

MARTIN COUNTY 18-8 FIRE STATION 10

**PROPOSED AMMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN**

**REQUEST NUMBER:**

CPA 18-8 Fire Station 10

**APPLICANT:**

Martin County  
Board of County Commissioners

**PLANNER-IN-CHARGE:**

Maria Jose, M.S.  
Planner

**REPRESENTED BY:**

Nicki van Vonno, AICP  
Martin County Growth Management Department

**DATE:** September 12, 2018

| Public Hearing                                  | Date               | Action   |
|---|--------------------|--|
| LPA   | July 19, 2018      | LPA recommended Commercial Office/Residential (COR) future land use designation and COR-2 zoning   |
| LPA (Second hearing due to public notice error) | September 20, 2018 | LPA recommended Commercial Office/Residential (COR) future land use designation and COR-2 zoning   |
| BCC Transmittal Hearing                         | October 23, 2018   | The BCC approved transmittal of the amendment to change the future land use designation from General Institutional to Limited Commercial |
| BCC Adoption Hearing                            | January 29, 2019   |  |
| Final Transmittal to FDEO                       |                    |  |

**SITE LOCATION:** The parcel is located on NE Samaritan Street, east of NE Savannah Road in Jensen Beach (See attached Location Map for location of the parcels.)

**APPLICANT REQUEST:** Board of County Commissioners has initiated a comprehensive plan amendment to assign the most appropriate future land use designation.

**STAFF RECOMMENDATION:**

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

**EXECUTIVE SUMMARY:**

The application is for a Future Land Use Map (FLUM) change from General Institutional to a more appropriate land use designation, on a Martin County- owned parcel, located east of Savannah Road in Jensen Beach. This site was the former Fire Station 10 property and it is shown below, highlighted in blue (Figure 1).

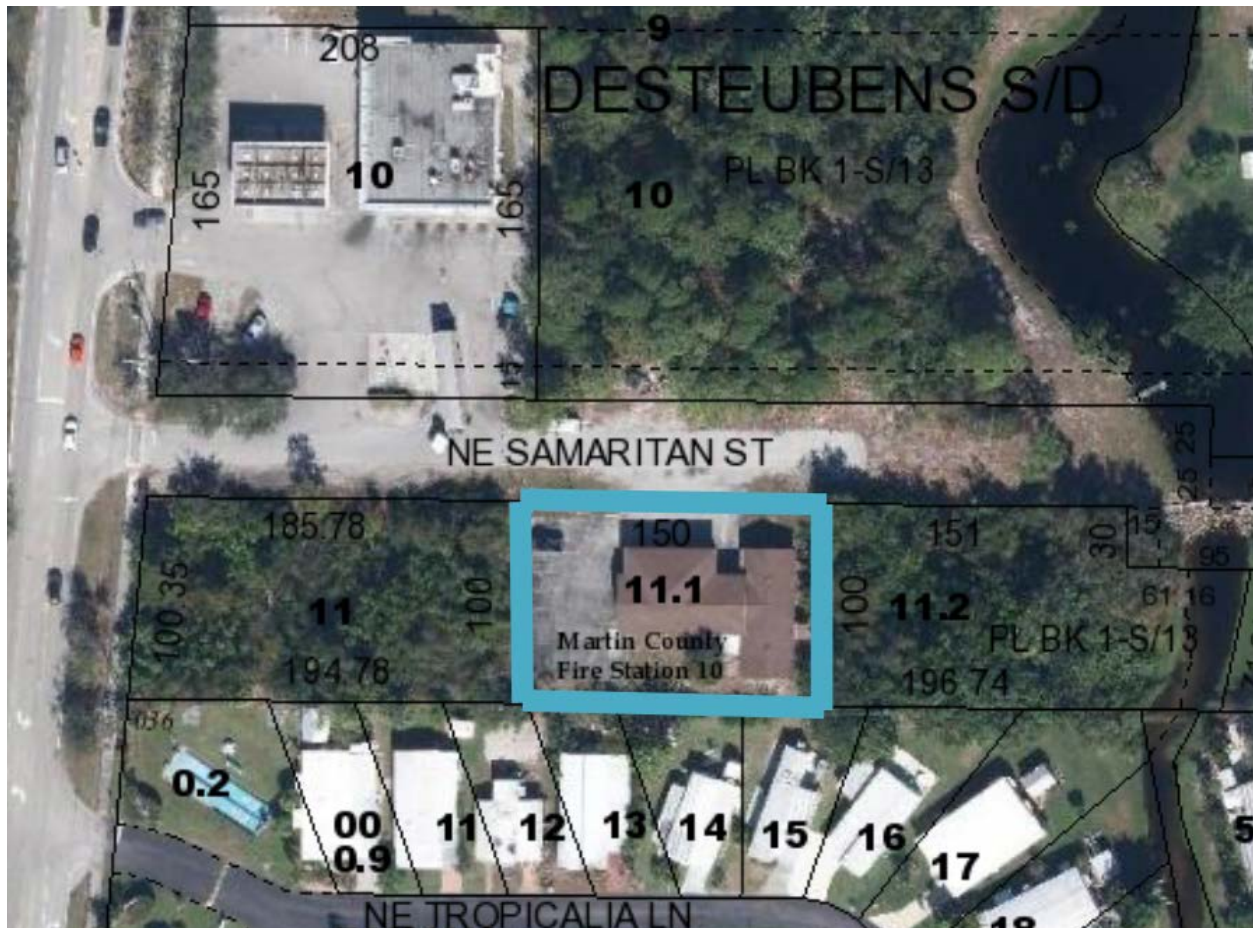


Figure 1

On June 7, 2016, this former Fire Station 10 property was declared to be surplus property by the Board of County Commissioners. On September 12, 2017, the Board of County Commissioners reviewed the list of surplus properties and directed the staff to initiate an appropriate change of the land use and zoning on the former fire station property. The current future land use designation of the site, General Institutional, permits very few uses by private property owners. This staff report will consider potential future land use designations consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties. The staff analysis will consider the Commercial Office/ Residential, Limited Commercial and General Commercial future land use designations.

## **1. PROJECT/SITE SUMMARY**

### **1.1. Physical/Site Summary**

The subject property is 0.34 acre (14,810 sq. ft.). According to the Martin County Property Appraiser's records, the 2,374 sq. ft. fire station was constructed in 1976. A 483 sq. ft. addition was constructed in 1996. NE Samaritan St. has a 50-ft. right-of-way.

The parcel is within the following:

*Planning District:* North County.

*Adjacent Planning District:* Stuart Urban.

*Commission District:* District 1.

*Taxing District:* District 1 Municipal Service Taxing Unit.

### **1.2 Major Roadways**

The major roadways closest to the subject parcel are NE Savannah Road, which is 300 feet west of the parcel, NE Jensen Beach Boulevard, which is 1 mile north of the parcel and NW Federal Hwy (US-1), which is 2 miles west from the parcel.

### **1.3. Current Amendment Requests**

CPA 18-3, Pineland Prairie FLUM: A request to change the future land use designation from Industrial (502 acres) and Agricultural Ranchette (2,909 acres) to a new future land use designation, Mixed-Use Village on land located west of the Florida Turnpike and south of the St. Lucie County boundary, and a concurrent request to change the zoning from AR-5A, A-2 and LI to a new zoning district, Planned Mixed-Use Village.

CPA 18-4, Pineland Prairie Text: A request to amend the text of the CGMP that includes the creation of a new future land use, Mixed-Use Village, an alteration of the Primary Urban Service District on Figure 4-2, and a change to Figure 11-1, Areas Currently Served by Regional Utilities.

CPA 18-5, Berry Retail FLUM: A request to change the future land use designation on 7.24 acres: Parcels 1 & 4 from Commercial Office/ Residential to Limited Commercial; Parcel 2 from Rural Density to General Commercial; and Parcel 3 from Commercial Office/Residential to General Commercial, & a concurrent request to re-zone Parcels 1 & 4 from COR -1 to LC; Parcel 3 from COR-1 to GC; Parcel 2 from A-1 to GC.

CPA 18-9, Reserve Area No.1, Plat of Leilani Heights Phase 1: A request to change the future land use designation on a 3.4 acre property from Low Density Residential to the most

appropriate future land use designation. It was declared as surplus property by the Board of Commissioners, like the Firestation 10 property.

#### 1.4. Past Changes in Future Land Use Designations

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

- A. **CPA 2002-6, IBSCO** changed the future land use from Low Density Residential to Industrial on 3.64 acres located northwest of Savannah Road.
- B. **CPA 2003-5, Rio Industrial Center** changed the future land use from General Commercial to Industrial on 9.78 acres located on N.E. Dixie Highway.

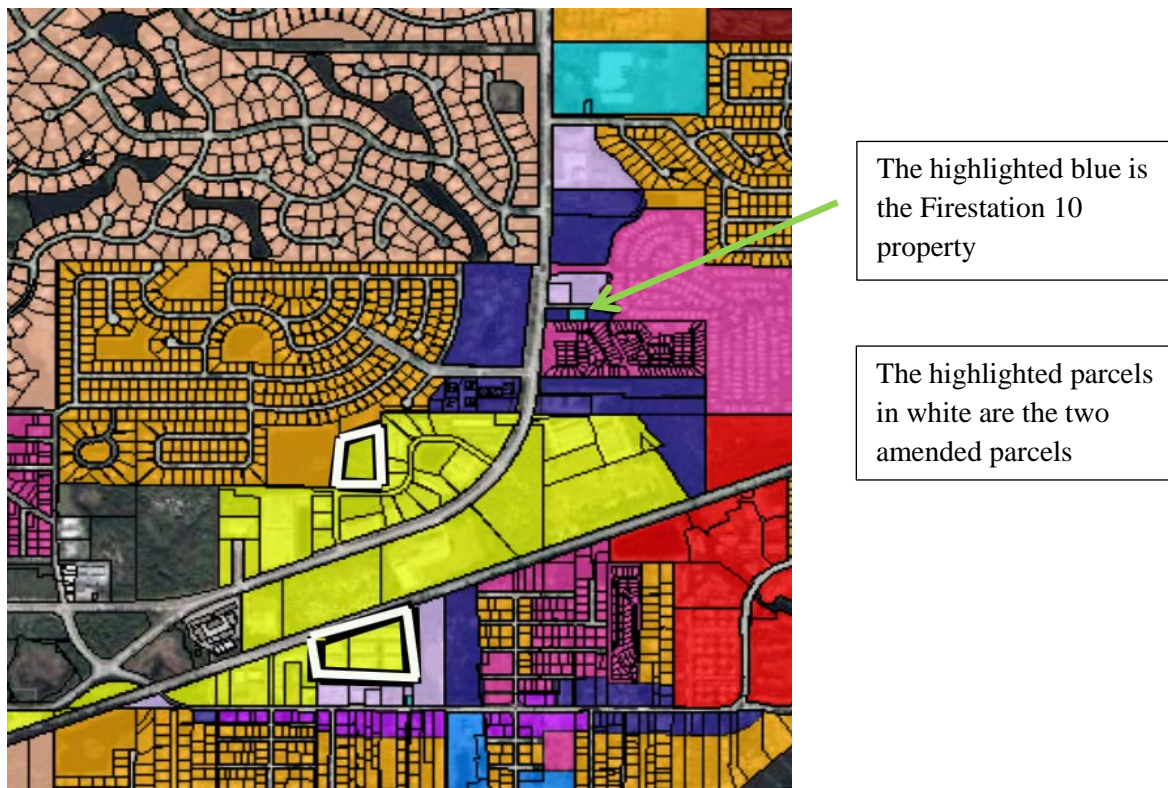


Figure 2

#### 1.5. Adjacent Future Land Use

North: Commercial General.

South: Mobile Home.

East: Commercial Office/Residential.

West: Commercial Office/Residential.



## 1.6. Environmental Considerations

### 1.6.1. Wetlands, soils and hydrology

The soil on the site is Jonathan soil, according to South Florida Water Management District (SFWMD). See figure 3. A survey from United States Department of Agriculture (USDA) states: “The Jonathan series consists of very deep, moderately well to somewhat excessively drained, very slowly or slowly permeable soils on slightly elevated knolls and ridges in flatwoods areas of the Lower Coastal Plains of Florida. They formed in thick beds of sandy marine sediments. Near the type location, the mean annual temperature is about 73 degrees F., and the mean annual precipitation is about 57 inches. Slope ranges from 0 to 5 percent” (National Cooperative Soil Survey, May 2004).

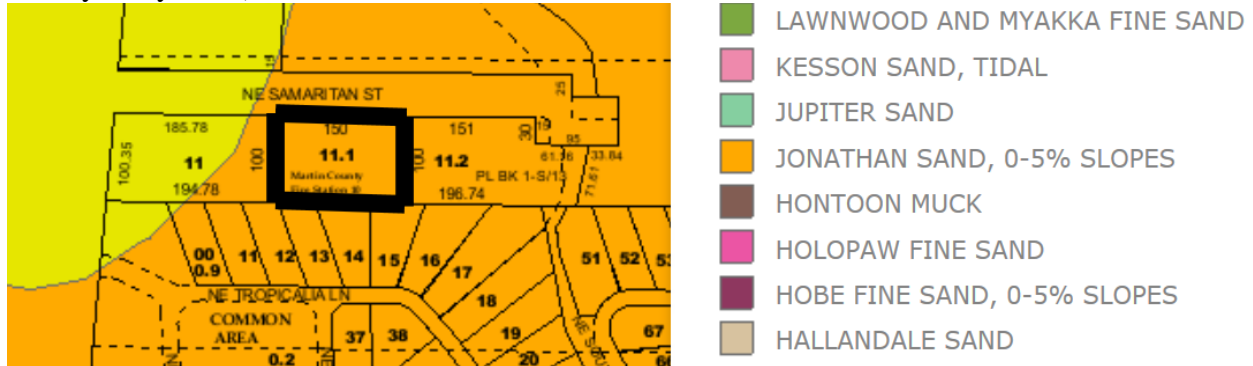


Figure 3

The property is 300 feet from Warner creek. The composite wetlands map shows a very low probability of wetlands on the site. See figure 4.



Figure 4

### 1.6.2. Wellfield protection

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

The property is approximately 50 feet from wellfield protection zone 1. The site is within wellfield protection zone 2. See Figure 5. The site is highlighted with a black border.

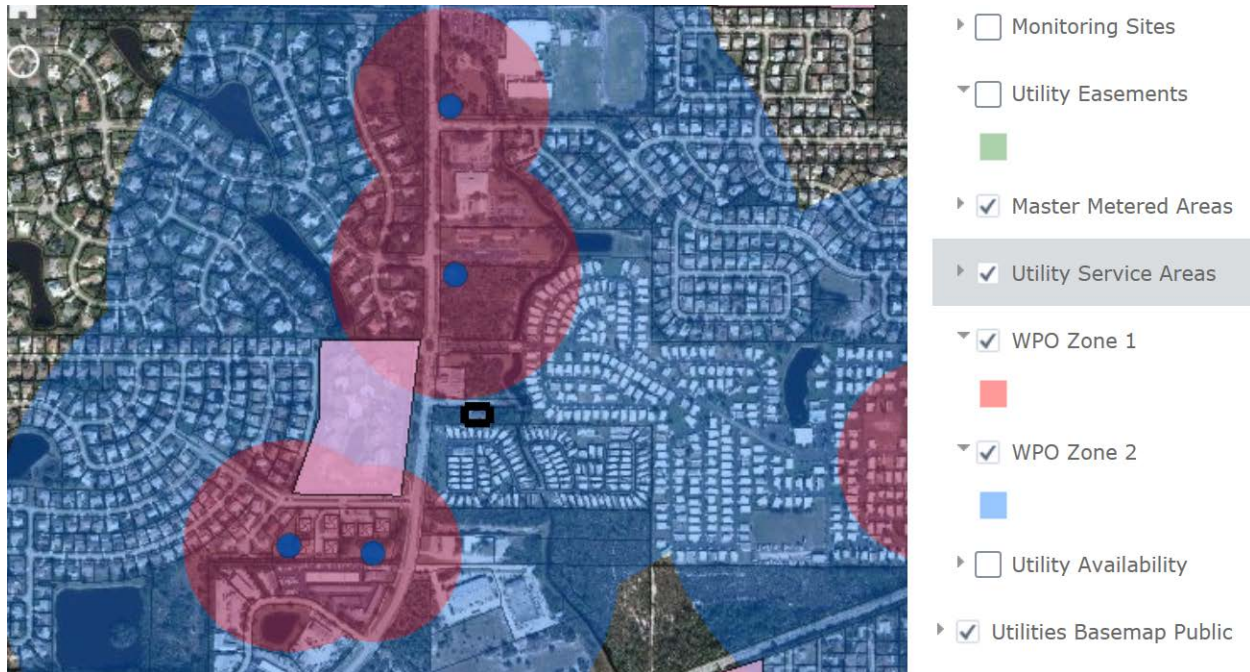


Figure 5

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

### 1.7. Adjacent Existing Uses

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

North – 1.9 acres of vacant land owned by Pinelake Village, Inc. and a 0.76 acre lot owned by Cumberland Farms.

South – Unplatted Tropical Acres Mobile Home park (15 acres and 118 home sites)

East – vacant 0.43 acre lot

West - vacant 0.43 acre lot

## 2. ANALYSIS

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

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

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

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

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

Yes, it would. Institutional future land use designations are appropriate for government ownership. Upon sale of the property, the Institutional General future land use designation would be inappropriate for most private property owners. Even though the original land use designation was not inappropriate at the time the site was used for a fire station, currently the property is vacant and is surplus county property, declared by the Board. Therefore, a change in the future land use would permit use of the property by a private entity. It would also make the site more consistent with the surrounding properties on Samaritan Street.

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

Not applicable. The property is County owned and declared as surplus property. The Martin County Board of Commissioners initiated the future land use amendment. However, it would not correct a public facility deficiency.

## **2.2. Urban Sprawl**

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

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

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

- (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to*

*develop as low-intensity, low-density, or single-use development or uses.*

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

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

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

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

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

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

No, the site was previously developed; it does not appear to contain any wetlands and contains only 14,810 square feet. However, the site is within wellfield protection zone 2 and may be within an aquifer recharge area. Criterion met.

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

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

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

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

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

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

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

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

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

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

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



No, this site is infill development. Criterion met.

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

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

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

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

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

No, the site is already developed and will not result in any loss of public open space. Criterion met.

The site complies with all 13 sprawl criteria listed above.

#### **2.2.1. Proliferation of Urban Sprawl**

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

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

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

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

Redevelopment of this site will not require the extension of public infrastructure and services outside the Primary Urban Service District. The proposed amendment would allow for a cost-effective development process, utilizing already existing public infrastructure and services. Criterion met.

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

The Commercial Office/Residential future land use would permit either office development or housing in a walkable distance from other Commercial Office/Residential lands. The proposed amendment may allow residents within the nearby community to access retail/commercial at a walking distance. However, the proposed changes are not significant enough to impact transit and housing. Criterion met.

*(IV) Promotes conservation of water and energy.*

Yes, this site will promote that. Redevelopment of this existing site will not require the extension of public infrastructure and services outside the Primary Urban Service District. The site is only 0.34 acres, and future developments to it will not result in overconsumption of water and energy. Criterion met.

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

Yes, this site will not hinder such activities. Criterion met.

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

Yes, this site will do that. The site is already developed and will not impact natural lands. Redevelopment of this existing site will not result in any loss of public open space. Criterion met.

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

Redevelopment of a 0.34 acre site for commercial or residential purposes will not have a substantial change in the balance of land uses. Not applicable criterion.

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

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

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

### **2.3 Land Use Compatibility**

The Board initiated request is for a Future Land Use Map change on the former Firestation 10 parcel. Currently it is General Institutional, and the Board is requesting a future land use change to the most appropriate future land use designation. The following analysis will consider three potential future land use designations: Commercial General, Limited Commercial and Commercial Office/Residential development.

Currently, Samaritan Street is a dead end street without much foot traffic. The only active site is the Cumberland farm store opposite to the former Firestation property, which has been vacant and unused for years. There are two parcels next to the site, one on each side, but they are currently undeveloped lots. The lack of foot traffic and the vacant status of the former fire station

building are also contributing to illegal dumping of waste materials throughout the street, observed and noted by Martin County staff. Changing the parcel to a General Commercial or Limited Commercial would increase pedestrian activity and foot traffic, and could alleviate the current problems. The General Commercial or Limited Commercial future land use designations would be compatible with the General Commercial lands to the north that are currently developed as a convenient store and gas station. In contrast, the Commercial Office/Residential designation is assigned to the parcels on the east and west of the subject site.

### **Implementing commercial future land use**

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

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

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

- (1) Trip generation characteristics; impact on existing and planned transportation facilities; and ability to achieve functional internal circulation and a landscaped parking area.
- (2) Specific needs of commercial activities, such as market area, anticipated employment generation and floor area requirements.
- (3) Compatibility with and impact on other surrounding commercial activities.
- (4) Relationship to surrounding land uses and natural systems.
- (5) Impact on existing and planned community services and utilities.

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

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

### **1) Commercial General Land Use (GC):**

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

building coverage shall be 60 percent. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

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

The areas designated for General Commercial development are specifically not adapted to permanent residential housing, and such uses shall be located in other areas designated for residential development. On the other hand, transient residential facilities including hotels and motels, timesharing or fractional fee residential complexes, or other transient quarters should be located in areas designated for commercial use. Areas planned for mixed-use developments as allowed under Goal 4.3 are considered compatible for mixed use.

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

The General Commercial land use allows general retail sales and services. The Martin County Land Development Regulations (LDR) explains what that entails.

Pursuant to Section 3.3, LDR, Martin County, Fla. (2017)

***Retail sales and services, general:*** Retail sale or rental from the premises of goods and/or services and highway-oriented sales and services that generally cater to a market area in excess of three miles, excluding establishments with significant wholesaling, warehousing, or outside storage and distribution functions and excluding pain management clinics.

## **2) Limited Commercial Land Use (LC):**

Limited Commercial development is allocated to commercial sites accessible to major thoroughfares near residential neighborhoods. The scale and intensity of commercial uses in Limited Commercial areas shall be compatible with adjacent residential neighborhoods. Sites in this designation are intended for shops with limited inventory of goods as well as transient lodging facilities consistent with the CGMP and the Land Development Regulations. This designation is not generally intended to accommodate residential development. Duly approved residential uses existing at the effective date of the CGMP shall be considered permitted uses. Areas designated for Limited Commercial development are not intended to accommodate large-scale retail sales, service or trade activities that generally serve a larger market area. Such stores would usually require a larger floor area, carry a relatively larger inventory and require a substantially greater parking area.

Land Development Regulations implementing the Limited Commercial future land use designation shall be consistent with these development standards. Minimum net lot sizes shall be 10,000 square feet. FAR shall be governed by the parking standards of the Land Development Regulations. Maximum densities for hotel/motel units shall be 20 units per gross acre. Maximum building coverage shall be 50 percent. Minimum open space shall be 30 percent. Maximum building height shall be 30 feet.

The Limited Commercial land use allows limited retail sales and services. The Martin County Land Development Regulations (LDR) explains what that entails.

Pursuant to Section 3.3, LDR, Martin County, Fla. (2017)

***Retail sales and services, limited:*** Shops and stores limited to retail sales of convenience items or services typically needed on a frequently reoccurring basis, excluding pain management clinics. This definition includes shops with:

1. Limited inventory;
2. A household market area in the immediate vicinity;
3. A specialized market with customized service demand; or
4. A tourist-oriented market area in the immediate vicinity.

### **3) Commercial Office/Residential development (COR)**

Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building.

COR can be considered as a possible option, especially since both of the empty lots adjacent to the parcel are also COR. However, the COR Future Land Use does not allow freestanding retail sales and service establishments, unlike General Commercial or Limited Commercial.

### **Final Analysis**

It is important to note that the property is only 0.34 acres. Due to the small size of the site, large scale or intense commercial usage will not be feasible, regardless of the future land use designation it will receive. Residential usage will be compatible to the neighboring mobile homes, and may be an option if the site is changed to COR. However, only a maximum of 10 residential units per acre are allowed, according to the CGMP, Chapter 4. Since this site is only 0.34 acres, only a maximum of 3 units will be allowed (3.4 units, to be exact). Due to this, the site will be utilized for commercial use (commercial office) rather than residential use. Therefore, converting the site to Limited Commercial would be an appropriate amendment. And unlike COR future land use, Limited Commercial allows retail sales and commercial activity, but with less intensity compared to Commercial General.



The LC future land use allows commercial use. However, more intense commercial uses permitted in GC future land use are not permitted in LC future land use, thereby providing transition between the Mobile Home Park and the more intense commercial uses to the north. The scale and intensity of commercial uses in Limited Commercial areas shall be compatible with adjacent residential neighborhoods, as stated in the CGMP. The LC would also limit the intensity of uses within well field protection zone 2 and close to well field protection zone 1. It will limit potential negative effects that higher intensity commercial land use may bring, decreasing the risk of environmental issues. LC future land use would be the more appropriate designation for this parcel, rather than General Commercial, considering the site's proximity to Mobile Home Density Land Use, and the environmental factors such as the site being located near wellfield protection zone 1 and it being within wellfield protection zone 2.

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

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

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

### 2.5.1. Mandatory Facilities

#### 2.5.1.1. Water/Sewer Facilities

The parcel is located in the Martin County Utilities Area. The site has adequate water and sewer lines, with a potable water line and a main sewer line, Sewer Forcemain. Any proposed development will be required to submit an application for Development Review. The County will provide services subject to development plan approval, execution of a service agreement and a payment of appropriate fees and charges.

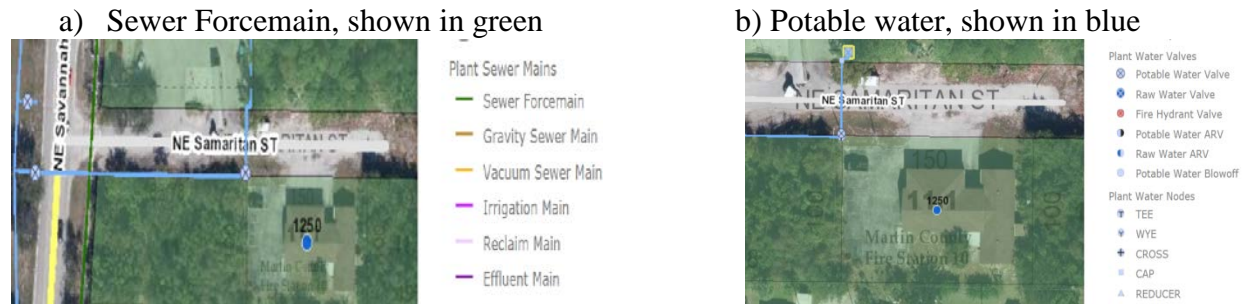


Figure 6

A staff memorandum (attached to this report) from Utilities Department staff indicates the amendment will be appropriate:

“CPA 18-8 Fire Station: Martin County Utilities has adequate capacity in their system to serve this parcel with existing water and wastewater infrastructure. In the Savannah Road right of way, there is an existing 2’ water main serving the parcel. The developer will be required to submit construction plans for review and approval, obtain state water and wastewater permits, pay appropriate connection fees, and will be responsible for the costs associated with the construction of site specific utility improvements”

#### ***2.5.1.2. Drainage Facilities***

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

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

Level of Service

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

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

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

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

(a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not routinely accessed by the public.

(b) All project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.

The minimum roadway flood protection design storm shall be the 10-year frequency, 24-hour duration storm event unless the roadway is classified as a scenic corridor, in which case the flood protection design storm will consider maintaining the character of the roadway.

#### ***2.5.1.3. Transportation***

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

A staff memorandum (attached to this report) from Public Works Department staff indicates the amendment will be appropriate.

**2.5.1.4 Solid Waste Facilities**

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

**2.5.1.5. Parks/Recreation Facilities**

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

**2.5.1.6. Fire/Public Safety/EMS**

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

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

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

**2.5.1.7. Schools**

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

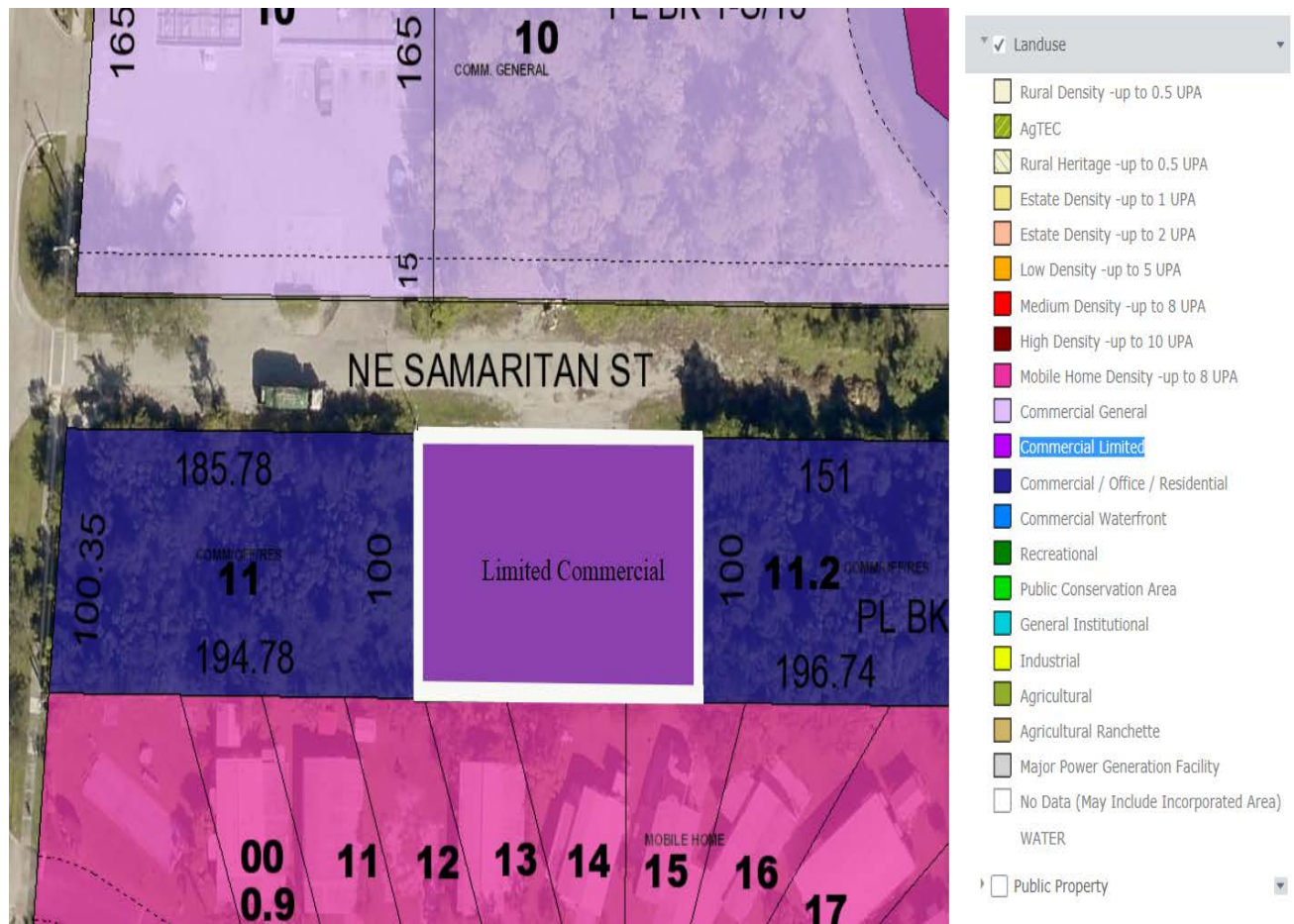
**2.5.2. Non-Mandatory Facilities****2.5.2.1. Libraries**

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

**3. FIGURES/ATTACHMENTS**

Figure 1, Location Map  
 Figure 2, Past Changes Map  
 Figure 3, Soil Map  
 Figure 4, Composite Wetlands Map  
 Figure 5, Utilities Map  
 Figure 6, Sewer Map  
 Attachment 1, Proposed Future Land Use Map  
 Attachment 2, Application Materials  
 Attachment 3, Correspondence  
 Attachment 4, Powerpoint Presentation  
 Attachment 5, Public Notice  
 Attachment 6, Meeting Minutes

## Proposed Future Land Use Map



**Application Materials**  
**CPA #18-8 Fire Station 10**  
**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**

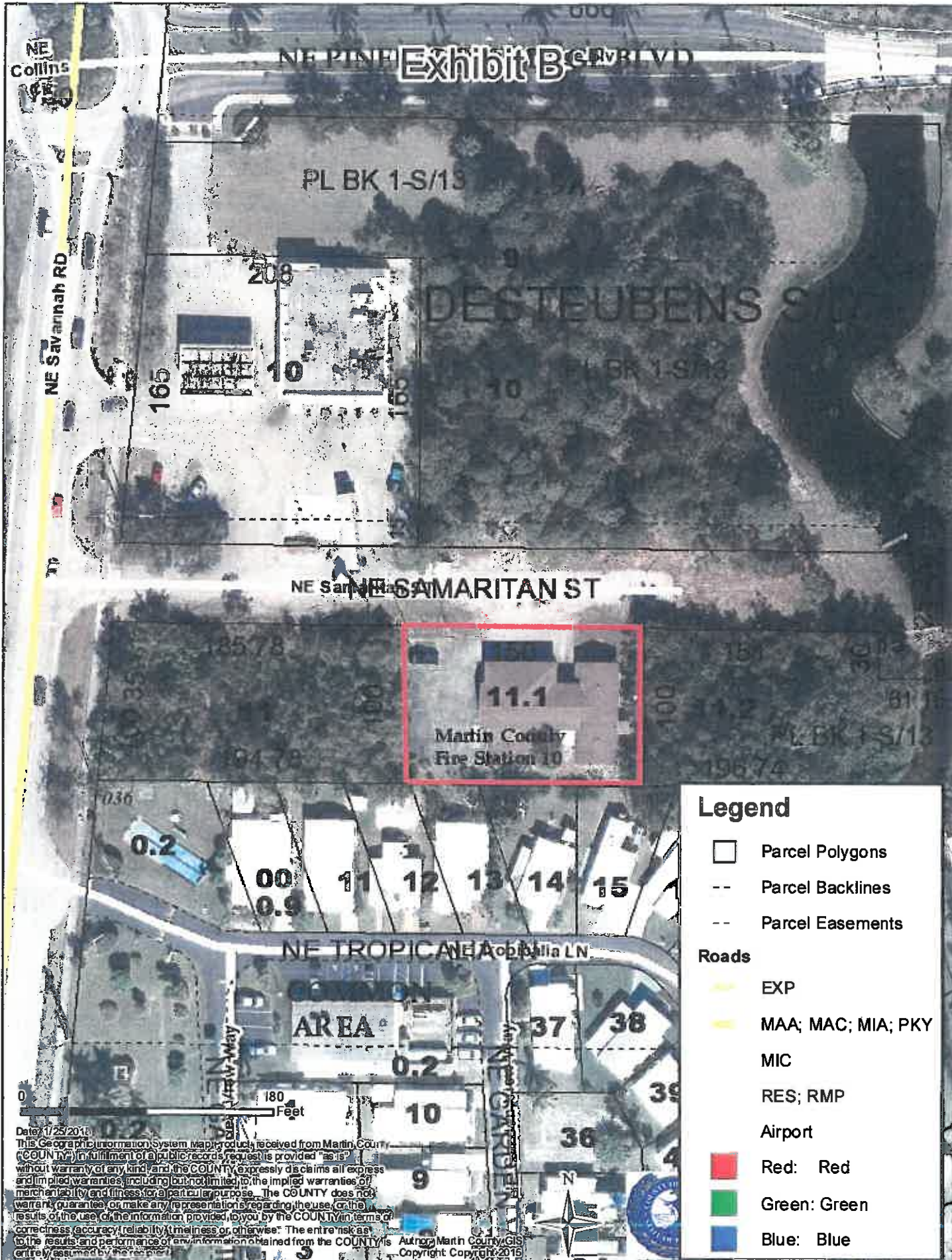
### **Legal Description**

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

# Exhibit B



## Legend

- Parcel Polygons
- Parcel Backlines
- Parcel Easements

## Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- RES; RMP
- Airport

- Red: Red
- Green: Green
- Blue: Blue

Date: 1/25/2018  
 This Geographic Information System (GIS) map product was received from Martin County (COUNTY) in fulfillment of a public records request. It is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee or make any representations regarding the use, or the results of the use, of the information provided, by you, by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS  
 Copyright: Copyright 2018



## 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**

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#### **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**




# 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>- .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

# Powerpoint Presentation



# CPA 18-8 Fire Station 10

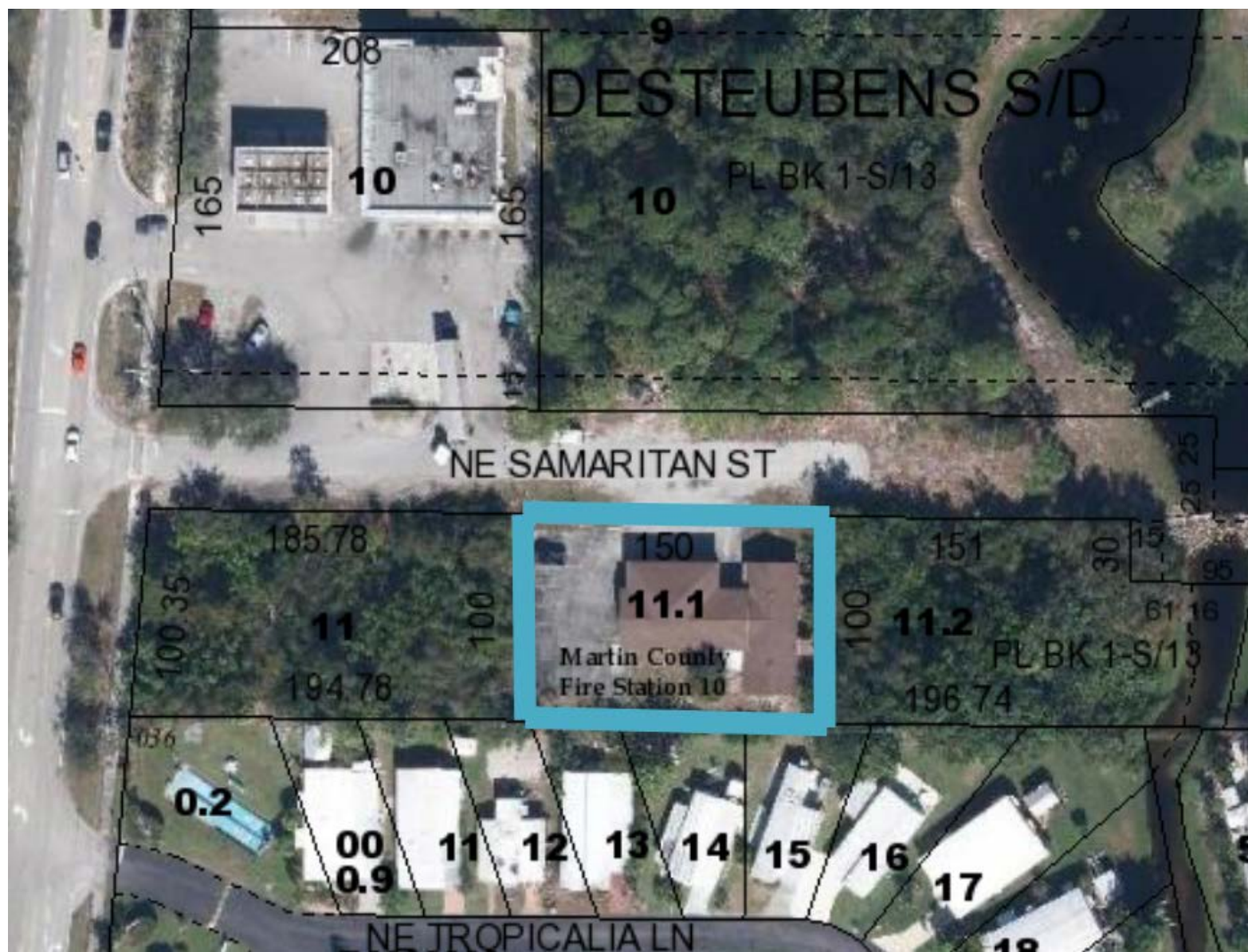
Proposed Future Land Use  
Map Amendment

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## Proposed Future Land Use Map change

- The parcel is owned by Martin County, and was declared as surplus property by the Board
- Board initiated an appropriate change of future land use for the parcel
- Located east of Savannah Road in Jensen Beach. This site was the former Fire Station 10 property

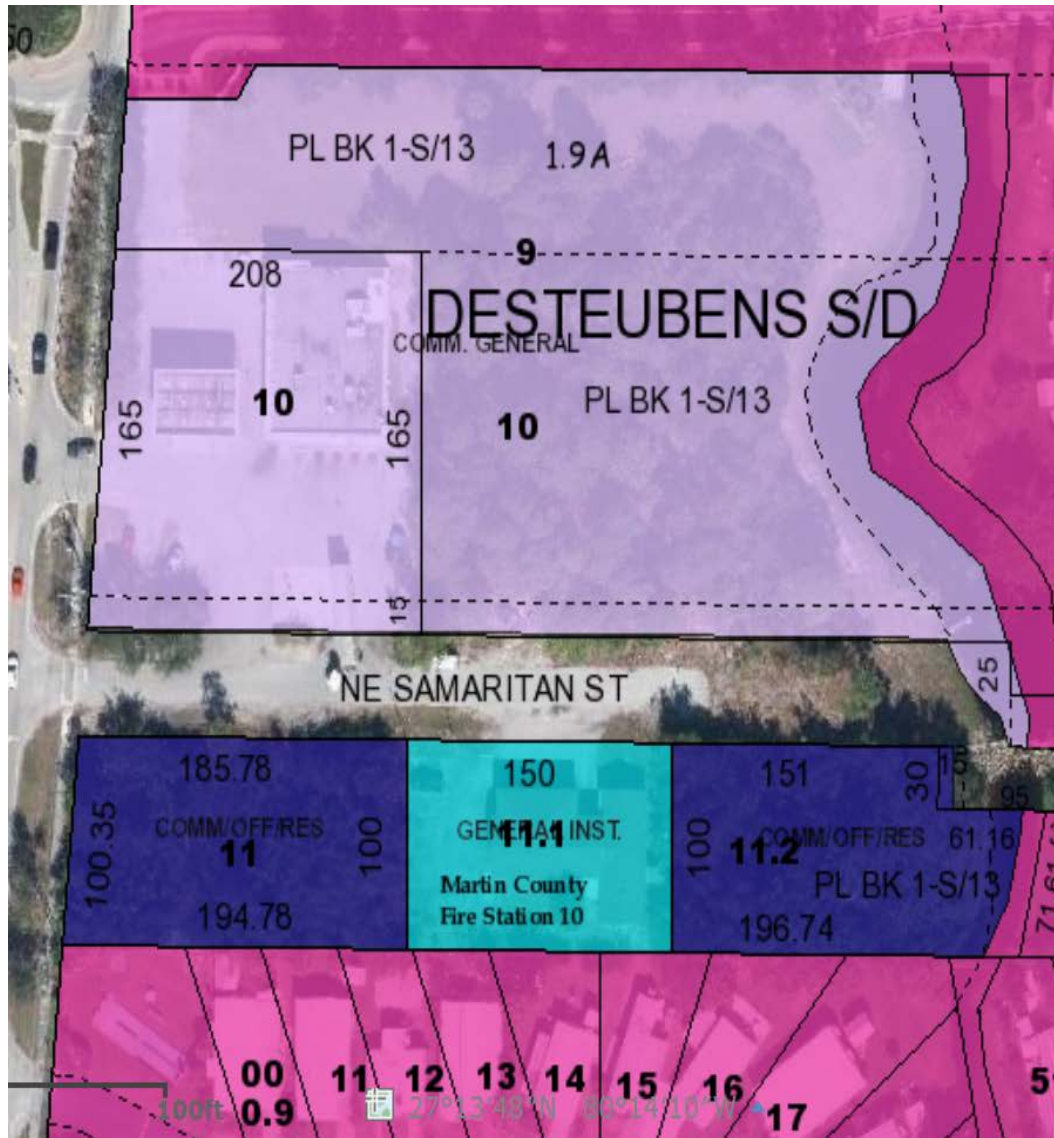









# Current Future Land Use



- Rural Density -up to 0.5 UPA
- AgTEC
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Commercial General
- Commercial Limited
- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette

- 
- The property is 0.34 acre (14,810 sq. ft.)
  - The staff analysis considers three potential future land use designations:
    - 1. Commercial Office/ Residential
    - 2. Limited Commercial
    - 3. General Commercial

- Important to note that the property is only 0.34 acres. Due to the small size of the site, large scale or intense commercial usage will not be feasible, regardless of the future land use designation it will receive

## Commercial Office/Residential (COR)

- COR can be considered, since both of the empty lots adjacent to the parcel are also COR
- However, COR does not allow freestanding retail sales and service establishments, unlike General Commercial or Limited Commercial land use designations
- Since the site is only 0.34 acres, only a maximum of 3 residential units will be allowed (3.4 units, to be exact). Due to this, the site will be utilized for commercial use (commercial office) rather than residential use



# General Commercial

- General Commercial allows general retail sales and services
- The General Commercial site should generally be removed from single-family residential development and able to be buffered and screened consistent with the Land Development Regulations requiring appropriate landscaping and screening

## Limited Commercial

- The scale and intensity of commercial uses in Limited Commercial areas shall be compatible with adjacent residential neighborhoods
- Intended for shops with limited inventory of goods
- Not intended to accommodate large-scale retail sales, service or trade activities that generally serve a larger market area

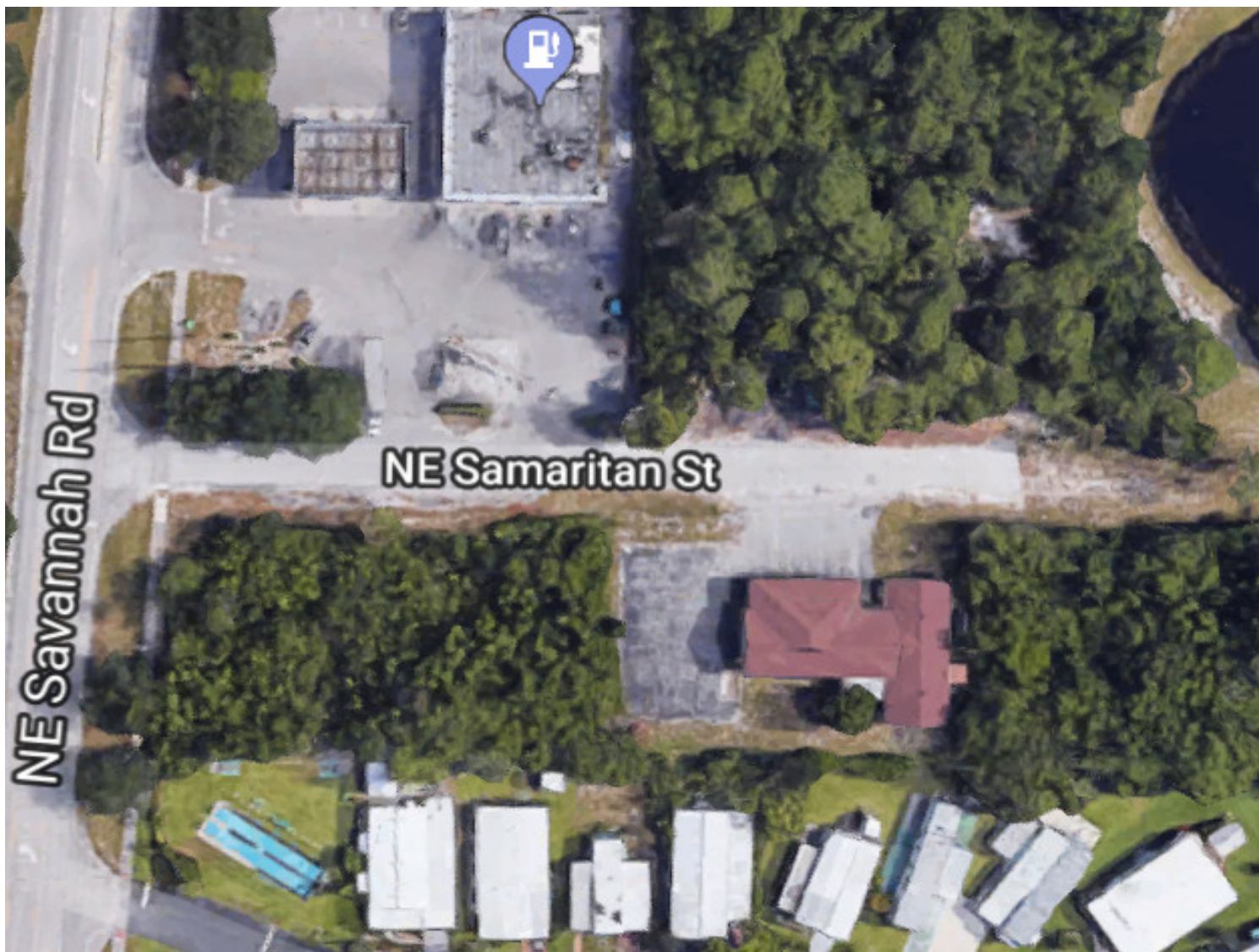
# Staff Recommendation:

## Limited Commercial

- Unlike COR, Limited Commercial allows retail sales and commercial activity, but with less intensity compared to Commercial General.

## Staff Recommendation: Limited Commercial

- The LC future land use allows commercial use. However, more intense commercial uses permitted in GC are not permitted in LC, thereby providing transition between the Mobile Home Park in the South and the more intense commercial uses to the north





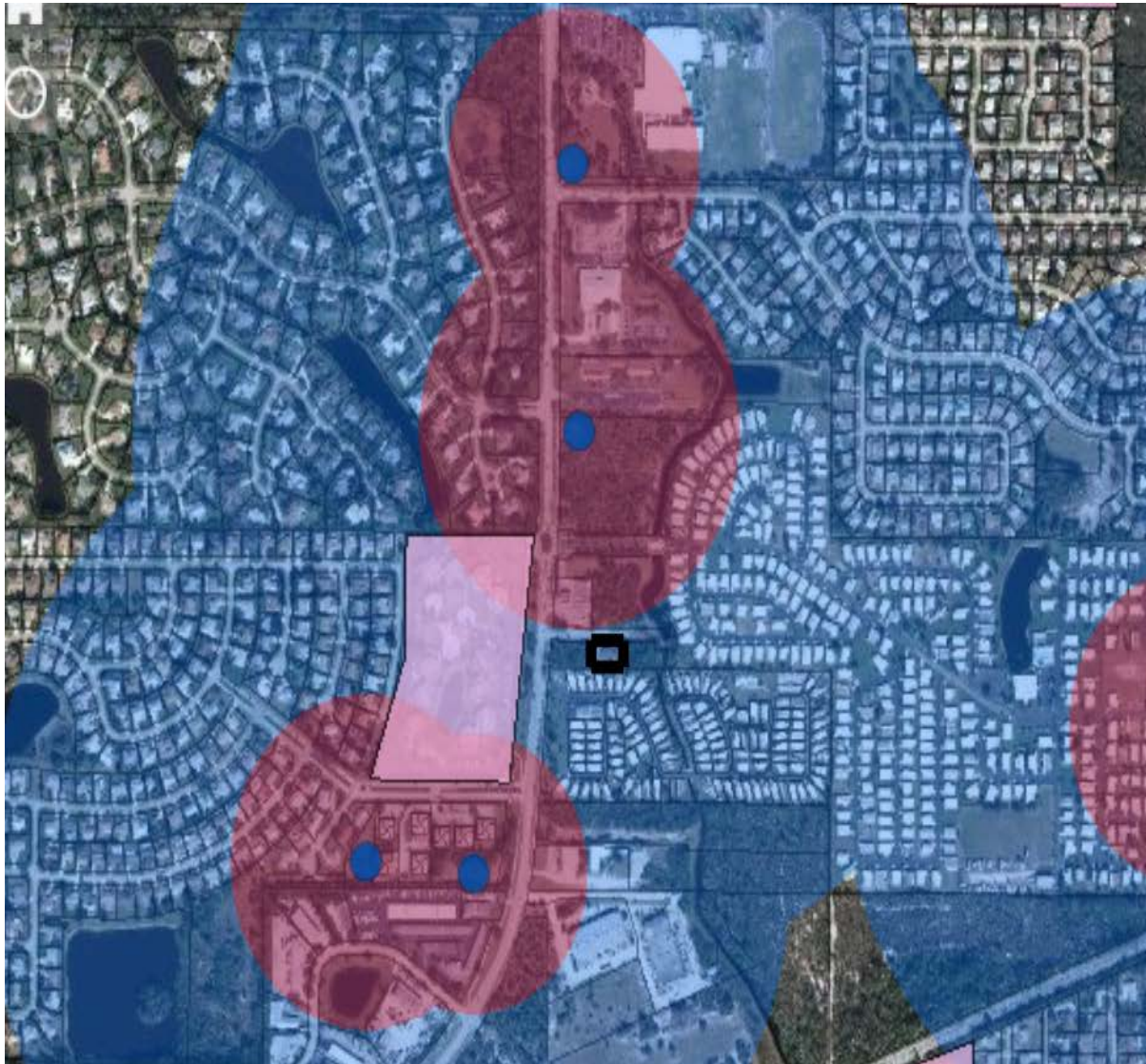




## Staff Recommendation:

### Limited Commercial

- Limited Commercial future land use designation would also limit the intensity of uses within well field protection zone 2 and close to well field protection zone 1
- It will limit potential negative effects that higher intensity commercial land use may bring, decreasing the risk of environmental issues



- ▶ ☐ Monitoring Sites
- ▼ ☐ Utility Easements
- ☒ Master Metered Areas
- ▶ ☒ Utility Service Areas
- ▼ ☒ WPO Zone 1
- ☒ WPO Zone 2
- ▶ ☐ Utility Availability
- ▶ ☒ Utilities Basemap Public

- The Limited Commercial future land use would be the most appropriate designation, considering the site's proximity to Mobile Home Density Land Use, and the environmental factors (wellfield protection zone)
- Therefore, staff recommends changing the property's land use designation from Institutional General to Limited Commercial

# Public Notice

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

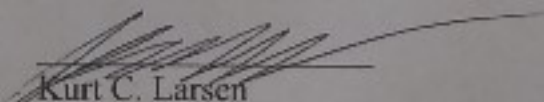
June 20, 2018

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 6-20-2018











# 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](http://www.martin.fl.us)

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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, appearing to read "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

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, 1<sup>st</sup> 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

**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

**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](mailto:mjose@martin.fl.us)

Sincerely,



Clyde Dulin, AICP  
Comprehensive Planning/Site Compliance  
Administrator

CD/jvs

Attachment: Location Map

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# 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 Marlberry 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  
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1178 NE Coy Senda  
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Jensen Beach, FL 34957

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Martin County Commissioners

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FIRESTATION LELANI

FELONY ARRESTS

**Joseph Ray Sanders**, 35, Melbourne; possession of a controlled substance (methamphetamine); possession of a controlled substance (buprenorphine); unlawful possession of a concealed handgun key. **Jankevia Vonshay Harris**, 25, 900 block of Southeast Tarpon Avenue, Stuart; warrant for unlawful interception of communications on Oct. 3. **Richard Keith MacAllister**, 53, 2300 block of Northwest Sunset Boulevard, Jensen Beach; driving while license suspended, third or subsequent offense. **Matthew James Donnelly**, 37, 9100 block of Southwest Christine Street, Stuart; out-of-county warrant, St. Lucie County, possession of methamphetamine; 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 Andres**, 20, 14000 block of Southwest Indian Mound Drive, Indiantown; aggravated battery intentionally or knowingly causing bodily harm or injury. **Amanda Rachel Biggs**, 25, 2600 block of Southwest Beaumont 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  
**IRSC:** Regular class schedule Oct. 8  
**FAU:** 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 Sewall'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 19 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. Wichser, P.E., CFM, County Engineer, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the County Engineer's Office. For more information, contact Lisa Wichser, County Engineer at (772) 223-7945.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 221-1396 or the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

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

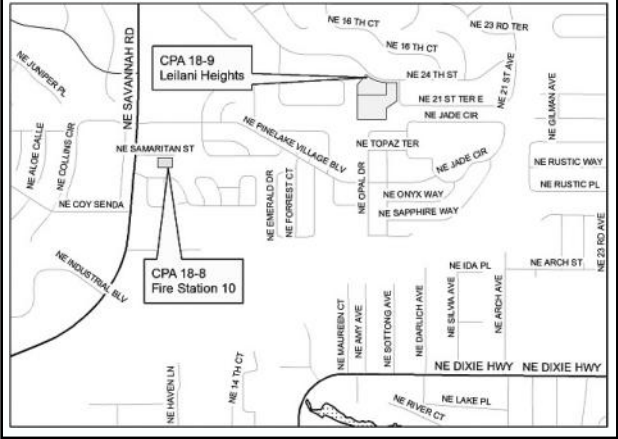
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on the following items on October 23, 2018. The hearings will be conducted at the Martin County Administrative Center, 1st Floor, Commission Room, 2401 S.E. Monterey Road, Stuart, Florida, at 9:00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

- Application CPA 18-8, Fire Station 10: A Future Land Use Map change from Institutional General to General Commercial on ±0.34-acres located at 1250 N.E. Samaritan St.
- Application CPA 18-9, Reserved Area No. 1, Plat of Leilani Heights, Phase 1: A 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 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: Nicki van Vonno, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-5495.

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Lake O

Continued from Page 1A

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

Caloosahatchee River flow to slow

Discharges west 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 1/4 inches Thursday 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 tides 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 cells spread throughout the water, "even if it's not visible."

NOTICE OF PUBLIC HEARINGS

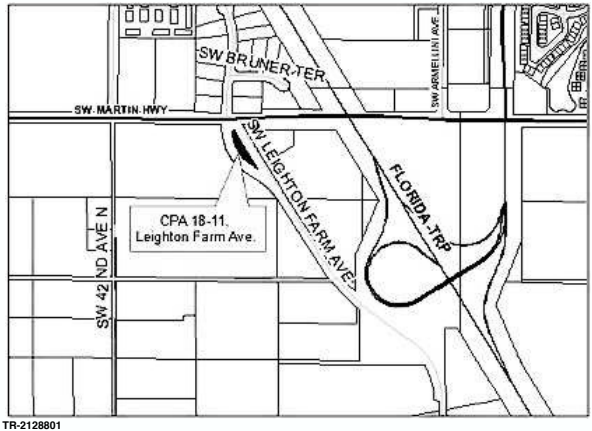
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- Application CPA 18-11, Leighton Farm Ave.: A Future Land Use Map change from Agricultural Ranchette to General Commercial on 0.79 acres located just south of SW Martin Hwy. and adjacent to SW Leighton Farm Avenue.
- Application CPA 18-12, Leighton Farm Ave.: A request to amend the text of Chapter 4, Future Land Use Element, to extend the boundary of Figure 4-2, Urban Service 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: Nicki van Vonno, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-5495.

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| Date | Number of Coins Graded MS70 |
|------|-----------------------------|
| 2016 | 4,898                       |
| 2015 | 2,905                       |
| 2014 | 2,212                       |

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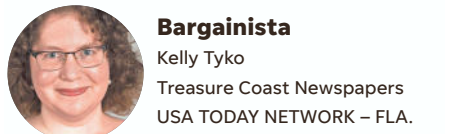


Ad Number: 2185774  
Insertion Number: N/A  
Size: 3 Col x 16.5 in  
Color Type: N/A

Advertiser:  
Agency:  
Section-Page-Zone(s):  
Description:

Martin County Commissioners  
N/A  
A-17-All  
BOCC JANUARY ADOPTION

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 tips 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. Holsman**  
Treasure Coast Newspapers  
USA TODAY NETWORK - FLORIDA



**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 NEWSPAPERS

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 longtime 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 of 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

connections in time, we will use porta-potties 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 purse 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

**Shidae 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 Hause**, 30, 2300 block of Northeast Tropical Way, Jensen Beach; possession of a controlled substance (THC oil); possession of a controlled substance (oxycodone).

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

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

**Donald Paul Merckson**, 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 18-8, 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.
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 1, 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:

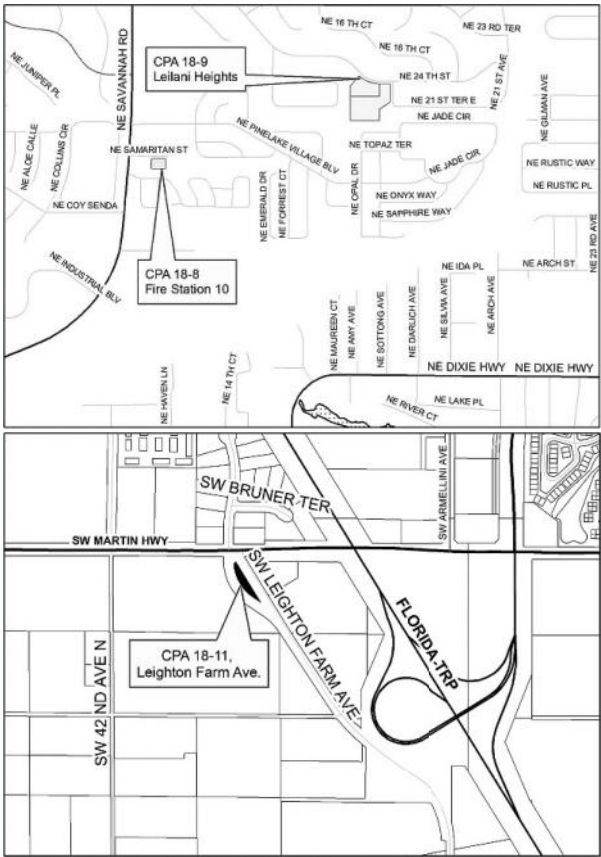
In conjunction with:

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 Vonnö, 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.

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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 24<sup>th</sup> Street an NE 18<sup>th</sup> 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**

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**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*

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**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**