

Meeting Minutes



**LOCAL PLANNING AGENCY
MINUTES**

February 6, 2020

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 2020

CALL TO ORDER

LPA Members Present, Thursday, February 6, 2020: Jim Moir, Chairman, Vice Chairman Scott Watson, Members, William Flanagan, and Cindy Hall (4 present of 5 Members).

Not Present: LPA member Donald Foley, III and School Board Liaison – Kimberly Everman.

Chairman Moir called the meeting to order at 7:05 pm. A quorum was present.

Present:

Senior Assistant County Attorney Krista Storey

Comprehensive Planning Administrator Clyde Dulin

Development Review Administrator Paul Schilling

Principal Planner Maria Jose

Senior Planner Matthew Stahley

Agency Recorder/Notary Mary Holleran

MINU APPROVAL OF MINUTES

MINU-1 DECEMBER 19, 2019

The LPA is asked to approve the minutes from December 19, 2019 LPA Meeting.

Agenda Item 20-0351

MOTION: A MOTION was made by Mr. Flanagan; SECONDED by Mr. Watson to approve the minutes of the LPA Meeting of December 19, 2019. The MOTION CARRIED 4-0.

QJP – QUASI - JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a request involves the application of a policy to a specific application and site. It is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding.

Office/Residential District, or the most appropriate zoning district, for the approximately 1.10 acre undeveloped property. The applicant includes a request for a Certificate of Public Facilities Exemption.

The requested zoning change to COR-1, Commercial Office/Residential District is classified as a mandatory rezoning because the current category C, B-1 Business District is inconsistent with the Commercial Office/Residential land use designation. The applicant requested the COR-1 Zoning District to allow the construction of a professional office on the vacant property. The Future Land Use designation for the entire property on the County's CGMP is Commercial Residential.

The Location Map was displayed (Staff report pg. 13/17) showing an aerial map, along with the zoning map and future land use map (pg. 14/17). Options available include three straight zoning districts CO (Commercial Office), COR-1 (Commercial Office/Residential and COR-2 (Commercial Office/Residential Districts). Mr. Stahley explained the uses of the CO Districts (pg. 2/17).

Staff's review indicates the findings and conclusions relating to the request are identified "F" through 1 of the report (pg. 12/17). The request is considered in compliance and qualifies for a recommendation of approval for a zoning change to the requested COR-1. A review and recommendation is required for this application from the LPA and final action on this application is required by the BOCC, and advertised as public hearings.

LPA: Mr. Moir questioned the selection of COR-1 over COR-2. Mr. Stahley indicated that it was the applicant's request and it meets the Code.

APPLICANT:

Mr. Daniel Siemsen, (s/i) Gentile, Glas, Holloway, O'Mahoney, represented the Applicant. He provided required Notification to surrounding homeowners, NPH-1, Exhibit-2. Mr. Siemsen commented this was a house-keeping item, and consistent with the land use. They chose COR-1 over COR-2 for setback relief, it doesn't require any other relief, it provides for more flexibility, and the uses are the same.

PUBLIC: There were no comments from the public.

LPA: A MOTION was made by Ms. Hall to approve the applicant's request for a zoning district change from the B-1, Business District to the COR-1, Commercial Office/Residential District; **SECONDED** by Mr. Watson. The MOTION CARRIED 4-0.

*Recorder's Note: The Agenda Item format was changed to hear text amendments first NPH-2 replaced NPH-4 on the agenda.

Public hearing to consider a proposed request to amend the text of Chapter 4, Future Land Use Element and to amend Figure 4-2, Urban Service Districts and Figure 11-1, Areas Currently Served by Regional Utilities of the Martin County Growth Management Plan.

Requested by: Robert S. Raynes, Jr., Esq., Gunster Yoakley & Stewart, P.A.

Presented by: Maria Jose, Planner, Growth Management Department

Agenda Item: 20-0352

STAFF: Maria Jose (s/i) presented information for the application requesting a text amendment to Figure 4-2 and 11-1 of the CGMP, extending the Primary Urban Service District (PUSD) line approximately 599 feet east in order to cover the entire 16.72 acre subject property. The property is located at the southeast corner of SW Kanner Hwy. and Pratt Whitney Road. Figure 4-2 Urban Service Districts and Figure 11-1, Areas Currently Served by regional Utilities, currently include 9.15 acres of the 16.72-acre site. The proposed text amendments to Figure 4-2 and 11-1 will include 7.57 additional acres. A display of the proposed amendment to Figure 4-2 showing the area of the PUSD expansion was displayed, along with a map of the proposed amendment to Figure 11-1 showing the expansion of areas currently served by regional utilities. (Staff report, pg. 4/11). A map of the subject property was displayed.

According to the CGMP Commercial Land Use designations belong in the PUSD, not outside of it; therefore, it is necessary to pair the concurrent proposed FLUM change with a proposal to extend the PUSD so that both will be consistent. Additionally, a text amendment to Chapter 4 of the CGMP is also proposed, where site-specific language is added to Policy 4.1B.2, establishing sub-area development restrictions for the subject property, limiting the maximum intensity to 63,810 sq. ft. of non-residential use. The text amendment to Policy 4.1B.2 will be applicable to the entire 16.72 –acre site.

Staff recommends approval based on the Staff Report Analysis, consistency and compliance with the CGMP, extending the PUSD line approximately 599 feet east in order to cover the entire 16.72-acre property, and the conclusion the proposed amendments to Figure 4-2 and 11-1 will include 7.57 additional acres. The text amendment limiting building square footage, 68,810 sq. ft. will be applicable to the entire 16.72-acre property. The proposed amendments will have a small impact on the edge of the existing PUSD.

LPA: Mr. Moir commented on a portion of the property not within the USB.

APPLICANT: Robert S. Raynes, Jr., Esq., Gunster Yoakley & Stewart P.A., representing the applicant, provided the required notices to surrounding homeowners as Exhibit 2, NPH-2. He provided an explanation of the portion that is 1.57 acres. This was a self-imposed restriction making their CPA more attractive, it was what they needed, and it worked for them and other uses could not come in there.

LPA & COUNTY: Mr. Moir and Ms. Storey discussed leaving this item and going on to the next presentation to address the Text and Future Land Use Map in their entirety. CPA 19-22 was listed as NPH-2 on the Agenda and is now NPH-3.



BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY
MARCH 3, 2020 ~ 9:00 AM

COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

COUNTY COMMISSIONERS

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

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

PRESETS

9:05 AM Public Comment

10:00 AM Presentation by the Florida Department of Transportation on the Project Development and Environment (PD&E) Study for Florida's Turnpike (SR91) Widening from Jupiter (Indiantown Road/SR706) to Fort Pierce (Okeechobee Road/SR70)

5:05 PM Public Comment

CALL TO ORDER AT 9:03 AM

1. INVOCATION - Pastor Darrell Orman, First Baptist Church of Stuart
2. PLEDGE OF ALLEGIANCE
3. ADDITIONAL ITEMS – *The Additional Items of CNST-10, DEPT-3 and DEPT-4 were 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 PROCLAMATIONS PREVIOUSLY APPROVED VIA THE CONSENT AGENDA

The Chairman will present the proclamations to the recipients.

Agenda Item: 20-0414

ACTION TAKEN: The Board presented proclamations declaring Surveyors and Mappers Week and Census 2020 Kick-Off Day.

PH-1 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-22, PUBLIX SUPERMARKET FLUM

The request proposes a change in the future land use designation of a 6-acre portion of a 16.72-acre parcel from Agricultural to General Commercial. The parcel is located at the southeast corner of SW Kanner Highway and SW Pratt Whitney Road.

Agenda Item: 20-0443

ACTION TAKEN: The Board approved transmittal of CPA 19-22, Publix Supermarket FLUM to the Department of Economic Opportunity.

PH-2 LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT (CPA) 19-21, PUBLIX SUPERMARKET TEXT

An amendment to Policy 4.1B.2., Comprehensive Growth Management Plan (CGMP) is proposed to establish sub-area development restrictions for a specific site that is also the subject of a concurrent application for a future land use change. The subject site is located at the southeast corner of SW Kanner Highway and Pratt Whitney Road. The request also proposes a text amendment to Figure 4-2, Urban Service Districts, and Figure 11-1, Areas Currently Served by Regional Utilities, of the CGMP, extending the Primary Urban Service District line approximately 599 feet east in order to cover the entire subject site.

Agenda Item: 20-0445

ACTION TAKEN: The Board approved transmittal of CPA 19-21, Publix Supermarket Text to the Department of Economic Opportunity.

PUBLIC HEARING QUASI-JUDICIAL

PHQJ-1 IMPEDANCE BAILE REZONING

This is a request by Impedance Baile, LLC for approval of an amendment to the county zoning atlas. A zoning district change from the B-1 Business District to the COR-1 Commercial/Office/Residential district, or the most appropriate zoning district, is requested for an approximate 1.10 acre undeveloped parcel located on the east side of South Kanner Highway, approximately 1200 feet north of the SE Salerno Road and South Kanner Highway intersection. Included in this application is a request for a Certificate of Public Facilities Exemption.

Agenda Item: 20-0434 **Supplemental Memorandum** **RESOLUTION NO. 20-3.5**

ACTION TAKEN: The Board received and filed the Agenda Item and all attachments as an exhibit and approved the request to amend the Martin County Zoning Atlas to change the zoning district on the subject property from B-1 to COR-1 and adopted the resolution of approval.

DEPT-3 REVIEW OF FAIRGROUNDS LEASE STATUS AND TIMING OF REQUIRED ACTIONS BY MARTIN COUNTY

The Martin County Fair Association, Inc. (Fair) is requesting the County design, permit and construct the necessary utilities, previously discussed in past agenda items, in time for the 2021 Fair. The Board is requested to authorize the procurement of Engineering services and to consider the funding for the construction of the utilities and other capital infrastructure.

Agenda Item: 20-0517 **Additional Item**

ACTION TAKEN: The Board authorized staff to transfer up to \$500,000 for water and sewer connections into the property and size to the Fair's needs.

DEPT-4 EXECUTIVE SESSION PURSUANT TO FLORIDA STATUTES SECTION 447.605 FOR COLLECTIVE BARGAINING/LABOR NEGOTIATIONS

Martin County is currently in the process of collective bargaining with Martin County Firefighters Association Local 2959, IAFF ("IAFF") for the renewal of their collective bargaining agreement. The County's Negotiations Management Team is requesting an executive session to discuss the labor negotiations with IAFF.

Agenda Item: 20-0519 **Additional Item**

ACTION TAKEN: The Board discussed negotiations in the executive session.

**DEPARTMENTAL QUASI-JUDICIAL
GROWTH MANAGEMENT**

DPQJ-1 REQUEST FOR APPROVAL OF THE FIRST AMENDMENT TO BRIDGEWATER PRESERVE RESIDENTIAL PUD ZONING AGREEMENT

This is a request for the First Amendment to the Bridgewater Preserve Residential Planned Unit Development Zoning (PUD) Agreement for a 107 single family development located on an approximate 215-acre site located on the west side of SE Island Way in southern Martin County.

Agenda Item: 20-0452 **Supplemental Memorandum**

ACTION TAKEN: The Board received and filed the Agenda Item and all attachments as an exhibit and approved the First Amendment to the Bridgewater Preserve PUD Agreement.

PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.

ADJOURNED AT 3:48 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.

Upcoming Board Meetings
March 24 – Regular Meeting
April 7 & 21 – Regular Meetings
April 14 – Plastics Workshop @ Blake

Powerpoint Presentation

The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern, layered effect on the right side of the slide.

CPA 19-21

Publix Supermarket Text

Proposed Text Amendment

- Proposed text amendment is to Figure 4-2 (Urban Service Districts) and Figure 11-1 (Areas Currently Served by Regional Utilities) of the CGMP, extending the PUSD line 599 feet in order to cover the entire subject property, 16.72 acres located at the southeast corner of SW Kanner Hwy. and SW Pratt Whitney Road
- According to CGMP, commercial land use designations belong in the PUSD, not outside of it. Therefore, it is necessary to pair the concurrent proposed FLUM change (Agricultural to General Commercial) with a proposal to extend the PUSD so that both will be consistent

- The applicant also proposes a site-specific amendment to Policy 4.1B.2. to establish sub-area development restrictions for the subject property, shown below as underlined text:

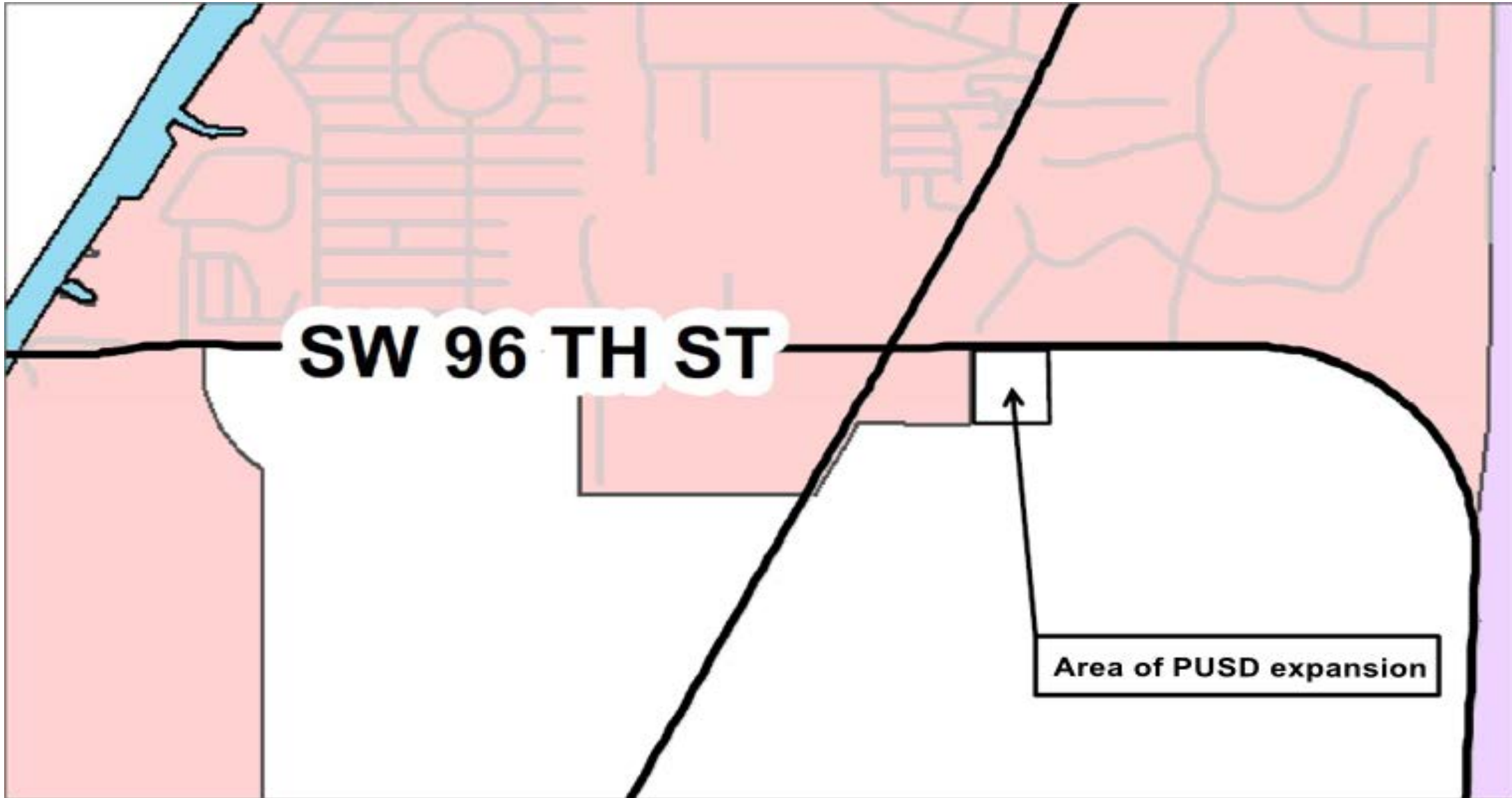
(5) The development of the tract of real property described in the Warranty Deed recorded in OR Book 3022, Page 766, Public Records of Martin County, Florida, shall be restricted and managed as follows:

(a) The maximum intensity of uses on the subject property contained within a building or buildings shall not exceed 63,810 square feet.

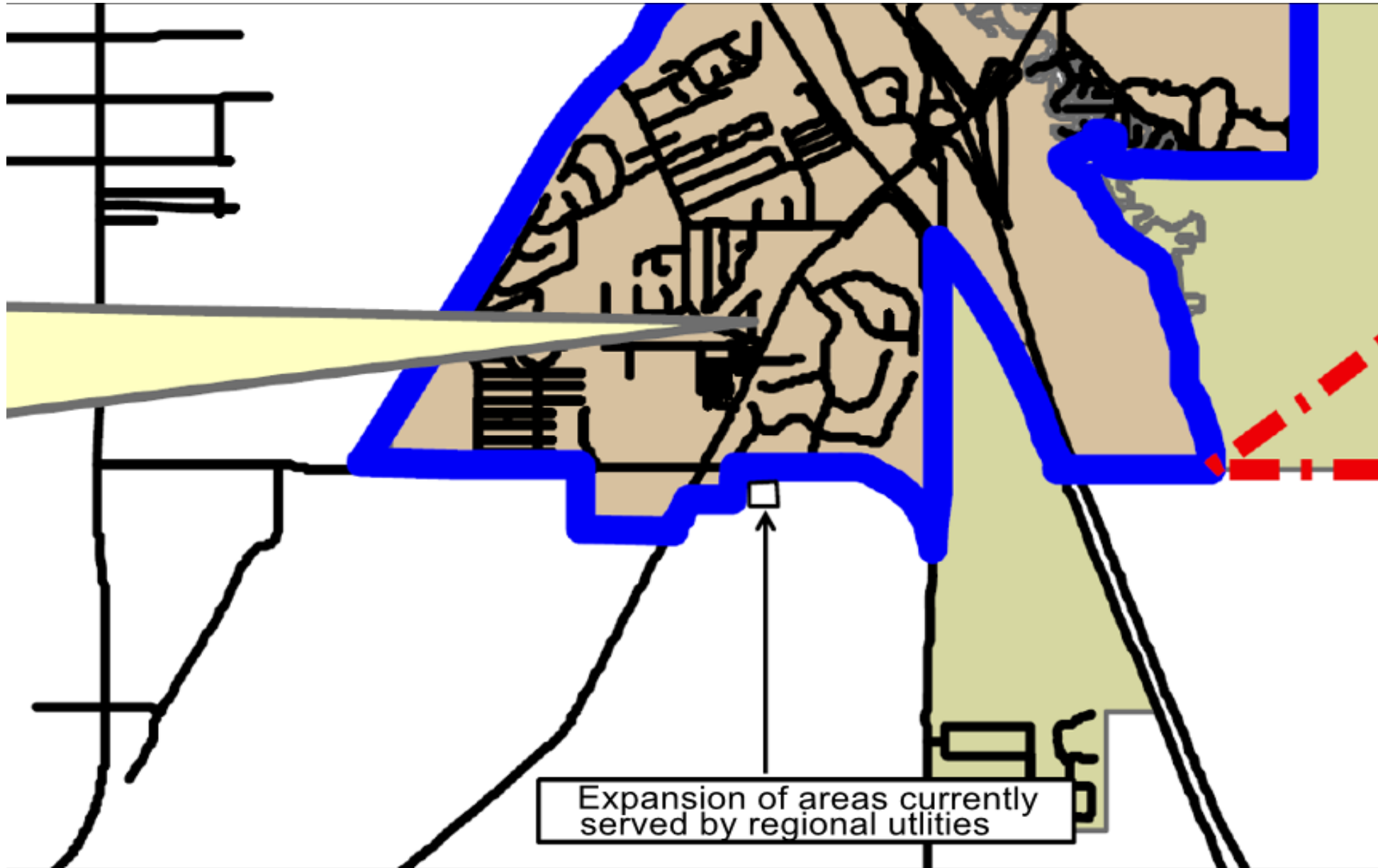


A portion of the subject parcel (highlighted in blue) is outside the PUSD (shown in yellow hatching), including some land that is designated as General Commercial.

The following is the proposed amendment to Figure 4-2



The following is the proposed amendment to Figure 11-1



Staff Recommendation : Approval

Site-specific amendment to Policy 4.1B.2. to establish sub-area development restrictions:

- ▶ By limiting the building to not exceed 63,810 square feet, applicant is limiting the impact of any commercial development that may occur on the property
- ▶ Even though subject site can have a maximum building coverage of 436,993 square feet, the applicant chooses to limit themselves to 63,810 square feet, which is a substantial reduction

Staff Recommendation : Approval

Text amendment to Figure 4-2 and Figure 11-1 of the CGMP, extending the PUSD line 599 feet

- ▶ Complies with all of the criteria that determines compliance with Policy 4.7A.7 of the CGMP (Section 3 of staff report)
- ▶ Out of the total 16.72 acres, 9.15 acres of the site (western portion) is already within PUSD

Staff Recommendation: Approval

- ▶ Request to extend PUSD 599 feet east covers only a total of 7.57 acres, which is not a significant amount of land
- ▶ Existing and anticipated urban future land uses to the north and the west of subject site are within the PUSD
- ▶ Martin County Utilities has water and sewer lines across the street from subject site and is capable of serving existing PUSD and the proposed expansion of the PUSD

- ▶ According to the CGMP, commercial uses should be located in the PUSD to ensure consistency with CGMP policies (*Policy 4.7A.2*)
- ▶ Proposed extension of the PUSD is concurrent to FLUM amendment proposal to change eastern portion of subject property to General Commercial. Since General Commercial allows the property to be used for commercial uses, the proposed PUSD extension is consistent with CGMP policies
- ▶ Considering all these factors, staff recommends approval of the proposed text amendment to Figure 4-2, Figure 11-1 and Policy 4.1B.2 of the CGMP

Public Notice

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

August 27, 2019

Gunster Law Firm
800 SE Monterey Commons Blvd. Suite 200
Stuart, FL 34996


REF: Publix Kanner & Pratt Whitney

Attn.:

This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. On August 27, 2019 This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.

Sign 1 installed on Kanner Hwy

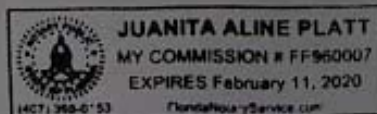
Sign 2 installed on property line on SW Pratt Whitney Rd.


Kurt C. Larsen

8/27/19
Date

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 8/28/19.





SW Kanner Hwy



SW Pratt Whitney Rd





April 10, 2020

Subject: NOTICE OF PUBLIC HEARINGS on Comprehensive Plan Amendment 19-21, a proposed text amendment to the Martin County Comprehensive Growth Management Plan ("CGMP"), Figure 4-2, Urban Service Districts, and 11-1, Areas Currently Served by Regional Utilities; and an amendment to Policy 4.1B.2 to establish sub-area development restrictions for an undeveloped 16.72 acre parcel located on the southeast corner of SW Kanner Highway & SW Pratt Whitney Road.

The following, concurrent separate application for this property will also be heard:

NOTICE OF PUBLIC HEARINGS on Comprehensive Plan Amendment 19-22, a request to change the Future Land Use designation and Zoning District on an undeveloped 16.72 acre parcel located on the southeast corner of SW Kanner Highway & SW Pratt Whitney Road. The request is to change a 6 acre portion of the 16.72 acre parcel from Agricultural to General Commercial so that the entire parcel can have a single land use designation of General Commercial. Along with this is a concurrent separate application to rezone the entire 16.72 acre parcel from R-3A & A-1 to GC.

Dear Property Owner:

As a landowner within 2,500 feet of the property described above and shown on the map attached to this letter, please be advised that the described property is the subject of applications to make the following changes:

- 1) Change Figure 4-2 of the CGMP to extend the Primary Urban Service Boundary approximately 599 feet east in order to cover the entire 16.72 acre subject parcel. The proposed amendment to Figure 4-2 will include 7.57 additional acres.
- 2) Change Figure 11-1 of the CGMP to extend the Areas Currently Served by Regional Utilities approximately 599 feet east in order to cover the entire 16.72 acre subject parcel. The proposed amendment to Figure 11-1 will include 7.57 additional acres.
- 3) Change Policy 4.1B.2 of the CGMP to establish sub-area development restrictions for the 16.72 acre parcel capping the maximum intensity of uses on the subject parcel contained within a building or buildings to 63,810 square feet.
- 4) Change the Future Land Use designation on a 6 acre portion of the 16.72 acre parcel from Agricultural to General Commercial so that the entire parcel can have a single land use designation of General Commercial.
- 5) Change the Zoning Districts, R-3A, Liberal Multiple-Family District and Small Farms District, A-1 to GC, General Commercial on the entire 16.72 acre parcel.

The Martin County Board of County Commissioners will conduct a public hearings on the subjects listed above.

The date, time and place of the scheduled Board of County Commissioners hearing is provided below:

Time and Date: **Martin County Board of County Commissioners**
9:00am., or as soon after as the matter be heard, on
Tuesday, May 5, 2020

Place: John F. Armstrong Wing of the Blake Library
2351 SE Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend the above-described hearing and will have an opportunity to speak. 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 County Administrator at (772) 221-2360, or in writing to 2401 SE Monterey Road, Stuart, Florida 34996, no later than three days before the hearing date. If you are hearing or voice impaired, please call the TDD line at (772) 228-5940.

Comprehensive Planning Facts. The Future Land Use Map is adopted as part of the CGMP 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 CGMP or 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 Transmittal Hearing (to determine whether the proposed amendment should be approved and sent to the State for review).
3. Board of County Commissioners Adoption Hearing (to adopt the proposed amendment)

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:
Martin County Administrative Center
Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

Submit Written Comments to:
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.

Property Owner

April 10, 2020

Page 3

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.

Sincerely,

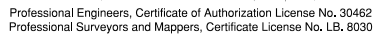
Robert Raynes, Jr.

Robert S. Raynes, Jr., Esq.

Attachments:

Exhibit "A" - Location Map

www.bowmanconsulting.com
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FILE No.
010529-EXHIBITS

DRAWN BY
GC

CHECKED BY
VF

DATE
June 2019
PROJECT NO.
010529-02-001
SCALE: 1"=200'
SHEET
EX A

Man accused of threatening man with gun in Jensen Beach

Sara Marino
Treasure Coast Newspapers
USA TODAY NETWORK – FLORIDA

JENSEN BEACH— A Stuart man was accused of firing shots in the air and then pointing a firearm at someone nearby Tuesday evening.

Sean Claesgens, 44, of an unspecified part of Stuart, was arrested on charges of aggravated assault with a deadly weapon, discharge of a firearm in public and unlicensed carrying of a concealed firearm.

Martin County Sheriff's Office deputies said around 8 p.m. Tuesday they were called to an apartment building in Jensen Beach regarding gunfire. Law enforcement officials would not release the address of the apartment building.

A man in the building told deputies he was on his porch watching videos when he saw Claesgens fire two shots with a black handgun from a nearby building.

The man told deputies, Claesgens noticed him and pointed the handgun at



Claesgens

identified Claesgens as the man who had fired the shots, deputies said.

Claesgens told deputies he didn't shoot the gun, according to his arrest affidavit.

Two people who were inside the apartment with Claesgens said they were in another room when they heard two loud pops coming from the porch area, reports show.

Claesgens was arrested and taken to the Martin County Jail. He was released on a \$5,500 bond.

Sara Marino is a TCPalm breaking news reporter covering Martin County. You can reach Sara on Twitter @saradmarino or email her at Sara.Marino@tcpalm.com.

him. The man ran inside and called 911.

Deputies said they went to an apartment building and spoke with a man who matched the witness' description of Claesgens. The witness

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- Join us **Online, Saturday 6pm, Sunday 9 & 11am**, www.thegraceplace.com/watch or on Facebook.
- GraceKids Online, Sunday at 1:00 & 4:00pm**, at www.thegraceplace.com/watch or on Facebook.

TheGracePlace.com

772-287-6388 1550 SE Salerno Road Stuart 34997

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on May 5, 2020 beginning at 9:00 A.M., or as soon thereafter as the items may be heard, to review the following items:

- AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-21, PUBLIX SUPERMARKET, TEXT, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT AND FIGURE 4-2, URBAN SERVICE DISTRICTS AND CHAPTER 11, POTABLE WATER SERVICES ELEMENT, FIGURE 11-1, AREAS CURRENTLY SERVED BY REGIONAL UTILITIES OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION AND AN EFFECTIVE DATE.
- AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-22, PUBLIX SUPERMARKET 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.

IN CONJUNCTION WITH:

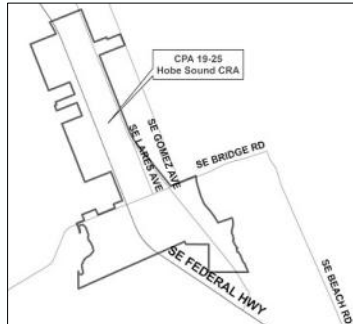
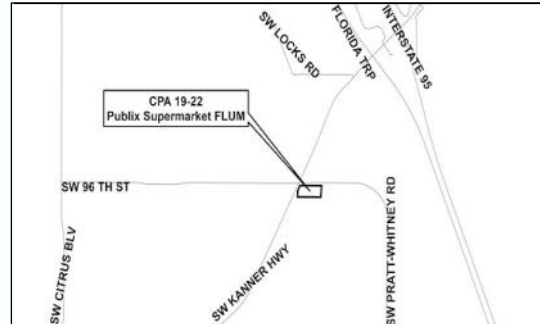
- A RESOLUTION OF MARTIN COUNTY, FLORIDA REGARDING AN APPLICATION TO CHANGE THE ZONING DISTRICT FROM R-3A, LIBERAL MULTIPLE-FAMILY DISTRICT AND A-1, SMALL FARMS DISTRICT TO GC, GENERAL COMMERCIAL DISTRICT OR THE MOST APPROPRIATE ZONING DISTRICT ON 16.72 ACRES AT THE SOUTHEAST CORNER OF SW KANNER HIGHWAY AND SW PRATT WHITNEY ROAD.
- Comprehensive Plan Amendment 19-25, Hobe Sound FLUM, a proposal to amend the Future Land Use Map regarding the Hobe Sound Community Redevelopment Area (1,024 acres) to change the Residential Estate Density, Low Density Residential, Medium Density Residential, Mobile Home Density, Commercial Office/Residential, Limited Commercial, and General Commercial future land use designations to CRA Center, CRA Neighborhood, General Institutional, Public Conservation and Recreational future land use designations, and repeal the Hobe Sound Mixed-Use Future Land Use Overlay.
- AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 5, HOBE SOUND COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.263, HOBE SOUND COMMUNITY REDEVELOPMENT AREA, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; AMENDING THE ZONING ATLAS TO ASSIGN THE HOBE SOUND 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.

The meeting will be held in the John F. and Rita M. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996. Written comments may be mailed 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.

All interested persons are invited to attend and be heard. Persons interested in being heard on this matter who are unable to attend the meeting may email written comments to BOCC-PublicComment@martin.fl.us. Comments received at this email address that are received prior to the conclusion of the applicable matter will be read into the record at the public meeting.

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

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



TR-GCI0405658-01