

Application Materials

Tucker Commons Rezoning



Hand Delivered

June 18, 2019

Nicki van Vonno, AICP
Martin County Growth Management Director
2401 Southeast Monterey Road SE
Stuart, Florida 34996

Re: Concurrent Zoning Change- Application Justification Statement: Tucker Commons, 0.755 Acres.

Dear Ms. van Vonno,

We are pleased to submit to you and Martin County on behalf of our client Christina the concurrent Zoning Change application to reviewed in conjunction with the Land Use Amendment application. Our client owns the existing vacant lots identified with parcel control number 17-38-41-010-014-00090-0, located on the east side of SW Mapp Road and north of SW 29th Street within the Old Palm City Community Redevelopment Area. The property consists of five contiguous lots of record as per Plat Book 10, Page(s) 78, public records of Martin County, Florida (See Exhibit "A").

The subject property is located on the east side of SW Mapp Road and north of SW 29th Street within the Old Palm City Community Redevelopment Area in Palm City, as identified on the location map, attached as Exhibit "B". The lots are collectively approximately 0.755 acres in size and are all cleared and vacant. The land use designations on the subject property are Commercial Office/Residential on lots 9 through 12 and Low Density Residential on lot 13. Lots 9 through 12 are zoned R-3A – Liberal Multiple Family district, a category C zoning district designation (See Exhibit "E" and "F"). The subject property is located within the Old Palm City Community Redevelopment Area, the Palm City Mixed Use Overlay District (See Exhibit "G" and "H"). Lots 9 through 12 are located in the Town Center Zoning Overlay District.

SW Mapp Road is a minor collector road and SW 29th Street is a residential street, providing access to SW Martin Downs Blvd (Major Arterial) to the north and SW Martin Highway (Major Arterial) to the south.

Proximity of the subject property to SW Mapp Road, SW Martin Downs Boulevard and SW 34th Street, the commercial properties this part of Old Palm City CRA predominantly serve and its inclusion within the Old Palm City Town Centre Overlay District, all suggest an amendment to provide a Commercial General Future Land Use would be consistent with the existing pattern of development. A concurrent zoning change from R-3A, Liberal Multiple Family (Category C) underlying zoning district and R-2B, Residential (Category B) zoning district to General Commercial (GC) will remove a split zoning on the property and achieve a proposed Category A, General Commercial zoning district and Commercial General future land use.

As noted above the subject property is situated within the Old Palm City Community Redevelopment Area, the Old Palm City Town Center Zoning Overlay District and the Old Palm City Mixed Use Overlay. The property owner is currently restricted to those uses afforded to a property with a Commercial Office/Residential Future Land Use designation which excludes any restaurant uses, unless the property owner was to opt for a Mixed-Use project. Any Mixed-Use project developed within Martin County requires a percentage of residential use to meet the established criteria, therefore ruling out any of the independent commercial uses ordinarily afforded to larger properties located within the Town Center Zoning Overlay District.

The permitted uses afforded to the subject property are currently restricted to Commercial Office/Residential. The R-3A, Liberal Multiple Family zoning district list of permitted uses includes opportunities for commercial and/or residential development on the property. A property situated within the Old Palm City CRA, and more specifically the Old Palm City Zoning Overlay District would ordinarily be governed by its list of permitted uses, including commercial and restaurant uses. However, Comprehensive Growth Management Plan (CGMP) Policy 4.1A.2., Supremacy of CGMP, states where conflict arises between the adopted Land Development Regulations and this Plan, the goals, objectives and policies of this CGMP shall control all land use and development decisions. The Commercial Office/Residential Future Land Use does make provision for restaurant uses unless a mixed-use project is being proposed on the property. It is therefore in conflict with the R-3A, Liberal Multiple Family and Old Palm City Town Center Zoning Overlay District regulations.

With the established mix of commercial land uses within the Town Center Zoning Overlay District surrounding the subject property the proposed land use is compatible with the surrounding neighborhood and just as importantly with the larger Old Palm City CRA. The subject property is ideally positioned to serve existing residents as a commercial development that capitalize on an opportunity to provide a place to work or shop within walking or biking distance from existing homes. Demonstrating that the land use change to Commercial General would also be meeting the intent of the CRA Plan and potentially being a catalyst for introducing new commercial development within the Old Palm City CRA and Town Centre zoning overlay district.

REQUEST

The proposed amendment seeks to rezone the property to GC, General Commercial is consistent with the proposed Commercial General Future Land Use.

EVALUATION AND ANALYSIS

Changing a parcel from Commercial Office/Residential to General Commercial would be compatible with the existing established mix of commercial and residential land uses found in this part of the Old Palm City CRA. SW Mapp Road runs along the entire western edge of the subject property with SW 29th Street running along the southern boundary of the property, making this a corner lot. SW Martin Downs Boulevard is further north and SW Martin Highway further south rounding off the edge of the Old Palm City Town Center Zoning Overlay District. Existing residences to the east of the subject property are screened by existing landscaping and would be required to continue to be screened as part of any future development application.

This zoning change would recognize the existing established commercial and residential development that has occurred in the area, while making provision for uses that should be readily available within the Old Palm City Town Center Zoning Overlay District.

COMPATIBILITY WITH THE SURROUNDING USES AND CONSISTENCY WITH COMPREHENSIVE GROWTH MANAGEMENT PLAN (CGMP)

A concept in redevelopment of older less affluent areas within Martin County is an early success in certain areas of the Old Palm City CRA. The development trend SW Mapp Road has been developed to accommodate a mixture of offices, medical offices, retail and restaurants to serve the long-established residential communities to the east and west of the Old Palm City Town Center Zoning Overlay District and Mixed Use Overlay. Very little new development or redevelopment has occurred in the Town Center Zoning Overlay District within immediate proximity of the site, despite the intent of the Old Palm City CRA. The subject site is of a sufficient size to accommodate commercial uses such as offices, retail or a restaurant use while ensuring sufficient landscape buffers are provided to screen the property from existing residences to the east. This will facilitate improvements in the Old Palm City Community Redevelopment Area, extending towards SW Mapp Road and down to SW Martin Highway and aid redevelopment efforts within the Old Palm City Town Centre Zoning Overlay District.

The non-residential patterns of development that have occurred along the east and western sides of SW Mapp Road area surrounding the subject property are called out in the Port Salerno CRA Plan as being part of an historic pattern of commercial development. Much of the existing commercial development consists of an old retail plaza and pockets of commercial activities established over many years.

Existing residential uses are more densely populated east and further west of the subject property, following the pattern of the original Plat. The subject properties proximity to the intersection of SW Mapp Road and SW Martin Downs Boulevard, in addition to the established pattern of commercial development within the Old Palm City Town Center zoning overlay district, provides compatible transitions to these established uses while not encroaching on the wider historic pattern of residential development to the east and further west of SW Mapp Road and the subject property.

Any future development on the subject property would be required to comply with all land development regulations applicable to the General Commercial land use as well as the Old Palm City Community Redevelopment Area Plan, Town Center Zoning Overlay District code provisions and the CRA Design Regulations. Architectural scale, materials and styles and specific permitted uses are also applicable and replace the commercial design regulations of Division 20 of the Land Development Regulations. Offering a more stringent and specific governance of the use, design and scale of development of the subject property.

In addition, all required public facilities including water, sanitary sewer, solid waste, storm water management, public safety, parks and transportation have adequate capacity to serve the proposed project. A concurrency evaluation be required prior to the issuance of any site plan and development order for the subject properties.

The proposed land use change does not create any internal inconsistencies with the elements of the Comprehensive Growth Management Plan, and the proposed

amendment does not require additional urban expansion. The subject property is located within the existing primary Urban Service District and is not adjacent to the Secondary Urban Service District.

The change from Commercial Office/Residential to General Commercial will not increase the impacts to adjacent residential properties and result in a logical, timely and orderly development pattern that is compatible with the character of the existing land uses in the adjacent and surrounding areas.

The change in land use is compatible with the existing land use patterns, does not impact natural resources, and is consistent with the capital improvements element and the implementation of adopted levels of service standards.

ENVIRONMENTAL ISSUES

The site will require further analysis as part of any type of proposed site plan application to ensure compliance with upland and wetland habitat protection requirements. In general, neither upland or wetland habitat exist on this legally cleared site.

COMMERCIAL/INDUSTRIAL LANDS

Adequate buffering between any future proposed commercial uses on the subject property and residential properties to the east will be provided in accordance with the Land Development Regulations and Old Palm City CRA Plan and Town Centre Zoning Overlay District Regulations.

The change in land use is compatible with surrounding land uses and existing residential areas to the east will be protected by landscape buffering in accordance with the Land Development Regulations.

The traffic analysis completed to assess the proposed land use amendment and determine the impact on the surrounding roadway system with a land use and zoning change is attached. This report includes a detailed review of daily trips anticipated were the proposed land use and zoning to be approved on the subject property. The projected traffic impacts based on a change in land use to Commercial General and zoning to General Commercial were determined to be de minimis.

Any proposed commercial uses on the subject property will be required to be in accordance with the permitted uses applied to properties located within the Old Palm City CRA Town Centre Zoning Overlay District. The allowed uses for a property within the Town Centre Zoning Overlay District will not generate significant nuisance, impacts, noise, vibration, major fire hazards and limits outside storage and display. The subject property, with its proposed General Commercial future land use change, will create an appropriate transition to the established residential neighborhoods while meeting the intent of the CRA Plan in introducing appropriate new commercial development within the Town Center Zoning Overlay district and establishing pedestrian/community supportive land development patterns along SW Mapp Road.

URBAN SPRAWL

The proposed land use change does not create urban sprawl or trigger any of the 13 indicators and eight criteria for urban sprawl.

PROLIFERATION OF URBAN SPRAWL

The proposed land use change from Commercial Office/Residential to General Commercial discourages the proliferation of urban sprawl to a greater extent than the existing land use. More importantly will encourage the redevelopment of a vacant property within the Town Centre Zoning Overlay District of the Old Palm City CRA with the addition of new businesses along Mapp Road.

SCHOOL IMPACT WORKSHEET

The school worksheet is not required as no residential units are permitted within the General Commercial land use being proposed, unless a mixed-use development. The property owner has no intent to develop the subject property as a mixed-use development.

WATER AND SEWER AVAILABILITY

Based on a preliminary analysis of potable water and wastewater service as per the attached Water and Sewer Availability Worksheet, adequate capacity exists for the required services and public facilities and is available to the site.

COMPREHENSIVE PLAN AMENDMENT PROCEDURES

“.... In evaluating each Future Land Use Map amendment request, 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 providing consistency is maintained with all other elements of this Plan if one of the following four items is found to comply:

- (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; or*
- (b) 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 the area land use characteristics; or*
- (c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or*
- (d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.”*

Based on evaluation and analysis of the subject property's characteristics and the surrounding development trends that have occurred since 1982, when the original Future Land Use maps were adopted, the proposed request clearly meets criteria (b)

above of the comprehensive plan amendment procedure list and can therefore be recommended for approval.

CONCLUSION

The land use amendment from Commercial Office/Residential to General Commercial with a concurrent zoning change from R3A and R-2B to GC is both appropriate and timely. The land use zoning change will allow the development of the properties with commercial uses to help spur redevelopment within the Old Palm City CRA and Town Center Zoning Overlay District. Accommodating a commercial use on the subject property in accordance with the uses permitted within the Old Palm City Town Centre Zoning Overlay District will meet the intent of CRA aims and objectives. Namely to revitalize and restore the neighborhoods and town center with the addition of commercial development that is more accessible to surrounding established residential communities and more competitive with other commercial areas within the County. The land use and zoning change will also allow the development of the property with commercial uses to serve the residents of Martin County and is justified for the following reasons:

- It is consistent with the Comprehensive Growth Management Plan land use policies;
- It is consistent with the procedural criteria for recommending approval of a land use map amendment;
- It has no measurable impact on availability of public facilities and services;
- It is more compatible with the surrounding uses than the existing land use designation;
- It will compliment and support redevelopment in the Old Palm City CRA core area;
- It is consistent with the established historic development patterns and trends along SW Mapp Road and is suitably positioned adjacent to an established commercial area along SW Mapp Road and to accommodate the needs of existing residents to the east and further west of the subject property.

If you have any questions or need any additional information please do not hesitate to contact me at 772-678-7200.

Sincerely,



Michael Houston
President, HJA Design Studio



Hand Delivered

June 14, 2019

Nicki van Vonno, AICP
Martin County Growth Management Director
2401 Southeast Monterey Road SE
Stuart, Florida 34996

**Re: Minor Final Site Plan Development Application: Tucker Commons
PCN: 010-014-00090-0, SW Mapp Road and SW 29th Street, Palm City**

Dear Ms. van Vonno,

We are pleased to submit to you and Martin County on behalf of our client Christina Tucker a Minor Final Site Plan development application. Our client owns the existing vacant lots identified with parcel control number 17-38-41-010-014-00090-0, located on the east side of SW Mapp Road and north of SW 29th Street within the Old Palm City Community Redevelopment Area. The property consists of five contiguous lots of record as per Plat Book 10, Page(s) 78, public records of Martin County, Florida (See Exhibit "A").

The subject property is located on the east side of SW Mapp Road and north of SW 29th Street within the Old Palm City Community Redevelopment Area in Palm City, as identified on the location map, attached as Exhibit "B". The lots are collectively approximately 0.755 acres in size and are all cleared and vacant. The land use designations on the subject property are Commercial Office/Residential on lots 9 through 12 and Low Density Residential on lot 13. Lots 9 through 12 are zoned R-3A – Liberal Multiple Family district, a category C zoning district designation (See Exhibit "E" and "F"). The subject property is located within the Old Palm City Community Redevelopment Area, the Palm City Mixed Use Overlay District (See Exhibit "G" and "H"). Lots 9 through 12 are located in the Town Center Zoning Overlay District.

A separate and concurrent application was filed with Martin County Growth Management Department with a request to amend the future land use and zoning to Commercial General. It is understood that the Minor Final Site Plan application may not be approved until final action of approval has been granted by the Board of County Commissioners following staff's review and recommendation and a separate Local Planning Agency public hearing.

The Minor Final Site Plan application materials have been provided in accordance with the applicable checklist. Please accept this application to develop the property to accommodate a mixture of commercial office and restaurant use as is permitted by the Commercial General Future Land Use, General Commercial (GC) zoning district and the Old Palm City Town Center Zoning Overlay District list of permitted uses.

If you have any questions or need any additional information, please do not hesitate to contact me at 772-678-7200.

Sincerely,



Michael Houston
President, HJA Design Studio

c.c. Valerie Hellriegel, on behalf of Charmer Properties, LLC
Drew Poston, SLC Commercial



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

Zoning Change Checklist

Please include the following items in the order shown below. In addition, if any item is not included, please identify the item and the reason for its exclusion in the narrative.

- ☒ 1. APPLICATION: Please use the new application form.
[Application](#)
- ☒ 2. AFFIDAVIT: Complete the affidavit for digital submission.
[Affidavit for digital submission](#)
- ☒ 3. If submitting the 8 1/2 by 11 or 14 inch documents digitally, include one disc or copy to the Digital Website with all the documents bookmarked as indicated in the Application Instructions. One paper packet must also be submitted, in addition to the digital submission.
[Digital website](#)
- ☒ 4. If submitting large format plans digitally, include one set of paper plans. Each of the plans listed below should be submitted on either a disc or copied to the Digital Website. Do NOT scan the plans, but save the original .dwg or other file type as a .pdf at a minimum of 24x 36 inches and 300 dpi.
[Digital website](#)
- ☒ 5. NARRATIVE: A complete project narrative including what is being requested, the location and size of the subject property.
- ☒ 6. A check made payable to the Martin County Board of County Commissioners per the Development Review Fees.
[Development review fee schedule](#)
- ☒ 7. POWER OF ATTORNEY: A notarized power of attorney authorizing an agent to act on the owner's behalf.
- ☒ 8. RECORDED DEED: A copy of the recorded deed(s) for the subject property and any contract for purchase of the property.
- ☒ 9. LEGAL DESCRIPTION: Full legal description including parcel control number(s) and total acreage.
- ☒ 10. LOCATION MAP: A location map (8 1/2 x 11) showing the property and all major and minor roadways in and adjacent to the property with the property clearly outlined.
- ☒ 11. AERIAL PHOTO: Recent aerial photograph of the site with the property clearly outlined.
- ☒ 12. ASSESSMENT MAP: Martin County Property Appraiser's assessment map with the subject property outlined.
- ☒ 13. FUTURE LAND USE MAP: Martin County Growth Management Plan, Future Land Use Map with the subject property outlined.
- ☒ 14. PROPERTY OWNERS: Certified list of property owners to be notified by letter of the public hearings.
- ☒ 15. SCHOOL IMPACT WORKSHEET: A school impact worksheet, if a residential development.
[School impact worksheet](#)
- ☒ 16. DISCLOSURE of INTEREST AFFIDAVIT: Please submit a completed financial disclosure affidavit form. [Section 10.2.B.3., LDR, MCC]
[Disclosure of Interest Affidavit](#)



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

DEVELOPMENT REVIEW APPLICATION

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

A. GENERAL INFORMATION

Type of Application:

Name or Title of Proposed Project: _____

Brief Project Description:

Was a Pre-Application Held? YES/NO Pre-Application Meeting Date: _____

Is there Previous Project Information? YES/NO

Previous Project Number if applicable: _____

Previous Project Name if applicable: _____

Parcel Control Number(s)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

C. PROJECT PROFESSIONALS

Applicant (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Civil Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Environmental Planner (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

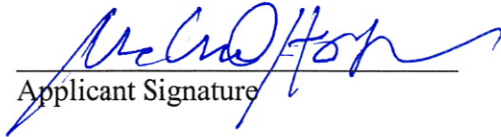
Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. **(125.022(1), Fla. Stat.)**

This box must be checked if the applicant waives the limitations.

E. 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 Signature

6.14.19
Date

Michael Houston
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 14 day
of June, 2019, by Michael Houston.

He or She is personally known to me or has produced as
identification.


Notary Public Signature

Erika Smith
Printed name

STATE OF: Florida at-large





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

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Digital Submittal Affidavit

I, Deanna Freeman, attest that the electronic version included for the project Tucker Commons is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

6-14-19
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

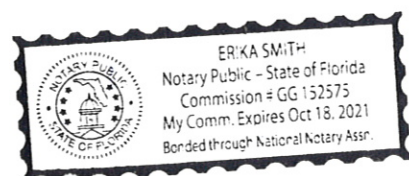
I hereby certify that the foregoing instrument was acknowledged before me this 14th day of June, 2019, by Deanna Freeman.

He or She ☒ is personally known to me or has produced as identification.


Notary Public Signature

Erika Smith
Printed name

STATE OF: Florida at-large





Hand Delivered

May 23, 2019

Our Ref: 19-015

Nicki van Vonno, AICP
Martin County Growth Management Director
2401 Southeast Monterey Road SE
Stuart, Florida 34996

**Re: Tucker Commons Property, PCN: 17-38-41-010-014-00090-0, 1195 SW 29th St,
Palm City, Florida. Land Use Amendment and concurrent Zoning Change**

Dear Ms. van Vonno,

Please be advised that Mrs. Christina Tucker, owner of the property the subject property
to act as her agent relative to the above referenced project and approval process.

If you have any questions or need any additional information please do not hesitate to
contact me at 772-678-7200.

Sincerely,

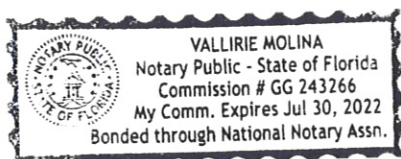
Christina Tucker, Property Owner

By: Christina Tucker Christina Tucker 6/11/19
Signature Print Name Date

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me 11th day of

June, 2019 by Christina Tucker, as Owner of the above
mentioned property.



Signature Vallirie Molina
Notary Public-State of Florida

My Commission Expires: 7/30/2022

Print Name Vallirie Molina

This Document Prepared By and Return to:
Walter G. Woods, Esq.
Oughterson, Sundheim & Woods, P.A.
310 SW Ocean Blvd.
Stuart, Florida 34994

INSTR # 1657341
OR BK 01762 PG 2256
RECORDED 05/08/2003 08:46:52 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 630.00
RECORDED BY S Phoenix

This Document Prepared By and Return to:
Walter G. Woods, Esq.
Oughterson, Sundheim & Woods, P.A.
310 SW Ocean Blvd.
Stuart, Florida 34994

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OR BK 01762 PG 2256
RECORDED 05/08/2003 08:46:52 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 630.00
RECORDED BY S Phoenix

Warranty Deed

This Indenture, Made this 5th day of April, 2003 A.D., Between
Mary Ellen Kean, a single woman

of the County of **Centre**, State of **Pennsylvania**,
Christina Tucker, a single woman, grantor, and

whose address is: 822 SW Falcon Street, Palm City, FL 34990

of the County of **Martin** , State of **Florida** , grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of **TEN DOLLARS (\$10)** DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Martin** State of **Florida** to wit:

Lots 9, 10, 11, 12 and 13, Block N; (less and except the West 20 feet of Lot 9, Block N), PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida.

Subject to restrictions, reservations and easements of record, if any,
and taxes subsequent to December 31, 2002.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: _____
Witness: Wardyn K. Bentley

Mary Ellen Kean (Seal)
Mary Ellen Kean
 P.O. Address: 327 E. Park Avenue, State College, PA 16803

Printed Name: WILLIAM G. WOODS
Witness

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this
Mary Ellen Kean, a single woman

8th day of April, 2003 by

she is personally known to me or she has produced her **Florida driver's license** as identification.

Printed Name: _____
Notary Public _____
My Commission Expires: _____



Walter G. Woods
MY COMMISSION # DD121436 EXPIRES
June 27, 2006
BONDED THRU TROY FAIR INSURANCE INC

Tucker Commons

Location Map Martin County, FL



Prepared by:



Date: 03/30/16
Project # : 19015

Tucker Commons

Aerial Map
Martin County, FL



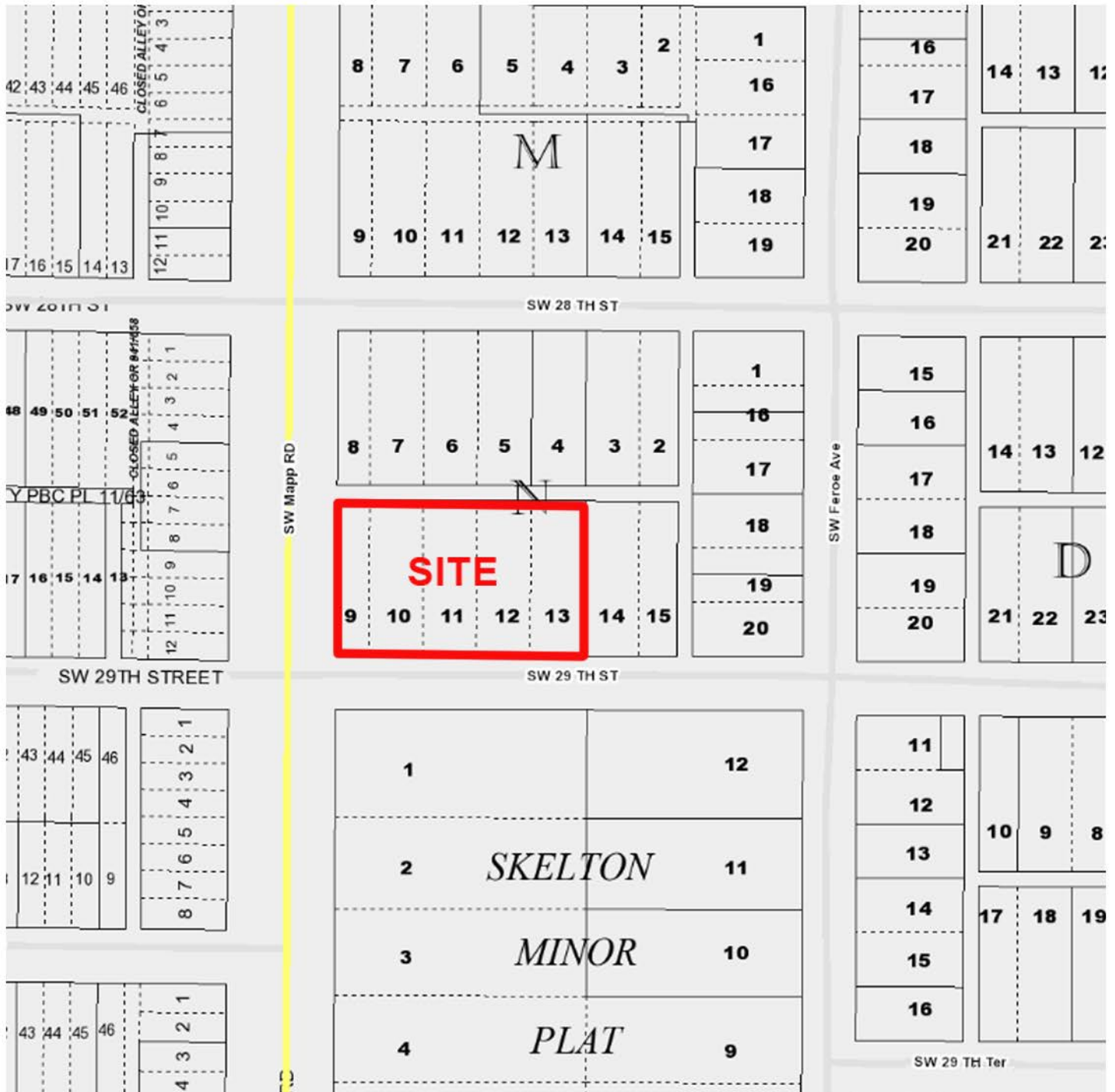
Prepared by:



Date: 03/30/16
Project # : 19015

Tucker Commons

Assessment Map Martin County, FL



Prepared by:







Date: 06-3-19
Project # : 19015

Tucker Commons

Existing Future Land Use Map Martin County, FL



-  Commercial / Office/ Residential
-  Low Density - up to 5 UPA
-  Commercial Limited
-  Commercial General

Prepared by:



Date: 03/30/16
Project # : 19015

Tucker Commons

Proposed Future Land Use Map Martin County, FL



Commercial General



Commercial / Office/ Residential



Low Density - up to 5 UPA



Commercial Limited

Prepared by:



North

Date: 03/30/16
Project # : 19015



*Martin County School Board
500 East Ocean Boulevard
Stuart, FL 34994*

School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: June 6 2019
Parcel ID#: 17-38-41-010-014-00090-0
Project Name: Tucker Commons
Former Project Name: _____ **Owner/Developer:** _____
Contact Name/Number: Christina Tucker
Total Project Acreage: _____ **Year 1 of the Build-Out:** N/A

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Single-family detached	N/A										
Multi-family	N/A										
Apartment	N/A										
Townhouse	N/A										
Other	N/A										

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	N/A			
Multi-family	N/A			
Apartment	N/A			
Townhouse	N/A			
Other	N/A			

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.

Not applicable as no residential is proposed as part of this project - commercial only.

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Christina Tucker	1190 SW Dyer Pt Road, Palm City, FL, 34990

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Christina Tucker	1190 SW Dyer Pt Road, Palm City, FL, 34990	Owner

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
Not Applicable	Not applicable	N/A

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application^{1*}
N/A	Not applicable	N/A	N/A	N/A

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Signature

Print name

STATE OF: _____

COUNTY OF: _____

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this _____ day of _____ 20____, by
_____, who is personally known to me or have produced
_____ as identification.

Signature

(Notary Seal)

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A" **(Disclosure of Interest and Affidavit) (Legal** **Description)**

Lots 9, 10, 11, 12 and 13, Block N; (less and except the West 20 feet of Lot 9, Block N), PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida. Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2002.

DISCLOSURE OF INTEREST AFFIDAVIT

Appendix

Article 10.2.B.3. Article 10, Development Review Procedures; Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

Tucker Commons

Existing Zoning Map Martin County, FL



R-3A: Liberal Multi-Family



R-2B: Single Family Residential



HB-1: Limited Business



LC: Limited Commercial

Prepared by:



North

Date: 03/30/16
Project #: 19015

Tucker Commons

Proposed Zoning Map Martin County, FL



GC: General Commercial



R-3A: Liberal Multi-Family



R-2B: Single Family Residential



HB-1: Limited Business

Prepared by:



Date: 03/30/16
Project # : 19015



MARTIN COUNTY, FLORIDA PROPERTY APPRAISER Laurel Kelly, CFA



Print View
Land
Improvements
Assessments &
Exemptions
Sales
Taxes →
NEW: MC Maps
Parcel Map →
Notice of Prop.
Taxes →

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
17-38-41-010- 014-00090-0	150401	1195 SW 29TH ST, PALM CITY	\$169,380	4/20/2019

Owner(Current)	TUCKER CHRISTINA
Owner/Mail Address	1190 SW DYER POINT RD PALM CITY FL 34990
Sale Date	4/8/2003
Document Book/Page	1762 2256
Document No.	1657341
Sale Price	90000

Owner
Address
Account #
Use Code
Legal Description
Neighborhood
Sales
MC Maps →

Account #	150401	Map Page No.	O-17A
Tax District	5005	Legal Description	CLEVELAND ADDN LOTS 9 TO 13 INC (LESS R/W) BLK N
Parcel Address	1195 SW 29TH ST, PALM CITY		
Acres	.7550		

Use Code	1000 Vacant Commercial
Neighborhood	40100 Palm City

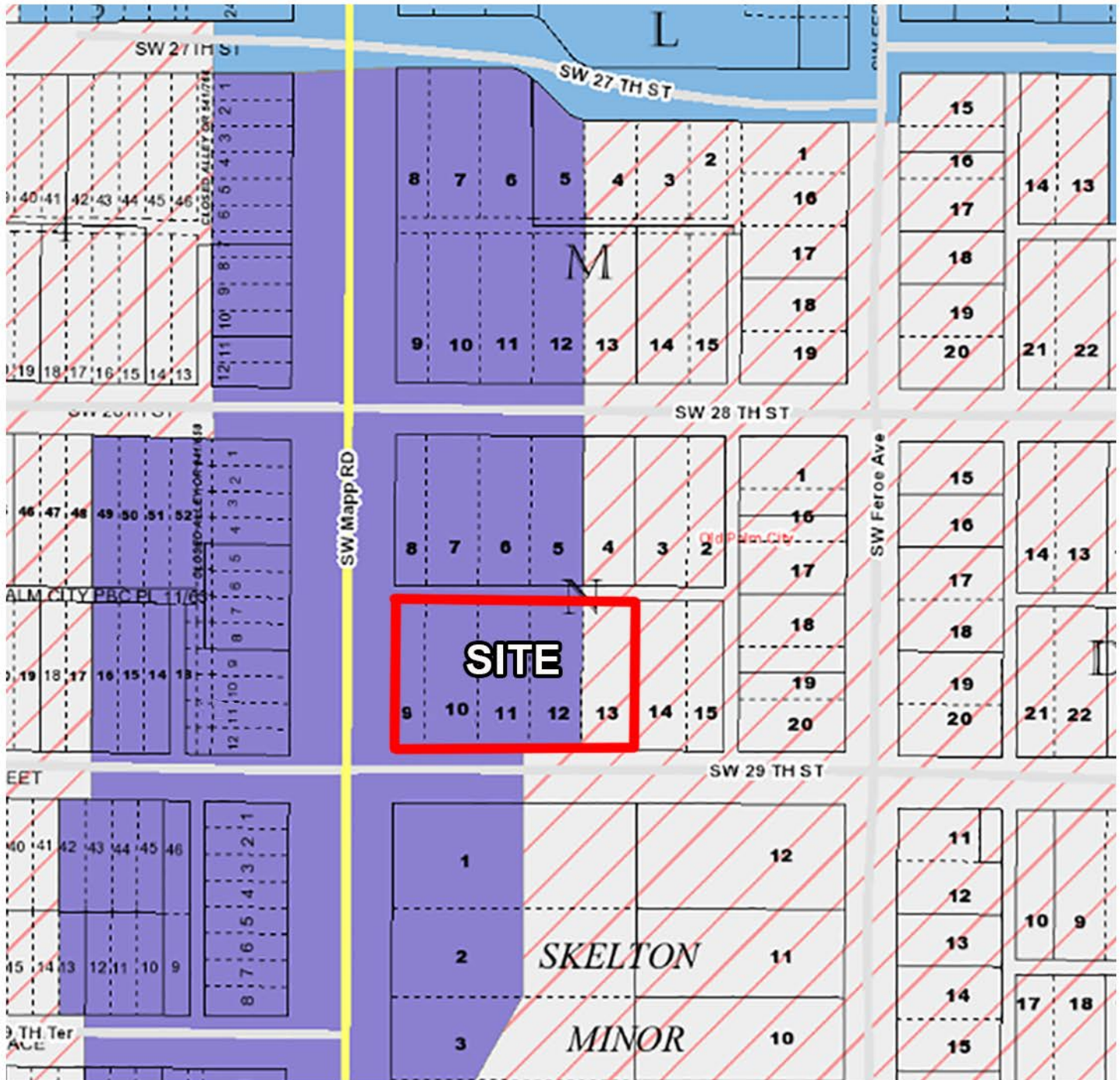
Contact Us
On-Line Help
County Home
Site Home
County Login

Market Land Value	\$169,380
Market Improvement Value	
Market Total Value	\$169,380

[Print](#) First Previous Next Last

Tucker Commons

CRA and Overlay Map Martin County, FL



Old Palm City CRA



Town Center Zoning Overlay



Gateway Zoning Overlay

Prepared by:



North

Date: 03/30/16
Project # : 19015

From: [Deanna Freeman](#)
To: [Irene Szedlmayer](#)
Cc: [Michael Houston](#)
Subject: RE: CPA 19-10, Tucker Commons
Date: Wednesday, July 31, 2019 11:51:28 AM
Attachments: [CRA and Overlay.pdf](#)
[Mixed Use Overlay.pdf](#)
[Town Center Overlay Expansion.pdf](#)

Irene,

Appreciate the initial feedback and review comments regarding including Lot 13 in the Town Center Zoning Overlay District through a proposed expansion of the existing boundary of that designation. A map showing the existing CRA boundary and Overlay are included in addition to a map showing the existing Mixed Use Overlay. Please accept this correspondence as our request to extend the existing Town Center Zoning Overlay District to include Lot 13 as per staff's suggestion as per the attached proposed Town Center Zoning Overlay District Expansion Map. Should you require any additional information we would be happy to accommodate. We look forward to hearing from you in due course.

Best Regards,

Deanna Freeman

772 233 5095

From: Irene Szedlmayer <iszedlma@martin.fl.us>
Sent: Tuesday, July 30, 2019 6:23 PM
To: Deanna Freeman <deanna@hjadstudio.com>; Michael Houston <mhouston@hjadstudio.com>
Subject: RE: CPA 19-10, Tucker Commons

Deanna:

Regarding the application to change the zoning to GC, I recommend that you also request that Lot 13 be included within the Town Center Zoning Overlay. I have not studied all the pros and cons, but all 5 lots are in the Mixed-Use future land use overlay; but only Lots 9 through 12 are in the Town Center Zoning Overlay.

My understanding is that time is of the essence for Ms. Tucker's project. The simpler and more straightforward the review would seem to be beneficial. It seems to me that having the development on Lot 13 governed by the GC zoning code, but the development on Lots 9 through 12 governed by the Town Center Zoning Overlay standards would unnecessarily complicate review. The max. height, max. bldg. cover and min. open space are all governed by the General Commercial Future Land Use designation. Front, side and rear setbacks may differ under the two zoning codes.

I think it is beneficial to your client and better for the neighborhood to be able to say "Any proposed commercial uses on the subject property will be required to be in accordance with the permitted

uses applied to properties located within the Old Palm City CRA Town Centre Zoning Overlay District” (as page 4 of Michael Houston’s letter does say) without being required to qualify that statement by explaining that Lot 13 is not covered by the Town Center Zoning Overlay and that therefore, it is only the small size of Lots 13 that prevents drive-through fast food restaurants or convenience stores with gasoline pumps from being located there (GC zoning in the GC FLU allows those intensive uses)

I am just getting started on this review, but this issue jumped out at me.

Irene A. Szedlmayer, AICP

Senior Planner

Martin County Growth Management Department

Telephone: 772-288-5931 (my line); 772-288-5931 (Department)

Email: iszedlma@martin.fl.us

From: Deanna Freeman <deanna@hjadstudio.com>

Sent: Tuesday, July 30, 2019 5:37 PM

To: Irene Szedlmayer <iszedlma@martin.fl.us>; Michael Houston <mhouston@hjadstudio.com>

Subject: Re: CPA 19-10, Tucker Commons

Irene

I will get that to you tomorrow. Thanks and apologies for missing this detail.

Deanna

Get [Outlook for iOS](#)

From: Irene Szedlmayer <iszedlma@martin.fl.us>

Sent: Tuesday, July 30, 2019 5:34:54 PM

To: Michael Houston <mhouston@hjadstudio.com>

Cc: Deanna Freeman <deanna@hjadstudio.com>

Subject: CPA 19-10, Tucker Commons

Dear Michael:

The application to amend the Future Land Use Map to General Commercial for the 0.755 acre property states that the current future land use is Commercial Office/Residential. As you know, one lot (Lot 13) has the Low Density Residential future land use designation.

The legal description, the size of the parcel, and the various maps all indicate that Lot 13 is included in the application.

So that there is no need to explain in the staff report this simple error on the application form, would you please submit a revised first page of the Comprehensive Plan Amendment Application indicating that the current future land use designation is Commercial Office/Residential (COR) and Low Density Residential.