Public Notice CPA 19-24, OPC FLUM

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MARTIN COUNTY

COMMUNITY REDEVELOPMENT AGENCY

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November 20, 2019

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

RE: Certification of Property Owner Notification

Dear Ms. van Vonno,

I certify that letters of notification to the owners of property and the surrounding property owners, as required by the Martin County Comprehensive Growth Management Plans, and the Martin County Land Development Regulations, for the following applications were mailed on Wednesday, November 20, 2019.

CPA 19-24, Old Palm City FLUM, Old Palm City CRA rezoning.

The notification letters contained the meeting notice information for the December 5, 2019 Local Planning Agency public hearing and the December 17, 2019 Board of County Commissioners public hearing.

Sincerely.

Susan Kores

Manager, Office of Community Development

Attachments: Letter to property owners

Location map

Property owner mailing list



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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

DOUG SMITH STACEY HETHERINGTON HAROLD E, JENKINS H SARAH HEARD EDWARD V, CIAMPI

Commissioner, District 1 Commissioner, District 2 Commissioner, District 3 Commissioner, District 4

Commissioner, District 5

TARYN KRYZDA, CPM KRISTA A. STOREY

County Administrator
Acting County Attorney

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

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November 14, 2019

RE: Notice of Public Hearings for CPA 19-24, the proposed amendment of the Future Land Use Map; the Zoning Atlas for the Old Palm City Community Redevelopment Area (CRA); and Article 12, Division 4, Old Palm City Redevelopment Code, Land Development Regulations (LDR).

Dear Property Owner:

You are receiving this notice because you are either the owner of property within the Old Palm City Community Redevelopment Area boundary or the owner of property within 1000 feet of the CRA boundary.

Please be advised that most land within the Old Palm City CRA is the subject of an application to change the future land use designations:

From: Low Density Residential, Medium Density Residential, Commercial Office/Residential, Limited Commercial, General Commercial, General Institutional, or Old Palm City Mixed-Use Overlay.

To: CRA Center, CRA Neighborhood, Public Conservation, Recreational or General Institutional future land use designations.

And to change the zoning districts:

From: R-1A Single-family Residential, R-2B Single-family Residential, R-3A Liberal Multiple-Family, R-4 Multiple-Family Residential, RM-5 Low Density Residential District, RS-6 Medium Density Residential, HB-1 Limited Business, B-1 Business, B-2 Business-Wholesale Business, COR-1 Commercial Office/Residential, LC Limited Commercial, CC Community Commercial, GC General Commercial, LI Limited Industrial zoning districts, and the CRA Boulevard, Town Center, and Gateway zoning overlay districts.

To: Old Palm City Redevelopment, Public Service1, Planned Unit Development, or the most appropriate Zoning Districts.

And to assign Zoning Subdistricts pursuant to the proposed Regulating Plan, Article 12, Division 4, LDR.

The proposed changes include removal of future land use designations and zoning districts from roadway Rights-of-Way.

It is proposed that the CRA Mixed-Use Future Land Use Overlays and the CRA Zoning Overlay Districts will be eliminated. Institutional future land use designations would be retained. Planned Unit Development and Institutional zoning districts would also be retained.

No changes in the future land use or zoning designations are proposed for properties outside of the Old Palm City CRA boundary. Owners of properties outside of the Old Palm City CRA boundary are being notified of the proposed changes as required by the Martin County Comprehensive Growth Management Plan and the Land Development Regulations.

Please see the enclosed map and "Frequently asked Questions" for more information.

Public Hearings for adoption of CPA 19-24, the proposed amendment of the Future Land Use Map, and Zoning Atlas and amendments to the Land Development Regulations for the Old Palm City CRA are scheduled for:

Public Hearings: Local Planning Agency

Topic: Future Land Use Map, Zoning Atlas and Land Development Regulations

Date: Thursday, December 5, 2019

Time: 7:00 PM, or as soon thereafter as the items can be heard.

Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL

Public Hearings: Board of County Commissioners

Topic: Future Land Use Map and Land Development Regulations

Date: Tuesday, December 17, 2019

Time: 9:00 AM, or as soon thereafter as the items can be heard.

Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation 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 County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in quasi-judicial matters as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on subject of the public hearing. To be an Intervenor, a person must qualify to receive mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 business days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

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.

For more information, or to view the project file, contact Irene Szedlmayer, AICP, Senior Planner, Growth Management Department, at 772-288-5931 or by email at iszedlma@martin.fl.us. All written comments should be sent to Nicki van Vonno, Growth Management Director, (e-mail: nikkiv@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department.

Sincerely,

Susan Kores, Manager
Office of Community Development

Attachments: Map

"Frequently asked Questions"

Frequently Asked Questions

1. What is a CRA?

A Community Redevelopment Area (CRA) is a special geographic area where the community has determined that redevelopment of both public and private facilities should occur according to a redevelopment plan. Old Palm City is one of six communities in Martin County that carry the special designation of CRA. As development occurs, a portion of the additional tax increment collected by the County, based on the increased property valuation, is reinvested in the Old Palm City CRA to promote economic growth, sustainable development and improved quality of life.

2. What is the Future Land Use Map?

The Future Land Use Map depicts the generally desired type of development in different locations in the County. The "underlying" future land use designations present in the Old Palm City CRA are Low Density, Medium Density, Limited Commercial, General Commercial, Commercial Office/Residential, Industrial, General Institutional and Recreation.

3. What are the Mixed-Use Future Land Use Overlays?

The Mixed-Use Future Land Use Overlays allow, but do not require, a mix of residential and commercial uses in the same project. The mixed-use development option is in addition to the development permitted by the future land use designation. There is one Mixed-Use Future Land Use Overlay in the Old Palm City CRA.

4. What is the Zoning Atlas?

While the future land use designations establish the general type of development allowed, such as residential or commercial, the zoning districts provide more detailed standards regarding permitted uses, such as detached single family dwelling or multi-family, and development standards, such as setbacks and building height. The Zoning Atlas is the map of the County's zoning districts.

5. What changes are proposed?

Future Land Use Map – The Old Palm City Mixed-Use Future Land Use Overlays and most of the "underlying" future land use designations will be replaced by two new future land use designations called CRA Center and CRA Neighborhood. Some County owned land will be designated Public Conservation or General Institutional. The Industrial, General Institutional and Recreation future land use designations will be retained.

Zoning Atlas - The thirteen (13) "underlying" zoning districts, and the three (3) separate Old Palm City Zoning Overlay Districts will be replaced with the Old Palm City Redevelopment, Public Conservation and Public Service Zoning Districts and several zoning sub-districts.

6. What is the Process?

The Future Land Use Map is 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 and the maximum level of density or intensity allowed (such as the number of residential units per acre). A change to the Future Land Use Map requires three public hearings as detailed below.

- 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 Department of Economic Opportunity, 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).

7. How will the proposed amendments affect me if I own property in the Old Palm City CRA?

The County and the Community Redevelopment Agency believe the current regulatory structure impedes realization of the vision for the Old Palm City CRA contained in the Old Palm City Redevelopment Plan and the County Comprehensive Growth Management Plan. The intent of the proposed amendments is not to substantially change the permitted uses or development standards applicable within the Old Palm City CRA, though there will be some adjustments. The intent is to eliminate the difficulties caused by too many layers of regulations.

The proposed changes will permit development of a residential project, a commercial project, or a mixed-use project subject to the proposed development standards within the Old Palm City CRA.

8. Are there other plan amendments for the CRA?

Yes. In 2017, the Board of County Commissioners initiated text amendments to the Comprehensive Growth Management Plan (CGMP) that will "strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas (CRAs)." This amendment creates a new Chapter of the CGMP for the CRA areas. In addition, it addresses five CGMP policies that impact redevelopment: Design of Mixed-use Future Land Use Overlays; Mixed-use project versus mixed-use neighborhood; Density Transition; Upland Preservation and Shoreline Protection. These amendments also followed a public hearing schedule, have been adopted by the Martin County Board of County Commissioners and are now in effect.

9. How can I learn more about the proposed changes?

- a) WATCH, on MCTV or ATTEND, the presentation of the proposed changes made at these public meetings:
 - a. The November 18 meeting of the Old Palm City Neighborhood Advisory Committee;
 - b. The November 25, 2019 meeting of the Community Redevelopment Agency;
 - c. The December 5, 2019 meeting of the Local Planning Agency;
 - d. The December 17, 2019 meeting of the Board of County Commissioners.
- b) CALL or EMAIL Irene Szedlmayer, Senior Planner, Growth Management Department at 772-288-5931 or iszedlma@martin.fl.us with your questions.

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November 20, 2019

Jana Cox
Office of Community Development
Martin County Board of County Commissioners
2401 SE Monterey Road
Stuart, FL 34996

RE: CPA 19-24 OPC notification letter and OPC_CRA.MAP mailing Purchase Order #P2001811

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed 1,920 notification letters, frequently asked question notice and the map of the corresponding area as provided by the client to the recipients on the clients supplied mailing list.

The mailing was delivered to the West Palm Beach Post Office at Summit Boulevard on November 20,2019. A total of 1,920 pieces were mailed. 1,914 to domestic addresses and 6 to foreign addresses.

Bonnie Arnold

Bonnie.Arnold@Bureauinc.com

Bonne L arnold

Bureau of Direct Mail Inc.

PS Form 3600-R - First-Class Mail and First-Class Package Service - Permit Imprint

Final

Postage Summary

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^{*} May contain both Full Service Intelligent Mail and other discount - see Instructions page for additional information.

11/00/0010

Certification

The mailer's signature certifies acceptance of liability for and agreement to pay any revenue deficiencies assessed on this mailing, subject to appeal. If an agent signs this form, the agent certifies that he or she is authorized to sign on behalf of the mailer, and that the mailer is bound by the certification and agrees to pay any deficiencies. In addition, agents may be liable for any deficiencies resulting from matters within their responsibility, knowledge, or control.

I hereby certify that all information furnished on this form is accurate, truthful, and complete; that the mail and the supporting documentation

comply with all postal standards and that the mailing qualifies for the prices and fees claimed; and that the mailing does not contain any matter prohibited by law or postal regulation.

I understand that anyone who furnishes false or misleading information on this form or who omits information requested on the form may be subject to criminal and/or civil penalties, including fines and imprisonment.

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I CERTIFY that this mailing has required); and (3) proper complete.	been inspected concerning: (1) eletion of postage statement; and (4	ligibility for postage price of payment of annual fee (i	laimed; (2) Proper preparation (and presort w	vhere	
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Facsimile Form 3600-R

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MARTIN COUNTY, FLORIDA INTER-OFFICE MEMORANDUM

www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Clyde Dulin

DATE: November 20, 2019

Comprehensive Planning/Site Compliance Administrator

FROM: Krista A. Storey

Senior Assistant County Attorney

SUBJECT: Radius Search for CPA 19-24, Amendment of the Future Land Use

Map and Zoning Atlas for the Old Palm City CRA.

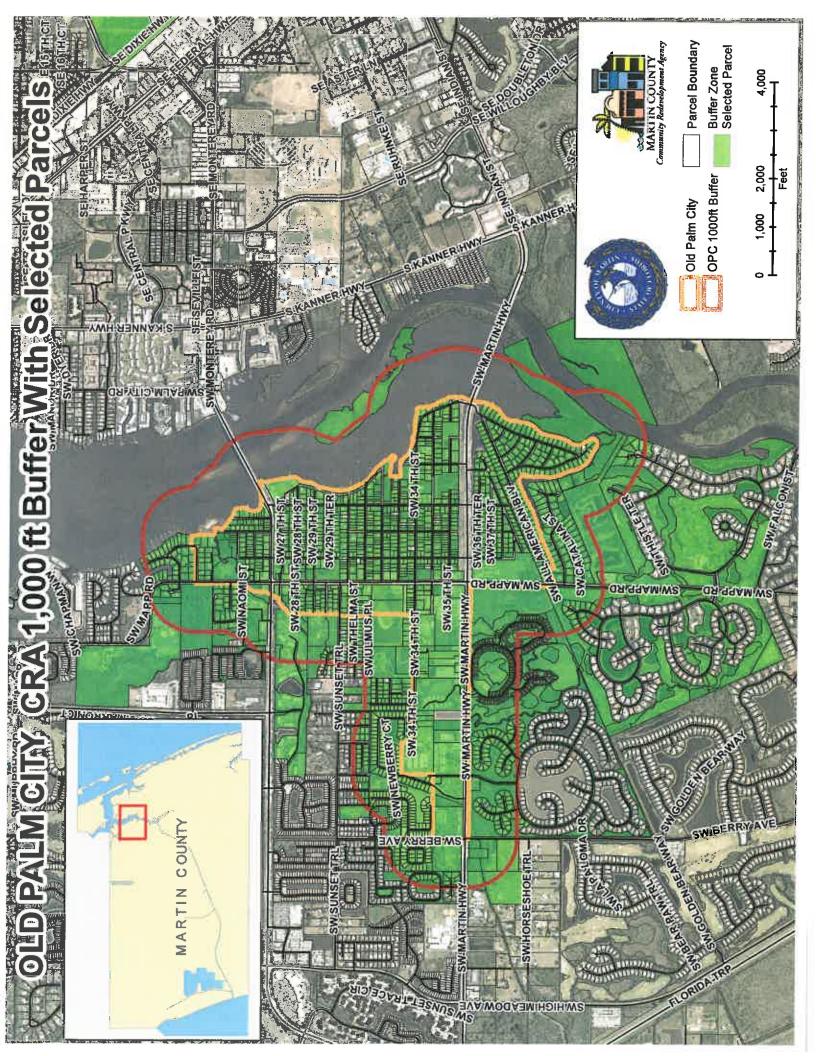
Based on my review of the work completed by Josh Mills, Project Manager, to the best of my knowledge, the attached list appears to meet the requirements of Section 1.9A., Comprehensive Growth Management Plan, and Section 10.6.E., Land Development Regulations, Martin County Code, and represents the apparent owners of all parcels of land within a distance of one thousand feet (1000') of the Old Palm City CRA. Old Palm City CRA map attached. In addition, based on my review of the work completed by Mr. Mills, to the best of my knowledge, the attached list includes any homeowner associations, condominium associations, owners of condominiums and mobile homes within the notice area.

Attachments

Copy to: Susan Kores, Office of Community Development Manager

Josh Mills, Project Manager

Irene Szedlmayer, Senior Planner



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

OCT. 16, 2019

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

REF: CPA 19-24 Old Palm City CRA

Attn::

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

Sign 1: 32nd St. & Mapp Rd. West side of Mapp

Sign 2: SE Corner of Mapp Rd. & Martin Downs Blvd. Sign 3: Martin Hwy Just west of Mapp Rd. South Side Sign 4: 34th Terr. and Cornell East side of Cornell

Kurt C. Larsen

Date /9/6/19

State of Florida County of Martin

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on 10 110 10











Cornell Avenue and 34th Street





Martin Highway, west of Mapp Road





Martin County Commissioners

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

Description:

GCI0314244

Ad Number:

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Color Type:

The Stuart News

Mednesday, November 27, 2019

Cafe

Continued from Page 1A

much the city should subsidize a business that maintains Stuart's charm but is supported mainly by people from out of town.

Commissioners worried they could give the Pelican a new lease, only to see the Dalys flip it for a profit.

For their part, the Dalys insisted they had no intention of leaving the Pelican Cafe.

In the end, the City Commission on Oct. 28 signed a lease for up to 20 years. If the Dalys wanted to sell, the deal needed the commission's OK and the city could negotiate a new lease.

This way, commissioners argued, they could protect their constituents and try to bring the business up to market value in its next lease.

Less than a month later, the city got wind of the "For Sale" sign about to go out.

"I think the actions of the owners were an indication of their thought process all along," Glass Leighton said.

The deal the city struck with the Dalys was for \$2,000 a month, up \$300 a month from before, and 3% of its gross sales.

By comparison, the Pelican Cafe paid the city of Stuart about \$42,000 in rent this past year while Mulligan's Beach House and Bar, just down the Riverwalk, paid the city \$201,000.

"If I were to sell the business," Linda Daley told TCPalm In an early-October interview, "I probably would've done it years ago."

On Tuesday, the Dalys explained that after coming back from a planned vacation, they had a change in heart.

"All of those negotiations we went through really took our breath and flattened us," Linda Daly said.

The terms of the lease they signed, Paul Daly said, also made it more expensive for them. Building a pavilion overhang onto the restaurant was going to be too costly now and not necessarily worth the risk.

A new lease, the Dalys said, made the business more attractive for a sale. They have put out feelers and received some interest, including from the owner of the Stuart Boathouse.

NOTICE OF PUBLIC HEARINGS

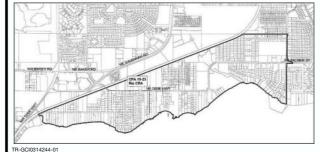
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on December 17, 2019, beginning at 9:00 A.M., or as soon thereafter as the item may be heard, to review the following items:

- 1. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-23, RIO FLUM, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.
- 2. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 3, RIO COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.264, RIO COMMUNITY REDEVELOPMENT AREA; AMENDING THE ZONING ATLAS TO ASSIGN THE RIO REDEVELOPMENT ZONING DISTRICT; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.
- 3. CPA 19-24, Old Palm City FLUM, a proposal to amend the Future Land Use Map regarding the Old Palm City Community Redevelopment Area (609 acres). The amendment will change the Low Density Residential, Medium Density Residential, Commercial Office/Residential, Limited Commercial, General Commercial and General Institutional future land use designations to CRA Center, CRA Neighborhood, Public Conservation, Recreational, or General Institutional future land use designations, and eliminate the Old Palm City Mixed-Use Future Land Use Overlay.
- 4. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 4, OLD PALM CITY COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.265, OLD PALM CITY COMMUNITY REDEVELOPMENT AREA; AMENDING THE ZONING ATLAS TO ASSIGN THE OLD PALM CITY REDEVELOPMENT ZONING DISTRICT AND MAKE OTHER CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be sent to: Nicki van 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.





CHOICE AUCTION OF PALM CITY

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Choice Auction of Palm City
Lic # AB3784
Lic # AU4620 / Lic # AU4629
15% Buyers Premium

Auction Every Wednesday Night!

- New & Used
 - Furniture
- Appliances
- Decor
- Tools
- Household Items

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