

Article 12, Division 6,  
Port Salerno Community Redevelopment Code  
and amendment of the Zoning Atlas  
Public Notice

Sign Certification  
Certification of Mailing  
Published Ad

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

February 14, 2020

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

REF: Port Salerno CRA CPA 19-27

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.

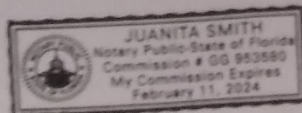
  
Kurt C. Larsen

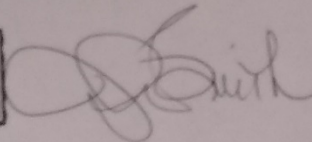
Date

2/14/20

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 2-14-20.







# Port Salerno LDR Sign Placement

## 1. Cove Road and Railway Avenue



## 2. Cove Road and Horizon Avenue Right-of-way



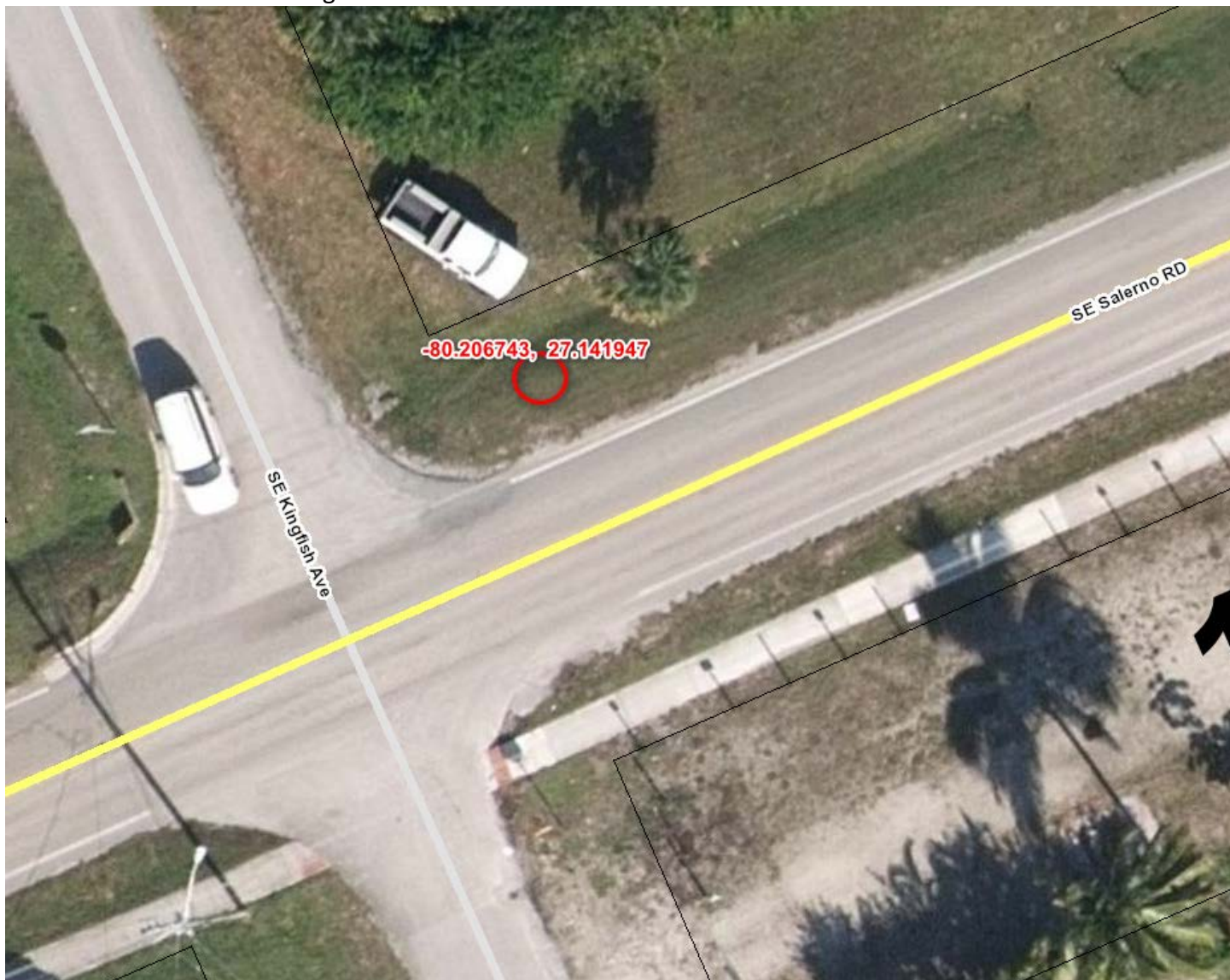
3. Dixie Highway and Seaward Street



4. Commerce Avenue



5. Salerno Road and Kingfish Avenue





**MARTIN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
2401 S.E. MONTEREY ROAD • STUART, FL 34996

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<b>SARAH HEARD</b>	Commissioner, District 4	<b>TELEPHONE</b>	(772) 288-5400
<b>EDWARD V. CIAMPI</b>	Commissioner, District 5	<b>WEBSITE</b>	<a href="http://www.martin.fl.us">www.martin.fl.us</a>

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June 3, 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 of 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 June 3, 2020.

CPA 19-27 Port Salerno FLUM, Port Salerno CRA rezoning.

The notification letters contained the meeting notice information for the July 2, 2020 Local Planning Agency public hearing and the July 28, 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



**MARTIN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
2401 S.E. MONTEREY ROAD • STUART, FL 34996

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May 30, 2020

**RE:** Notice of Public Hearings for CPA 19-27, the proposed amendment of the Future Land Use Map and Zoning Atlas for the Port Salerno Community Redevelopment Area (CRA), and adoption of Article 12, Division 6, Port Salerno 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 Port Salerno Community Redevelopment Area or the owner of property within 1000 feet of the CRA boundary.

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

**From:** Low Density Residential, Medium Density Residential, High Density Residential, Mobile Home, Residential Estate Density (2 units per acre), Commercial Office/Residential, Limited Commercial, General Commercial, Recreational, and the Port Salerno, Cove Road and Salerno Road Mixed-Use Future Land Use Overlays.

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

And to change the zoning districts:

**From:** R-1B Single Family Residential, RE-1/2A Residential Estate, R-2B Single Family Residential, R-2A Two-Family Residential, R-3 Multiple-Family Residential, R-3A Liberal Multiple-Family, RM-6 Medium Density Residential, RM-8 Medium Density Residential, RT Mobile Home Subdivision, TP Mobile Home Park, B-1 Business, B-2 Business-Wholesale, COR-1 Commercial Office Residential-1, Limited Commercial, General Commercial, Waterfront General Commercial and Waterfront Resort Commercial, M-1 Industrial, PS Public Servicing, and the Town Center, Salerno Road and Cove Road Zoning Overlays.

**To:** Port Salerno Redevelopment, PS-1 Public Service 1, PR Public Recreation or the most appropriate zoning district.

And to assign zoning subdistricts pursuant to the proposed Regulating Plan, Article 12, Division 6, LDR. It is proposed that the CRA Mixed-Use Future Land Use Overlays and the CRA Zoning Overlay Districts will be repealed. Institutional and Marine Waterfront Commercial future land use designations would be retained.



No changes in the future land use or zoning designations are proposed for properties outside of the Port Salerno CRA boundary. Owners of properties outside of the Port Salerno 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 19-27, the proposed amendment of the Future Land Use Map, the Zoning Atlas and amendments to the Land Development Regulations for the Port Salerno CRA are scheduled for:

**Public Hearing: Local Planning Agency**

Topic: Future Land Use Map, Zoning Atlas and Land Development Regulations  
Date: Thursday, July 2, 2020  
Time: 7:00 PM, or as soon thereafter as the items can be heard.  
Location: Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, FL

**Public Hearing: Board of County Commissioners**

Topic: Future Land Use Map and Land Development Regulations  
Date: Tuesday, July 28, 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](http://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, Principal Planner, Growth Management Department, at 772-288-5931 or by email at [iszedlma@martin.fl.us](mailto:iszedlma@martin.fl.us). All written comments should be sent to Clyde Dulin, AICP, Comprehensive Planning Administrator, by email at [cdulin@martin.fl.us](mailto:cdulin@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. Port Salerno 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 Port Salerno 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 Port Salerno CRA are Low Density Residential, Medium Density Residential, High Density Residential, Residential Estate Density (2 units per acre), Commercial Office/Residential, General Commercial, General Institutional, Commercial Waterfront 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 are three Mixed-Use Future Land Use Overlays (Cove Road, Salerno Road and Port Salerno) in the Port Salerno 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 three Port Salerno Mixed-Use Future Land Use Overlays and most of the “underlying” future land use designations will be replaced by two new future land use designations called CRA Center and CRA Neighborhood. Some County owned land will be designated Public Service. The Recreation future land use designation will be retained.

Zoning Atlas - The nineteen (19) “underlying” zoning districts, and the three (3) Port Salerno Zoning Overlay Districts will be replaced with the Port Salerno Redevelopment Zoning District, PS-1 Public Service 1, PR Public Recreation 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 Port Salerno CRA?**

The County and the Community Redevelopment Agency believe the current regulatory structure impedes realization of the vision for the Port Salerno CRA contained in the Port Salerno 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 Port Salerno 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 Port Salerno CRA.

#### **8. Are there other plan amendments for the CRA?**


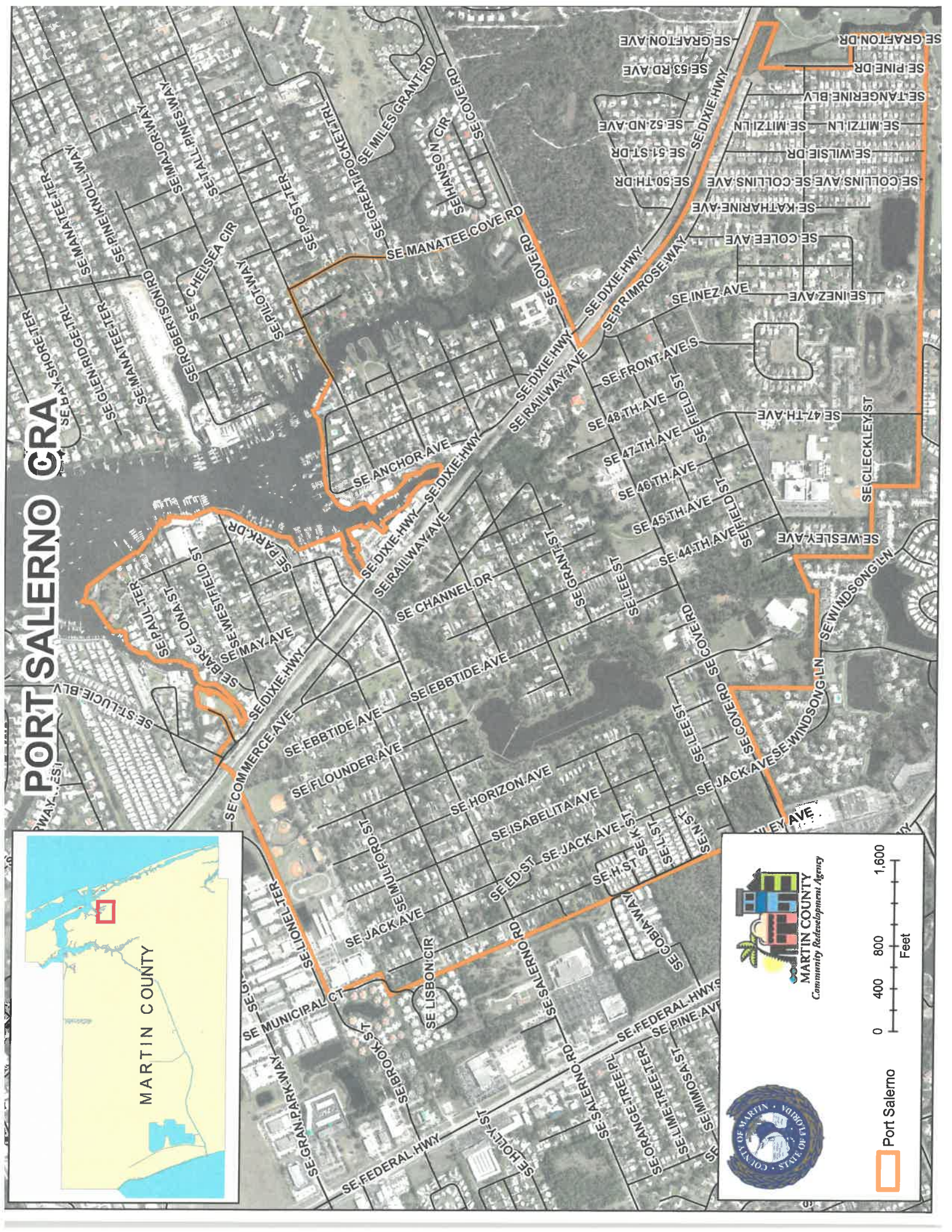
Yes. In 2017, the Board of County Commissioners initiated text amendments to the Comprehensive Growth Management Plan (CGMP) that will “strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas (CRAs).” This amendment creates a 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 February 13, 2020 meeting of the Port Salerno Neighborhood Advisory Committee;
  - b. The June 11, 2020 meeting of the Port Salerno Neighborhood Advisory Committee;
  - c. The June 22, 2020 meeting of the Community Redevelopment Agency;
  - d. The July 2, 2020 meeting of the Local Planning Agency;
  - e. The July 28, 2020 meeting of the Board of County Commissioners.
- b) **CALL** or **EMAIL** Irene Szedlmayer, Principal Planner, Growth Management Department at 772-288-5931 or [isedlma@martin.fl.us](mailto:isedlma@martin.fl.us) with your questions.
- c) **Go to the website** [www.martin.fl.us/cra](http://www.martin.fl.us/cra), click on Article 12 “learn more”.

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# PORT SALERNO CRA



MARTIN COUNTY  
*Community Redevelopment Agency*



0 400 800 1,600  
Feet

Port Salerno

# Study to track Lake O muck to St. Lucie River

**Tyler Treadway**  
Treasure Coast Newspapers  
USA TODAY NETWORK - FLORIDA

Muck, the often-ignored pollutant in the St. Lucie and Caloosahatchee rivers, is about to be ignored no more.

The South Florida Water Management District agreed Thursday to spend about \$1 million over the next four years on an effort with the U.S. Geological Survey to study how sediments, including muck, move from Lake Okeechobee to the river estuaries.

Fertilizer pollution in Lake O discharges gets lots of attention because the nitrogen and phosphorus in stormwater runoff feeds toxic blue-green algae blooms in the estuaries.

But since 2009, nearly 226,000 tons of sediment has moved from the lake to the estuaries, Mark Perry, executive director of the Florida Oceanographic Society in Stuart, told the board.

About 150,000 tons of that sediment went into the St. Lucie, nearly twice the weight of the Washington Monument. The 68,000 tons of sediment that went into the Caloosahatchee is not quite twice the weight of the Lincoln Memorial.

No one knows how much muck is in the St. Lucie River estuary. Estimates run from around 15 million cubic yards to around 50 million cubic yards. That's enough muck to fill 3.6 million large dump trucks.

The muck is up to 15 feet deep in several places, especially where the water is wide, deep and slow-moving, so that suspended sediment can drop to the river floor.

- Once in the estuaries, the sediment can kill:
- Oysters by clogging the filters they use to feed
  - Seagrass by blocking out light needed for photosynthesis

Muck also holds nutrients and toxins that can be released into the water when stirred up by wind and boat propellers. "The gift you don't want that keeps on giving," is how the sediment is described by Vincent Encomio, the Sea Grant agent for the University of Florida Extension Service in Martin and St. Lucie counties.

Lisa Interlandi, executive director of the Everglades Law Center, asked that the study be expanded to the Lake Worth Lagoon in Palm Beach County, which also gets Lake O discharges and "has a major problem with sediment."

The item was on the board's consent agenda, and members didn't discuss the issue before approving it.

## \$1.2 billion budget

The board also approved a tentative budget of nearly \$1.2 billion for fiscal year 2020-21, an increase of nearly \$200 million from the current fiscal year.



This photo shows muck in the water near the St. Lucie Inlet. CONTRIBUTED PHOTO FROM JACQUI THURLOW-LIPPISCH

Here's how most of the money will be spent:

- \$734 million (62%): Land acquisition, restoration and public works
- \$334.8 million (28%): Operation and maintenance of land and public works

Here's where most of the money will come from:

- \$512.2 million: State allocations (about \$76.7 million more than last year)
- \$288.3 million: Property taxes (about 1.4 million more than last year)

The increase in revenue from property taxes comes despite the board agreeing to lower the tentative tax rate for most of the district's 16 counties, including Martin and St. Lucie counties, at \$26.75 for every \$100,000 of a property's taxable value.

For example, the owner of a house valued at \$250,000 with a \$50,000 homestead exemption would pay \$53.50. That same homeowner would have paid \$55.90 based on the tax rate for fiscal year 2019-20.

Despite the lower rate, some homeowners may pay more taxes next year if their property value has

been appraised at a higher value.

District staffers call the cuts "roll backs," meaning the lower tax rates are expected to generate the same amount of revenue as the previous year because of increased property values and new construction.

The district can afford to lower property taxes, said board Chairman Chauncey Goss of Sanibel Island, "because the state Legislature took incredible care of us. We're in good shape for this year."

While the rolled-back tax rate saves average homeowners a few dollars, it saves large property owners in the district much more.

A TCPalm investigation found a similar roll back the board approved in 2015 saved a combined \$2.1 million for 15 companies: seven hotels, three utilities, two tourist attractions, two retail stores and one sugar producer.

Florida Power & Light Co. saved the most: \$531,550. The budget will be formally approved Sept. 22.

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 and tyler.treadway@tcpalm.com.

## Bacteria warning: Avoid contact with this water

**Tyler Treadway**  
Treasure Coast Newspapers  
USA TODAY NETWORK - FLORIDA

It's now safe to get in the water at Sandsprit Park, but a water advisory for the St. Lucie River around the Roosevelt Bridge and Leighton Park was extended Thursday because of an unacceptably high bacteria count.

People should avoid contact with the water, which can cause an upset stomach, diarrhea, eye irritation and skin rashes if touched or ingested, according to the Florida Department of Health office in Martin County.

A "poor" bacteria-level ranking is 71 or more enterococcus per 100 milliliters of water. The Roosevelt Bridge at Stuart had 624 and Leighton Park at Palm City had 782 in water samples taken Monday.

The sample taken at Sandsprit Park had 53, which led to lifting the advisory. The sample taken at the Stuart Sandbar, which has no advisory, had 10 enterococcus.

The warning will remain in effect until a series of results are consistently satisfactory. The next water sample will be taken Monday.

Enteric bacteria, a sign of fecal pollution, inhabit the intestinal tract of people and animals. The bacteria's presence in the water typically comes from pets, wildlife, livestock, human sewage and stormwater runoff, especially after heavy rains.

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 and tyler.treadway@tcpalm.com.

## Educate

Continued from Page 1A

Snyder said if the agency does get complaints about people not following the ordinance, deputies would likely go out and educate them.

"With personal freedom, comes personal respon-

sibility," Snyder said. "It's my hope and belief that what we found with these past state mandates is that people will in the main voluntarily comply."

Sara Marino is a TCPalm breaking news reporter covering Martin County. You can reach Sara on Twitter @saramarino or email her at Sara.Marino@tcpalm.com. If you're a subscriber, thank you. If not, become a subscriber to get the latest breaking news.

### NOTICE OF PUBLIC HEARINGS

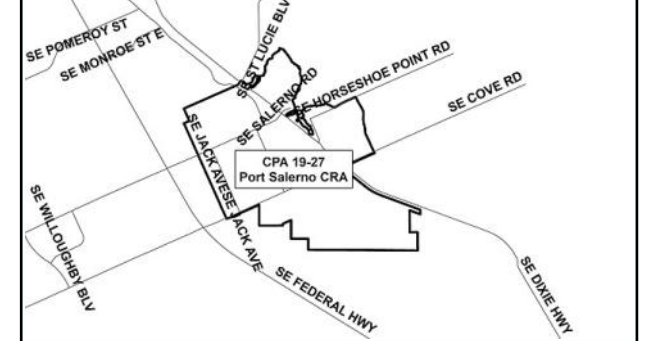
The Martin County Board of County Commissioners will conduct public hearings on July 28, 2020, beginning at 9:00 A.M., or as soon thereafter as the items may be heard, to review the following items:

1. Comprehensive Plan Amendment 19-27, Port Salerno FLUM, a proposal to amend the Future Land Use Map regarding the Port Salerno Community Redevelopment Area to change the Residential Estate Density, Low Density Residential, Medium Density Residential, Mobile Home Density, High Density Residential, Commercial Office/Residential, Limited Commercial, General Commercial and Recreational future land use designations to CRA Center, CRA Neighborhood and General Institutional future land use designations and to repeal the Port Salerno Mixed-Use Future Land Use Overlay. The Residential Estate Density future land use designation will be removed from 2 small islands owned by the State of Florida. The Marine Waterfront Commercial and Industrial future land use designations will be retained.
2. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 6, PORT SALERNO COMMUNITY REDEVELOPMENT CODE OF ARTICLE 12, REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; REPEALING SECTION 3.262, PORT SALERNO COMMUNITY REDEVELOPMENT AREA, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; AMENDING THE ZONING ATLAS TO ASSIGN THE PORT SALERNO REDEVELOPMENT ZONING DISTRICT AND MAKE OTHER CHANGES FOR CONSISTENCY WITH THE FUTURE LAND USE MAP; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

All interested persons are invited to attend and be heard. The meeting will be held in the 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.

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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