

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 19-7 Grove XXIII Golf Course LLC, Text
Report Issuance Date: August 27, 2019

APPLICANT: Grove XXIII Golf Course LLC

REPRESENTED BY: Lucido & Associates
Morris A. Crady, AICP
Senior Vice President
701 SE Ocean Boulevard
Stuart, FL 34994

PLANNER-IN-CHARGE: Maria Jose, M.S., Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	8/15/19	
Board of County Commission Transmittal:	8/27/19	
Board of County Commission Adoption:	TBD	

APPLICANT REQUEST: The proposed text amendment is to Martin County's Comprehensive Growth Management Plan (CGMP), Policy 4.1B.2 of Chapter 4 and Policy 10.2A.8 of Chapter 10, allowing a specific site to have golf cottages as part of the private golf course.

STAFF RECOMMENDATION:
Staff recommends approval of the text amendment, as proposed.

EXECUTIVE SUMMARY:

On February 18, 2019, the application for this text amendment was found to be sufficient. After the staff report was drafted, the applicant decided to revise the application. The revised application materials were resubmitted on May 15, 2019. This staff report will consider the revised text amendment. The application is for a text amendment to Policy 4.1B.2 of the CGMP, adding site-specific language that allows golf cottages to one private golf course, Grove XXIII Golf Course, described in detail through the proposed text. Additionally, a text amendment to Chapter 10 of the CGMP is also proposed, where language is added to Policy 10.2A.8 of the CGMP, regarding sewage limitations. This text amendment to the CGMP is proposed along with a concurrent amendment to the Land Development Regulations (LDR) that provides more details about the use of golf cottages. The amendment to the LDR will be reviewed in a separate staff report.

The following is the proposed text amendment by the applicant, where the underlined language is text proposed to be added to CGMP, Policy 4.1B.2 4 and Policy 10.2A.8:

Policy 4.1B.2. Analysis of availability of public facilities. 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.

Compliance with this provision is in addition to, not in lieu of, compliance with the provisions of Martin County's Concurrency Management System. When a map amendment is granted under this provision, it does not confer any vested rights and will not stop the County from denying subsequent requests for development orders based on the application of a concurrency review at the time such orders are sought.

Martin County may adopt sub-area development restrictions for a particular site where public facilities and services, such as arterial and collector roads, regional water supply, regional wastewater treatment/disposal, surface water management, solid waste collection/disposal, parks and recreational facilities, and schools, are constrained and incapable of meeting the needs of the site if developed to the fullest capacity allowed under Goal 4.13 of this Growth Management Plan. The master or final site plan for a site that is subject to such sub-area development restrictions shall specify the maximum amount and type of development allowed. Sub-area development restrictions apply to the following sites:

- (1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, which is limited to 365,904 square feet of nonresidential use, consistent with the assigned future land use designation, and on which residential uses shall not be allowed.
- (2) The development of the tract of real property described in the Warranty Deed recorded in OR Book 2239, Page 2498, Public Records of Martin County, Florida, shall be restricted and managed as follows:
 - (a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.
 - (b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).
 - (c) The maximum intensities of uses on the subject property contained within a building or buildings shall not exceed 1,600,000 square feet.
 - (d) All future applications for development approval shall be processed as a Planned Unit Development (PUD).

- (e) The maximum intensities of all uses contained within a building or buildings shall not exceed 500,000 square feet on the subject property (of which up to 25,000 square feet may be in marina uses) prior to December 1, 2015.
- (3) This sub-area policy applies only to lands within the boundaries of Florida state parks within Martin County, Florida. Recreation facilities allowed in the state parks shall be limited to those supporting resource-based outdoor recreation activities specifically identified in the park's approved management plan which has been developed according to F.S. sections 253.034 and 259.032, and F.A.C. 18-2 including, but not limited to, hiking, biking and equestrian trails, swimming areas, interpretive visitor centers, resource-based camping accommodations for use by tents, pop-up campers and other recreational vehicles, and cabins. All uses within the state parks must conform to the park's management plan. Activities which are normally allowed in this land use category but are prohibited under this sub-area policy include fairgrounds, commercial marinas, ball fields, dredge spoil facilities and other user-based (active) recreation facilities.
- (4) The tract of real property described in the Special Warranty Deeds recorded at OR Book 3020, Page 2321, and OR Book 3020, Page 2328 of the Public Records of Martin County that is limited to an 18-hole private golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 5,000 gallons per day for the clubhouse, maintenance area, guardhouse and golf course shelters; and up to four (4) golf cottages, which may be permitted as an accessory use to the golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 2,000 gallons per day subject to State Health Department regulations.

Chapter 10

Policy 10.2A.8. The following standards shall apply to all on-site sewage treatment and disposal system installations:

1. No onsite sewage treatment and disposal system shall exceed a total site buildout flow of 2,000 gpd, except as described below and in Policy 4.13A.8(5) and Policy 4.1B.2(4). Total site buildout shall be as determined by the Florida Department of Health.
2. All on-site sewage treatment and disposal systems shall be designed, located and installed in accordance with the "Standards for On-Site Sewage Treatment and Disposal Systems," State of Florida Department of Health, Chapter 64E-6, Florida Administrative Code or as required by the goals, objectives and policies of this element, whichever is the more restrictive.
3. On-site sewage treatment and disposal systems (including the drainfield) shall not be located within ten feet of designated upland preserve areas.
4. The property owner shall be responsible for assuring adequate drainage so adjacent parcels will not be adversely affected.
5. When a parcel of land is located on or surrounding a water body or wetland, the on-site sewage treatment and disposal system shall be placed on the side of the parcel farthest from and at least 75 feet from the water body or wetland. This

requirement shall be designated on the final plat of any approved subdivision located on or surrounding a water body or wetland. In the case of a lot of record created prior to April 1, 1982, the requirement set forth in this subsection shall be waived in cases of severe hardships. The Growth Management Department director may approve such a waiver in writing upon a finding that requiring the 75-foot setback would prevent any reasonable use of the lot and upon an affirmative recommendation of the Florida Department of Health. A severe hardship does not exist if the building(s), driveways or other features on the property can be moved and still comply with all the current codes.

6. Each on-site sewage treatment and disposal system tank utilized must be equipped with an on-site sewage treatment and disposal system effluent filter. These filters must be maintained by the property owner and must remain in service for the life of the on-site sewage treatment and disposal system. A list of approved filters is available at the Florida Department of Health.
7. The installation of an on-site sewage treatment and disposal system shall not be permissible when the use is determined by the Florida Department of Health to constitute a high expected failure level.
8. On-site sewage treatment and disposal systems shall be set back a minimum of 15 feet from the design high-water line of a retention or detention area designed to contain standing or flowing water for less than 72 hours after a rainfall, or the design high-water level of normally dry drainage ditches or normally dry individual lot stormwater retention area.
9. For on-site sewage treatment and disposal systems outside the Primary Urban Service District the BCC may waive the 2,000 gpd limitation set forth in Policy 10.2A.8.1 above, to the extent necessary for nonresidential or agricultural uses permitted by the future land use designation and zoning district, but in no event shall the waiver allow total site buildout flows to exceed 5000 gpd.
 - a. In order to obtain a waiver of Policy 10.2A.8.1. a person must submit an application in a form prescribed by the County Administrator. The application must contain a concise statement by the applicant detailing the circumstances that justify a waiver of the 2,000 gpd flow limitation. The application must also contain written concurrence from the Florida Department of Health that the use to be served requires a system greater than 2,000 gpd total site buildout flow, but the system does not exceed 5,000 gpd total site buildout flow.
 - b. The waiver shall not be granted unless the Board determines that:
 1. The proposed system meets all criteria required by the Florida Department of Health.
 2. The system has been located to protect wetlands, wellfields, water bodies, drainage facilities or other surface waters, to the maximum extent practicable. For on-site sewage treatment and disposal systems adjacent to wetlands, wellfields, water bodies, drainage facilities and other surface waters, a minimum setback of 200 feet has been provided.
 - c. In granting the waiver, the Board may prescribe any appropriate maintenance conditions.

- d. In granting the waiver, the Board's decision shall be based upon the particular circumstances of the application and shall not constitute a precedent for other waiver applications.

2. ANALYSIS

The proposed text amendment permits golf cottages on an existing private golf course outside the Primary Urban Service District and provides an exception to the specific site regarding the septic tank flow limitations currently allowed. More detailed analysis follows.

A) Characteristics

The Grove golf course does not have access to centralized water and sewer service. It was previously permitted to have a clubhouse, maintenance area, guardhouse and golf shelters on septic system(s) with a total flow of 5,000 gallons per day. That exception (to the 2000 gallon per day septic system limitation) was granted pursuant to Policy 10.2A.8(9), CGMP, Martin County, Fla. (2019). The proposed text recognizes that exception and allows an additional 2,000 gallons per day for additional facilities.

The tract of real property described in the Special Warranty Deeds recorded at OR Book 3020, Page 2321, and OR Book 3020, Page 2328 of the Public Records of Martin County that is limited to an 18-hole private golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 5,000 gallons per day for the clubhouse, maintenance area, guardhouse and golf course shelters; and up to four (4) golf cottages, which may be permitted as an accessory use to the golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 2,000 gallons per day subject to State Health Department regulations.

The proposed text amendment contains language that provides limitations regarding the maximum number of golf cottages the golf course can have. More characteristics about the size, limitations and use of the golf cottages have been proposed in the concurrent amendment to the LDR, discussed in a separate staff report.

Golf courses are already permitted uses in the County's agricultural zoning districts, in addition to many of other uses. Please see Attachment 1, which is a permitted uses table from LDR, Section 3.11. The golf cottages included in the proposed language are accessory uses to golf courses. Please see Attachment 2, which is Section 3.73 of the LDR, containing standards for the specific use, golf courses. The proposed text amendment would allow the particular golf course described in the proposed text amendment up to four golf cottages with a maximum cumulative flow of 2,000 gallons per day. This is limited to the specific site location described in the proposed language. The site specific approach ensures that the exemption takes place only for this specific site, thus preventing unintended negative consequences for other agricultural areas of Martin County.

B) Septic Systems

The following text change to Policy 10.2A.8 has been proposed to maintain internal consistency with the proposed text in Chapter 4. The existing reference to Policy 4.13A.8(5) permits a site specific Rural Service Node to function on a 10,000 gallon per day septic system. Please see the proposed new language below, marked as underlined.

Policy 10.2A.8. The following standards shall apply to all on-site sewage treatment and disposal system installations:

- 1. No onsite sewage treatment and disposal system shall exceed a total site buildout flow of 2,000 gpd, except as described below and in Policy 4.13A.8(5) and Policy 4.1B.2(4). Total site buildout shall be as determined by the Florida Department of Health.*

The May 15, 2019 application materials point out that the 225-acre site could otherwise allow 17 sites (Rural Density future land use) and eight sites (Agricultural future land use). No exceptions would need to be granted for those 25 sites to each have a residence and accessory uses with a maximum of 2,000 gallon per day septic system. The applicant is making a comparison between the potential for 50,000 gallons of waste versus a maximum 7,000 gallons of waste on the same 225 acres.

3. CONCLUSION

This text amendment will be limited to the applicant's property and so it will not be applicable to other uses outside the Primary Urban Service District. Golf courses are already a permitted use and so golf cottages will simply be an accessory use to enhance the Grove XXIII Golf Course. Since the text amendment only pertains to the Grove XXIII Golf Course, it prevents negative consequences that could arise if all golf courses outside the Primary Urban Service District were allowed to have the particulars addressed in this text amendment language. The site specific approach and the elements in the new language are reasons why staff recommends approval of this text amendment, as proposed.

3. FIGURES/ATTACHMENTS

Attachment 1, Permitted Uses Table, Table 3.11.1, LDR

Attachment 2, Section 3.73 of LDR

Application materials including the May 15, 2019 revised text amendment

TABLE 3.11.1
PERMITTED USES - CATEGORY "A" AGRICULTURAL AND RESIDENTIAL DISTRICTS

[illegible]

[illegible]

USE CATEGORY	A G 2 0 A	A R 5 A	A R 1 0 A	R E 2 A	R E 1 A	R E ½ A	R S 3 R 3	R S B R 4	R S S 4	R S S 5	R S S 6	R S S 8	R S 1 0	R M 3	R M 4	R M 5	R M 6	R M 8	R M 1 0	M H P	M H S
use was lawfully established prior to March 29, 2002																					

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 633, pt. 1, 9-2-2003; Ord. No. 669, pt. 1, 6-28-2005; Ord. No. 809, pt. 1, 9-9-2008; Ord. No. 937, pt. 1, 8-6-2013; Ord. No. 1045, pt. 1, 1-9-2018; Ord. No. 1067, pt. 2, 5-22-2018; Ord. No. 1074, pt. 3, 7-24-2018)

Sec. 3.73. Golf course.

- 3.73.A. No cart barn, maintenance facility club house or clubhouse parking shall be located closer than 300 feet from any lot line where the adjoining lot is designated for residential use. This provision shall not apply to any golf course which was lawfully established prior to April 29, 1986, and shall not affect the expansion of any cart barn, maintenance facility, club house or clubhouse parking which may have been lawfully established prior to April 29, 1986.
- 3.73.B. Accessory uses may include, but are not limited to, pro shops, administrative offices, food and beverage service, maintenance/utility facilities, storage areas restrooms, and driving ranges.
- 3.73.C. Shall provide and use an agrochemical handling facility in accordance with any state regulations and the U.S. Department of Agriculture and Natural Resources Conservation Service conservation practice standards for all storage, mixing and loading of chemicals used in maintaining the golf course.
- 3.73.D. Shall be required to utilize irrigation quality water, if available, from the utility serving the development.

(Ord. No. 608, pt. 1, 3-19-2002; Ord. No. 623, pt. 1, 11-5-2002)

Application Materials
CPA 19-7 Grove XXIII Golf Course LLC
Transmittal Hearing
August 27, 2019



May 15, 2019

Via Electronic Submittal

Maria Jose, Planner
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, Florida 34996

Re: CPA-19-7 Grove XXIII Golf Course, LLC
Response to Staff Report (Our Reference: #18-130)

Dear Maria:

Please find enclosed the revised text of the Comprehensive Plan Amendment 19-7 (Exhibit A), which is based on the following itemized response to the staff report dated April 18, 2019. To clarify our responses, the applicable portion of the staff comment has been repeated in **bold type** followed by our responses in *italics*. New text language has been underlined and highlighted for ease of reference. Please refer to the staff report for the entirety of the staff comment.

Staff Comment:

Policy 4.13A.1. Intent of agricultural designation.

2.ANALYSIS The proposed text amendment is an attempt to add a multitude of golf cottages on an existing golf course found in the Agricultural Future land use Designation in order to increase the amount of septic tank flows currently allowed outside the Urban Service District. While it is clearly intended for a single parcel of land, the proposal would create a multitude of issues for all parcels in the Agricultural future land use designation and be inconsistent with various sections of the Comp Plan. More detailed analysis follows.

Response: To avoid unintended consequences and clarify the applicant's intent, all changes to Policy 4.13A.1, Intent of agricultural designation (as discussed on pages 3-6 of the staff report), have been eliminated and replaced by the following site specific addition to Policy 4.1B.2, which allows sub-area development restrictions to apply to specific sites. In this case, sub-section (4) has been added as follows:

Policy 4.1B.2.(4) The tract of real property described in the Special Warranty Deeds recorded at OR Book 3020, Page 2321, and OR Book 3020, Page 2328 of the Public Records of Martin County that is limited to an 18-hole private golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 5,000 gallons per day for the clubhouse, maintenance area, guardhouse and golf course shelters; and up to four (4) golf cottages, which may be permitted as an accessory use to the golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 2,000 gallons per day subject to State Health Department regulations.

This site specific approach limits the allowance of up to 4 golf cottages with a maximum cumulative flow of 2,000 gallons per day (gpd) to the Grove Golf Course property only, thereby eliminating any misinterpretations or unintended consequences. It recognizes the private, exclusive and seasonal use of this particular golf course and acknowledges its limited impact compared to the development of a standard residential development on the 225-acre site that would allow 17, minimum 2-acre lots on the 37 acres (+/-) designated and zoned for Rural Density use, and 8, minimum 20-acre lots on the 188 acres (+/-) designated and zoned for

Agricultural use. Under existing allowances, each of the 25 lots could construct an on-site sewage treatment and disposal system (i.e. septic tank/drainfield) generating up to 2,000 gpd. By way of the proposed site specific restriction in Policy 4.1B.2(4), The Grove Golf Course will be limited to a maximum of 7,000 gpd on the entire 225-acre site.

To address consistency with the waiver provisions for septic tanks/drainfields in Policy 10.2A.8, subsection 1 has been revised to add Policy 4.1B.2(4) as an additional exception as follows:

Policy 10.2A.8. The following standards shall apply to all on-site sewage treatment and disposal system installations:

1. No onsite sewage treatment and disposal system shall exceed a total site buildout flow of 2,000 gpd, except as described below and in Policy 4.13A.8(5) **and Policy 4.1B.2(4)**. Total site buildout shall be as determined by the Florida Department of Health.

Staff Comment:

3. CONCLUSION This text amendment will not be limited to the applicant's property. It will be applicable to all land with an Agricultural future land use designation. Therefore, this text amendment that expands the permitted uses in the agricultural zoning districts must contain carefully composed language. The issues and missing elements in the new language are crucial reasons why staff recommends denial of this text amendment, as currently proposed.

Response: Based on the changes to CPA 19-7 as described above, no changes to the Agricultural land use policies are proposed or required. Golf cottages as an accessory use to a golf course have already been approved in private golf courses in Martin County including The Floridian and MacArthur Golf Club. The proposed LDR text amendment will qualify and clarify an already existing use.

To this end, the LDR text Amendment has been revised in response to the staff comments as follows:

Sec. 3.73 - Golf course.

3.73.A. No cart barn, maintenance facility club house or clubhouse parking shall be located closer than 300 feet from any lot line where the adjoining lot is designated for residential use. This provision shall not apply to any golf course which was lawfully established prior to April 29, 1986 and shall not affect the expansion of any cart barn, maintenance facility, club house or clubhouse parking which may have been lawfully established prior to April 29, 1986.

3.73.B. Accessory uses may include, but are not limited to, pro shops, administrative offices, food and beverage service, maintenance/utility facilities, storage areas, restrooms, **and driving ranges and golf cottages**.

3.73.C. Shall provide and use an agrochemical handling facility in accordance with any state regulations and the U.S. Department of Agriculture and Natural Resources Conservation Service conservation practice standards for all storage, mixing and loading of chemicals used in maintaining the golf course.

3.73.D. Shall be required to utilize irrigation quality water, if available, from the utility serving the development.

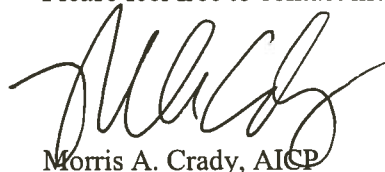
3.73.E. Up to 4 golf cottages with 4 bedrooms each or a combination thereof may be allowed per 18-hole golf course.

3.73.F. All golf cottages shall be controlled and/or operated by the owner(s) of the golf course for the exclusive use by members and their guests.

3.75.G. No golf cottages shall be sold or conveyed to individual owners.

The responses to the staff comments and revised text for CPA 19-7 and the LDR amendment should enable this application to move forward with a staff recommendation of approval. We look forward to your revised staff report in anticipation of being scheduled for a Local Planning Agency public hearing in July and a County Commission public hearing in August.

Please feel free to contact me if you have any questions or comments.



Morris A. Crady, AICP
Senior Vice President
Encl.

CPA 19-7

Exhibit A

(Revised May 15, 2019)

Martin County Comprehensive Growth Management Plan

(Underlined language is proposed to be added)

Chapter 4:

Policy 4.1B.2. Analysis of availability of public facilities. 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.

Compliance with this provision is in addition to, not in lieu of, compliance with the provisions of Martin County's Concurrency Management System. When a map amendment is granted under this provision, it does not confer any vested rights and will not stop the County from denying subsequent requests for development orders based on the application of a concurrency review at the time such orders are sought.

Martin County may adopt sub-area development restrictions for a particular site where public facilities and services, such as arterial and collector roads, regional water supply, regional wastewater treatment/disposal, surface water management, solid waste collection/disposal, parks and recreational facilities, and schools, are constrained and incapable of meeting the needs of the site if developed to the fullest capacity allowed under Goal 4.13 of this Growth Management Plan. The master or final site plan for a site that is subject to such sub-area development restrictions shall specify the maximum amount and type of development allowed. Sub-area development restrictions apply to the following sites:

(1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, which is limited to 365,904 square feet of nonresidential use, consistent with the assigned future land use designation, and on which residential uses shall not be allowed.

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(b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).

(c) The maximum intensities of uses on the subject property contained within a building or buildings shall not exceed 1,600,000 square feet.

(d) All future applications for development approval shall be processed as a Planned Unit Development (PUD).

(e) The maximum intensities of all uses contained within a building or buildings shall not exceed 500,000 square feet on the subject property (of which up to 25,000 square feet may be in marina uses) prior to December 1, 2015.

(3) This sub-area policy applies only to lands within the boundaries of Florida state parks within Martin County, Florida. Recreation facilities allowed in the state parks shall be limited to those supporting resource-based outdoor recreation activities specifically identified in the park's approved management plan which has been developed according to F.S. sections 253.034 and 259.032, and F.A.C. 18-2 including, but not limited to, hiking, biking and equestrian trails, swimming areas, interpretive visitor centers, resource-based camping accommodations for use by tents, pop-up campers and other recreational vehicles, and cabins. All uses within the state parks must conform to the park's management plan. Activities which are normally allowed in this land use category but are prohibited under this sub-area policy include fairgrounds, commercial marinas, ball fields, dredge spoil facilities and other user-based (active) recreation facilities.

(4) The tract of real property described in the Special Warranty Deeds recorded at OR Book 3020, Page 2321, and OR Book 3020, Page 2328 of the Public Records of Martin County that is limited to an 18-hole private golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 5,000 gallons per day for the clubhouse, maintenance area, guardhouse and golf course shelters; and up to four (4) golf cottages, which may be permitted as an accessory use to the golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 2,000 gallons per day subject to State Health Department regulations.

Chapter 10:

Policy 10.2A.8. The following standards shall apply to all on-site sewage treatment and disposal system installations:

1. No onsite sewage treatment and disposal system shall exceed a total site buildout flow of 2,000 gpd, except as described below and in Policy 4.13A.8(5) and Policy 4.1B.2(4). Total site buildout shall be as determined by the Florida Department of Health.



Martin County, Florida
Growth Management Department
COMPREHENSIVE PLANNING DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

A. General Information:

Type of Application: Text Amendment

Name or Title of Project:
Not applicable

Future Land Use Amendment

Location of Project and Description of Proposal:
Not applicable.

Parcel Control Number(s):

Not applicable

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

N/A

Current Future Land Use Designation:

N/A

Current Zoning Designation:

N/A

Proposed Future Land Use Designation:

N/A

Proposed Zoning Designation:

N/A

Text Amendment

Proposed Elements to Amend:

Policy 4.13A.1, Intent of Agricultural Designation

Addition of Golf Cottages as an accessory use to private golf clubs subject to certain restrictions (see Exhibit A)

Addition of Golf Cottages as an accessory use to private golf clubs subject to certain restrictions (see Exhibit A)

Name or Company Name Grove XXIII Golf Course, LLC
Company Representative Donald E. Mudd
Address 2645 SE Bridge Road
City Hobe Sound State FL Zip 33455
Phone _____ - ____ - ____ Fax _____ - ____ - ____
Email _____

Name or Company Name Grove XXIII Golf Course, LLC
Company Representative Donald E. Mudd
Address 2645 SE Bridge Road
City Hobe Sound State FL Zip 33455
Phone _____ - ____ - ____ Fax _____ - ____ - ____
Email _____

Name or Company Name	Lucido & Associates		
Company Representative	Morris A. Crady		
Address	701 SE Ocean Blvd.		
City	Stuart	State	FL Zip 34994
Phone	772 - 220 - 2100	Fax	772 - 223 - 0220
Email	mcrady@lucidodesign.com		

Name or Company Name	Lucido & Associates		
Company Representative	Morris A. Crady		
Address	701 SE Ocean Blvd.		
City	Stuart	State	FL Zip 34994
Phone	772 - 220 - 2100	Fax	772 - 223 - 0220
Email	mcrady@lucidodesign.com		

Name or Company Name Select from the list

Company Representative _____

Address _____

City _____ State _____ Zip _____

Phone _____ - _____ - _____ Fax _____ - _____ - _____

Email _____

Name or Company Name Select from the list

Company Representative _____

Address _____

City _____ State _____ Zip _____

Phone _____ - _____ - _____ Fax _____ - _____ - _____

Email _____

Name or Company Name Same as Agent
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

Name or Company Name Same as Agent
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

Name or Company Name _____ Select from the List
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone ____ - ____ - ____ Fax ____ - ____ - ____
Email _____

Name or Company Name _____ Select from the List
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone ____ - ____ - ____ Fax ____ - ____ - ____
Email _____

Attorney:

Name or Company Name Select from the list
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

Other Professional:

Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

B. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


 Applicant's signature

1-29-19
 Date

Morris A. Crady
 Printed name

NOTARY ACKNOWLEDGMENT

STATE OF Florida
 COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 29th day of January, 2019, by Morris A. Crady.
 He or she
☒ is personally known to me or ☐ has produced _____ as identification.


 Notary public signature

 Printed name



State of _____ at-large

Grove XXIII Golf Course, LLC
2645 SE Bridge Road
Hobe Sound, Florida 33455

January 28, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: Martin County Text Amendment and LDR Amendment Application

Dear Ms. van Vonno:

As owner of the Grove Golf Club golf course, please consider this correspondence formal authorization for Lucido & Associates to represent **Grove XXIII Golf Course, LLC** during the governmental review process of the application.

Sincerely,

GROVE XXIII GOLF COURSE, LLC,
a Florida limited liability company

By: THE GROVE GOLF CLUB, LLC,
a Florida limited liability company,
Its Sole Member

By: Donald E. Mudd
Donald E. Mudd, Manager

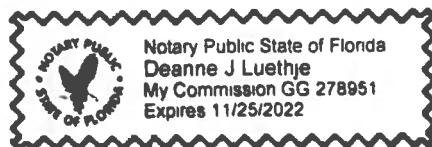
STATE OF FLA
COUNTY OF Martin

The foregoing was acknowledged before me this 30th day of January, 2019,
by Donald E. Mudd, Manager of THE GROVE GOLF CLUB, LLC, SOLE
MEMBER OF GROVE XXIII GOLF COURSE, LLC, a Florida limited liability company. He
[☒] is personally known to me or [] has produced personally known as
identification.

(Notarial Seal)

Deanne J. Luethje
NOTARY PUBLIC

My Commission Expires: 11/25/2022





736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

June 24, 2019

Ownership Search

Prepared For: Lucido & Associates

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 2500 foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

A handwritten signature in blue ink that reads 'Karen Rae Hyche'.

Karen Rae Hyche
President



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P19-11,478/KRH

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 2500 foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

LEGAL DESCRIPTION

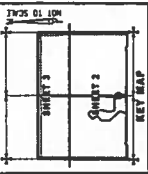
A PARCEL OF LAND SITUATE IN THE SOUTH 3/4 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE ALONG THE WEST LINE OF SAID SECTION 14, NORTH $00^{\circ}21'35''$ EAST, 275.02 FEET TO THE NORTHWEST CORNER OF THE PLAT OF HOBE SOUND POLO CLUB, AS RECORDED IN PLAT BOOK 16, PAGE 78, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAID WEST LINE OF SECTION 14, NORTH $00^{\circ}21'35''$ EAST, 2376.36 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE CONTINUE ALONG THE SAID WEST LINE OF SECTION 14, NORTH $00^{\circ}20'47''$ EAST, 1321.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 14; THENCE ALONG SAID NORTH LINE OF THE SOUTH 3/4 OF SECTION 14, SOUTH $89^{\circ}59'08''$ EAST, 5318.28 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE ALONG THE SAID EAST LINE OF SECTION 14, SOUTH $00^{\circ}04'46''$ WEST, 1329.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE CONTINUE ALONG SAID EAST LINE OF SECTION 14, SOUTH $00^{\circ}25'19''$ EAST, A DISTANCE OF 2389.38 FEET TO THE NORTHEAST CORNER OF AFORESAID PLAT OF HOBE SOUND POLO CLUB; THENCE ALONG THE NORTH LINE OF SAID PLAT OF HOBE SOUND POLO CLUB FOR THE FOLLOWING SEVEN COURSES, NORTH $89^{\circ}45'19''$ WEST, 601.30 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 83.00 FEET AND A CHORD BEARING OF NORTH $69^{\circ}27'10''$ WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $114^{\circ}20'41''$, 165.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 117.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $36^{\circ}52'12''$, 75.29 FEET; THENCE NORTH $89^{\circ}45'19''$ WEST, A DISTANCE OF 3757.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 117.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $36^{\circ}52'12''$, 75.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 83.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $114^{\circ}20'41''$, A DISTANCE OF 165.64 FEET TO A NON-TANGENT LINE; THENCE NORTH $89^{\circ}45'19''$ WEST, A DISTANCE OF 595.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 451.514 ACRES OR 19,667,954 SQUARE FEET.

Exhibit "A"

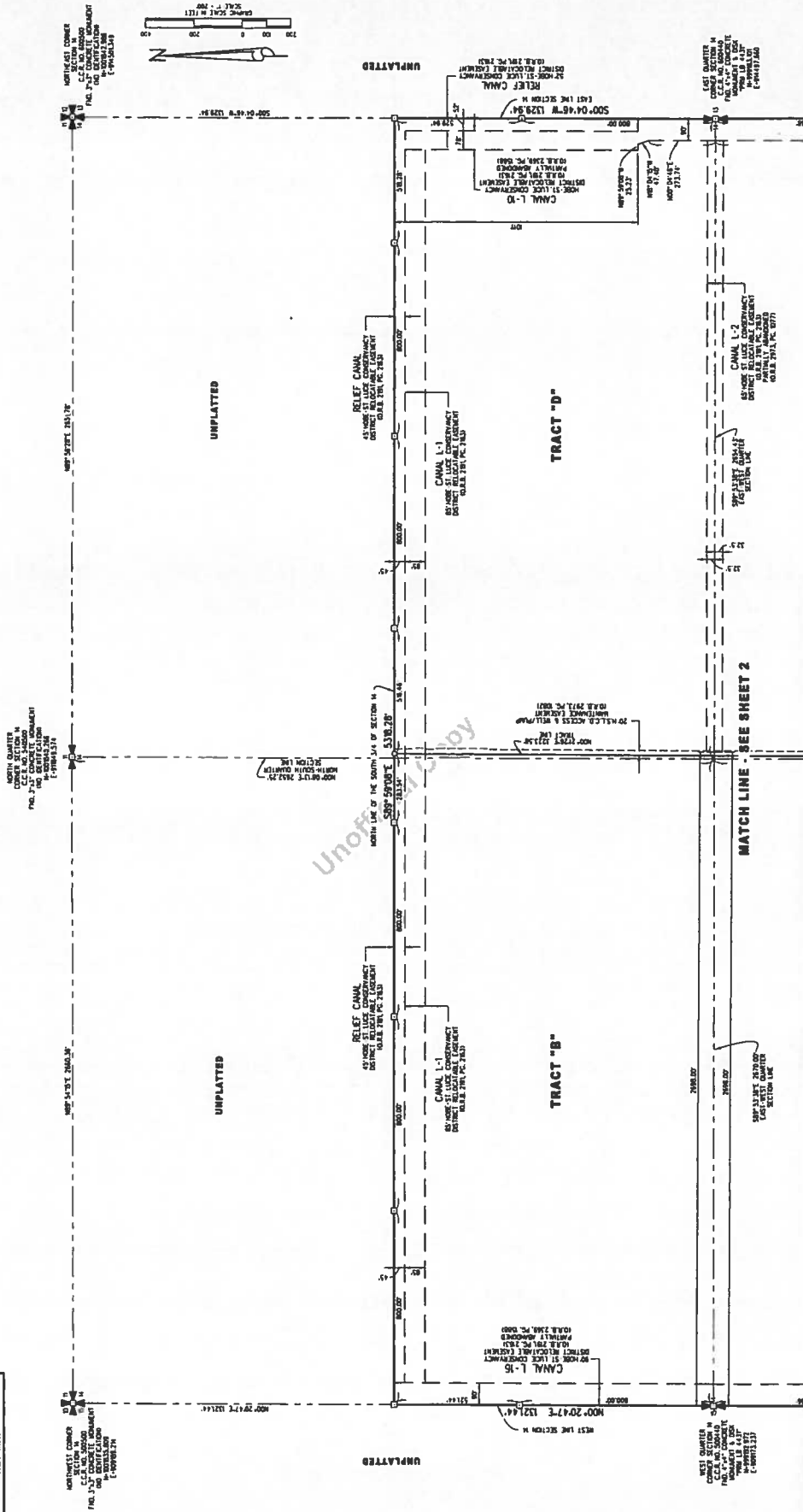
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GROVE GOLF CLUB

SITUATE IN SECTION 14 TOWNSHIP 39 SOUTH,
RANGE 41 EAST, MARTIN COUNTY, FLORIDA

Book 17 Page 80



SURVEYOR'S NOTES:

1. THIS PLAT WAS PREPARED BY THE SURVEYOR FROM THE FIELD BOOKS AND NOTES OF THE SURVEYOR, AND IS NOT A REPRODUCTION OF A PREVIOUS PLAT.
2. THE PLAT WAS PREPARED BY THE SURVEYOR FROM THE FIELD BOOKS AND NOTES OF THE SURVEYOR, AND IS NOT A REPRODUCTION OF A PREVIOUS PLAT.
3. THE PLAT WAS PREPARED BY THE SURVEYOR FROM THE FIELD BOOKS AND NOTES OF THE SURVEYOR, AND IS NOT A REPRODUCTION OF A PREVIOUS PLAT.
4. THE PLAT WAS PREPARED BY THE SURVEYOR FROM THE FIELD BOOKS AND NOTES OF THE SURVEYOR, AND IS NOT A REPRODUCTION OF A PREVIOUS PLAT.
5. THE PLAT WAS PREPARED BY THE SURVEYOR FROM THE FIELD BOOKS AND NOTES OF THE SURVEYOR, AND IS NOT A REPRODUCTION OF A PREVIOUS PLAT.

ABBREVIATIONS:

- 1. 1/4" = 1/4" CONCRETE
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LIDBERG LAND SURVEYING, INC.

184481

275 West Independence Avenue, Suite 200,
Gainesville, Florida 32608 TEL: 352/325-4545

DATE	07-25-2007
BY	PC
CHKD	3 OF 3
NO.	007-0000

Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/21/2019 11:54:49 AM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
14-39-41-001-000-00020-0	1119423	UNASSIGNED, HOBE SOUND	\$2,948,730	6/15/2019

Owner Information	
Owner(Current)	GROVE XXIII GOLF COURSE LLC
Owner/Mail Address	2645 S BRIDGE RD HOBE SOUND FL 33455
Sale Date	10/8/2018
Document Book/Page	<u>3020 2321</u>
Document No.	2719765
Sale Price	2911800

Location/Description			
Account #	1119423	Map Page No.	P-13&14
Tax District	3003	Legal Description	TRACT B GROVE GOLF CLUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 78 PUBLIC RECORDS MARTIN COUNTY FLORIDA
Parcel Address	UNASSIGNED, HOBE SOUND		
Acres	208.6600		

Parcel Type	
Use Code	3800 Golf Course/Driving Range
Neighborhood	60900 Golf Courses

Assessment Information	
Market Land Value	\$2,948,730
Market Improvement Value	
Market Total Value	\$2,948,730

Exhibit "B"

1 of 4

Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/21/2019 11:58:51 AM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
14-39-41-001-000-00030-0	1121039	UNASSIGNED, HOBE SOUND		6/15/2019

Owner Information	
Owner(Current)	GROVE XXIII CLUBHOUSE LLC
Owner/Mail Address	2645 S BRIDGE RD HOBE SOUND FL 33455
Sale Date	10/8/2018
Document Book/Page	<u>3020 2328</u>
Document No.	2719766
Sale Price	247600

Location/Description			
Account #	1121039	Map Page No.	P-13&14
Tax District	3003	Legal Description	TRACT C GROVE GOLF CLUB
Parcel Address	UNASSIGNED, HOBE SOUND		ACCORDING TO THE PLAT THEREOF
Acres	16.4300		RECORDED IN PLAT BOOK 17 PAGE 78 PUBLIC RECORDS MARTIN COUNTY FLORIDA

Parcel Type	
Use Code	3800 Golf Course/Driving Range
Neighborhood	60900 Golf Courses

Assessment Information	
Market Land Value	
Market Improvement Value	
Market Total Value	

2 of 4

Exhibit "B"

Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/21/2019 12:01:19 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
14-39-41-001-000-00001-0	1119421	UNASSIGNED, HOBE SOUND	\$0	6/15/2019

Owner Information**Owner(Current)**

HOBE SOUND EQUESTRIAN LLC

Owner/Mail Address1701 HIGHWAY A1A STE 204
VERO BEACH FL 32963**Sale Date****Document Book/Page****Document No.****Sale Price****Location/Description**

Account #	Tax District	Parcel Address	Acres	Map Page No.	Legal Description
1119421	3003	UNASSIGNED, HOBE SOUND	1.6300	P-13&14	PRIVATE ROAD - TRACT A GROVE GOLF CLUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 78 PUBLIC RECORDS MARTIN COUNTY FLORIDA

Parcel Type

Use Code	9400 Right of way streetsRoads
Neighborhood	36910 Common Areas - County Wide

Assessment Information

Market Land Value	
Market Improvement Value	
Market Total Value	\$0

3 of 4

Exhibit "B"

Martin County, Florida - Laurel Kelly, C.F.A

generated on 6/21/2019 12:02:13 PM EDT

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
14-39-41-001-000-00002-0	1119422	UNASSIGNED, HOBE SOUND	\$2,893,150	6/15/2019

Owner Information	
Owner(Current)	HOBE SOUND EQUESTRIAN LLC
Owner/Mail Address	1701 HIGHWAY A1A STE 204 VERO BEACH FL 32963

Sale Date

Document Book/Page

Document No.

Sale Price

Location/Description			
Account #	1119422	Map Page No.	P-13&14
Tax District	3003	Legal Description	TRACT D GROVE GOLF CLUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17 PAGE 78 PUBLIC RECORDS MARTIN COUNTY FLORIDA
Parcel Address	UNASSIGNED, HOBE SOUND		
Acres	222.5500		

Parcel Type	
Use Code	6300 GrazLD Soil Cpcty CL III
Neighborhood	67700 Bridge Road

Assessment Information	
Market Land Value	\$2,893,150
Market Improvement Value	
Market Total Value	\$2,893,150

4 of 4

Exhibit "B"

Grove XXIII Golf Course LLC
2645 S. Bridge Rd.
Hobe Sound FL 33455

Grove XXIII Clubhouse LLC
2645 S. Bridge Rd.
Hobe Sound FL 33455

Hobe Sound Equestrian LLC
1701 Highway A1A Ste. 204
Vero Beach FL 32963

South Florida Water Mgmt. Distr.
3301 Gun Club Rd.
West Palm Beach FL 33406

State of Florida
3900 Commonwealth Blvd. MS-49
Tallahassee FL 32399

State of Florida/So. Fla. Water
Mgmt. Distr.
3900 Commonwealth Blvd. MS-49
Tallahassee FL 32399

Retreat at Seabranh Homeowners
Assoc.
600 Sandtree Dr. Ste. 109
Palm Beach Gardens FL 33403

Whitworth Farms Ltd.
11050 State Road 7
Boynton Beach FL 33437

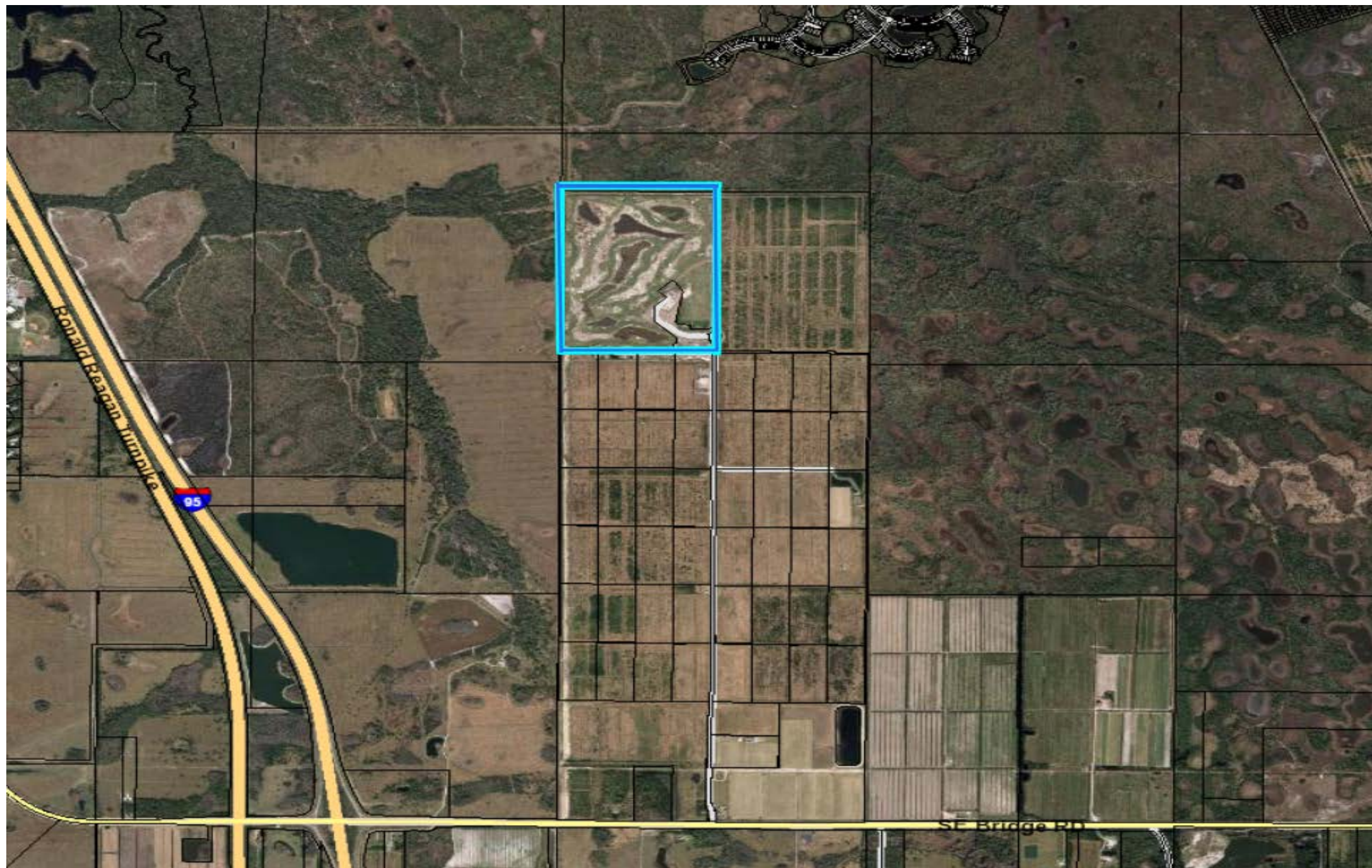
Becker B-14 Grove Ltd.
1701 Highway A1A Ste. 204
Vero Beach FL 32963


Meeting Minutes

Powerpoint Presentation

CPA 19-7 Grove Golf Course LLC

- ▶ APPLICANT: Grove XXIII Golf Course LLC
- ▶ REPRESENTED BY: Lucido & Associates
- ▶ Proposed text amendment to Policy 4.1B.2 and Policy 10.2A.8
- ▶ Permits an on-site sewage disposal system with a max. 2000 gpd for Golf Cottages
- ▶ Limited to one private golf course, located outside PUSD



- 
- ▶ The site mentioned in the proposed language is designated as Agricultural and is 226 acres
 - ▶ This site does not have access to centralized water and sewer service
 - ▶ Golf courses are already permitted uses in the County's agricultural zoning districts and the golf cottages included in the proposed language are accessory uses to golf courses

- ▶ Grove XXIII was previously permitted to have facilities on septic systems with a total flow of 5,000 gpd (exception to 2000 gpd limitation was granted)
- ▶ Proposed text recognizes this and allows an additional 2,000 gpd to be used towards the 4 golf cottages.

Proposed Language for Policy 4.1B.2.

The tract of real property described in the Special Warranty Deeds recorded at OR Book 3020, Page 2321, and OR Book 3020, Page 2328 of the Public Records of Martin County that is limited to an 18-hole private golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 5,000 gallons per day for the clubhouse, maintenance area, guardhouse and golf course shelters; and up to four (4) golf cottages, which may be permitted as an accessory use to the golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 2,000 gallons per day subject to State Health Department regulations.

Chapter 10

Policy 10.2A.8. The following standards shall apply to all on-site sewage treatment and disposal system installations:

1. No onsite sewage treatment and disposal system shall exceed a total site buildout flow of 2,000 gpd, except as described below and in Policy 4.13A.8(5) and Policy 4.1 B.2(4). Total site buildout shall be as determined by the Florida Department of Health.

Staff Recommendation: Approval

- ▶ Amendment only pertains to Grove XXIII, preventing negative consequences that could arise if all golf courses outside the PUSD were allowed to have the particulars addressed in the proposed language
- ▶ Site specific approach and the elements in the new language (limit to number of cottages) are reasons why staff recommends approval

Public Notice



July 31, 2019

RE: Notice of public hearings regarding Application #CPA 19-7, an application submitted by Grove XXIII Golf Course, LLC, to amend the text of Comprehensive Growth Management Plan, Chapter 4, Policy 4.1B.2, and Chapter 10, Policy 10.2A.8 for the tract of real property described in the Special Warranty Deeds recorded at OR Book 3020, Page 2321, and OR Book 3020, Page 2328 of the Public Records of Martin County, Florida

Dear Property Owner:

As the owner of property within 2,500 feet of the Grove XXIII golf course located approximately 2 miles north of Bridge Road on SE Polo Drive, (see enclosed location map), please be advised that the property is the subject of an application to amend the text in Chapter 4, Policy 4.1B.2 to add sub-section (4) which limits the property described above to...

"...an 18-hole private golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 5,000 gallons per day for the clubhouse, maintenance area, guardhouse and golf course shelters; and up to four (4) golf cottages, which may be permitted as an accessory use to the golf course utilizing an on-site sewage treatment and disposal system with a maximum cumulative flow of 2,000 gallons per day subject to State Health Department regulations."

For internal plan consistency, the application also includes an amendment to the text in Chapter 10, Policy 10.2A.8 to reference the property limitations described above.

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

MEETING: Local Planning Agency
DATE: August 15, 2019
TIME: 7:00 p.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING: Board of County Commissioners
DATE: August 27, 2019
TIME: 9:00 a.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

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

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

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

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

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

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

View Application Files at:	Submit Written Comments to:
Martin County Administrative Center Growth Management Department Comprehensive Planning Division, 2nd Fl. 2401 S.E. Monterey Road Stuart, Florida 34996	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996

For more information, visit the County's website: www.martin.fl.us, then click "Departments"; "Growth Management"; "Comprehensive Planning" or contact the Martin County Growth Management Department at (772) 288-5495.

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Enclosure: Location Map



Ad Number: GCI0235013-01
Advertiser: Martin County Board Of County Comm...
Insertion Number: N/A
Size: 3 Col x 10 in
Color Type: N/A
Agency: N/A
Section-Page-Zone(s): A-21-All
Description: Aug 15 LPA


Public Service Announcement

Effective July 31, 2019 Dr. Lauren Schwartz, a neurologist and neurological surgeon, will no longer be a part of Palm Beach Neuroscience Institute located at 901 Village Blvd., Suite 702, West Palm Beach. Current patients may consider placing themselves under the care of another neurological surgeon.

A physician referral may be obtained by calling 1-888-836-3849. A physician referral may also be obtained through the patient's insurance provider.

To request medical records call 561-882-6214.

TR-GC0240418-01



WEDNESDAYS

LOCALS NIGHT

the PRAWNBROKER

GRILL

1/2 Price Well Drinks,
House Wines, Miller Lite,
Yuengling Drafts
4pm-close

10 Entrees
\$13.00

Starting At

Accepting reservations for parties of 6 or more
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NOTICE OF PUBLIC HEARINGS

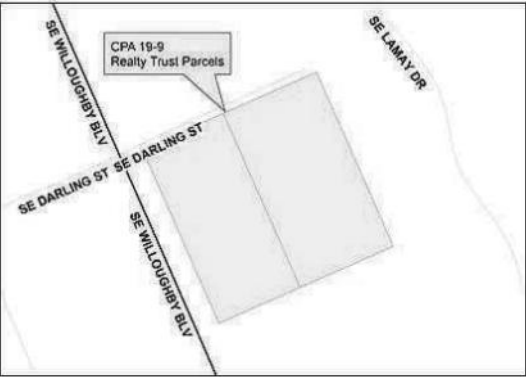
The Martin County Local Planning Agency will conduct public hearings on August 15, 2019, beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following items:

1. CPA 19-07, Grove XXIII Golf Course: A request to amend the text of Chapter 4, Future Land Use Element and Chapter 10, Sanitary Sewer Services Element of the Comprehensive Growth Management Plan.
2. The proposed adoption of an ordinance related to Martin County Land Development Regulations. The title of the ordinance is:
AN ORDINANCE OF MARTIN COUNTY, FLORIDA, AMENDING ARTICLE 3, ZONING DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; TO PROVIDE FOR GOLF COURSE COTTAGES; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.
3. Application CPA 19-9, Realty Trust Parcels: A Future Land Use Map change from Rural Density to Commercial Office/Residential on 9.54 acres, located on the east side of Willoughby Boulevard, south of Darling street and north of Salerno Road.
4. Application for re-zoning from A-1A (Agricultural District) to COR-1, (Commercial Office/Residential) or the most appropriate zoning district regarding Comprehensive Plan Amendment 19-9, Realty Trust Parcels.

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.

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

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



TR-GC0235013-01



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