Public Notice Amendment of the Zoning Atlas concurrent with CPA 19-24, Old Palm City FLUM

Certification of Mailing Certification of Sign Posting Published Newspaper Advertisement

MARTIN COUNTY Community Redevelopment Agency

MARTIN COUNTY COMMUNITY REDEVELOPMENT AGENCY

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

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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 1TARYN KRYZDA, CPMCommissioner, District 2KRISTA A. STOREYCommissioner, District 3TELEPHONE (772) 2Commissioner, District 5WEBSITE www.m

REY Acting County Attorney (772) 288-5400 www.martin.fl.us

County Administrator

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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: Date: Time: Location:	Future Land Use Map, Zoning Atlas and Land Development Regulations Thursday, December 5, 2019 7:00 PM, or as soon thereafter as the items can be heard. Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL								
Public Hearings:	Board of County Commissioners								

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 SzedImayer, AICP, Senior Planner, Growth Management Department, at 772-288-5931 or by email at iszedIma@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,

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 L anolg

Bonnie Arnold Bonnie.Arnold@Bureauinc.com Bureau of Direct Mail Inc.

2809 SE Monroe Street •Stuart, FL 34997 (772) 283-8850 or (800) 368-0004 ŧ

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

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MARTIN COUNTY, FLORIDA INTER-OFFICE MEMORANDUM

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TO: Clyde Dulin Comprehensive Planning/Site Compliance Administrator

DATE: November 20, 2019

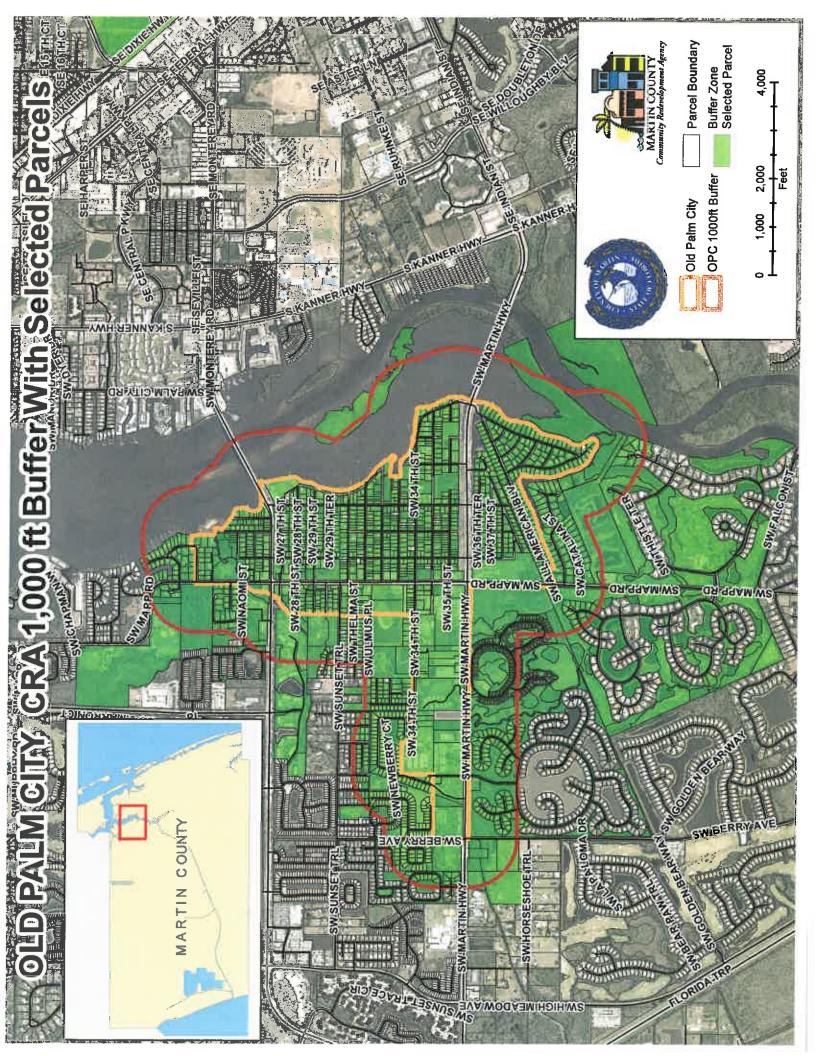
FROM: Krista A. Storey KAS Senior Assistant County Attorney

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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3430 SW ISLESWORTH CIR 1125 SW 34TH TER 442 SW SAINT LUCIE LI 360 SW WHSPERING SOUND DR 360 SW WHSPERING SOUND DR 1127 SW CREENS POINTE WAY 460 PGA LUVD 1127 SW CREENS POINTE WAY 460 PGA LUVD 1127 SW CREENS POINTE RI 1127 SW CREENS POINTE CT 1128 SW WHISPERING SOUND DR 268 SW 34TH FER 268 SW 34TH FER 268 SW 34TH ST 1127 SW CREENS POINTE CT 1128 SW ALL AREARCAN BLVD 268 SW 34TH ST 1128 SW ALL RICE LIVD 268 SW 34TH ST 1128 SW CREENS POINTE CT 146 SW 34TH ST 1128 SW CREENS POINTE CT 146 SW 34TH ST 157 SW CREENS SOUND DR 374 SW CREENS SOUND DR 374 SW CREENS SOUND DR 375 SW 28TH ST 166 SW 34TH ST 167 SW 28TH ST 168 SW 34TH ST 168 SW 34TH ST 168 SW 34TH ST 168 SW 34TH ST 178 SW 34TH ST 179 SW 34TH ST 173 SW SALFISH DR 374 SW AND DR 574 SW 34TH ST 176 SW 34TH ST 176 SW 34TH ST 176 SW 34TH ST 176 SW 34TH ST 177 SW 34LFISH DR 374 SW 34TH ST 176 SW 34TH ST 177 SW PALM CITY PALM C 3490-3760 3490-3760 3490-3760 3490-3760 3490-7760 3490-7763 3490-7763 3490-7763 3490-7765 3490-7765 3490-7765 3490-4432 3490-4432 3490-3465 3490-4432 3490-4432 3490-4432 3490-4433 3490-4

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LIGHT, HERBERF A & CAROL J NGUYEN CUONG TRAN PHU T GIGLIOTTI JOHN J JI LÆ GIGLIOTTI JOHN J II TR PENBERTON DAVID J REVERS CHANNE SAVE DINNA	5812 5814
VERGA, KRISTEN LEIGH MEIER JANICE L DURHAM JOEL RYAN DURHAM PAULA	5809 5810 5811
GARMODY MARTIN & HOLLY ERNEST & PALLA RICE INTERVIVOS TRUST HOWELL DOUGLAS G JR	5806 5807
PARTISH, RAYMOND M& PARRISH, STEPHANIE PARTISH, RAYMOND M& PARRISH, STEPHANIE CARTER, DAWN M (TR)	5803 5804
SEES, ROBERT H & KERRY S Cohen Stephen R & Elizabeth Company and a rather of the statement	5801 5801
TEREZAKIS, ANDREW M TEREZAKIS, CHRISTINE S MONEY HOMER TERRY JR & EVELYN G	5798 5799
K & K FRUTERLIES OF WAAT IN COUNT FE KIRSCHE THELMA W SEEGOTT TRACY TR	5796 5797
PASCUZZI JOSEPH L & KATHRYN U LEVKAT L	5791
KIRKLAND, FLOYD L KIRKLAND, BARBARA DIANE	5790
TERRY, DELGARDO D & MARY A HUGHES JOSEPH E HUGHES LINDA J	5788
SAPP ALLEN SAPP TASHA E MCGINLEY SAMUEL B MCGINLEY MARY E	5786 5787
HOSSAIN MOHAMMED A BAIY ADIL BELLES JAY BELLES KAREN J	5784 5785
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HERNANDEZ, EULALIO HERNANDEZ, ELIZABETH	5781
MOORE, DONALD & GRONDAHL LISA KONNEY RICHARD DOUGLAS & SUE E	5778
LOPEZ DENISE M LOPEZ JOHANN S DEWITT CRAIG W DEWITT MICHELLE L	5776 5777
WILLER JEFFREY L WILLEI PHILP C PEER, CHARLES L PEER, JUDITH B	5774 5775
FORTSON FRANCIS & JR EICHOLTZ HARUETHAYA	5773
SALVATORE, ALBERT NEH S. WILLIAM F	5771
RENTZ MICHAEL J LISEE RAYMOND & PAULA	5769
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KIRBY FORREST L & BRITTANY R SMOLINSKI GERALD J & DONNA L	5763
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GAGNON GUY G GAGNON PAMELA J KIENER PROPERTIES LLC	5759 5760
ZYSK CAROLYN D	5758
GLADDING, DAVID T & DEBORAH J	5755
OFLE DELORES J OFLE JOINT IN ASHWORTH JERRY W ASHWORTH NORMA JEAN HANNAFORD HAZEL I ESTATE	5753 5754
HONGADE, VARSHA G	5751
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ST JOHN JAMES III & CHAISTINE U HRITZ ROBERT A LE HRITZ KANDACE F L/E THORNTON CHARLES WARREN III THORNTON. JOANNE E	5740 5747 5749
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NAPPI LOSEPH & JENNIFER	5743 5743
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RIPPER PATRICIA ANN ARLEDGE, SHARON L (TR) BRUTON ROY T BRUTON LISA M	WYNKOOP ANN C SWOPE LORETTA J KARP DANIEL & DEBRA	REGAN CHRISTOPHER D & ELISE G WATSON, ALONZO M & JANICE	FARMER GUY CLINTON JR 963 28TH STREET LLC	LEGLER KENNETH	RIDGELY HERBERT MII RIDGELY JENNIFER	GONZALEZ, RONALD T GONZALEZ, ELIZABETH L GRIFFIS MICHAEL GRIFFIS RETTANY	MESSIER NICOLE MARIE	STILES KIM T STILES MARY ANN	PUORMON, MARK LEWIS SEMRAI WILLIAM J SEMRAI SONG L	PINKSTON CHRISTOPHER S	SELLINGER, IDA MCALLISTER BEVERLY ESTATE	MINDER MARCIA A L/E	ARNDT ROBERT ARNDT ROSE	ROYAL PALM OF PALM CITY LLC	KANE HEATHER	ZAJACK, THADEUS A & JO-ANN	CHASE STEVEN J CHASE HEATHER SUE	RODNEY REALTY LLC	ABARQUEZ JAMES D'ABARQUEZ KRISTINA ALMY MICHAEL & KRISTINA	KIERNAN THOMAS P	HASKETT DIANE WILSON WILLIAM I & DATRICIA A CO.TO	LAMMER, LAUREN	MADIGAN RUTH S	SMITH LAWRENCE W	MAGEE, STEVEN M MAGEE, JANET DYE	GAJEWSKI MARTIN	CUETO SHEILA E	GOOD WILLIAM ALEDED IN & MOUTEN F	TALAGA GAYLE A LAMOUREUX GARY R LAMOUREUX TAMARA K	RODRIGUEZ, ARACELI & ANGEL	CROMER LAURETA A BITTEL MONALD P RITTEL PHYNLOS EN ENE	ZENA B LEIGHTON TRUST ZENA B LEIGHTON REVERSE OTIP TRUST ROBERT L LORD REVOCABLE TRUST	COX, EDWARD J & JULIE ANN	HESTER, MART E & CLAUDIA J	ERDMAN RENEE	CIBADDI MADY CIDADDI ADDI ADDI ADDI ADDI ADDI ADDI A	PEPPER TAYLOR A		IERCIO H BRETAS REVOCABLE TRUST B BARBARA W BRETAS REVOCABLE TRUST PAMELA COGGHILL GRAHAM 2014 IRR REV	CONNERS ROBERT E L/E	SAVAGE JUSTINE M SAMUELOFF RICHARD SAMUELOFF DIANE	ABRAMSON, MICHAEL G & JILL J		KULA, JOHN C KULA, KARRIE D
1449 SW GREENS POINTE WAY 4002 SW SAINT LUCIE LN 3730 SW WOODBRIAR LN	392 SW 3711 ICK 3935 SW WHISPERING SOUND DR 799 SW 33RD ST	3751 SW THISTLEWOOD LN	3662 SW WHISPERING SOUND DR	1150 W KING ST	480 SW 31ST ST 4182 SW SAINT LUCIE LN	2916 SW FEROE AVE	10497 SW TIBRE CT	2642 SW NEWBERRY CI 1138 SW 28TH ST	3980 SW SAINT LUCIE SHORES DR	2002 SW OXBOW WAY 3755 SW MARGOLO LN		3815 SW WHISPERING SOUND DR		2733 SV NEWBERRY CI 383 KINGSTON AVE # 280	4421 SW THISTLE TER	1476 SW GREENS POINTE WAY	909 SE CENTRAL PKWY	1891 SW CAMEO BLVD	1885 CALIFICATION OF	1419 SW GREENS POINTE WAY 1312 SW FAST ST	PO BOX 2597	1166 SW FEROE AVE	3748 SW WOODBRIAR LN	4022 SW SAINT LUCIE LN	3348 SW CURAL IREE LN 1022 SW 37TH TER	2567 SW BARBARA AVE	1051 SW 30TH ST 3167 SW BESSEY CREEK TRI	8685 LOCKWOOD RD	3822 SW WHISPERING SOUND DR	3ZZ/ SW REILLEY AVE 1272 SW 28TH ST	871 SW 32ND ST	875 SE MONTEREY COMMONS BLVD	5015 SW WHIPPOORWILL AVE	PO BOX 713	1441 SW GREENS POINTE WAY	2265 SW MAPP RD	1880 SW WINDCROSS RUN	1075 SW CATALINA ST	1655 SW MARTIN HWY	T386 SW GREENS POINTE WAY PO BOX 904	3680 SW WHISPERING SOUND DR	2481 SW WOODBRIAR LN 2481 SW MAPLEWOOD DR	961 SW 3ZNU ST 2547 SW REILLEY AVE	2906 SW FEROE AVE
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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 $\frac{N/(c/f)}{10}$ 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

JUANITA ALINE PLATT MY COMMISSION # FF96000 EXPIRES February 11, 2020 DomiaNou yService corr

Kuft C. Larsen

Date 19/10/17

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 0

Mapp Road and 32nd Street

SE corner of Martin Downs Blvd. and Mapp Road





Cornell Avenue and 34th Street



Martin Highway, west of Mapp Road



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.

Martin Health

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.

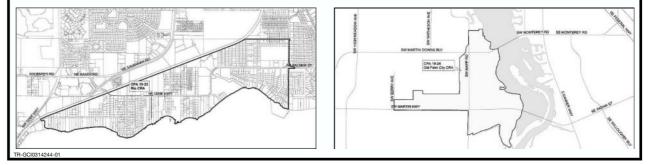
3. CPA 19-24, Old Palm City FLUM, a proposal to amend the Future Land Use Map regarding the Old Palm City Community Redevelopment Area (609 acres). The amendment will change the Low Density Residential, Medium Density Residential, Commercial Office/ Residential, Limited Commercial, General Commercial 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.



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