ronald R Schroth
616 NE Tahiti
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Robert Schuchart
35 Circle Dr
Glen Rock, PA 17327

2102/CPA 18-8/BCC
Barbara J Schwartz
609 NE Tahiti Way
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
James A Semelsberger
804 Lincoln Ave
Patton, PA 16668-1412

2102/CPA 18-8/BCC
Marcia E Shipe
2041 NE Collins Cir #5-50
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Patricia Shipman
1957 NE Collins Cir #14-40
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Theodore W & Diane W Sickles (Rev Tr)
2183 NE Marlberry Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Sheila A Siegrist
2382 Grandview Dr
Ft. Mitchell, KY 41017

2102/CPA 18-8/BCC
J Bruce Siff (Tr)
PO Box 724
Zolfo Springs, FL 33890

2102/CPA 18-8/BCC
Karen F Siler
PO Box 722
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
James F & Regina F Stack
337 Tiara Cir
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Dixie A Stanaback
315 NE Tropicalia Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Peter J D Stephinsson
1831 NW Old Oak Ter
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Robert & Grazyna Strojny
320 NE Cardinal Ln
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Thomas Sullivan
9118 Warrens Way
Wanaque, NJ 7465

2102/CPA 18-8/BCC
Barbara J & Albert J Tatro
608 Tahiti Dr # 114
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Lyla A Toscano
1020 NE Zebrina Senda
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Douglas T Tungate
1915 NE Collins Cir #10-10
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Judith & Willaim Tycoliz
6120 Shappie Rd
Clarkston, MI 48348

2102/CPA 18-8/BCC
Charles P Vance
614 South Seas
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
James A Vance
614 South Seas
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Clinton R Vose
123 Double Rd
Renfrew, PA 16053

2102/CPA 18-8/BCC
Cassandra I Waitkus
1571 SE Wilshire Pl #202
Stuart, FL 34994

2102/CPA 18-8/BCC
George J Ward
2044 NE Avenida Dracaena
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Rosana Webb
1929 NE Collins Cir #11-10
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Karen S Weir
2069 NE Collins Cir #7-10
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Ronald & Susan K Welch
N5273 State Rd
Black Creek, WI 54106

2102/CPA 18-8/BCC
Gene Williams
2013 NE Collins Cir #4-30
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Carleen Wilson
2 White Tail Ln
Penn Yan, NY 14527

2102/CPA 18-8/BCC
Ditte & Karl Wilson
24 Kaskovagen
Narpes , FI 64200

2102/CPA 18-8/BCC
Curtis & Deloris J Wilson (Tr)
24337 Hayes St
Taylor, MI 48180

2102/CPA 18-8/BCC
Maura Benincasa Wolverton
4577 State Route 14
Rock Stream, NY 14878

2102/CPA 18-8/BCC
Charles H & Sheryl E Wood
601 Highland Lakes Blvd
Anniston, AL 36207

2102/CPA 18-8/BCC
Devin & Bonnie M Wooldridge (Rev Jtr)
1984 Avenida Dracaena
Jensen Beach, FL 34957

2102/CPA 18-8/BCC
Diane M Wykoff
97 8th St NW
Barberton, OH 44203

2102/CPA 18-8/BCC
Christine M Ziola
247 Stone Hurst Blvd
Freehold, NJ 07728-3161

Martin County Commissioners

Advertiser:

Ad Number: 2-128830

N/A

Agency:

Insertion Number: N/A

Section-Page-Zone(s): A-13-All

Size: 2 Col x 10 in

Description: FIRESTATION LELANI

Color Type: N/A

FELONY ARRESTS

Joseph Ray Sanders, 35, Melbourne; possession of a controlled substance (methamphetamine); possession of a controlled substance (supernaphrine); unlawful possession of a concealed handgun key. Jankevia Vonshay Harris, 25, 900 block of Southeast Tanager Avenue, Stuart; warrant for unlawful interception of communications on Oct. 3. Richard Keith McAllister, 33, 2300 block of Northwest Sunset Boulevard, Jensen Beach; driving while license suspended, third or subsequent offense. Matthew James Donnelly, 27, 9100 block of Southwest Christine Street, Stuart; out-of-county warrant, St. Lucie County, failure to appear, driving while license suspended. Suzette L. Seldon, 52, 1200 block of Northeast Railroad Street, Jensen

Beach; warrant for failure to appear, docket sounding, possession of hydromorphone. Alonzo Alonzo Andree, 20, 14000 block of South-west Indian Mound Drive, Indiantown; aggravated battery intentionally or knowingly causing bodily harm or injury. Amanda Rachel Biggs, 25, 2600 block of Southwest Basemont Street, Palm City; warrant for violation of probation, organized fraud. Arrested in St. Lucie County.

HOLIDAY CLOSINGS

Columbus Day holiday closings in Martin, Okeechobee County

Schools
Martin County public schools: Regular schedule Oct. 8
BSCC Regular class schedule Oct. 8
PAU Regular class schedule Oct. 8

Trash pickup
Waste Management: Regular service schedule Oct. 8
City of Stuart: Regular service schedule Oct. 8
Jupiter Island: Regular service Oct. 8

Post Office
No service Oct. 8

Stuart News
Business Office: Open Oct. 8

Public Transportation
Treasure Coast Connector/Community Transit: Regular schedule Oct. 8
MARTY: Regular schedule Oct. 8

Libraries
Martin County public libraries: Open Oct. 8

Government
Martin County: Open Oct. 8
County Clerk's Office: Open Oct. 8
County Tax Collector's Office: Open Oct. 8
City of Stuart: Open Oct. 8
Town of Jupiter Island: Open Oct. 8
Town of Seawall's Point: Open Oct. 8
Town of Ocean Breeze: Open Oct. 8

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Local Planning Agency of Martin County will conduct a public hearing on October 18, 2018 to consider the adoption of an ordinance related to the Martin County Land Development Regulations. The hearing will be conducted beginning at 7:00 PM, or as soon thereafter as the following item may be heard. The title of the proposed ordinance is:

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, AMENDING SECTION 4.841.C., GLOSSARY AND SECTION 4.843.K., OPEN ROAD FRONTAGE, OF DIVISION 18 OF ARTICLE 4, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE, RELATING TO ROADS; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE DATE AND CODIFICATION.

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: Lisa A. Wishear, P.E., CPM, County Engineer, 2401 S.E. Monterey Road, Stuart, Florida 34986. Copies of the items will be available from the County Engineer's Office. For more information, contact Lisa Wishear, County Engineer at (772) 223-7846.

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) 221-1388 or the Office of the County Administrator at (772) 221-2380, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34986, 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 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.

NOTICE OF PUBLIC HEARINGS

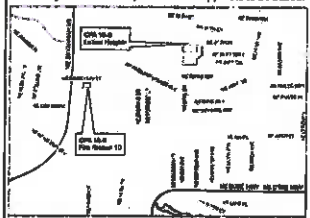
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on the following items on October 18, 2018. The hearings will be conducted at the Martin County Administrative Center, 1st Floor, Commission Room, 2401 S.E. Monterey Road, Stuart, Florida, at 8:00 am or as soon thereafter as the item may be heard.

1. Application CPA 18-5, File Station 10: A Future Land Use Map change from Institutional General to General Commercial on 10.34-acre located at 1760 N.E. Seawall St.
2. Application CPA 18-4, Reserved Area No. 1, Plot of Lellan Heights, Phase 1: A Future Land Use Map change from Low Density Residential to Institutional Recreational on two parcels totaling of 13.38 acres located at the southwest corner of NE 24th St. and NE 18th Ave.

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: Nick van Vonne, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34986. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 228-5486.

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) 221-1388, or the Office of the County Administrator at (772) 221-2380, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34986, 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 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.



Lake O

Continued from Page 1A

and August were as high as 1.3 billion gallons a day.

Caloosahatchee River flow to slow

Discharges went to the Caloosahatchee River will ramp down significantly over the next three weeks, Reynolds also announced Thursday.

Lake water has been flowing into the Caloosahatchee River at a rate of about 1.9 billion gallons a day. That will drop to about:

- 1.3 billion gallons a day Friday
- 970 million gallons a day Oct. 12
- 650 million gallons a day Oct. 19

Lake O's elevation was 14 feet, 4 1/2 inches Tuesday morning. The lake has dropped about 3 inches in the last week.

Hoping discharges don't resume

The St. Lucie River has suffered enough, said Mark Perry, executive director at the Florida Oceanographic Society in Stuart.

The estuary, which is supposed to be a combination of freshwater and saltwater essentially has been fresh for 120 days, Perry said.

That's more than long enough to kill many of the river's oysters and sea grasses, species that are the backbone of the estuary's ecosystem.

For the last couple of months, the discharges have been on a "pulse" schedule that includes a day of no flow from the lake, a break meant to allow time to bring salty water into the estuary and help keep oysters and sea grass alive.

Although most of the river's algae blooms are gone, Perry said, there still are a lot of algae on the water, "even if it's not visible."

NOTICE OF PUBLIC HEARINGS

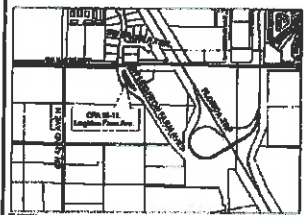
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on the following items on October 23, 2018. The hearings will be conducted at the Martin County Administrative Center, 1st Floor, Commission Room, 2401 S.E. Monterey Road, Stuart, Florida, at 9:00 am or as soon thereafter as the item may be heard.

1. Application CPA 18-11, Leighton Farm Ave.: A Future Land Use Map change from Agricultural Ranchette to General Commercial on 0.79 acres located just south of SW Martin Hwy. and adjacent to SW Leighton Farm Avenue.
2. Application CPA 18-12, Leighton Farm Ave.: A request to amend the text of Chapter 4, Future Land Use Element, to extend the boundary of Figure 4-2, Urban Services District and related topics, if warranted in other chapters.

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: Nick van Vonne, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34986. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 228-5486.

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) 221-1388, or the Office of the County Administrator at (772) 221-2380, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34986, 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 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.



2018 \$50 Gold Eagle PCGS MS70



LIMITED AVAILABILITY CAN LEAD TO COIN SCARCITY!

American Gold Eagles are a mint store of wealth. Their inspirational and patriotic design combined with their government guarantee for weight and purity has made them the number one best selling one ounce gold coins in the world.

Now you can add the very best 2018 American Gold Eagles to your collection at our exclusive low price! These coins have been certified in perfect Mint State 70 (MS70) by PCGS, the most trusted name in coin grading and have value greater than their one ounce .9167 gold content!

Despite Modern Minting Techniques PCGS MS70 coins are Rare

Despite advances made in modern minting technology since these coins were first released over thirty years ago in 1986, only a tiny fraction of them have been certified in perfect MS70 condition by PCGS and can be called Collector Items!

Between 2014 and 2017, the U.S. Mint struck over 2 million \$50 Gold Eagles, yet PCGS only certified 5,284 coins in 2017.

Date	Number of Coins Graded MS70
2016	4,898
2015	2,903
2014	2,212

Don't miss this incredible opportunity, call us now at 1-888-673-8041 and order your coins for just \$1,240 each! Our exclusive low price includes \$40 and a 30-day money back guarantee.

www.mintkingdom.com
1-888-673-8041

Martin County Commissioners

Advertiser:

Ad Number: 2185774

Insertion Number: N/A

The Stuart News

TREASURES COAST NEWS/PALETTE NETWORK

Friday, January 11, 2019

N/A

Agency:

N/A

Section-Page-Zone(s): A-17-All

Size: 3 Col x 16.5 in

Friday, January 11, 2019

BOCC JANUARY ADOPTION

Description:

Color Type: N/A

Sprouts Farmers Market coming to Stuart



Bargainista
Kelly Tyko
Treasure Coast Newspapers
USA TODAY NETWORK - FLA.

STUART - A natural grocery store known for its large organic selection is coming to the Treasure Coast.

No, we're not getting Trader Joe's or Whole Foods Market, but a Sprouts Farmers Market.

Phoenix-based Sprouts, which operates more than 300 stores nationwide, plans to open in Stuart's Martin Square shopping center on U.S. 1 near Indian Street. The plaza is anchored by Home Depot, Old Time Pottery and Staples.

"Since entering the Florida market two years ago, residents across the state continue to ask for a Sprouts in their neighborhood," Kalia Pang, a Sprouts spokeswoman, said in a statement. "We are looking forward to bringing our unique 'healthy living for less' concept to shoppers in Stuart."

There are six Sprouts in Florida and more coming soon, including the first in Palm Beach County, set to open March 20 in Wellington. A Jupiter location also is planned at 3757 Military Trail in Admiral's Cove.

Sprouts says its stores feature a large produce section in the center of the store and a deli with prepared entrees and side dishes, butcher shop and fish market.

But don't grab your shopping bags just yet. Additional details, including a projected opening date, were not announced.

Based on past experience, we might have a long wait before the grand opening.

Remember Lucky's Market?



Sprouts Farmers Market is coming to Stuart's Martin Square shopping center on U.S. 1 near Indian Street. RICK GAYLE STUDIO INC.

In February 2017, I first wrote about Lucky's Market plans to open in Port St. Lucie with a late 2017 projected opening.

Many readers have asked me if Lucky's would ever open here.

Good news: It is, company spokeswoman Krista Torvik confirmed. The goal is to open the store in the Town Center at St. Lucie West shopping center in the fourth quarter of 2019, Torvik said.

Kelly Tyko is a consumer columnist and retail reporter for Treasure Coast Newspapers and TCPalm.com, part of the USA TODAY NETWORK. This column reflects her opinion. Read her Bargainista at tcpalm.com/bargainista.

Follow her on Twitter @KellyTyko and email her at kelly_tyko@tcpalm.com.

Martin County Fair moving west after this year

Melissa E. Holman
Treasure Coast Newspapers
USA TODAY NETWORK - FLORIDA

STUART - The Martin County Fair will celebrate 60 years in Stuart when it opens this year's run Feb. 8, but it also will bid farewell to its long-time location on Dixie Highway, across from Witham Field, according to fair officials.

Next year, if plans go as expected, the fairgrounds will move from its 11.6-acre site and expand to 107 acres north of Citrus Boulevard and east of Indiantown Airport in western Martin County.

The County Commission on Tuesday voted 4-1 to move forward with relocation plans, which would include extension water and sewer service to the former orange grove.

The decision comes after decades of talks about relocating to accommodate more people, better attractions and bigger agricultural activities.

Timing is crucial, said Jay Spicer, manager of the Martin County Fair Association, because construction at Witham Field means this is the last year parking will be provided by the airport.

"By fair time 2020, there will be no parking available at the airport," he said, "and we cannot host this event here without parking."

Spicer commended commissioners for agreeing to move to a larger location.

"It's very exciting. There have been talks about moving the fairgrounds for more than 30 years, and now we ... all have an understanding that this is the right thing for the community," he said.

"We look at it as an investment in the community. Because what we have designed is 80 percent designed for youth activities."

Relocation stages

Commissioner Sarah Heard, who on Tuesday questioned the county's \$1.6 million share of relocation costs — for road improvements and for water and sewer lines — was the lone dissenter.

The county owns the property as part of a land swap with the South Florida Water Management District. It will cost about \$5 million to complete the first phase of development, records show.

"We're trying to get the new lot to where we can clear it, level it, get the drainage in, bring in some power and ... if we can't get the water and sewer



An aerial photograph of the fairgrounds during the 2018 Martin County Fair. The 11.6-acre site has been used for 58 years, but county officials are preparing to relocate the fairgrounds to western Martin County. LEAH VOSS/TREASURE COAST NEWS/PALETTE

connections in time, we will use portable toilets and portable water in the interim," Spicer said.

"The plan is to host the event out there as kind of an old-fashioned traveling carnival set-up, temporarily."

The current fairgrounds, 2616 S.E. Dixie Highway, is leased by the Fair Association from the county for \$10 a year. That lease expires in 2026, but Spicer said, the site will be available for up to three years after the fair moves to host other events while officials raise improvement money through grants and donations.

Fair officials expect to pursue corporate support from companies such as Florida Power & Light Co., U.S. Sugar and Atlantic Aviation.

Plans show the new site could cost about \$50 million. The new fairgrounds would feature a covered arena, an expo center and community buildings.

On Tuesday, County Commission Chairman Ed Ciampi recommended the county lay out the \$1.6 million for improvements and get reimbursed later by selling the Dixie Highway site.

"I've heard it's worth \$5 million, \$6 million or \$7 million," Ciampi said during Tuesday's meeting. "Take some of the proceeds ... to kick off the next 50 or 60 years of the next fair out there."

He predicted people throughout the region would visit the new location.

"Almost everyone who would go to the fair in town would go to the fair out west," he said. "But what they'll also gain is Clewiston, Okeechobee, Belle Glade, all of the folks that would love to come to the fair."

In 2012, the new site was slated to become an off-highway vehicle park but the project fell through and fair officials have eyed it since.

FELONY ARRESTS

Shildae Anquetette Adams, 29, Delray Beach; high speed vehicle pursuit — fleeing/attempt to elude officer; driving while license suspended; child abuse without great bodily harm; resisting arrest without violence.

Nicole Lynn Hauss, 30, 2300 block of Northeast Tropical Way, Jensen Beach; possession of a controlled substance (THC oil); possession of a controlled substance (oxycodone).

John Glin Killgore, 50, 12000 block of Southeast Indian River Drive, Hobe Sound; possession of cocaine.

Ajelta Natasha Hampton, 36, no listed street address, Stuart; warrant for violation of probation, child abuse.

Donald Paul Merckison, 60, Melbourne; out-of-state warrants, fugitive from justice, Tennessee, failure to appear, theft, possession of meth.

Martin Stanley Glupker, 18, 100 block of Southeast Riverbend Street, Stuart; possession of crack cocaine.

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on January 29, 2019 to consider adoption of amendments to the Comprehensive Growth Management Plan and the Zoning Atlas. 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. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT CPA 18-9, FIRE STATION 10, 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.

In conjunction with:

2. A RESOLUTION OF MARTIN COUNTY, FLORIDA, REGARDING AN APPLICATION BY MARTIN COUNTY, TO CHANGE THE ZONING DISTRICT FROM PS (PUBLIC SERVICE) TO LC (LIMITED COMMERCIAL) OR THE MOST APPROPRIATE ZONING DISTRICT, ON 0.34 ACRES AT 1250 NE SAMARITAN STREET.

3. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT CPA 18-9, PLAT OF LEILANI HEIGHTS, PHASE I, 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.

In conjunction with:

4. A RESOLUTION OF MARTIN COUNTY, FLORIDA REGARDING AN APPLICATION BY MARTIN COUNTY, TO CHANGE THE ZONING DISTRICT FROM R-2 (RESIDENTIAL) TO PR (PUBLIC RECREATION) OR THE MOST APPROPRIATE ZONING DISTRICT, ON 3.4 ACRES AT THE CORNER OF NE 24TH STREET AND NE 18TH AVENUE IN JENSEN BEACH.

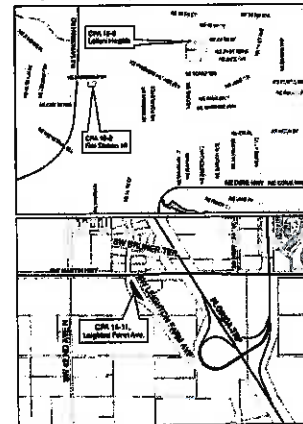
5. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT CPA 18-11, LEIGHTON FARM AVENUE, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

6. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT CPA 18-12, LEIGHTON FARM AVENUE, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT TO REVISE FIGURE 4-2, URBAN SERVICE DISTRICT AND THE TEXT OF CHAPTER 11, POTABLE WATER SERVICES, TO REVISE FIGURE 11-1, AREAS CURRENTLY SERVED BY REGIONAL UTILITIES 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.

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 Vonne, 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) 288-5495.

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 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.



CPA 18-8, Fire Station 10
Meeting Minutes

LOCAL PLANNING AGENCY MEETING

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

MEETING MINUTES- September 20, 2018

Present:

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

Absent:

Member	Joseph Banfi
--------------	--------------

Staff Present:

Growth Management Department:	
Director	Nicki van Vonno
Comprehensive Planning/Site Compliance Division Adm.	Clyde Dulin
Principal Planner	Peter Walden
Planner	Maria Jose
Senior Planner	Irene Szedlmayer
Sr. Assistant County Attorney	Krista Storey
Agency Recorder.....	Mary Holleran

1. CALL TO ORDER

The meeting was called to order at 7:02 pm by Jim Moir, Chairman. A quorum was noted.

2. CONSENT AGENDA

A. Approval of Consent Agenda/Minutes of September 6, 2018

* **MOTION – MOVED** by Mr. Foley to approve the Consent Agenda and Minutes of the LPA meeting of September 6, 2018.

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

3. UNFINISHED BUSINESS

1. None

Mr. Walden explained the proposed amendment to the zoning atlas is consistent with the Medium Density assigned to the Future Land Use Map. The permitted uses and Land Development Regulations (LDRs) pertaining to the RS-6 Medium Density Residential Zoning District are suited for the area, will conserve the value and development pattern that is well established in the community, it is less dense and not multi-family.

The LPA confirmed that staff worked with the YCC's POA and there were no unresolved issues to the RS-6 Medium Density Residential Zoning District.

Public Comment: None

The LPA had no problems with the change if the YCC POA was comfortable and satisfied with it.

- * **MOTION – MOVED** by Ms. Hall to approve the amendment to change the existing zoning district from R-3 Multiple Family Residential District to RS-6, Medium Density Residential District on SE Fairway West, Tract E-5, in the Yacht and Country Club in Stuart, Fl.

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

2. Comprehensive Plan Amendment 18-8, Fire Station 10 – Request to consider a Future Land Use Map change from Institutional General to General Commercial on +/-0.34 acres located at 1250 NE Samaritan Street.

Requested by: Nicki van Vonno, AICP, Growth Management Department Director

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

*** For the Record:

*** Ms. Jose provided her resume and professional experience

*** A copy of staff's report and agenda materials were provided

*** Notification to surrounding property owners was provided

Ms. Jose reviewed the request for a Future Land Use Map change from Institutional General to General Commercial on a surplus parcel of +/-0.34 acres owned by Martin County at 1250 NE Samaritan Street.

Adjacent properties surrounding the parcel were displayed, showing COR, Commercial Office Residential.

Opposite properties were GC, General Commercial. Three potential Future Land Use designations were considered: COR, Commercial Office Residential, LC, Limited Commercial, and GC, General Commercial.

Ms. Jose indicated staff recommended the most appropriate Land Use Map change from Institutional General would be LC, Limited Commercial due to the small size of the site that would allow a maximum of three residential units and less intensity.

Also, LC is compatible with the transition between the mobile home park and adjacent residential neighborhoods and the most intense commercial uses to the North. Ms. Jose explained the difference in intensities for COR and uses that are not permitted in LC, adding that LC would limit the intensity of uses within the Wellfield Protection Zone 1 and the closeness to Wellfield Protection Zone 2. Staff's recommendation was LC, Limited Commercial.

The LPA discussed hearing this request at the July 19, 2018 LPA meeting and their previous discussion concerning whether COR was appropriate since there were three empty parcels adjacent to this parcel. They also discussed that it would be less cumbersome to change the land use in the future if this parcel was COR along with the adjacent parcels.

Mr. Watson reviewed the aerial of the property and agreed the FLUM change and zoning should be consistent with the adjacent areas. The LPA discussed the other land use designations available and Mr. Moir commented that GC, General Commercial was not an option.

Public Comment:

Ms. Dorothy Reyes, representing Tropical Acres Mobile Home Park, and owns #17 in the Park, understood from prior meeting's discussions about guaranteeing a wall, fence or landscape barrier between the Mobile Home Park for protection.

Mr. Moir could not guarantee a barrier and believed it would have to occur between the owner(s) and developer(s).

Mr. Dulin displayed the map of the Tropical Acres Mobile Home Park and the Pine Lake Mobile Home Park and indicated that both were owned by Pine Lake Mobile Home Park.

Mr. Foley commented that the other two properties are already COR and it would make sense to have them all with the same Land Use Designation.

* **MOTION – MOVED** by Mr. Foley to approve the Future Land Use Map change from Institutional General to COR, Commercial Office Residential.

* **SECONDED** by Ms. Hall

Carried UNANIMOUSLY

3. Fire Station 10 (Quasi-Judicial) –Application for rezoning from PS (Public Service) to GC (General Commercial) or the most appropriate zoning district regarding Comprehensive Plan Amendment 18-8, Fire Station 10.

Requested by: Nicki van Vonno, AICP, Growth Management Department Director

Presented by: Maria Jose, M.S., Planner, Growth Manager Department

*** There were no ex parte communication disclosures

*** No Interveners were present

*** Ms. Jose previously turned in her resume, professional experience, and staff report and agenda materials, and notification to property owners

*** Individuals wishing to speak on Fire Station 10 were sworn in

Ms. Jose reviewed the request and indicated the Future Land Use Designation change just heard was recommended to be COR-2, Commercial Office Residential. There are three COR zoning districts available to implement the Future Land Use designation, COR, COR-1 and COR-2. COR does not allow residential; COR-1 allows residential and COR-2 allows more residential (10/u/p/a) than COR-1.

Public Comments: - None

* **MOTION – MOVED** by Mr. Watson to recommend approval for CPA 18-8, Fire Station 10 rezoning from PS (Public Service) to COR-2 (Commercial, Office Residential).

** **SECONDED** by Ms. Hall

Carried UNANIMOUSLY

4. Comprehensive Plan Amendment 18-9, Reserve Area No 1, Plat of Leilani Heights, Phase 1 – Request to consider as Future Land Use Map change from Low Density Residential to Institutional Recreational on two parcels consisting of +-3.38 acres located at the southwest corner of NE 24th Street an NE 18th Avenue.

Requested by: Nicki van Vonno, AICP, Growth Management Department Director

Presented by: Irene Szedlmayer, AICP, Sr. Planner, Growth Management Department

*** Ms. Szedlmayer provided her resume and professional work experience

*** A copy of staff's report and agenda was provided for both agenda items -#4 & #5.

*** A copy of the Certified Mailing was provided

Ms. Szedlmayer reviewed the request for CPA 18-09, Leilani Heights, Phase 1, to consider changing the Future Land Use Map from Low Density Residential



BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY 10/23/18 9:00 AM

REGULAR MEETING 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

9:05 AM - Public Comment

10:30 AM - Office of Management and Budget Items Which Require Board Approval

2:30 PM - Career Source Research Coast Current Event Update Presentation

5:05 PM - Public Comment

CALL TO ORDER AT 9:00 AM

1. INVOCATION-Chaplain L. C. Campbell Jr., Treasure Coast Seawinds Funeral Home & Crematory
2. **PLEDGE OF ALLEGIANCE**
3. **ADDITIONAL ITEMS** – The Additional Item of CNST-15 was added to the Agenda.
4. **APPROVAL OF AGENDA** – The Agenda was approved.
5. **APPROVAL OF CONSENT AGENDA** – The Consent Agenda was approved minus CNST-1, CNST-8, CNST-10, CNST-11, CNST-13, CNST-14, and CNST-15.

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.

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 **PRESENT PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chairman will present the proclamation to the recipient.

Agenda Item: 18-0752

ACTION TAKEN: The Board presented proclamations declaring Veterans Day and Bible Reading Week.

PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 18-8, FIRE STATION 10

An application to amend the Future Land Use Map was initiated by the Board of County Commissioners for 0.34 acres owned by Martin County located on NE Samaritan Street. The property is located east of Savannah Road in Jensen Beach. Staff recommends that the General Institutional future land use designation be changed to the Limited Commercial future land use designation. The Local Planning Agency recommended that the future land use designation be changed to Commercial Office/Residential (COR).

Agenda Item: 18-0783

ACTION TAKEN: The Board approved for transmittal to the Department of Economic Opportunity CPA 18-8, Fire Station 10, changing the future land use designation from General Institutional to Limited Commercial on the subject 0.34 acres.

PH-4 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 18-9, RESERVED AREA NO. 1, LEILANI HEIGHTS PHASE 1

This application to amend the Future Land Use Map regarding 3.4 acres was initiated by the Board of County Commissioners. The property is owned by Martin County and located within the Leilani Heights Phase 1 Subdivision, south of NE 24th Street Extension and west of NE 18th Avenue. Staff recommends that the Low Density Future Land Use designation be changed to the Institutional-Recreation Future Land Use designation. The Local Planning Agency recommended approval of the transmittal.

Agenda Item: 18-0776

ACTION TAKEN: The Board approved for transmittal CPA 18-9, Reserved Area No. 1, Leilani Heights Subdivision, Phase 1, changing the future land use designation from Low Density Residential to Institutional-Recreational on the subject 3.4 acres.

PH-5 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT 18-11, LEIGHTON FARM AVENUE FUTURE LAND USE MAP AMENDMENT

This application to amend the Future Land Use Map will change the future land use designation from Agricultural Ranchette to General Commercial on 0.79 acres. The property is located between the right-of-way of the current and the future alignment of SW Leighton Farm Avenue, just south of SW Martin Highway. The amendment is related to an exchange of property by the County and a private property owner to make realignment of SW Leighton Farm Avenue possible and was initiated by the Board of County Commissioners.

Agenda Item: 18-0777

ACTION TAKEN: The Board approved for transmittal CPA 18-11, Leighton Farm Avenue, changing the future land use designation from Agriculture Ranchette to General Commercial on the subject 0.79 acres.

- related documents upon review and concurrence of the County Attorney's Office and adopted the Budget Resolution. RESOLUTION NO. 18-10.21
6. PERMISSION TO ACCEPT THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION GRANT - The Board authorized the Fire Rescue Department to accept the thermal imaging cameras from the Firehouse Subs Public Safety Foundation.
 7. AUTHORIZING THE LEASE PURCHASE FINANCING FOR ACQUISITION OF FIRE EQUIPMENT - The Board authorized the Chairman or designee to execute the Lease Purchase Documents, approved the Lease Purchase Resolution, and adopted the Budget Resolution. RESOLUTION NOS. 18-10.18 and 18-10.19
 8. BUDGET TRANSFER FOR THE REPLACEMENT OF THE COUNTYWIDE TELEPHONE SYSTEM - The Board authorized the County Administrator or designee to approve this Budget Transfer in the amount of \$1,051,530 from the various funding sources, as listed.
 9. 2019 FISCAL POLICIES - The Board approved the FY19 Fiscal Policy.
 10. TRANE CONTRACT AMENDMENT – The Board authorized the Chairman or designee to execute the First Amendment to the Trane Contract.

PUBLIC WORKS

DEPT-2 REQUEST FOR DIRECTION REGARDING IRREGULAR SHAPED LOT ON PREVIOUSLY APPROVED SURPLUS LAND WITHIN LEILANI HEIGHTS, JENSEN BEACH, FLORIDA

Request Board direction on previously approved surplus property known as Utility Site 2, irregular shaped lot, adjacent to 13 properties in Leilani Heights.

Agenda Item: 19-0022

ACTION TAKEN: The Board directed staff to offer the property to the Leilani Heights HOA with a 90 day term and one 30 day extension, if needed, and if the HOA is not interested, a Notice of Private Sale Letters will be sent to all interested adjacent property owners with a minimum bid of \$10,000 and receive sealed bids.

DEPARTMENTAL QUASI-JUDICIAL **GROWTH MANAGEMENT**

DPQJ-1 BANYAN BAY PUD, PHASE 2A REVISED FINAL SITE PLAN, PHASE 2A AND 2B PLAT

This is an application to plat and record Phase 2A and 2B of the Banyan Bay PUD residential subdivision consistent with the Banyan Bay PUD approved Phase 2B Final Site Plan and the Phase 2A Revised Final Site Plan, incorporating minor technical adjustments. The subdivision purpose is to create 111 single family lots within Phase 2A and a single recreation tract within Phase 2B. The property is located on the west side of South Kanner Highway at SW Pomeroy Street in Stuart. Included in this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 18-0787

RESOLUTION NO. 18-10.22

ACTION TAKEN: The Board received and filed the Agenda Item Summary and all of its attachments including the Staff Report for the record, approved the Banyan Bay PUD Phase 2A Revised Final Site Plan, and approved the Plat for the Banyan Bay PUD Phases 2A and 2B including the contract for Construction of Required Improvements and Infrastructure.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 4:24 PM