

Agency Correspondence

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

November 27, 2019

The Honorable Edward V. Ciampi
Chairman, Martin County Board of
County Commissioners
2401 S.E. Monterey Road
Stuart, Florida 34996

Dear Chairman Ciampi:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Martin County (Amendment No. 19-05ESR) received on October 30, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:


- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at ed.zeno-gonzalez@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ez

Enclosure(s): Procedures for Adoption

cc: Nicki van Vonno, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

COMMISSIONER NICOLE "NIKKI" FRIED

November 12, 2019

VIA EMAIL (nikkiv@martin.fl.us)

Mr. Don Donaldson, Deputy County
Administrator
Martin County
2401 S.E. Monterey Road
Stuart, Florida 34996

Re: DACS Docket # -- 20191029-146
Martin County CPA 19-11, Cove Salerno Partners (FLUM)
Submission dated October 28, 2019

Dear Mr. Donaldson:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on October 29, 2019 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes, to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2282.

Sincerely,

Thomas Poucher
Budget Director
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Martin County 19-05 ESR)

From: [Clyde Dulin](#)
To: [Maria Jose](#)
Subject: FW: Martin County 19-5ESR - FDOT District Four Review
Date: Tuesday, November 19, 2019 12:25:16 PM

From: Nicki vanVonno <nikkiv@martin.fl.us>
Sent: Tuesday, November 19, 2019 10:59 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Martin County 19-5ESR - FDOT District Four Review

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Tuesday, November 19, 2019 9:29 AM
To: 'DCPexternalagencycomments' <DCPexternalagencycomments@deo.myflorida.com>; Nicki vanVonno <nikkiv@martin.fl.us>
Cc: Bush, Lois <Lois.Bush@dot.state.fl.us>; Li, Shi-Chiang <Shi-Chiang.Li@dot.state.fl.us>; Fasiska, Christine <Christine.Fasiska@dot.state.fl.us>; Zeno-Gonzalez, Ed <Ed.Zeno-Gonzalez@deo.myflorida.com>
Subject: Martin County 19-5ESR - FDOT District Four Review



I am writing to advise you that the Department will not be issuing comments for the proposed Martin County comprehensive plan text amendments with DEO reference number 19-5ESR.

This amendment consists of a 47.1 acre parcel is located just east of SW Kanner Highway between SE Salerno Road and SE Cove Road, in Stuart. The request is for a change from Residential Estate Density (up to 2 units per acre) to Low Density Residential (up to 5 units per acre).

The Department requests an electronic copy in Portable Document Format (PDF), of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.

Larry Hymowitz
Planning Specialist – Policy Planning & Growth Management
Planning & Environmental Management - FDOT District Four

3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Phone: (954) 777-4663; Fax: (954) 677-7892
larry.hymowitz@dot.state.fl.us



From: [Clyde Dulin](#)
To: [Maria Jose](#)
Subject: FW: FWC Comments on Martin County 19-05ESR (CPA 19-11 Cove Salerno)
Date: Friday, November 22, 2019 4:33:05 PM

From: Nicki vanVonno <nikkiv@martin.fl.us>
Sent: Friday, November 22, 2019 4:29 PM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: FWC Comments on Martin County 19-05ESR (CPA 19-11 Cove Salerno)

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Hoehn, Ted <ted.hoehn@MyFWC.com>
Sent: Friday, November 22, 2019 4:09 PM
To: Nicki vanVonno <nikkiv@martin.fl.us>; DCPexternalagencycomments@deo.myflorida.com; mcrady@lucidodesign.com; Wallace, Traci <traci.wallace@MyFWC.com>; Sempsrott, Michelle <Michelle.Sempsrott@MyFWC.com>
Subject: FWC Comments on Martin County 19-05ESR (CPA 19-11 Cove Salerno)



Dear Ms. van Vonno:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

If you need any further assistance, please do not hesitate to contact our office by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Michelle Sempsrott at (407) 452-1995 or Michelle.Sempsrott@myfwc.com.

Sincerely,

Ted Hoehn
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5

Tallahassee, FL 32399-1600
(850) 488-8792

Martin County 19-5ESR_40578_112219

From: [Clyde Dulin](#)
To: [Maria Jose](#)
Subject: FW: Martin County, DEO #19-5ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Tuesday, November 19, 2019 12:24:43 PM

Cove Salerno

From: Nicki vanVonno <nikkiv@martin.fl.us>
Sent: Tuesday, November 19, 2019 10:58 AM
To: Clyde Dulin <cdulin@martin.fl.us>
Subject: FW: Martin County, DEO #19-5ESR Comments on Proposed Comprehensive Plan Amendment Package

Nicki B. van Vonno, AICP
Growth Management Department Director
Martin County Board of County Commissioners
772-288-5520
nikkiv@martin.fl.us

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Tuesday, November 19, 2019 10:49 AM
To: Don Donaldson <ddonalds@martin.fl.us>
Cc: Corvin, Kelly D. <Kelly.Corvin@deo.myflorida.com>; Eubanks, Ray <Ray.Eubanks@deo.myflorida.com>; Stephanie Heidt (sheidt@tcrpc.org) <sheidt@tcrpc.org>; tlanahan@tcrpc.org; Nicki vanVonno <nikkiv@martin.fl.us>; DCPexternalagencycomments@deo.myflorida.com
Subject: Martin County, DEO #19-5ESR Comments on Proposed Comprehensive Plan Amendment Package



Dear Mr. Donaldson:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Martin County (County). The amendment proposes a change the land use designation on 47.1 acres from Estate Density Residential to Low Density Residential. The proposed changes do not appear to adversely impact the water resources within the District; therefore, the District has no comments on the proposed amendment package.

The District offers its technical assistance to the County in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski

Policy & Planning Analyst

Water Supply Implementation Unit

South Florida Water Management District

3301 Gun Club Road

West Palm Beach, FL 33406

(561) 682-2544 or email: doblaczy@sfwmd.gov

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4B13

From: Staff

Date: November 18, 2019

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 19-05ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Martin County was received on October 29, 2019 and contains one proposed change to the Future Land Use Map (FLUM) of the comprehensive plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed amendment is to change the future land use designation on 47.1-acres of land from Residential Estate Density - up to 2 dwelling units per acre to Low Density Residential, which allows up to 5 dwelling units per acre. The current designation would allow up to 94 dwelling units. The proposed designation would allow up to 235 dwelling units, which is an increase of 141 dwelling units. The subject property is located just east of SW Kanner Highway between SE Salerno Road and SE Cove Road in the Stuart area. The future land use designations on adjacent properties are Commercial General to the north, Rural Density Residential to the south and east, and Commercial General and Medium Density Residential to the west.

The property operated as a fish farm for several decades. This use ended in the late 1990s. Included on approximately 3 acres of the site are 2 single family homes and a storage shed. In 2010, the remainder of the site was reclaimed and improved as cow pasture, with some of the

fish ponds retained as watering ponds. The Martin County staff report indicates that based on findings during the permit approval process and a preliminary site evaluation, no natural wetland or upland habitat occurs on the property.

The staff report indicates that the proposed land use designation change is consistent with the land use characteristics of the area. The report notes that the construction of Interstate 95; the paving of Cove Road; the widening of Kanner Highway from two lanes to four lanes, and currently in the final stages of being widened to six lanes; and the provision of water and sewer service have permitted development of vacant land and redevelopment of developed parcels in ways that have altered the character of the area. The subject parcel is in an urbanizing area that has a mix of various uses that include commercial and residential uses at various densities, and contains the necessary infrastructure required for residential uses, including higher density use.

The Martin County staff report indicates that services are or will be available concurrent with the development of the property so that the required level of service for water, sewer, drainage, transportation, solid waste, fire/public safety/EMS, and schools will be met for this site within the Primary Urban Service District.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 1, 2019. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to Martin County and the Florida Department of Economic Opportunity.

Council Action – December 13, 2019

Commissioner Smith from Martin County moved approval of the staff recommendation. Vice Mayor Weinroth from Palm Beach County seconded the motion, which carried unanimously.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Aerial Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map

Exhibit 1
General Location Map

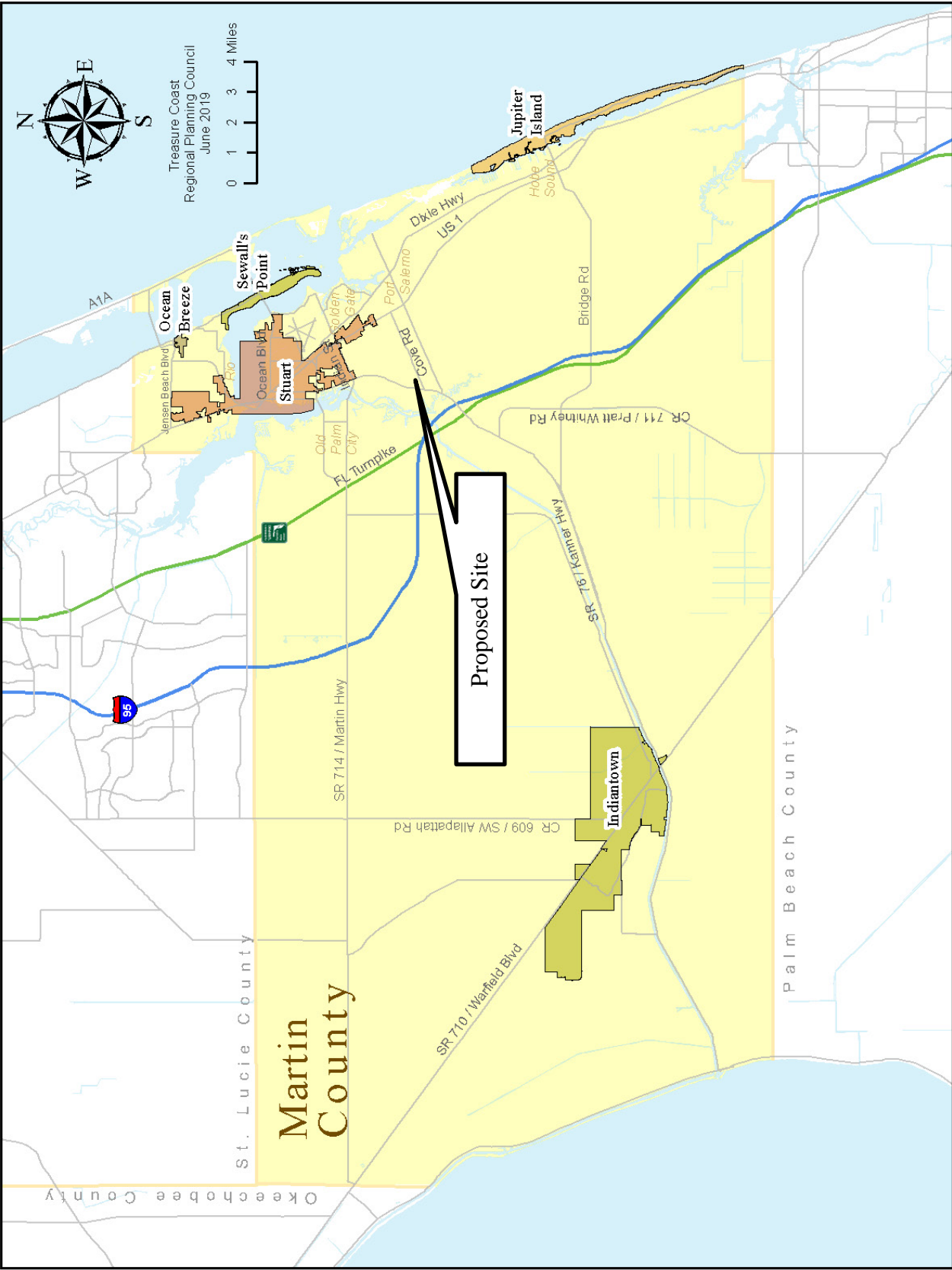


Exhibit 2
Aerial Map



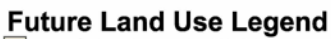
Exhibit 3 Existing Future Land Use Map



Future Land Use Legend

- | | |
|----------------------------------|---|
| Rural Density -up to 0.5 UPA | Commercial / Office / Residential |
| AgTEC | Commercial Waterfront |
| Rural Heritage -up to 0.5 UPA | Recreational |
| Estate Density -up to 1 UPA | Public Conservation Area |
| Estate Density -up to 2 UPA | General Institutional |
| Low Density -up to 5 UPA | Industrial |
| Medium Density -up to 8 UPA | Agricultural |
| High Density -up to 10 UPA | Agricultural Ranchette |
| Mobile Home Density -up to 8 UPA | Major Power Generation Facility |
| Mixed-Use Village | No Data (May Include Incorporated Area) |
| Commercial General | |
| Commercial Limited | |



[illegible]

Meeting Minutes



**MARTIN COUNTY
LOCAL PLANNING AGENCY
MINUTES**

September 5, 2019

Commission Chambers

2401 SE Monterey Road, Stuart, FL 34996

Cindy Hall, District 1, November 2022

William J. Flanagan, District 2, November 2022

Donald Foley, III, District 3, November 2020

James Moir, Chair, District 4, November 2020

Scott Watson, Vice Chair, District 5, November 2020

Kimberly Everman, School Board Liaison, December 2019

CALL TO ORDER

LPA Members Present: 5, School Board Liaison – 1.

Chairman, Jim Moir, Vice Chairman Scott Watson, Cindy Hall, William Flanagan and Donald Foley, III. Kimberly Everman, School Board Liaison was present.

Chairman Moir called the meeting to order at 7:00 pm and noted a quorum was present.

Present:

Senior Assistant County Attorney	Krista Storey
Director, Growth Management Department	Nicki van Vonno
Comprehensive Planning Administrator	Clyde Dulin
Principal Planner	Peter Walden
Planner	Maria Jose
Agency Recorder/Notary	Mary Holleran

APPROVAL OF MINUTES

August 15, 2019

Agenda Item: 19-0763

A MOTION was made by Mr. Foley, SECONDED by Mr. Flanagan to approve the minutes of the LPA Meeting of August 15, 2019. The motion CARRIED 5-0.

QJP – QUASI JUDICIAL PROCEDURES

Agenda Item: 19-0733

All persons wishing to speak on a Quasi Judicial agenda item will be sworn in.

PUBLIC: No public comments at this time.

MOTION: A motion was made by Mr. Watson, SECONDED by Ms. Hall to accept staff's recommendation of approval of a Revised Major Final Site Plan. MOTION carried 5-0.

NPH-2 COMPREHENSIVE PLAN AMENDMENT 19-11, COVE SALERNO PARTNERS

Request to consider a Future land Use Map (FLUM) change from Residential Estate Density to Residential Low Density of 47.12 acres located east of SE Kanner Highway between SE Salerno Road and SE Cove Road.

Requested by: Morris A. Crady, AICP, Lucido & Associates

Presented by: Maria Jose, Planner, Growth Management Department.

Agenda Item: 19-0765

* For the Record:

COUNTY: Ms. Jose indicated required notices and advertising had been provided.

APPLICANT: Morris Crady provided the Return Receipts for mailing to surrounding property owners for this meeting and the Board of County Commissioners 9/24/2019 meeting.

COUNTY: Ms. Jose reviewed the request for a CPA to the Future Land Use Map to change the parcel from Residential Estate Density (up to 2 u/p/a) to Low Density Residential (up to 5 u/p/a) along with a concurrent separate application to rezone from RE-1/2A to PUD residential. A Location Map displayed the compatibility with surrounding parcels. The proposed widening of Cove Road from two lanes to four lanes was discussed. Mr. Dulin indicated a PD&E Study will be performed before any widening of the project, which is subject to DOT funding and need.

The LPA was advised the application is in order and qualifies for an action of approval from Residential Estate Density to Low Density Residential.

LPA: No comments or questions at this time.

APPLICANT: Morris Crady, Lucido & Associates, commented on concerns about what was being developed on the property, the traffic issues, schools, and the criteria for a Future Land Use Amendment. He reviewed staff report (pg. 6/17) and the four criteria necessary and how it applies to this project. He requested approval for the FLUM change.

COUNTY: Mr. Dulin commented that the only project before the LPA tonight was the FLUM change to be considered for the LPA's action. Ms. Storey commented on the BoCC's upcoming transmittal schedule on 9/24/19, and that information on the process might be confusing to the public. At the BoCC Hearing on the 24th there may be a request to go forward or the applicant may continue the hearing at that time.

LPA: The amount of traffic this parcel will add to Cove Road was discussed, that intersection has always been a problem and this project will increase the problem and not make it any better. Over-crowding in High Schools is still a problem. An average of 16,000 cars a day is possible on

Cove Road prior to this and other developments coming forth. The significant impact of more traffic on Cove Road adds to the same issues discussed at previous presentations.

PUBLIC: Dr. Ray Speiser, resident of Tre Belle, commented the over-abundance of traffic and accidents that are stressful and injurious to our quality of life. There is stress on infrastructure from overdevelopment, with too many houses on a small piece of property. Projects have to be sensible, with a stable foundation, and not impact our quality of life. He discussed the water table and rain events. Chris Blair, President of the Tre Belle HOA, asked to wait until traffic issues on Cove and Salerno were settled before considering the zoning change, and to get the roads done first. He was opposed to this request as there are too many unknowns. Mr. Peter Grieco, asked if permits were granted for the dirt being filled on the property. Christine Grieco spoke of being landlocked in Tre Belle because of traffic and construction. Ms. Joanne Swann had the same concerns about Cove Road traffic back-up and was against any change in the CGMP.

COUNTY: Mr. Dulin explained the property was previously used as a fish pond and permits were issued for the fill dirt, and there are no environmental areas on the site.

APPLICANT: Mr. Crady discussed the permits that have been issued, and said the criteria has been met to approve the request to change the FLUM to Low Density Residential.

LPA: Mr. Watson and Ms. Hall commented on Mr. Crady's comments for a future PUD..

Mr. Flanagan said this is consistent with the CGMP, however the road is not in a position to accommodate that significant impact in traffic. He noted the current Land use is 2 u/p/a and we are changing it to 5 u/p/a for a greater traffic impact.

Ms. Hall commented you can't reject the FLUM change within the CGMP as it meets the criteria.

Mr. Foley agreed that Cove Road is a mess, criteria has to be met, he can't see any way to deny this request.

Mr. Moir respectfully disagreed with approval – this area has seen many changes and developments and drainage has been a large problem. If we don't get our infrastructure done correctly before impacting Cove Road further, it will be a total mess. We need good schools, good roads and good drainage to maximize the potential of the property. Building on it will not make it better, it hasn't worked. Accommodating the request will not make things better.

COUNTY: Ms. Storey noted that the LPA has a Future Land Use change for their consideration, and any information from the Applicant concerning a future PUD is irrelevant to this request. The LPAs decision is based on the CGMP Plan Amendment criteria regardless of any development proposals.

MOTION: A motion was made by Mr. Watson to support staff's recommendation of approval; SECONDED by Ms. Hall. SUPPORTING the motion: Mr. Watson, Ms. Hall and Mr. Foley. OPPOSING the motion: Mr. Flanagan and Mr. Moir. The motion carried 3-2.

A 10 Minute Break was taken at 8:20 pm. The meeting resumed at 8:30 pm.

PUBLIC: None.

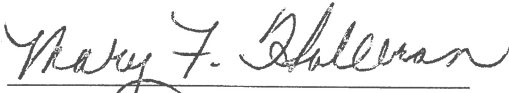
MOTION: A motion was made by Mr. Flanagan to approve staff's recommendation of approval for re-zoning from R-2B and B-1 to Community Commercial; SECONDED by Mr. Foley. The motion CARRIED 5-0.

COMMENTS:

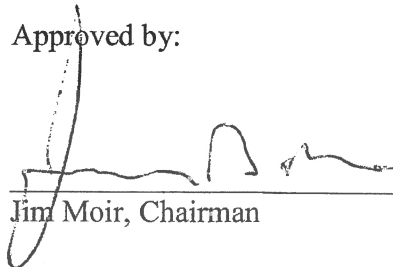
1. PUBLIC – None.
2. LPA Members: Discussed attendance at future LPA meetings.
3. STAFF: The next LPA meeting is scheduled for Thursday, September 19 at 7:00 pm


ADJOURN: The LPA meeting of September 5, 2019 adjourned at 9:30 pm.

Respectfully Submitted:


Mary F. Holleran, Agency Recorder
Notary Public

Approved by:


Jim Moir, Chairman


Date Signed:

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BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY OCTOBER 22, 2019 ~ 9:00 AM

COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

Edward V. Ciampi, Chairman
Harold E. Jenkins II, Vice Chairman
Doug Smith
Stacey Hetherington
Sarah Heard

Taryn Kryzda, County Administrator
Sarah W. Woods, County Attorney
Carolyn Timmann, Clerk of the Circuit
Court and Comptroller

PRESETS

9:05 AM Public Comment

12:00 PM Request for Private Attorney-Client Session Concerning the Case of Justin Industries, Inc. v. Martin County, et al.; Case No. 2018-CA-638

5:05 PM Public Comment

CALL TO ORDER AT 9:03 AM

1. INVOCATION - Pastor Dave Albers, Redeemer Lutheran Church, Stuart
2. **PLEDGE OF ALLEGIANCE**
3. ADDITIONAL ITEMS – The Additional Item of CNST-18 was added to the Agenda.
4. APPROVAL OF AGENDA – The Agenda was approved.
5. APPROVAL OF CONSENT AGENDA – The Consent Agenda was approved.

Consent Agenda items are considered routine and are enacted by one motion and will have no action noted, but the "Recommendation" as it appears on the Board item is the approved action.

PROCLAMATIONS AND SPECIAL PRESENTATIONS

PROC-1 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chairman will present the proclamation to the recipient.

Agenda Item: 19-0944

ACTION TAKEN: The Board presented a proclamation declaring Veterans Day in Martin County.

PH-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE CORRECTING THE EFFECTIVE DATE OF ORDINANCE NUMBER 1111 CREATING ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS

On September 24, 2019, the Board adopted Ordinance Number 1111 which created Divisions 1 and 2 of Article 12, Redevelopment Code. Part VIII. Effective Date provided that the ordinance would be effective upon filing with the Office of Secretary of State. Because the ordinance implements two Comprehensive Plan amendments relating to the Community Redevelopment Areas, its effective date is determined by Section 163.3184, Florida Statutes and not by the date it was filed with the Office of Secretary of State. The Board is asked to consider adoption of an ordinance to correct the effective date.

Agenda Item: 20-0035

ORDINANCE NO. 1116

ACTION TAKEN: The Board adopted the Ordinance.

PH-3 LEGISLATIVE PUBLIC HEARING TO CONSIDER ADOPTION OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-10 TURNER GROVES, A TEXT AMENDMENT

CPA 19-10, Turner Groves amends a portion of one sentence in Chapter 4, Future Land Use Element that sets a deadline for obtaining a final site plan approval on property with the AgTEC future land use designation. The requirement in the Comprehensive Plan is proposed for deletion because it is inconsistent with provisions in Section 252.363, Florida Statutes.

Agenda Item: 19-1039 Supplemental Memorandum

ORDINANCE NO. 1114

ACTION TAKEN: The Board adopted CPA 19-10, Turner Groves.

PH-4 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-11, COVE SALERNO PARTNERS

The request proposes a FLUM amendment on a 47.1-acre parcel to change the land use from Estate Density Residential (up to 2 units per acre) to Low Density Residential (up to 5 units per acre) along with a concurrent separate application to rezone from RE-1/2A to PUD residential. The parcel is located just east of Kanner Highway between Salerno Road and Cove Road, in Stuart. This item was continued from September 24th to October 22nd, as per the applicant's request.

Agenda Item: 19-1012

ACTION TAKEN: The Board approved for transmittal of CPA 19-11, Cove Salerno Partners, to the Department of Economic Opportunity.

**DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT**

DPQJ-1 RIVER OAKS PLAT (M211-005)

This is a request by River Oaks, LLC, for approval of a plat, consistent with the approved final site plan of a residential, minor development consisting of twenty-one (21) lots on 14.9 acres resulting in a gross residential density of 1.41 units per acre, located on the west side of SW Mapp Road approximately 750 feet north of SW Murphy Road. Included is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 19-1016

ACTION TAKEN: The Board received and filed the Agenda Item Summary and all attachments for the record and approved the Plat for River Oaks including the Contract for Construction of Required Improvements and Infrastructure.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 3:59 PM

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.

Powerpoint Presentation

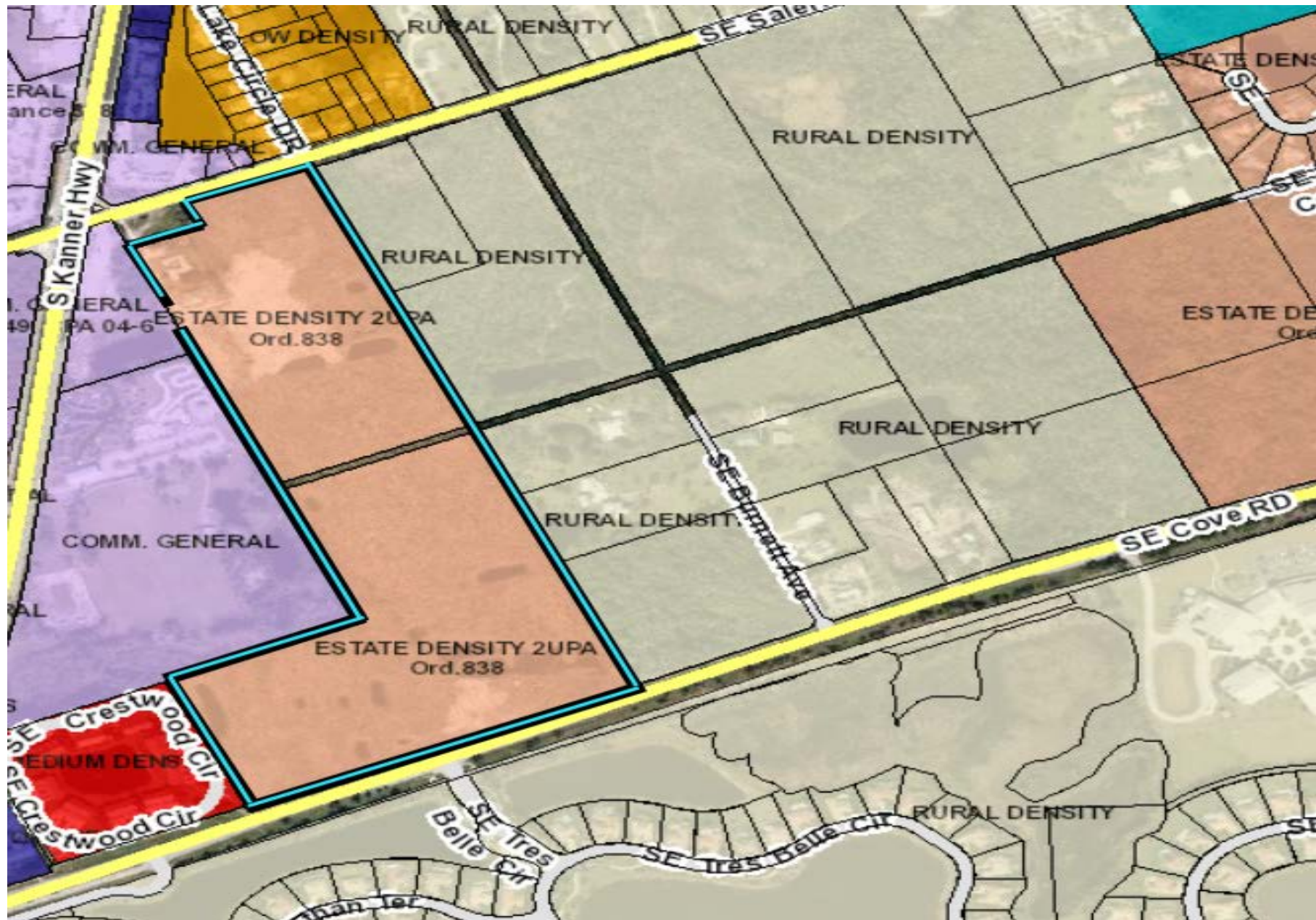
The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern, layered effect. The shapes are concentrated on the left and right sides of the frame, leaving a central white area for the text.

CPA 19-11 Cove Salerno Partners

Proposed FLUM Change

- Applicant: Cove/Salerno Partners, LLC, represented by Lucido and Associates
- FLUM amendment from Residential Estate Density (up to 2 units per acre) to Low Density Residential (up to 5 units per acre)
- Subject site: 47.1 acres, located just east of Kanner Highway between Salerno Road and Cove Road





- ▶ North: General Commercial. Walgreens and single-family homes
- ▶ South: Rural Density Residential. Tres Belle residential development
- ▶ East: Rural Density Residential. Vacant rural density land and single-family homes
- ▶ West: General Commercial and Medium Density Residential. Crestwood condos, 76 golf world park, and vacant general commercial property

- ▶ Proposed designation is generally compatible to all neighboring parcels
- ▶ Least compatible with the lands to the east. However, most of it is vacant and there are only two residential units on ± 4 acre parcels

Staff Recommendation: Approval

- ▶ Subject site is in urban area with various uses like residential and commercial uses, at various densities
- ▶ Located in the PUSD, contains necessary infrastructure for higher density residential uses (e.g. Widening of Cove Rd)
- ▶ Considering all these factors, staff recommends approval of the proposed change from Residential Estate Density (up to 2 units per acre) to Low Density Residential future land use (up to 5 units per acre)

Public Notice



August 21, 2019

RE: Notice of public hearings regarding Application #CPA 19-11: an application submitted by Cove/Salerno Partners, LLC to change the Future Land Use of a Parcel of Land consisting of 47.12 acres

Dear Property Owner:

As the owner of property within 1,000 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: ESTATE DENSITY (2 UPA)

TO: LOW DENSITY

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

MEETING: Local Planning Agency
DATE: September 5, 2019
TIME: 7:00 p.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING: Board of County Commissioners
DATE: September 24, 2019
TIME: 9:00 a.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

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

Accessibility arrangements. Persons with disabilities who need an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart,

FL 34996, no later than three days before the meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

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

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

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

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

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

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

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Enclosure: Location Map

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

(772) 223-2100. Fax (772) 223-0220.



CoveSalerno Partners LLC

Martin County, Florida



February 3, 2020

RE: Notice of public hearing regarding Application #CPA 19-11: An application submitted by Cove/Salerno Partners, LLC to change the Future Land Use on a parcel of land consisting of 47.12 acres

Dear Property Owner:

As the owner of property within 1,000 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: ESTATE DENSITY RESIDENTIAL (UP TO 2 UNITS PER ACRE)
TO: LOW DENSITY RESIDENTIAL (UP TO 5 UNITS PER ACRE)

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

MEETING: Board of County Commissioners
DATE: February 18, 2020
TIME: 9:00 a.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

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

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

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

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2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates comprehensive planning).
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View Application Files at:	Submit Written Comments to:
Martin County Administrative Center Growth Management Department Comprehensive Planning Division, 2nd Fl. 2401 S.E. Monterey Road Stuart, Florida 34996	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996

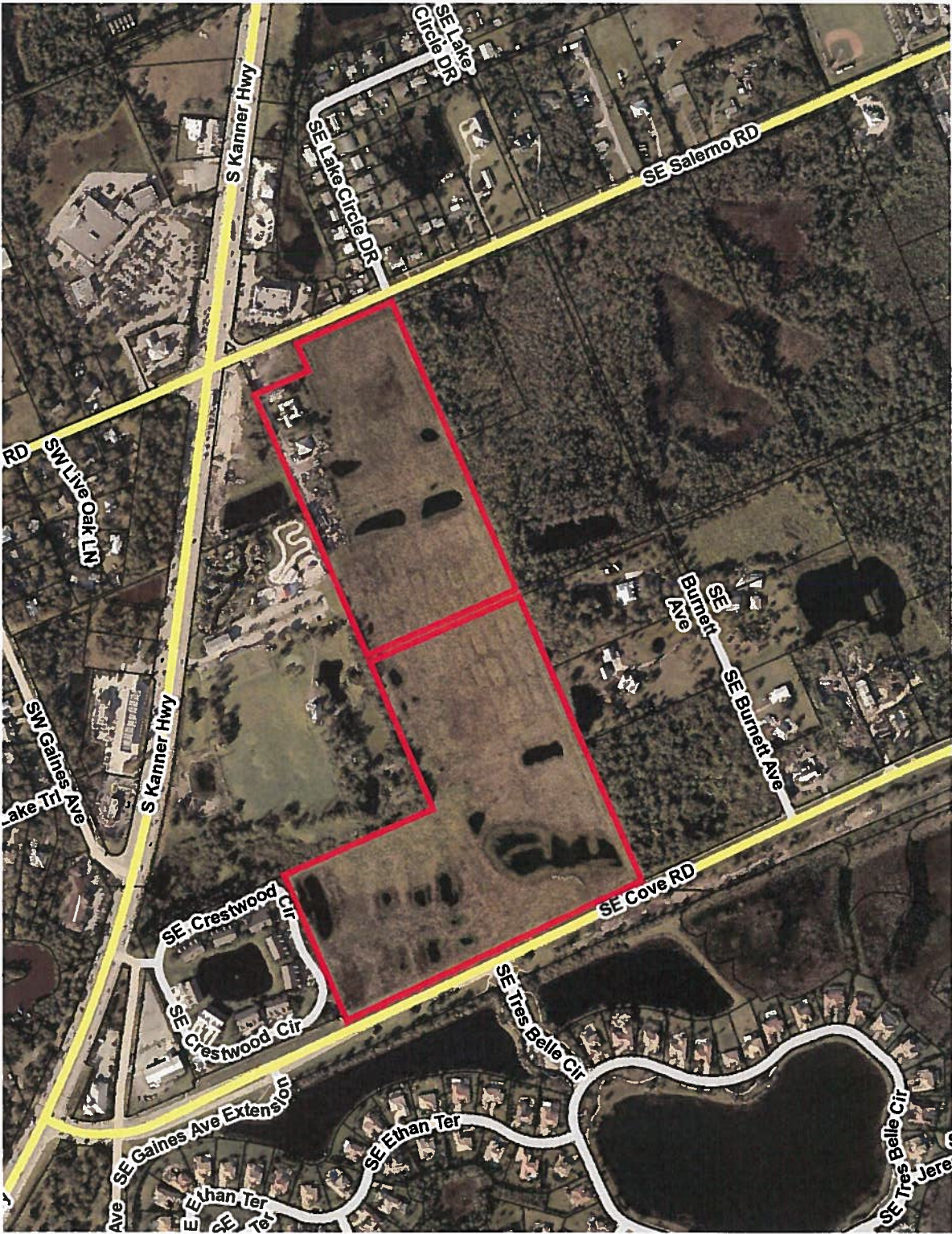
For more information regarding this application and the pending PUD master site plan and zoning agreement, please feel free to contact me directly at (772) 220-2100. You can also visit the County's website: www.martin.fl.us, then click "Departments"; "Growth Management"; "Comprehensive Planning" or contact the Martin County Growth Management Department at (772) 288-5495.

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Enclosure: Location Map

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

(772) 223-2100. Fax (772) 223-0220.



CoveSalerno Partners LLC

Martin County, Florida

Ad Number: GCI0248742-01
Insertion Number: N/A
Size: 3 Col x 10 in
Color Type: N/A

Advertiser: Martin County Community Development
Agency: N/A
Section-Page-Zone(s): A-22-All
Description: CPA 19-11_19-17_Rezo

Man charged with touching 14-year-old girl

Sara Marino
Treasure Coast Newspapers
USA TODAY NETWORK – FLORIDA

STUART – A 47-year-old Stuart man has been accused of inappropriately touching a teenage girl.

Kendall Cook, of the 1200 block of Southeast Sandpiper Lane in Stuart, was arrested Monday on one felony charge



Cook

of lewd or lascivious battery. Stuart Police Department officers said they got a call Sunday about a 14-year-old girl at Cleveland Clinic Martin North Hospital.

The girl told police she was at a friend's house when Cook

pushed her onto a couch and inappropriately touched and assaulted her.

Officers said Cook agreed to go to the Police Department Monday, where he told officers he inappropriately touched the girl.

Cook was arrested and taken to the Martin County Jail. Bond was set at \$10,000.

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1 Peter 5:8

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NOTICE OF PUBLIC HEARINGS

The Martin County Local Planning Agency will conduct public hearings on September 5, 2019, beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following items:

1. Comprehensive Plan Amendment 19-11, Cove/Salerno Partners: A Future Land Use Map change from Residential Estate Density (two units per one acre) to Low Density Residential (five units per one acre) on 47.12 acres located east of SW Kanner Highway and extending from SE Salerno Road to SE Cove Road.
2. Comprehensive Plan Amendment 19-17, 1545 & 1565 NW 9th Ave.: A Future Land Use Map change from Low Density Residential to General Commercial on a portion of two parcels. The two parcels, totaling 19,500 square feet, are located on the east side of NW 9th Ave., between NW 9th Ave. and Federal Highway in the Palm Lake Park Subdivision.
3. Application for re-zoning from R-2B, Single Family Residential District and B-1, Business District to GC, General Commercial or the most appropriate zoning district regarding Comprehensive Plan Amendment 19-17, 1545 & 1565 NW 9th Ave.

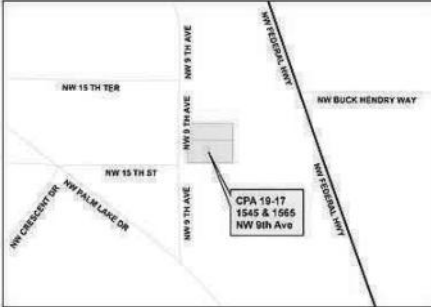
All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be sent to: Nicki van Vonn, Director, Martin County Growth Management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

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TR-GCI0248742-01



Field

Continued from Page 1A

within the \$2.2 million in interest accrued on the the \$55 million loan.

The renovation includes new concession areas, larger concourses, a new entrance, new seats and handrails in the aisles. A 360-degree concourse originally planned has been downgraded to a party deck that would extend from the existing party area in left field, just before the video board.

In 2016, the county and the Mets reached an agreement for the county to borrow \$60 million to renovate the 31-year old stadium in exchange for the Mets increasing annual rent to \$2 million and keeping spring train-

ing here until 2042.

The Mets are contributing \$2 million toward the project.

The county used \$5 million of the amount it borrowed to pay off existing stadium debt. Over the 25-year term of the loan, the county would pay \$87 million and the state \$20 million, according to county records.

The county plans to

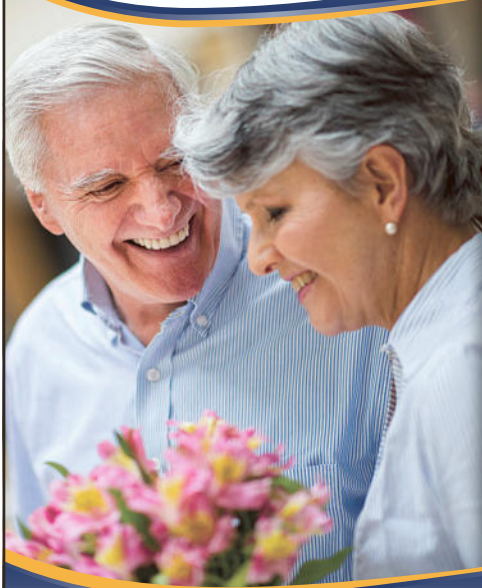
pay for the renovations using its 5% tourist-development tax, also known as the bed tax, which is imposed on hotel and motel rooms and other temporary lodging facilities.

The county spends \$2 million to \$3 million a year in bed-tax revenues on maintenance and operation of for the stadium.



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Qualified participants in the Panda study will receive all study-related medications, procedures and care at no-cost.



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Ohio looking to tackle toxic algae

State authorizes financial incentives for farmers

John Seewer
ASSOCIATED PRESS

TOLEDO, Ohio – Nearly halfway into a 10-year pledge to combat the toxic algae that turns Lake Erie a ghastly shade of green, Ohio has made little progress. Its patchwork of mostly voluntary efforts hasn't slowed the farm fertilizers that feed algae blooms, leading to contaminated drinking water and dead fish.

Ohio's governor has authorized an ambitious plan that this year will begin offering farmers financial incentives to adopt new agriculture practices and will create a network of wetlands to capture and filter runoff from fields.

The broad approach is being watched closely by states struggling with an increasing number of algae outbreaks. Some environmental groups are skeptical, but others that have been at odds with the farming industry are hopeful.

While there are no guarantees the strategy will revive the shallowest of the Great Lakes, there are potential pitfalls, including a lawsuit calling for tougher regulations, that could upend the state's goal of drastically reducing nutrient pollution entering the lake's western end by 2025.

"We can't move forward as a state unless we preserve Lake Erie," Ohio Gov. Mike DeWine said when he announced plans to pay farmers to voluntarily participate, part of \$172 million targeted for water quality.

One of the biggest hurdles is that the state must convince farmers to make changes without any certainty they will be enough. And no matter how many get on board, progress will be slow because phosphorus from chemical fertilizer and manure has built up for years.

Backers of the state's plan worry that farmers could get discouraged and lawmakers may back away from committing more money if algae blooms continue to overwhelm the lake.



Ohio is beginning a new strategy to save Lake Erie from toxic algae. In February, the state will start offering financial incentives to farmers whose runoff feeds the algae. ANDY MORRISON/THE BLADE VIA AP, FILE

That's why the state's immediate focus is on convincing farmers in the western Lake Erie region to commit to some changes. "Our measure of success will be in how many farmers enroll in each county," said Dorothy Pelanda, Ohio's agriculture director.

They'll begin finding out in February how the state intends to distribute \$30 million worth of incentives and what the money will cover. That's a big concern for those who've been hurt by depressed commodity prices, the trade war with China and one of the rainiest years in memory.

Nathan Eckel, who raises corn and farms with his family just outside Toledo, said he and many neighbors already are doing several recommended practices, including planting cover crops and vegetation along streams and mixing manure into the ground.

"We're doing what's most time efficient and what's best financially," he said.

One of the state's suggestions for reducing phosphorus runoff is to inject fertilizer into fields instead of on top, but that equipment costs close to \$200,000. "How do you justify that coming off a year like we just had?"

Eckel said.

What holds back others are lingering questions about whether the recommended steps are feasible and effective, said Robyn Wilson, a behavioral researcher at Ohio State University.

"I can't blame the farmer," she said. "Even those committed to it aren't getting enough feedback."

Surveys have shown that while up to 20% might not be willing to change, a larger share are open to new ways but face barriers, many of them financial.

"It's a lot to accomplish in a short amount of time," she said.

Ohio's governor has said offering in-

centives is the key. "We cannot expect farmers to do things that will drive them out of business," said DeWine, who first talked about long-term solutions just months after he took office a year ago.

States throughout the U.S. will be monitoring Ohio's results because reducing nutrient pollution from farms has been a much bigger challenge than slowing it from sewage plants and factories, said Dan Obenour, an environmental engineer at North Carolina State University.

"In general, states are still trying to figure it out," Obenour said.

Ohio's leaders have been under pressure to fix the lake since algae toxins in 2014 left more than 400,000 people around Toledo unable to drink their tap water. Studies have shown that roughly 85% of the phosphorus going into the lake comes from agriculture.

Many experts think the only way to reduce that is to order agriculture to make changes instead of relying on volunteers.

A federal lawsuit that could be ruled on this year is seeking to force Ohio to adopt enforceable regulatory standards. The state's agriculture director said they'll continue to move ahead with their plan, not knowing what will come from the courts.

There's a sense of urgency because Ohio's leaders say they're committed to sticking with the previous administration's promise to cut 40% of the phosphorus flowing into western Lake Erie within the next five years. If they fall short, the only choice may be tougher regulations that farmers have been trying to avoid.

NOTICE OF PUBLIC HEARINGS

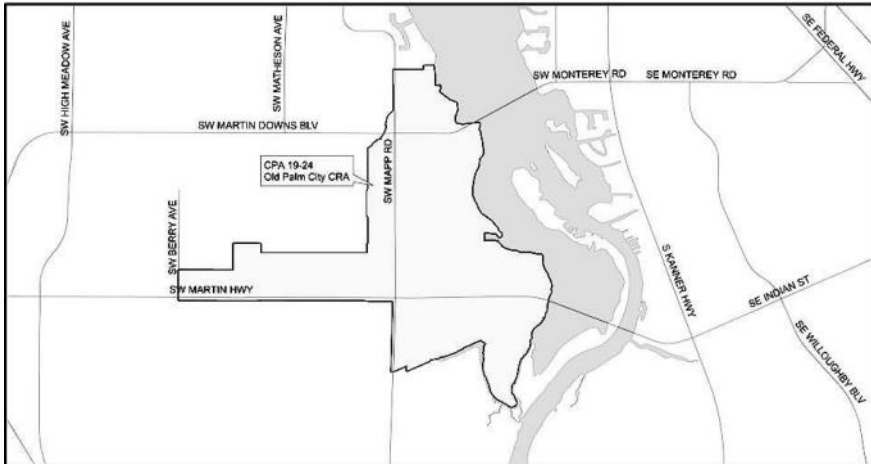
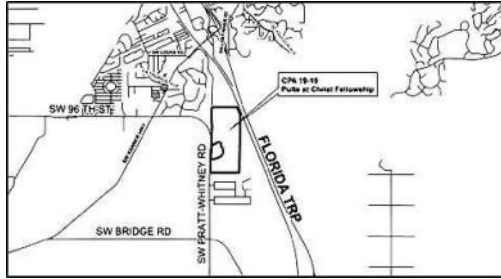
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on February 18, 2020 beginning at 9:00 A.M., or as soon thereafter as the items may be heard, to review the following items:

1. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-11, COVE SALERNO PARTNERS, 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. Comprehensive Plan Amendment 19-19, Pulte at Christ Fellowship: A proposal to consider transmittal of a Future Land Use Map change from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 1 unit per acre) on 321 acres, located at 10205 SW Pratt Whitney Road.
3. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-24, OLD PALM CITY 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.
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 meetings 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 Vonne, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-5495.

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