

CPA 19-25, Hobe Sound FLUM

Public Notice

Sign certification
Certification of Mailing
Published Ad

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


December 30, 2019

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

REF: Hobe Sound CRA CPA 19-25

Attn:

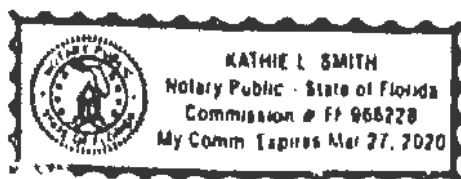
This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.


Kurt C. Larsen

12/31/19
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 12-31-19.**



Kathie L Smith



1



2



3

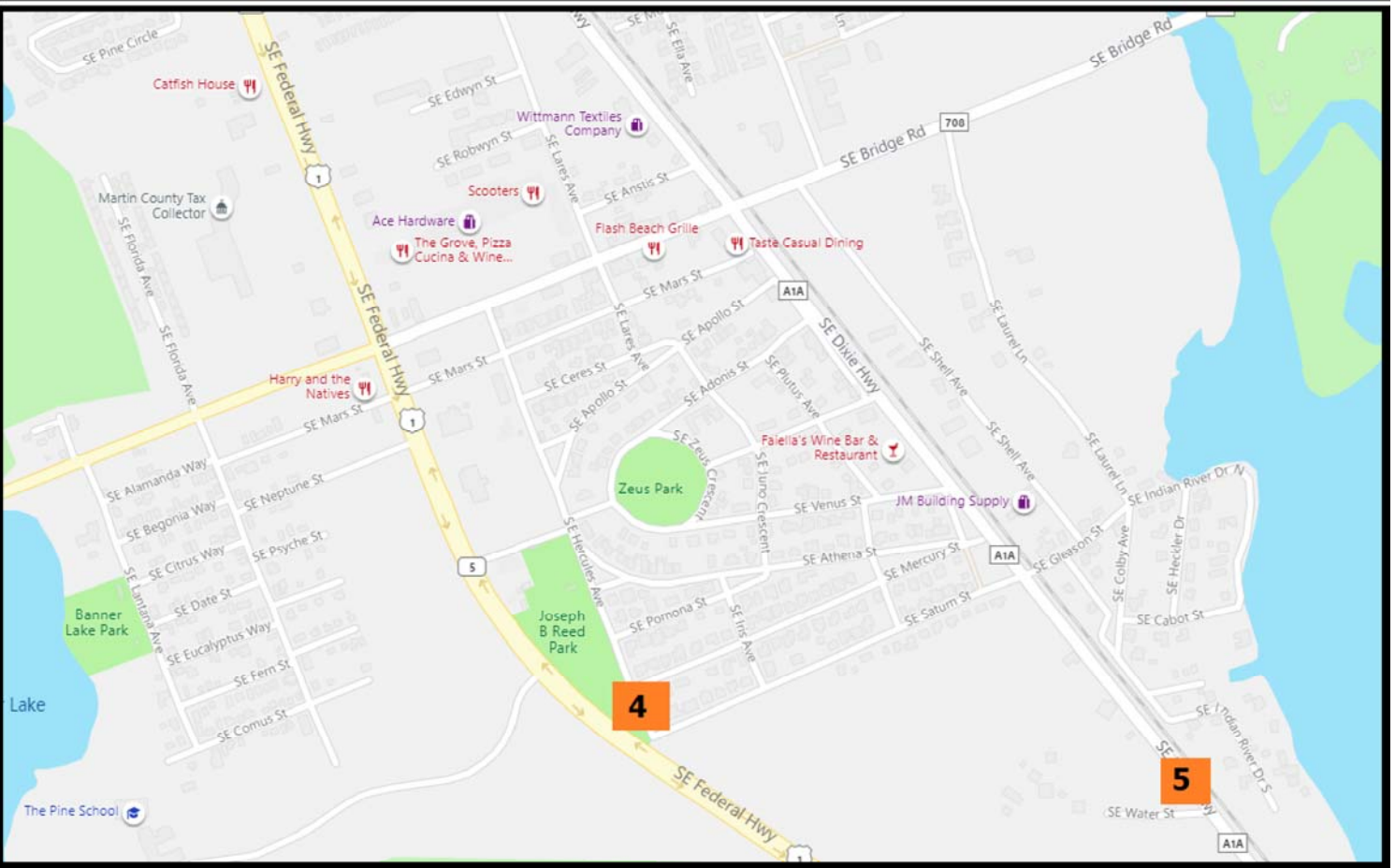
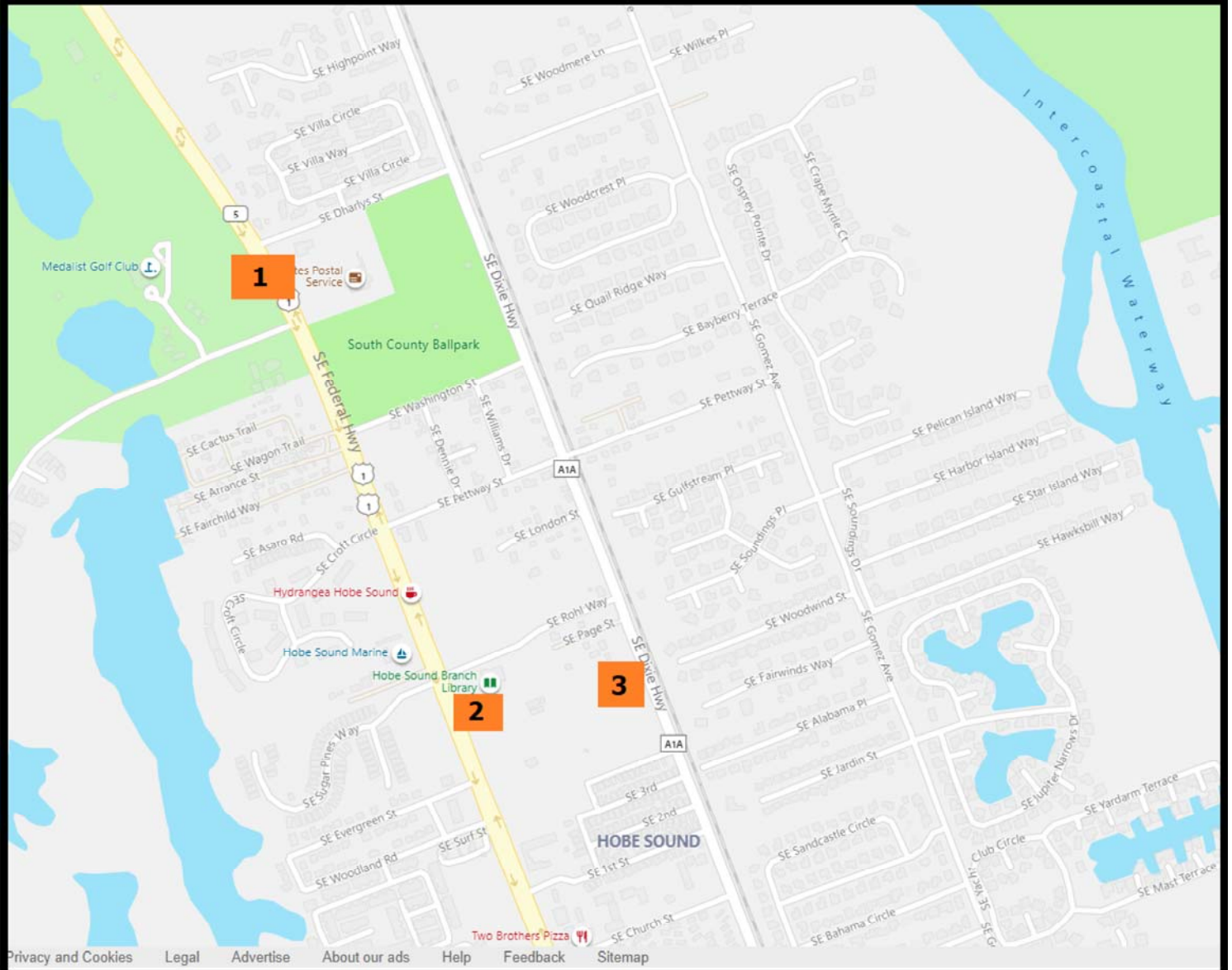


4



5







MARTIN COUNTY

COMMUNITY REDEVELOPMENT AGENCY

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

Catherine Winters	Port Salerno, Chair	DOUG SMITH	Commissioner, District 1
Cynthia Hall	Jensen Beach, Vice Chair	STACEY HETHERINGTON	Commissioner, District 2
Michael Banas	Hobe Sound	HAROLD E. JENKINS II	Commissioner, District 3
Richard Kennedy	Member at Large	SARAH HEARD	Commissioner, District 4
Mark Palazzo	Old Palm City	EDWARD V. CIAMPI	Commissioner, District 5
Michael Readling	Rio		
Saadia Tsafarides	Golden Gate		

TELEPHONE

(772) 463-3253

WEBSITE

www.martin.fl.us/cra

April 30, 2020

Paul Schilling, Deputy Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

RE: Certification of Property Owner Notification

Dear Mr. Schilling,

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 April 29, 2020.

CPA 19-25 Hobe Sound FLUM, Hobe Sound CRA rezoning.

The notification letters contained the meeting notice information for the April 2, 2020 Local Planning Agency public hearing and the May 5, 2020 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

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.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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

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TARYN KRYZDA, CPM County Administrator
KRISTA A. STOREY Acting County Attorney

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April 27, 2020

RE: Notice of Public Hearings for CPA 19-25, the proposed amendment of the Future Land Use Map and Zoning Atlas for the Hobe Sound Community Redevelopment Area (CRA); and adoption of Article 12, Division 5, Hobe Sound Community Redevelopment Code, Land Development Regulations (LDR).

Dear Property Owner:

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

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

From: Low Density Residential, Medium Density Residential, Residential Estate Density (2 units per acre), Commercial Office/Residential, Limited Commercial, General Commercial, Mobile Home, and Hobe Sound Mixed-Use Overlay.

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

And to change the zoning districts:

From: R-1 Single-Family Residential, R1A Single-Family Residential, R-2 Single-Family Residential, R-2A Two-Family Residential, R-2B Single-Family Residential, R-3 Multi-Family Residential, R-3A Liberal Multiple-Family, RS-5 Low Density Residential, R-5 Multi-Family Medium Density, RM-6 Medium Density Residential, RS-6 Medium Density Residential, RS-8 Medium Density Residential, RM-8 Medium Density Residential, HB-1 Limited Business, B-1 Business, B-2 Business-Wholesale Business, COR-1 Commercial Office/Residential, COR-2 Commercial Office/Residential, LC Limited Commercial, CC Community Commercial, GC General Commercial, RT Mobile Home Subdivision, TP Mobile Home Park, PS Public Servicing, A3 Conservation, and the Bridge Road and A-1-A Dixie Highway Zoning Overlays.

To: Hobe Sound Redevelopment, PS-1 Public Service 1, PS-2 Public Service 2, PR Public Recreation, PC Public Conservation or the most appropriate zoning districts.

And to assign zoning subdistricts pursuant to the proposed Regulating Plan, Article 12, Division 5, LDR. 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 Hobe Sound CRA boundary. Owners of properties outside of the Hobe Sound 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 19-25, the proposed amendment of the Future Land Use Map, and Zoning Atlas and amendments to the Land Development Regulations for the Hobe Sound CRA are scheduled for:

Public Hearing:	Board of County Commissioners
Topic:	Future Land Use Map, Land Development Regulations and Zoning Atlas
Date:	Tuesday, June 16, 2020
Time:	9:00 AM, or as soon thereafter as the items can be heard.
Location:	Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL

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

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

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

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

Sincerely,

Susan Kores, Manager
Office of Community Development
Attachments: Map
"Frequently asked Questions"

Frequently Asked Questions

1. What is a CRA?

A Community Redevelopment Area (CRA) is a special geographic area where the community has determined that redevelopment of both public and private facilities should occur according to a redevelopment plan. Hobe Sound 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 Hobe Sound 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 Hobe Sound CRA are Low Density Residential, Medium Density Residential, Residential Estate Density 2UPA, Commercial Office/Residential, Limited Commercial, General Commercial, General Institutional, and Mobile Home.

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 Hobe Sound 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 Hobe Sound Mixed-Use Future Land Use Overlay 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 General Institutional and Recreation future land use designations will be retained.

Zoning Atlas - The twenty-five (25) “underlying” zoning districts, and the two (2) Hobe Sound Zoning Overlay Districts will be replaced with the Hobe Sound Redevelopment Zoning District, PS-1 Public Service 1, PS-2 Public Service 2, PR Public Recreation, PC Public Conservation or the most appropriate zoning 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 Hobe Sound CRA?

The County and the Community Redevelopment Agency believe the current regulatory structure impedes realization of the vision for the Hobe Sound CRA contained in the Hobe Sound 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 Hobe Sound 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 Hobe Sound 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 January 15, 2020 meeting of the Hobe Sound Neighborhood Advisory Committee;
 - b. The April 2, 2020 meeting of the Local Planning Agency;
 - c. The April 27, 2020 meeting of the Community Redevelopment Agency;
 - d. The May 5, 2020 meeting of the Board of County Commissioners;
 - e. The June 16, 2020 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.
- c) **Go to the website** www.martin.fl.us/cra, click on Article 12.

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Hobe Sound

**MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM**

2401 SE Monterey Road, Stuart, Florida 34996

www.martin.fl.us

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TO: Clyde Dulin
Comprehensive Planning/Site
Compliance Administrator

DATE: April 30, 2020

FROM: Krista A. Storey *KAS*
Senior Assistant County Attorney

SUBJECT: Radius Search for CPA-25, Amendment of the Future Lane Use Map
and Zoning Atlas for the Hobe Sound 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 Hobe Sound CRA. Hobe Sound 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
Josh Mills, Project Manager
Irene Szedlmayer, Senior Planner



BUREAU OF DIRECT MAIL INC.

2809 SE Monroe Street
Stuart, FL 34997

(772) 283-8850
(800) 368-0004

April 29, 2020

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

RE: Hobe Sound notification letter #2 and Hobe Sound CRA.MAP #2 mailing
Purchase Order #P2004620-R-C1

I hereby certify that the Bureau of Direct Mail Inc., has prepared and mailed 2,771 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 April 29, 2020. A total of 2,771 pieces were mailed. 2,758 to domestic addresses and 13 to foreign addresses.

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

Yard

Continued from Page 1A

1 by a special magistrate, which is why city officials declined to discuss the issue with TCPalm, spokesperson Sarah Prohaska said in an email.

What constitutes “a healthy, neat and orderly appearance,” Goldberg said, “is a matter of personal taste. Some people who go to an art museum like realistic paintings, some like surrealism and some like impressionism. Gardening is like art. Just because it’s not their aesthetic doesn’t mean it’s wrong.”

Florida native plants

Goldberg’s yard definitely stands out from others in the neighborhood of northwest Port St. Lucie. Except for the garage at the end of a short driveway, much of the house isn’t visible from the road because of dense foliage.

What the city calls weeds and tall grass, Goldberg calls flowering native plants — some of which just happen to not be flowering at the moment.

“My yard may look a little weedy to some,” she said, “but every one of these plants has a purpose.”

Goldberg can point out all 96 species of native plants and trees in her yard — mostly by both common and Latin names — that are growing to feed and attract birds and butterflies.

Goldberg said the city’s inspectors “don’t know what they’re looking at. They say, ‘That tall grass has to go’ when what they’re pointing at isn’t grass, but asters that just aren’t in bloom. They say my dune sunflowers have to be cut to 1 foot tall. But those plants are food to 14 different types of caterpillars.”

In his report backing up the citation, Code Compliance Specialist Hamlet Polanco said he and Code Compliance Supervisor Aaron Biehl told Goldberg the city ordinance required her to “maintain in a presentable manner the grass, weeds, trees, bushes and/or all of the foliage on her property, regardless of their status as to whether they are decorative, part of the natural landscaping, or being natural or exclusive to Florida.”

Closed case reopened

This isn’t Goldberg’s first citation. The city cited her in March 2017, but she won that battle, according to public records.

Goldberg said she gave the city inspectors a list of all the plants in her yard, both the common and scientific names, and in January 2018 “they told me they wouldn’t bother me anymore,” she said.

The city withdrew the citation and closed the case. Goldberg’s property “is exempted via a Florida environmental provision - allowing it to host natural flora,” according to a report city Inspector Chris Danforth filed March 11, 2019.

That’s a reference to the Florida Friendly Landscape Ordinances, which said the use of native plants “and other water use and pollution prevention measures to conserve or protect the state’s water resources serves a compelling public interest.”

“Numerous complaints” about her yard prompted a Feb. 25 inspection and new citation, according to Polanco’s report. All but one complaint from an anonymous source were made by city staffers, Goldberg said, referring to the public records she obtained.

In fact, she said her yard is more compliant with city codes than the vast majority of lawns in Port St. Lucie because the “specific objectives” of Chapter 154, the city’s “Landscape and Land Clearing Code,” are to “preserve and protect existing vegetation, promote water conservation, and encourage greater use of native cold-tolerant and drought-tolerant landscape material.”

Under that provision, Goldberg said, yards with vast expanses of native bahia and St. Augustine grass are entered and fertilized to look like Fern Park are the ones violating the city’s code.

“I don’t want a monoculture of grass and have fertilizer run off into the St. Lucie River and Indian River Lagoon,” Goldberg said. “I want diversity. It’s important to me to show people what they can plant, what they can do with their yards to be more environmental. I’m doing the right thing for my community.”

Tyler Treadway is an environment reporter who specializes in issues facing the Indian River Lagoon. Support his work on TCPalm.com. Contact him at 772-221-4219.

FHP: California man arrested after high speed chase topping 120 mph

Corey Arwood
Treasure Coast Newspapers
USA TODAY NETWORK – FLORIDA

ST. LUCIE COUNTY – A California man led state troopers on a cross-county, high-speed pursuit before they bumped his vehicle into a spin, stopping him on Interstate 95, according to highway officials.

Johnson Conrad, 34, reached speeds over 120 mph around 11 a.m. Thursday, troopers said.

The chase went on for roughly 30 miles in the interstate’s northbound lanes.

Troopers used the pursuit intervention technique, or PIT maneuver, to stop him, Florida Highway Patrol Lt. Yanko Reyes wrote in a news release Thursday afternoon.

Reyes said a trooper on I-95 north of West Indiantown Road, which is just south of Martin Coun-

ty, saw the blue 2020 Volkswagen Tiguan driven by Conrad traveling over 100 mph and changing lanes.

As Conrad passed through Martin County, another state trooper fell in behind him.

Just north of Southwest Becker Road in St. Lucie County, they used the PIT maneuver by bumping the rear right side of the SUV causing it to spin clockwise and come to a stop facing oncoming traffic.

Conrad was arrested and charged with reckless driving and fleeing and eluding officers. He was taken to Cleveland Clinic Tradition Hospital in Port St. Lucie with minor injuries.

Reyes said Conrad has not provided any statements to highway officials, who are continuing to investigate the incident.

Stores

Continued from Page 1A

3520 N.W. Federal Highway, Jensen Beach, 772-345-2563
■ 5980 20th St., Vero Beach, 772-770-1108

Residents still wary of shopping in public because of the coronavirus can find sale items online at pier1.com.

Catie Wegman is a community reporter who also produces “Ask Catie,” an occasional feature to find answers to your burning questions about anything and everything — the more bizarre the better. Support her work with a TCPalm subscription. Contact her at catie.wegman@tcpalm.com or 772-221-4211 and follow her @Catie_Wegman on Twitter and @catiewegman1 on Facebook.

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on June 16, 2020 beginning at 9:00 A.M., or as soon thereafter as the items may be heard, to review the following items:

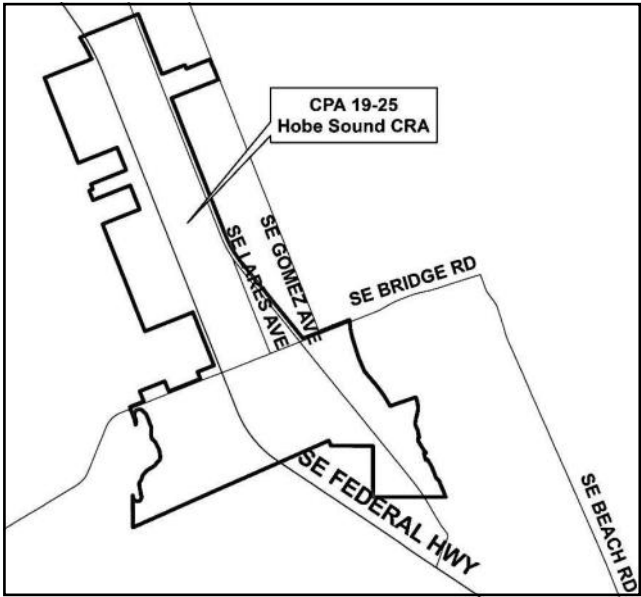
1. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-25, HOBE SOUND FLUM, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.
2. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 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: Paul Schilling, 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 due to COVID-19 may submit written comments through the Martin County website at www.martin.fl.us/BCCPublicComment. The item number the comment is related to is required in the submittal and can be found on the BOCC Agenda. Comments submitted through the form 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.





Construction Law & Bankruptcy

CRARY BUCHANAN
ATTORNEYS AT LAW
STUART, FLORIDA OFFICE

287-2600

JEFF SAUNDERS

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