



# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

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

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**TELEPHONE** (772) 288-5400  
**WEBSITE** [www.martin.fl.us](http://www.martin.fl.us)

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February 26, 2024

Ms. Barbara Powell, Deputy Bureau Chief  
Bureau of Community Planning and Growth  
Florida Commerce  
Caldwell Building  
107 E. Madison St.  
Tallahassee, FL 32399

Re: Small Scale adopted Martin County Comprehensive Plan Amendment.

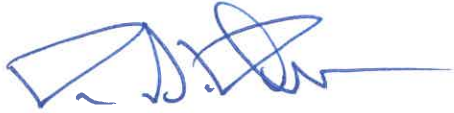
Dear Ms. Powell:

On February 20, 2024 the Martin County Board of County Commissioners approved Ordinance Number 1217, regarding Comprehensive Plan Amendment 23-18, Manatee pocket Mooring Field, a small scale amendment to the future land use map adopted pursuant to Section 163.3187, Florida Statutes. This small-scale amendment contains a total of 0.02 acres. The adoption package is being submitted electronically through the Comprehensive Plan and Amendment Upload portal located at: <https://floridajobs.secure.force.com/cp/>

This amendment is not within an area of critical state concern and does not involve a site within a rural area of opportunity as defined in Section 288.0656(2) (d), Florida Statutes.

For further information regarding the adopted Comprehensive Growth Management Plan amendment, please contact Paul Schilling, Growth Management Department Director, (772) 288-5495 or [pschilli@martin.fl.us](mailto:pschilli@martin.fl.us).

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Don G. Donaldson', with a long horizontal line extending to the right.

Don G. Donaldson, P.E.  
County Administrator

DD:PS:jvs

Enclosures:

**cc (letter only):**

Board of County Commissioners  
Elysse Elder, Deputy County Attorney  
Jenny Fields, CFA, Martin County Property Appraiser  
Tyler Steinhauer, Director of Appraisal Services  
Bob Webster, Real Estate Manager

# **PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN**

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**REQUEST NUMBER:** CPA 23-18, Manatee Pocket Mooring Field, Upland Facility  
**Report Issuance Date:** January 25, 2024

**PROPERTY OWNERS:** Martin County

**APPLICANT:** Martin County Board of County Commissioners  
2401 S.E. Monterey Ave.  
Stuart, FL 34996

**REPRESENTED BY:** Office of Community Development  
Susan Kores  
2401 S.E. Monterey Ave.  
Stuart, FL 34996

**PLANNER-IN-CHARGE:** Carolyn Grunwald, Planner  
Growth Management Department

<b><u>PUBLIC HEARINGS:</u></b>	<b><u>Date</u></b>	<b><u>Action</u></b>
Local Planning Agency:	February 2, 2024	3-0
Board of County Commission Adoption:	February 20, 2024	4-0

**SITE LOCATION:** The proposed application is regarding a recently abandoned Right-of-Way at the corner of SE Bayview Street and SE Park Drive in the Port Salerno Community Redevelopment Area (CRA). The parcel is located and accessed on the east side of the SE Bayview Street and SE Park Drive intersection, abutting the Manatee Pocket waterway.

**APPLICANT REQUEST:** The request was initiated by the Board of County Commissioners with the October 24, 2023 adoption of Resolution 23-10.14 for a small-scale comprehensive plan amendment to the Future Land Use Map (FLUM) to change 0.02 acres of abandoned Right-of-Way to Marine Waterfront Commercial, concurrently with an amendment to the Land Development Regulations. A separate staff report will review the amendment to the Land Development Regulations to allow for construction of the Manatee Pocket Mooring Field upland facility as the mooring field requires mandatory access to support facilities and to better facilitate redevelopment at the waterfront in the Port Salerno CRA.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed FLUM assignment of Marine Waterfront Commercial to the recently abandoned Right-of-Way.

## EXECUTIVE SUMMARY:

On October 24, 2023, the Board of County Commissioners voted to abandon the Right-of-Way shown in Figure 1. Upon abandonment, the land reverts to the adjoining landowners. The land adjacent to the east of the abandoned Right-of-Way depicted in Figure 1 is owned by Martin County.

This staff report will consider the Marine Waterfront Commercial future land use designation for the land depicted in Figure 1 and will analyze whether it is consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties. An application to assign a subdistrict to this parcel with Port Salerno CRA regulations is being reviewed in a separate staff report and public hearing.

Figure 1 – Location of the Right-of-Way abandonment seeking an amendment in light blue.





Figure 2 - The Future Land Use Map showing subject site in the light blue triangular area.



## **1. PROJECT/SITE SUMMARY**

### **1.1. Physical/Site Summary**

These parcels are within the following:

Planning District:	Port Salerno/76
Adjacent Planning District:	South County
Commission District:	District 4
Taxing District:	District 4 Municipal Service Taxing Unit
Urban Service District:	Primary Use Service District (PUSD)

### **1.2 Major Roadways**

The major roadways closest to the subject parcel are S.E. Dixie Highway, a major arterial road, and S.E. Salerno Road, also a major arterial road.

### **1.3 Current Amendment Requests**

There are no concurrent amendments in the Port Salerno area. The closest concurrent amendment request is in Hobe Sound.

- A. CPA 23-02, Hobe Sound Storage: A FLUM amendment for 4 acres located east of S.E. Federal Highway between S.E. Heritage Boulevard and S.E. Poinciana Lane, changing the parcel from Medium Density Residential to General Commercial future land use designation.

### **1.4. Past Changes in Future Land Use Designations**

- A. CPA 19-27, Port Salerno Future Land Use Map: The amendment repealed the Port Salerno Mixed-Use Future Land Use Overlays and changed Residential Estate Density, Low Density Residential, Medium Density Residential, High Density Residential, Mobile Home Density, Commercial Office/Residential, Limited Commercial, General Commercial and Recreational future land use designations to CRA Center, CRA Neighborhood, or General Institutional future land use designations throughout the Port Salerno CRA. The subject properties were part of that amendment adopted September 15, 2020.

This parcel is located within the Port Salerno Community Redevelopment Area. The Port Salerno CRA was created in 1999.

### **1.5. Adjacent Future Land Use:**

North:	Marine Waterfront Commercial
South:	Marine Waterfront Commercial
East:	Manatee Pocket Waterway
West:	CRA Center

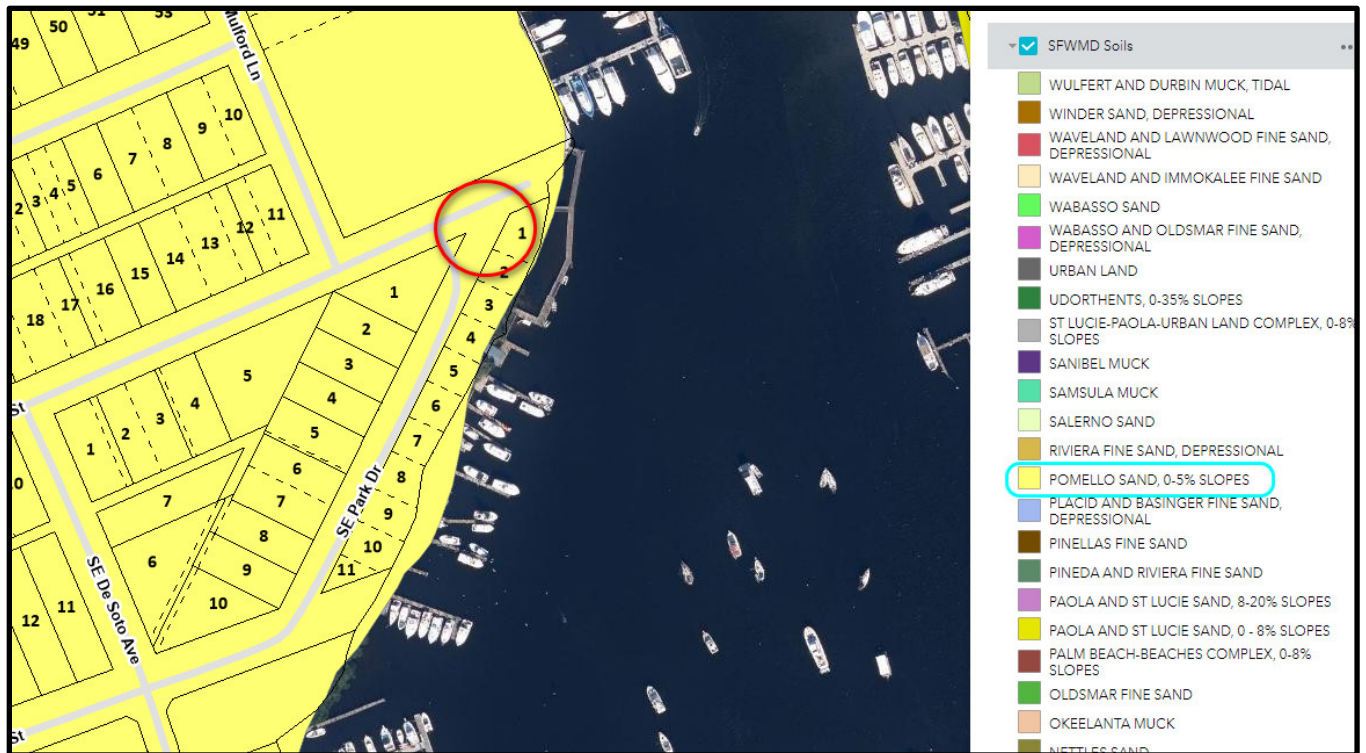
### **1.6. Environmental Considerations**

#### **1.6.1. Wetlands, soils and hydrology**

The soil on the subject site is primarily Pomello Sand, 0-5% Slopes. The Pomello series consists of very deep, moderately well to somewhat poorly drained soils that formed in sandy marine sediments.

Pomello soils are on ridges, hills and knolls in the flatwood on marine terraces. Slopes range from 0 to 5 percent. The Composite Wetlands Map does not indicate likelihood of wetlands being located on the parcel.

Figure 3, a soils map that shows the soils on the subject site outlined in red.



### 1.6.2. Wellfield protection

The subject site is not near any wellfield protection areas.

### 1.7. Adjacent Existing Uses

Below is a summary of the existing adjacent land uses in the general vicinity of the subject property:

The recently abandoned Right-of-Way is near existing commercial marine areas that include vessel mooring and a resort marina, along with single family residential homes. The following describes the uses adjacent to the subject property.

North – Pirates Cove Resort and Marina

South – Commercial Fishing Docks

East – Manatee Pocket Waterway

West – Single Family Homes

## 2. ANALYSIS

### 2.1. Criteria for a Future Land Use Amendment (Section 1-11 CGMP)

In evaluating each Future Land Use Map amendment request, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based

on this assumption, staff can recommend approval of a requested change provided that consistency is maintained with all other elements of this Plan and at least one of the following four items is found to apply. If staff cannot make a positive finding regarding at least one of the items in (a) through (d), staff shall recommend denial. Criterion (a), (b) and (d) have been met, while Criterion (c) has been partially met.

- (a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or*

The past land use changes described in Section 1.4 of this report show that there have been land use patterns and intensities of development which have changed significantly since the Port Salerno CRA was adopted in 1999. Adequate public services are available. Criterion met.

- (b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or*

The transition of this area of Martin County from rural to urban development began well before 1982 when the County adopted the CGMP, and this area was included within the Primary Urban Service District (PUSD). This area of S.E. Bayview Street and S.E. Park Drive has seen the redevelopment of the working waterfront and integration of restaurants and a resort while maintaining residential uses. The request does promote an efficient use of public infrastructure including the proposed Manatee Mooring Field Upland facility. Criterion met.

- (c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or*

The abandoned Right-of-Way has no future land use designation. A future land use designation must be assigned to develop the recently abandoned Right-of-Way. Criterion met.

- (d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.*

The future land use change on the subject site will allow for a Mooring Field facility that will include showers and a laundry area for those who are mooring. Criterion met.

Four of the four criterion have been met, and staff can make a positive recommendation.

## **2.2. Urban Sprawl**

Urban sprawl is defined as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Florida Statute 163.3177(3)(a)9. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl. This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.

Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets 8 out of 8 criteria that determine the application discourages urban sprawl.

An evaluation of the thirteen indicators for urban sprawl and a determination on the eight criteria for this future land use request follows:

*(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

No, this amendment is to assign 0.02-acres of a recently abandoned Right-of-Way with a future land use suitable to join an adjacent 0.45-acre parcel in the CRA to Marine Waterfront Commercial to allow for a public Mooring Facility. Discourages the proliferation of urban sprawl.

*(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

No. The subject land area is not rural. Much of the subject area was platted into residential lots in the 1920s. It is an area identified by the County twenty years ago as suitable for infill development and redevelopment. Discourages the proliferation of urban sprawl.

*(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

This site is within the PUSD and is integrated within residential and urban areas, and the proposed change will not promote development incurring radial or strip or isolated patterns. The amendment will encourage the Marine Commercial Waterfront area to maintain its character. Discourages the proliferation of urban sprawl.

*(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

The subject site is vacant and has been partially cleared. Discourages the proliferation of urban sprawl.

*(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

No, the subject site is within the PUSD and surrounded by residential and commercial uses. The proposed future land use designation does not diminish agricultural areas or agricultural activities. The subject site is not near or adjacent to active farmlands or agricultural areas. Discourages the proliferation of urban sprawl.



*(VI) Fails to maximize use of existing public facilities and services.*

When this site is developed, it will be infill development. The proposed amendment will more fully utilize the available public facilities and services in the PUSD. Discourages the proliferation of urban sprawl.

*(VII) Fails to maximize use of future public facilities and services.*

The proposed change will further maximize the use of future public facilities and services. Discourages the proliferation of urban sprawl.

*(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

The subject parcel is located within the PUSD where public services, including roads, potable water, sanitary sewer, storm water management, law enforcement, education, healthcare, fire and emergency response, and general services are already provided. Discourages the proliferation of urban sprawl.

*(IX) Fails to provide a clear separation between rural and urban uses.*

The site is located within the PUSD close to established suburban and urban uses and not adjacent to rural uses. Discourages the proliferation of urban sprawl.

*(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

This proposed amendment encourages infill development. Discourages the proliferation of urban sprawl.

*(XI) Fails to encourage a functional mix of uses.*

The amendment encourages a functional mix of uses in a highly urbanized area with access to major roadways. Discourages the proliferation of urban sprawl.

*(XII) Results in poor accessibility among linked or related land uses.*

This parcel is located on the corner of S.E. Park Drive and S.E. Bayview Street where Commercial Marine operations are located in Port Salerno. The proposed change will allow for a mix of residential, commercial and institutional uses to blend and will provide further institutional and/or commercial uses within Martin County. Discourages the proliferation of urban sprawl.

*(XIII) Results in the loss of significant amounts of functional open space.*



The abandoned Right-of-Way is not considered open space. Discourages the proliferation of urban sprawl.

The site complies with all 13 sprawl criteria listed above.

### **2.2.1. Proliferation of Urban Sprawl**

In order for the application to be determined to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban forms that achieve four or more of the following:

*(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

Economic growth in this area has been realized and related commercial, residential and institutional development are in the area. The site's development will not have any adverse impacts on natural resources or ecosystems. Discourages the proliferation of urban sprawl.

*(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

Public infrastructure and services are available to the site with no extension required. Discourages the proliferation of urban sprawl.

*(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

The proposed amendment permits marine use adjacent to the existing Marine Waterfront Commercial use in a walkable community redevelopment area where it will be connected to a mix of uses. Discourages the proliferation of urban sprawl.

*(IV) Promotes conservation of water and energy.*

The site is only 0.02-acres and will become part of an existing 0.45-acres owned by Martin County. The subject parcel is located in an urban area where facilities and services are in place. Discourages the proliferation of urban sprawl.

*(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

The proposed change will have no impact on agricultural areas and activities. The subject site is located in the PUSD. Discourages the proliferation of urban sprawl.

*(VI) Preserves open space and natural lands and provides for public open space and recreation needs.*

There will be no loss of public open space and the abandoned ROW is not considered open space. The 0.02-acres is in an urban area and does not contain natural lands. Discourages the proliferation of urban sprawl.

*(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

The 0.02-acre amendment will have no impact on the balance of land uses. Discourages the proliferation of urban sprawl.

*(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

The 0.02-acre amendment will provide uses, densities and intensities of use consistent with the well-established Marine Waterfront Commercial uses within the Port Salerno CRA. Discourages the proliferation of urban sprawl.

The eight criteria listed above have been met to determine the application discourages urban sprawl.

### **2.3 Land Use Compatibility**

The proposed Marine Waterfront Commercial future land use is compatible with the same future land use that exists on the parcels to the south and the north. The CRA Center future land use designation located on the east side of SE Park Dr. is compatible because it also permits a mixture of commercial and residential uses.

Below are the existing adjacent land uses in the general vicinity of the subject property:

North – Marine Waterfront Commercial

South – Marine Waterfront Commercial

East – Manatee Pocket Waterway

West – CRA Center and CRA Neighborhood

Figure 4, Excerpt from the current FLUM, with the subject site highlighted in light blue.



Figure 5, Proposed FLUM, with the subject site highlighted in light blue.



## 2.4 Consistency with the Comprehensive Growth Management Plan

The CGMP provides the following development standards for the Marine Waterfront Commercial future land use proposed for the 0.02-acre site.

### ***Policy 18.2C.1.*** Marine Waterfront Commercial in the CRAs.

(1) The Marine Waterfront Commercial future land use designation in the CRAs is intended to preserve marine waterfront uses; to promote marinas and marine resorts, and to encourage public access to the St. Lucie River in Rio, the Indian River Lagoon in Jensen Beach, and the Manatee Pocket in Port Salerno.



(2) In the CRAs, residential development is permitted within the Marine Waterfront Commercial future land use designation where it is proposed as part of a mixed-use project and public access to the waterfront is provided.

(3) Development on a property with the Marine Waterfront Commercial future land use designation shall have a residential density not exceeding 10 units per acre and a hotel/motel density not exceeding 20 units per acre. Minimum open space shall be 20 percent. Maximum building height shall be 40 feet.

***Policy 18.2C.2.*** Land Development Regulations to implement the Marine Waterfront Commercial future land use designation in the CRAs.

(1) The Marine Waterfront Commercial future land use designation in the CRAs shall be implemented through a Waterfront subdistrict for each CRA.

(2) The Land Development Regulations shall assist in maintaining the stability of adjacent and nearby residential areas through use restrictions, landscaping and screening, nuisance abatement standards, and shall guard against adverse impacts to biologically active and environmentally sensitive habitats.

(3) Land Development Regulations shall be adopted to provide requirements governing public access to the waterfront in the CRA.

(4) The Land Development Regulations shall detail requirements, including, but not limited to, permitted uses, building size and height, intensities of non-residential uses, density of residential uses, open space, landscaping and parking requirements, as appropriate and consistent with this Chapter.

#### **Staff Analysis:**

Waterfront Commercial uses were part of the Manatee Pocket and the larger Port Salerno area prior to the creation of Martin County in 1925. The 0.02-acre Marine Waterfront Commercial land use assignment on this abandoned Right-of-way will become part of an adjacent County owned 0.45-acre parcel in the Manatee Pocket making a total combination of 0.47-acres. See Figures 4 and 5. As the policies quoted above describe, the future land use designation will be implemented by Land Development Regulations designed to work with the larger Community Redevelopment Area.

This site is appropriately located in the PUSD and has access to all the public facilities and services and permits in-fill development located near major arterial and collector roads.

#### **2.5. Capital Facilities Impact (i.e. Concurrency Management)**

Policy 4.1B.2. of the Future Land Use Element states: “All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element, or other relevant plan provisions, and the FLUMs may be

amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.”

### **2.5.1. Mandatory Facilities**

#### **2.5.1.1. Water/Sewer Facilities**

The parcel is located in the Martin County Utilities Area. The water main is located on S.E. Park Drive. There is an existing sewer force main located within the property. Impacts to the Martin County Utility system will be de minimis.

#### **2.5.1.2. Drainage Facilities**

Level of Service for drainage facilities is listed below. Compliance with the following levels of service requirements must be evaluated with the submittal of a site plan. The developed site must comply with the following policies.

Policy 14.1A.2.(2) County water management systems:

Level of Service

Major Drainage Ways (over one square mile) - 8.5" in a 24-hour period (25 year/24-hour design storm)

Underground Facilities Utilizing Storm Sewers - 6" in a 24-hour period (5 year/24-hour design storm)

All Other Facilities - 7" in a 24-hour period (10-year/24-hour design storm)

Finished Floor Elevation - 100-year/3-day storm

(a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not routinely accessed by the public.

(b) All project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.

The minimum roadway flood protection design storm shall be the 10-year frequency, 24-hour duration storm event unless the roadway is classified as a scenic corridor, in which case the flood protection design storm will consider maintaining the character of the roadway.

#### **2.5.1.3. Transportation**

Policy 18.4D.1., states: “*Transportation Concurrency Exception Area*: An urban area where infill and redevelopment are encouraged and exceptions to the transportation concurrency requirement are allowed, provided that alternative modes of transportation, land use mixes, urban design, connectivity and funding are addressed. It is meant to encourage development where infrastructure already exists, thereby reducing urban sprawl. The concurrency exception applies to all land uses, development and types of facilities within the Area.” Transportation impacts will be de minimis.

#### **2.5.1.4 Solid Waste Facilities**

The proposed Future Land Use designation does not exceed the level of service (LOS) criteria for solid waste facilities. The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full-time residents)



countywide in Fiscal year 2024 is 178,927 persons. In fiscal year 2024, there are 263,031 tons of available capacity or 1.47 tons per weighted person. The proposed change will not reduce the level of service below capacity.

#### **2.5.1.5. Parks/Recreation Facilities**

Parks and recreation facilities are calculated on a countywide basis. The county has a total population in Fiscal Year 2024 of 163,560 persons. There are currently 1730 acres of active parkland available in the County. The 2024 Capital Improvements Plan provides the following LOS analysis for services.

	REQUIRED LOS	PROVIDED	CURRENT LOS
ACTIVE PARKLAND	3 acres per 1,000 residents	1730 acres	10.58 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1,398 spaces	8.5 spaces per 1,000 residents

The proposed change will not reduce active parks and recreation level of service below capacity.

#### **2.5.1.6. Fire/Public Safety/EMS**

The following table shows the levels of service adopted in Chapter 14, Capital Improvements. Level of Service Area: Unincorporated Martin County. The analysis is based upon a 2024 (weighted average) population in unincorporated Martin County of 149,109 persons.

	Travel time	Areas of Martin County	Required LOS Percent of time	Current LOS Percent of time
Advanced life support	8 minutes	Urban	90	97
Advanced life support	20 minutes	Rural	90	97
Basic life support	6 minutes	Urban	90	97
Basic life support	15 minutes	Rural	90	97
Fire response	6 minutes	Urban	90	97
Fire response	15 minutes	Rural	90	97

The proposed future land use change will not diminish the level of service below capacity.

#### **2.5.1.7. Schools**

The LOS for public school facilities is established by CGMP Policy 17.1A.1. Pursuant to CGMP Policy 17.1B.1, final site plans that include residential units can be approved by the County “only after receipt of a School Concurrency Report from the School District stating that adequate capacity exists for the anticipated students.”

Please see the attached General School Capacity Analysis. At a future date, during the final site plan review process, the County must coordinate with the School Board of Martin County for a LOS analysis as provided for under Section 17.7. CGMP.

### **2.5.2. Non-Mandatory Facilities**

#### **2.5.2.1. Libraries**

Library level of service is calculated on a countywide basis and has a goal of 0.60 gross square feet of library space for each resident. Two volumes of reading material are also planned for each weighted resident. The Fiscal Year 2024 Capital Improvement Plan shows the current LOS is 0.65

square feet per resident and 2.04 volumes per weighted resident. The proposed future land use change will not impact the Library level of services.

### **3. FIGURES/ATTACHMENTS**

Figure 1, Location Map

Figure 2, Future Land Use Map

Figure 3, Soils Map

Figure 4, Excerpt Existing FLUM

Figure 5, Proposed FLUM

Martin County Resolution No. 23-10.14



[seal]

## BOARD OF COUNTY COMMISSIONERS

### ACTION SUMMARY

OCTOBER 24, 2023 ~ 9:00 AM

### COMMISSION CHAMBERS

2401 SE MONTEREY ROAD, STUART, FLORIDA 34996

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#### **COUNTY COMMISSIONERS**

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

Don G. Donaldson, P.E., County Administrator  
Sarah W. Woods, County Attorney  
Carolyn Timmann, Clerk of the Circuit  
Court and Comptroller

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#### **PRESETS**

9:05 AM - Public Comment  
5:05 PM - Public Comment

#### **CALL TO ORDER AT 9:03 AM**

1. INVOCATION ~ Moment of Silence
2. PLEDGE OF ALLEGIANCE ~ **George Raboin**, Combat Air Force Veteran
3. ADDITIONAL ITEMS – The Additional Items of PROC-2 and CNST-19 were added to the Agenda.
4. APPROVAL OF AGENDA – The Board approved their Agenda with PH-1, PH-2, and PHQJ-1 being withdrawn.
5. APPROVAL OF CONSENT AGENDA – The Board approved the Consent Agenda.

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 proclamations declaring Hospice and Palliative Care Month and Mobility Week in Martin County, Florida.

Agenda Item: 24-0034

**ACTION TAKEN:** The proclamations were presented.

**CNST-5 REQUEST TO INITIATE AN AMENDMENT TO THE FUTURE LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN THE PORT SALERNO CRA TO ALLOW FOR CONSTRUCTION OF THE MANATEE POCKET MOORING FIELD UPLAND FACILITY**

The Manatee Pocket Mooring Field is located at the confluence of the St. Lucie River/Okeechobee Waterway, the Indian River Lagoon/Atlantic Intracoastal Waterway, and the St. Lucie Inlet, within Port Salerno. It has been constructed and includes 42 mooring buoys and needs to include access to an upland mooring field support facility. This facility is in the design phase and is planned to be constructed on county right-of-way. This right-of-way will be abandoned and then assigned the appropriate Future Land Use designation, which requires an amendment to the Comprehensive Growth Management Plan.

Agenda Item: 24-0162

**RESOLUTION NO. 23-10.14**

**CNST-6 APPROVE A CONTRACT, FEE SCHEDULE, AND RESOLUTION REGARDING THE MARTIN COUNTY HEALTH DEPARTMENT FOR FISCAL YEAR 2023-2024**

Each year the Board is requested to approve a contract and fee schedule for the Martin County Health Department via resolution.

Agenda Item: 24-0099

**RESOLUTION NO. 23-10.15**

**CNST-7 APPROVAL OF THE TREASURE COAST SPORTS COMMISSION CONTRACT FOR FISCAL YEAR 2024**

The Treasure Coast Sports Commission, Inc. (TCSC) is the official sports marketing arm for Martin County and their annual contract is being presented to the Board of County Commissioners (BOCC) for consideration. The Tourist Development Council (TDC) reviewed and approved this contract for consideration by the BOCC during their September 20, 2023 TDC meeting.

Agenda Item: 24-0128

**CNST-8 ADOPT A PROCLAMATION DECLARING NURSE PRACTITIONERS WEEK IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Nurse Practitioners Week in Martin County, Florida that will be presented at the November 7, 2023 meeting.

Agenda Item: 24-0031

**CNST-9 ADOPT A PROCLAMATION DECLARING VETERANS DAY IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Veterans Day in Martin County, Florida that will be presented at the November 7, 2023 meeting.

Agenda Item: 24-0142

**CNST-10 ADOPT A PROCLAMATION DECLARING ALZHEIMER'S DISEASE AWARENESS MONTH IN MARTIN COUNTY, FLORIDA**

The Board is asked to adopt a proclamation declaring Alzheimer's Disease Awareness Month in Martin County, Florida that will be presented at the November 7, 2023 meeting.

Agenda Item: 24-0180



## Agenda Item Summary

---

**File ID:** 24-0162

**CNST-5**

**Meeting Date:** 10/24/2023

---

**PLACEMENT:** Consent

**TITLE:**

**REQUEST TO INITIATE AN AMENDMENT TO THE FUTURE LAND USE MAP FOR CERTAIN PROPERTIES LOCATED IN THE PORT SALERNO CRA TO ALLOW FOR CONSTRUCTION OF THE MANATEE POCKET MOORING FIELD UPLAND FACILITY**

**EXECUTIVE SUMMARY:**

The Manatee Pocket Mooring Field is located at the confluence of the St. Lucie River/Okeechobee Waterway, the Indian River Lagoon/Atlantic Intracoastal Waterway, and the St. Lucie Inlet, within Port Salerno. It has been constructed and includes 42 mooring buoys and needs to include access to an upland mooring field support facility. This facility is in the design phase and is planned to be constructed on county right-of-way. This right-of-way will be abandoned and then assigned the appropriate Future Land Use designation, which requires an amendment to the Comprehensive Growth Management Plan.

**DEPARTMENT:** Administration

**PREPARED BY:** **Name:** Susan Kores  
**Title:** Manager, Office of Community Development

**REQUESTED BY:** George Dzama, Public Works

**PRESET:**

**PROCEDURES:** None

**BACKGROUND/RELATED STRATEGIC GOAL:**

The Manatee Pocket Managed Mooring Field Project provides a regulated and secure mooring opportunity to transient boaters, facilitating their access to nearby attractions, restaurants and businesses in Port Salerno, Hobe Sound, Jensen Beach, and Stuart.

The corresponding mandatory upland facility requires a suitable location for the provision of restrooms, laundry facilities and management of the mooring field. This management will be provided by the Martin County Parks and Recreation Department. Manatee Park proved to be the best location as it sits right next to the newly constructed dinghy dock. The mooring field will open to the public at the end of September with temporary facilities in place, and the permanent facility will be constructed by the summer of next year.

**ISSUES:**

None

**LEGAL SUFFICIENCY REVIEW:**

This item has been reviewed for legal sufficiency to determine whether it is consistent with applicable law, and legal staff have identified and addressed legal risks and developed strategies for legal defensibility, as applicable.

**RECOMMENDED ACTION:**

**RECOMMENDATION**

1. Move that the Board adopt the Resolution to initiate a future land use map amendment to the Comprehensive Growth Management Plan.
2. Move that the Board authorize the Chairman to execute all documents necessary to complete the transaction.

**ALTERNATIVE RECOMMENDATIONS**

*Pull* this item from the Consent Agenda and provide alternative direction.

**FISCAL IMPACT:**

**RECOMMENDATION**

None

**ALTERNATIVE RECOMMENDATIONS**

None

**DOCUMENT(S) REQUIRING ACTION:**

- |  |                                       |  |
|--|---------------------------------------|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement  |
| <input type="checkbox"/> Grant / Application         | <input type="checkbox"/> Notice       | <input type="checkbox"/> Ordinance             |
|  |                                       | <input checked="" type="checkbox"/> Resolution |
| <input type="checkbox"/> Other:                      |                                       |  |

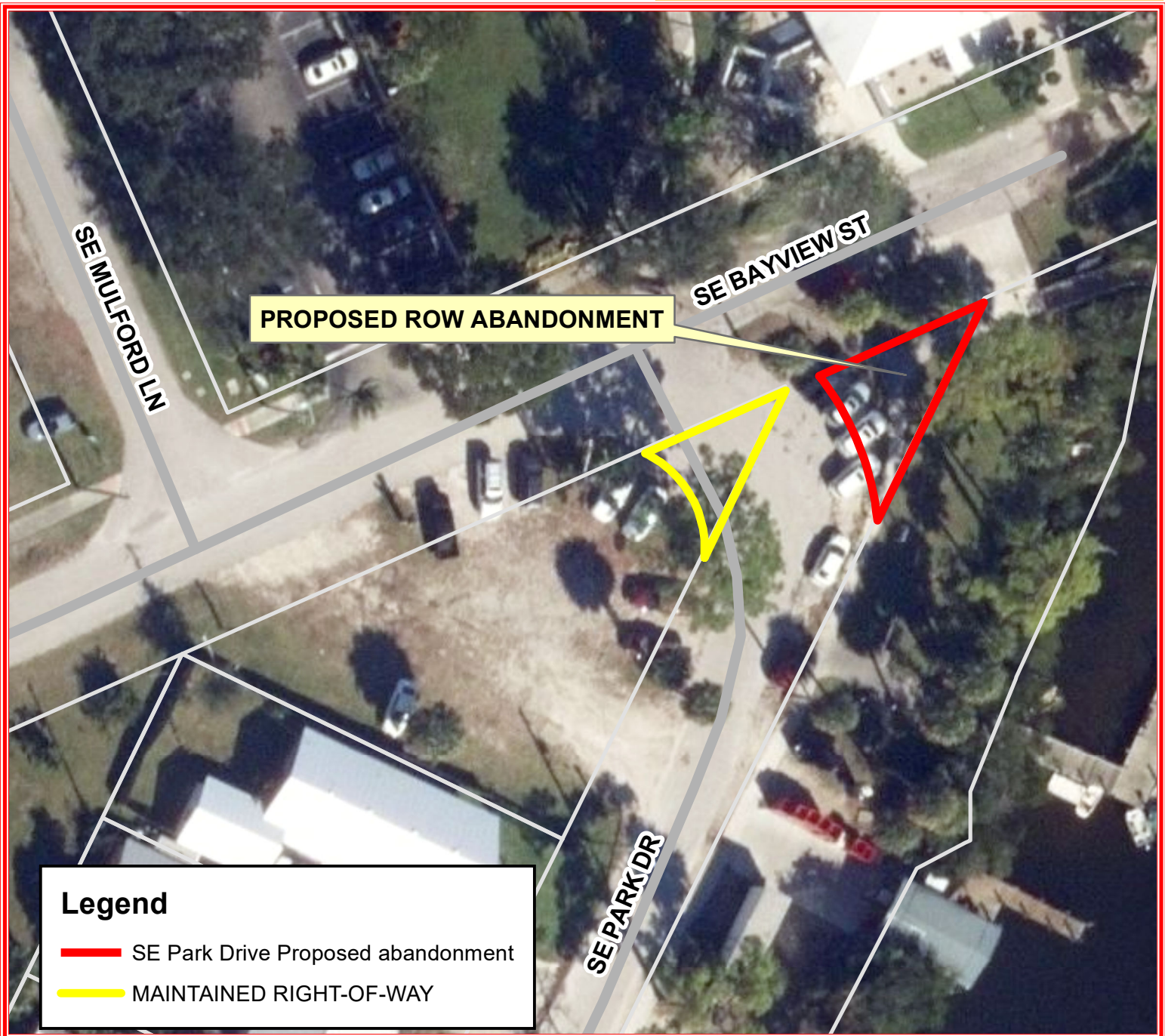
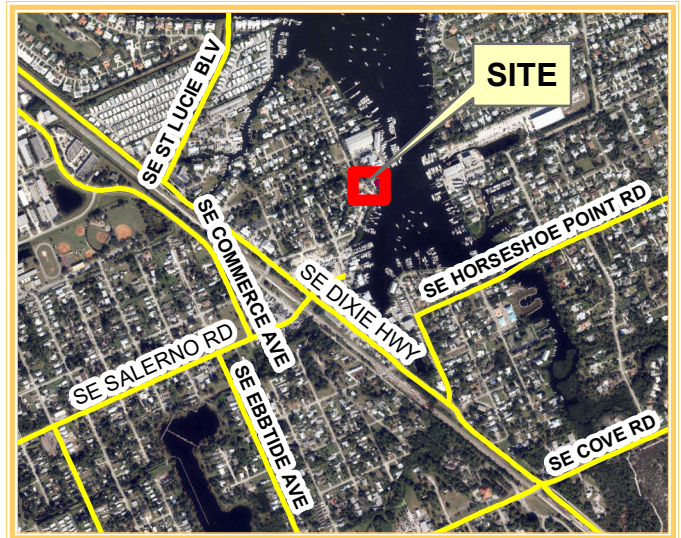
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**MARTIN COUNTY  
PUBLIC WORKS DEPARTMENT  
SURVEYING DIVISION**

**SE PARK DRIVE  
PROPOSED  
RIGHT-OF-WAY ABANDONMENT**



NOT TO SCALE  
2022 AERIAL

**EXHIBIT ONLY**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
LYING IN HANSON GRANT  
MARTIN COUNTY, FLORIDA

**LEGAL DESCRIPTION: RIGHT OF WAY ABANDONMENT**

A PARCEL LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 67, AMENDED PLAT OF A PORTION OF PORT SALERNO ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 16 FORMALLY OF PALM BEACH COUNTY, FLORIDA (NOW MARTIN COUNTY, FLORIDA), SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. BAYVIEW STREET (A 60 FOOT RIGHT OF WAY);

THENCE, NORTH 66°00'12" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 200.47 FEET TO THE **POINT OF BEGINNING**;

THENCE, CONTINUE NORTH 66°00'12" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 51.81 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. PARK DRIVE (A 40 FOOT RIGHT OF WAY);

THENCE, SOUTH 26°02'10" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. PARK DRIVE A DISTANCE OF 69.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.21 FEET, A CENTRAL ANGLE OF 32°28'26", A CHORD BEARING OF NORTH 21°51'47" WEST AND A CHORD DISTANCE OF 44.86 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.46 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1065.27 SQUARE FEET OR 0.02 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RICHARD E. BARNES, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS -5173

DATE OF SIGNATURE

NOTE: SEE SHEETS 3 & 4 OF 4 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 & 4 OF 4 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

BOWMAN CONSULTING GROUP, LTD., INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman**  
**C O N S U L T I N G**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
301 SE Ocean Blvd. Fax: (772) 220-7881  
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

 Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**EXHIBIT "A"**  
**S.E. PARK DRIVE**  
**RIGHT OF WAY ABANDONMENT**

**MARTIN COUNTY**

**FLORIDA**

PATH: \010025-01-038 (SUR)\Survey\ROW Abandonment Sketch		DRAWN: RT
PROJECT NO. 010025-01-038	REVISED DATE:	DATE: MAY 17, 2023
CADD FILE: 10025-038-SKT	SCALE: N/A	SHEET 1 OF 4

**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**LYING IN HANSON GRANT**  
**MARTIN COUNTY, FLORIDA**

**SURVEYOR'S NOTES:**

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 66°00'12" EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. BAYVIEW STREET LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE.
2. THIS SKETCH AND DESCRIPTION IS SHOWN ACCORDING TO A SPECIFIC PURPOSE SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, PROJECT NUMBER 10025-01-020, DATED: MARCH 4, 2020.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.
4. 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](http://WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK)

**LEGEND:**

Δ	CENTRAL ANGLE OF CURVE
CH	CHORD OF CURVE
ID	IDENTIFICATION
L	ARC LENGTH OF CURVE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS OF CURVE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
— — — — —	LOT LINE
—————	PARCEL LINE
— - - - -	RIGHT OF WAY LINE
—————	RIGHT OF WAY ABANDONMENT

NOTE: SEE SHEETS 3 & 4 OF 4 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 & 4 OF 4 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**Bowman**  
**C O N S U L T I N G**

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
301 SE Ocean Blvd. Fax: (772) 220-7881  
Suite 301, Stuart, Florida 34994 [www.bowmanconsulting.com](http://www.bowmanconsulting.com)

Ⓢ Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**EXHIBIT "A"**  
**S.E. PARK DRIVE**  
**RIGHT OF WAY ABANDONMENT**

**MARTIN COUNTY**

**FLORIDA**

**PATH:** \010025-01-038 (SUR)\Survey\ROW Abandonment Sketch

**DRAWN:** RT

**PROJECT NO.** 010025-01-038

**REVISED DATE:**

**DATE:** MAY 17, 2023

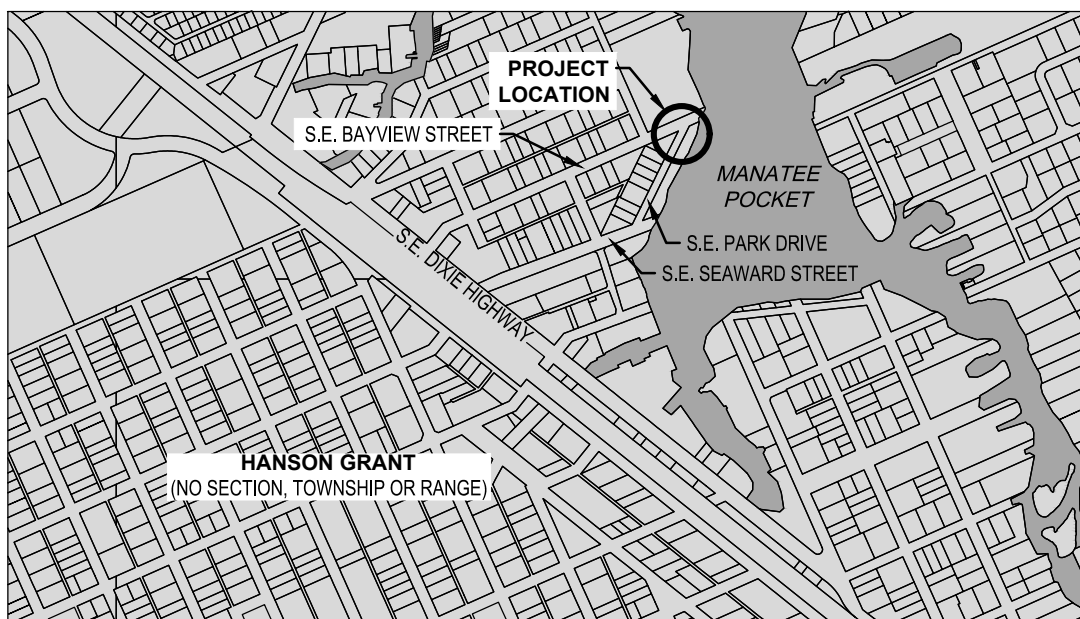
**CADD FILE:** 10025-038-SKT

**SCALE:** N/A

**SHEET** 2 **OF** 4



**EXHIBIT "A"**  
**SKETCH OF DESCRIPTION**  
LYING IN HANSON GRANT  
MARTIN COUNTY, FLORIDA



**VICINITY MAP**  
NOT TO SCALE

NOTE: SEE SHEET 1 & 2 OF 4 FOR DESCRIPTION,  
SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

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**EXHIBIT "A"**  
**S.E. PARK DRIVE**  
**RIGHT OF WAY ABANDONMENT**

**MARTIN COUNTY**

**FLORIDA**

PATH: \010025-01-038 (SUR)\Survey\ROW Abandonment Sketch

DRAWN: RT

PROJECT NO. 010025-01-038

REVISED DATE:

DATE: MAY 17, 2023

CADD FILE: 10025-038-SKT

SCALE: N/A

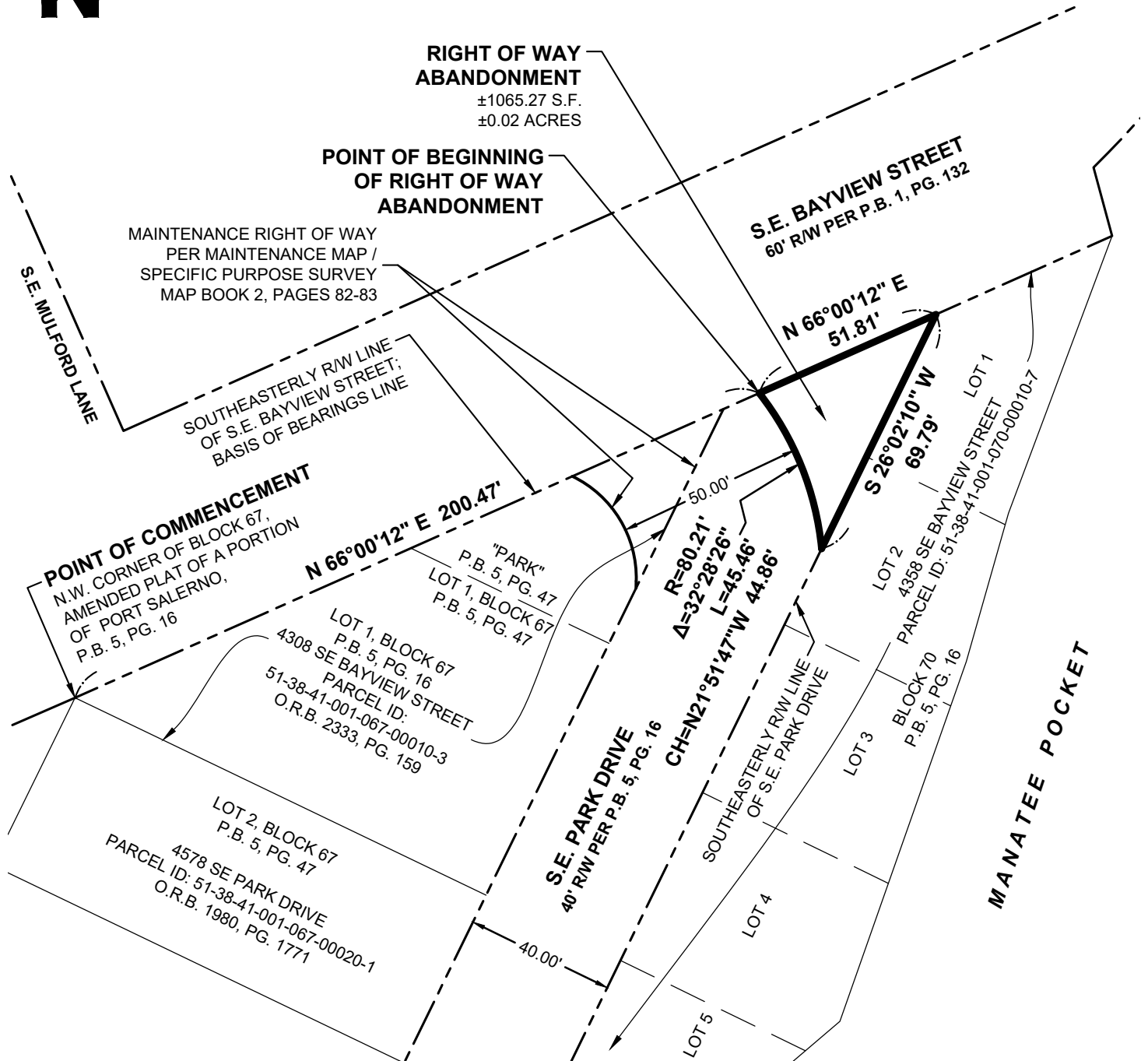
SHEET 3 OF 4



**EXHIBIT "A"**  
**SKETCH OF DESCRIPTION**  
LYING IN HANSON GRANT  
MARTIN COUNTY, FLORIDA



( IN FEET )  
1 INCH = 40 ft.  
THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 40'



NOTE: SEE SHEET 1 & 2 OF 4 FOR DESCRIPTION,  
SURVEYOR'S NOTES AND CERTIFICATION.

**THIS IS NOT A SURVEY**

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**EXHIBIT "A"**  
**S.E. PARK DRIVE**  
**RIGHT OF WAY ABANDONMENT**

**MARTIN COUNTY**

**FLORIDA**

PATH: \010025-01-038 (SUR)\Survey\ROW Abandonment Sketch

DRAWN: RT

PROJECT NO. 010025-01-038

REVISED DATE:

DATE: MAY 17, 2023

CADD FILE: 10025-038-SKT

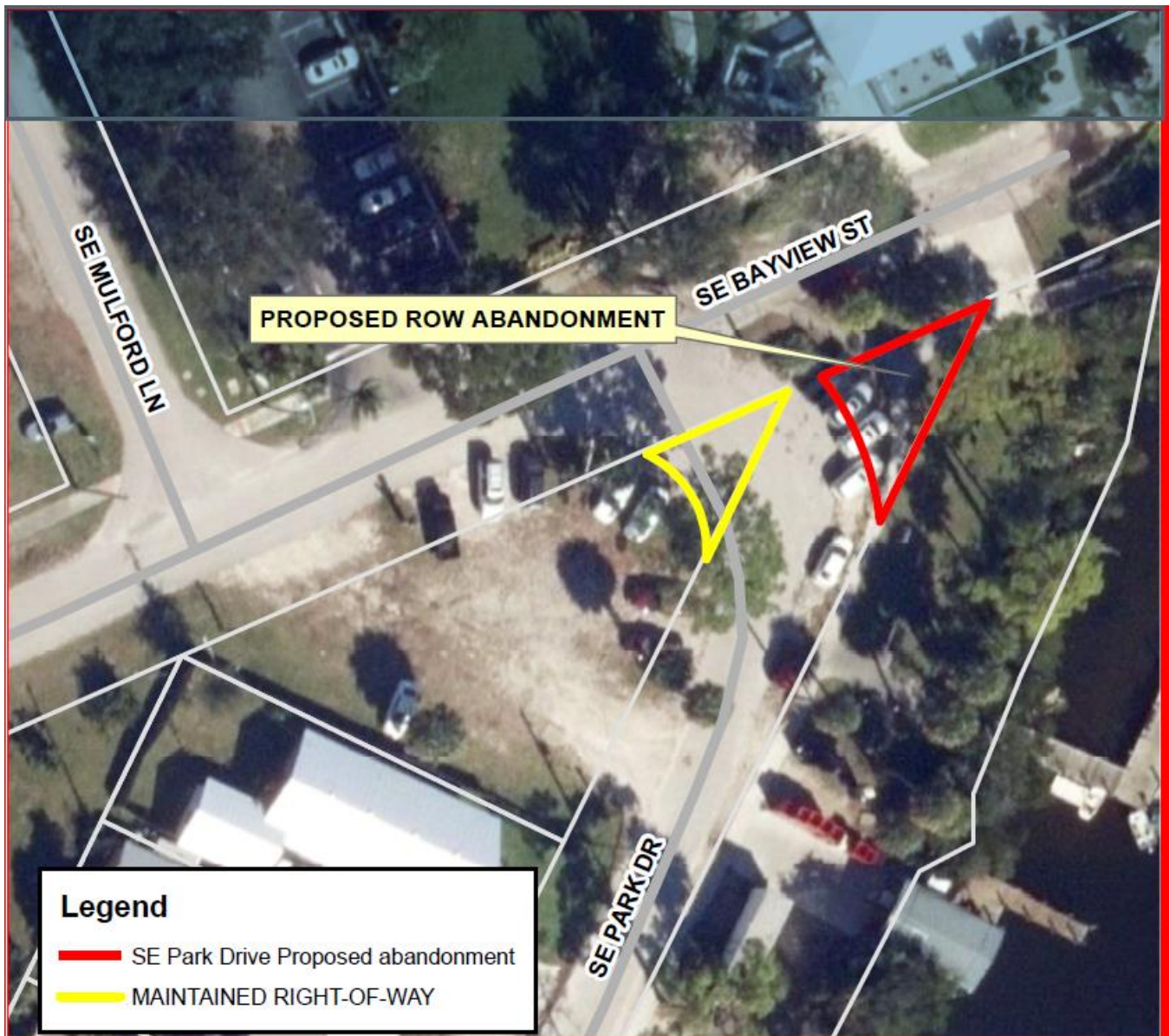
SCALE: 1"=40'

SHEET 4 OF 4



**Exhibit A**  
**Location Map**

Subject property outlined in red.

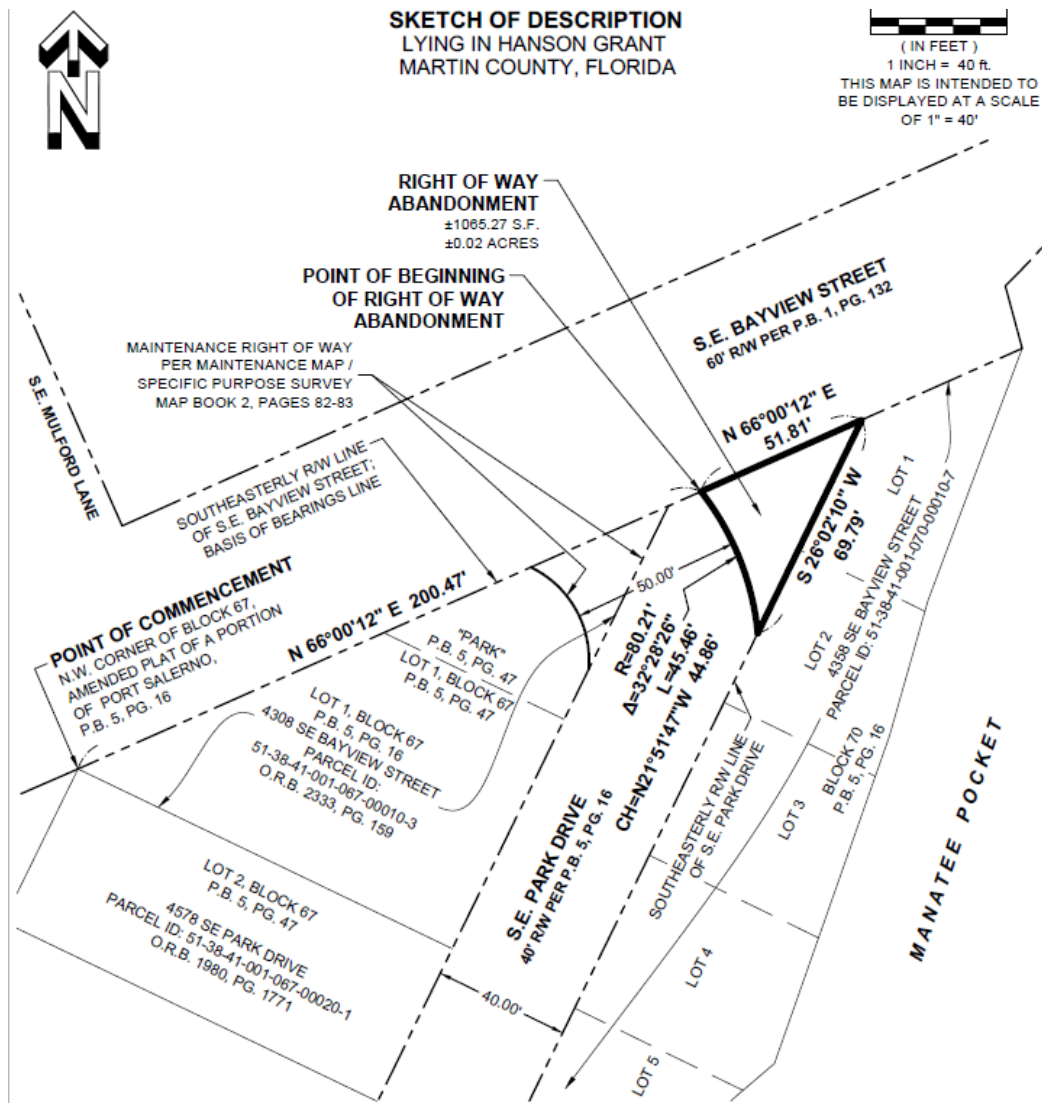




## Exhibit B

### Property Description

PID:	Legal Description:	Land Area (acres):
Martin County ROW	See below	.02





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**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**RESOLUTION NUMBER 23- 10, 17**

**A RESOLUTION OF MARTIN COUNTY, FLORIDA, TO INITIATE FUTURE LAND USE  
MAP AMENDMENTS TO THE COMPREHENSIVE GROWTH MANAGEMENT PLAN**

**WHEREAS**, the Martin County Comprehensive Growth Management Plan, Section 1-11, Amendment Procedures, states that the Martin County Board of County Commissioners may, by resolution, initiate a request to amend, modify, add to, or change the Comprehensive Growth Management Plan;

**WHEREAS**, on October 23, 2023, the Community Redevelopment Agency took action to request that the Board of County Commissioners initiate an amendment of the Future Land Use Map within the Port Salerno Community Redevelopment Area to allow for construction of the Manatee Pocket Mooring Field upland facility as the mooring field requires mandatory access to support facilities and to better facilitate redevelopment at the waterfront in the Port Salerno CRA;

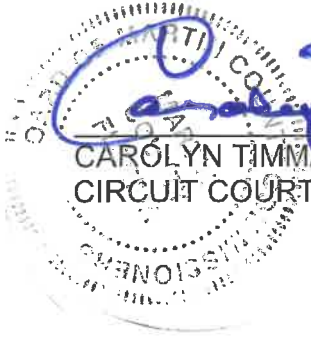
**WHEREAS**, the subject property, as more particularly described on Exhibits A and B, are generally located at the corner of SE Park Drive and SE Bayview Street, in the Port Salerno CRA and totals approximately .02 acres.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF  
MARTIN COUNTY, FLORIDA, THAT:**

The Martin County Board of Commissioners herein initiates an amendment of the Comprehensive Growth Management Plan to change the future land use designation to the most appropriate designations for the property identified on the attached Exhibits A and B, which contain the Location Map, Property Descriptions and total acreage.

DULY PASSED AND ADOPTED THIS 24th DAY OF OCTOBER 2023.

ATTEST:



CAROLYN TIMMANN, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

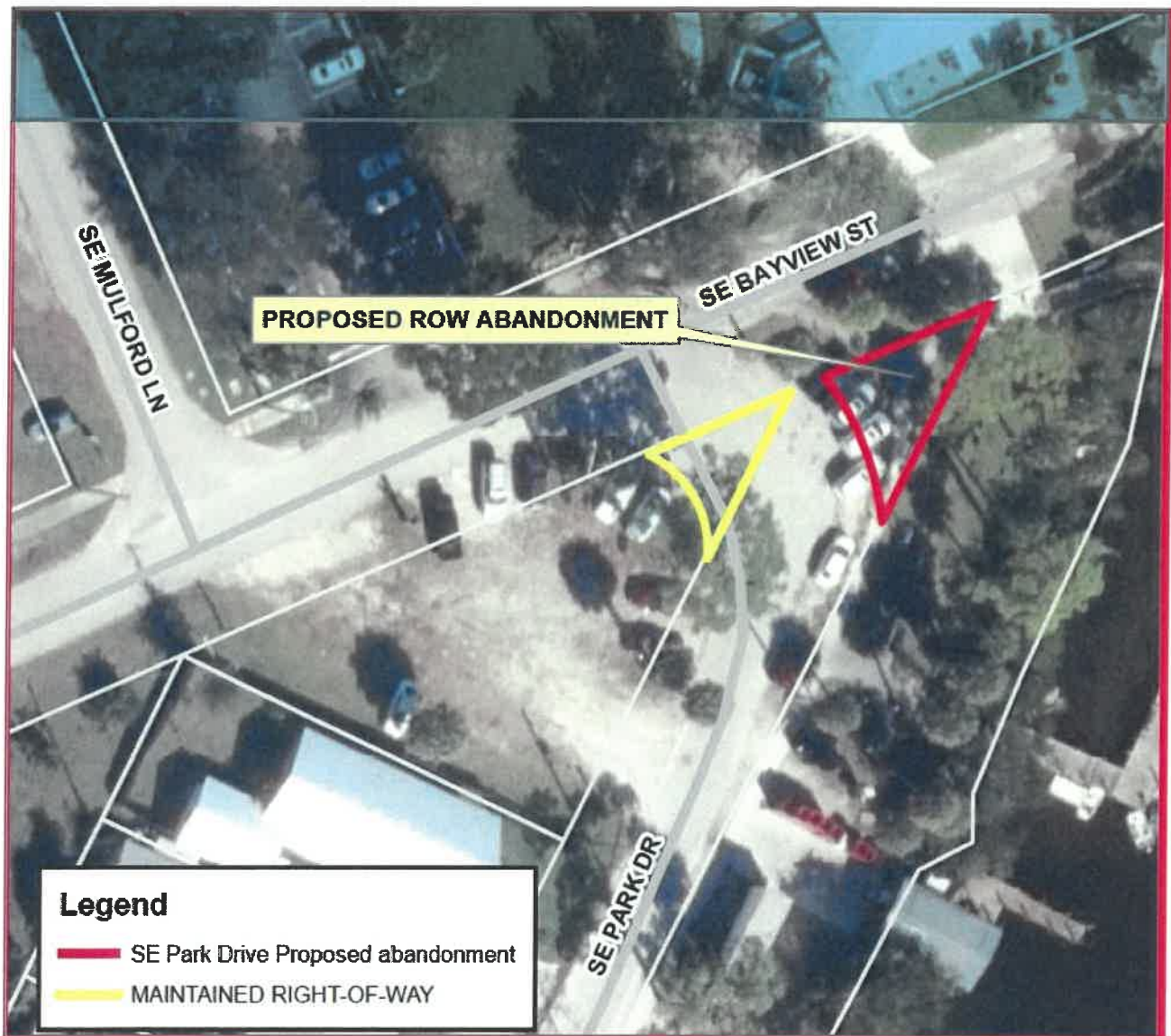
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

SARAH W. WOODS, COUNTY ATTORNEY

**Exhibit A**  
**Location Map**

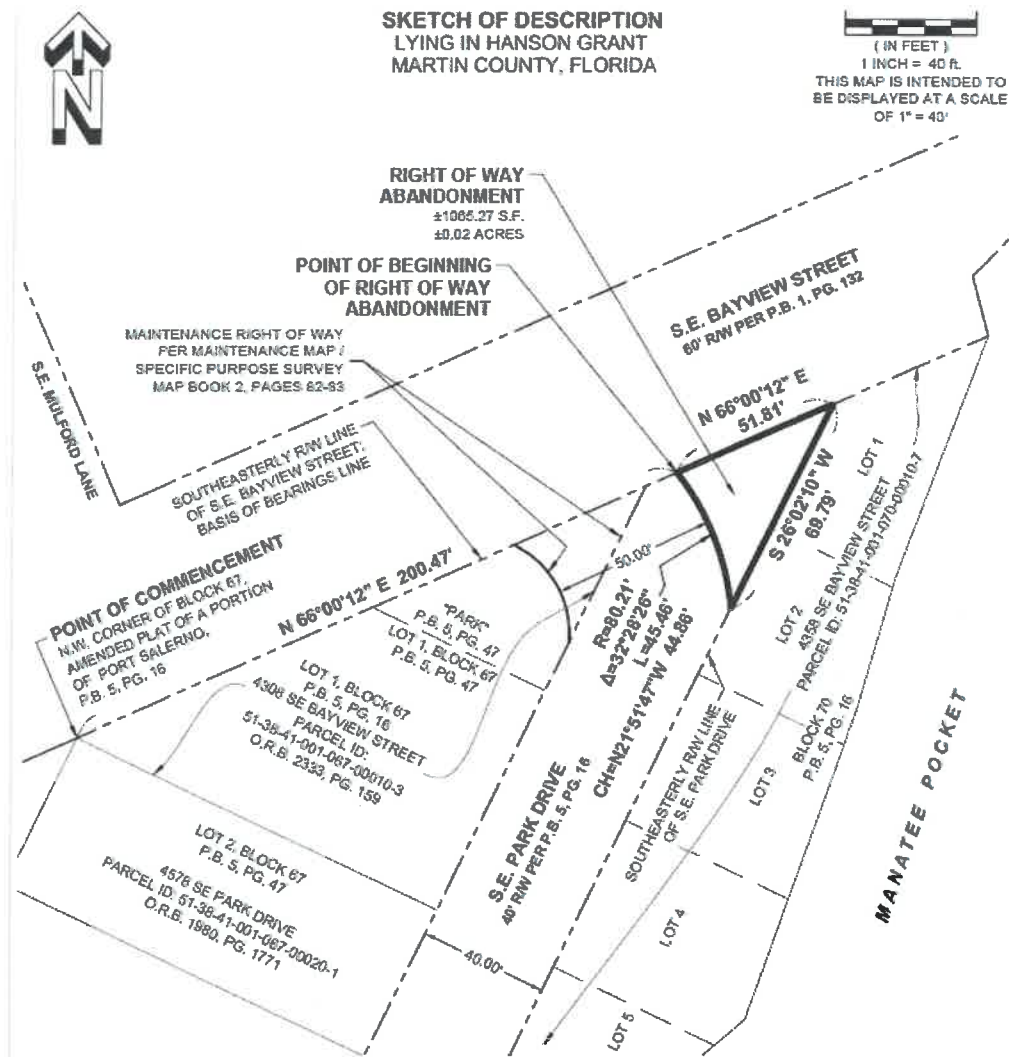
Subject property outlined in red.



## Exhibit B

### Property Description

PID:	Legal Description:	Land Area (acres):
Martin County ROW	See below	.02



MARTIN COUNTY, FLORIDA  
INTER-OFFICE MEMORANDUM

---

**TO:** Carolyn Grunwald,  
Planner

**DATE:** January 9, 2024

**FROM:** Jim Christ   
Project Manager

**SUBJECT:** Comprehensive Plan Amendment 2023 23-18 Manatee Pocket Mooring Field

---

After a review of the materials received December 2, 2023 the Utilities and Solid Waste Department have the following comments:

**BACKGROUND:**

Description:

The request was initiated by the Board of County Commissioners with the October 24, 2023 adoption of Resolution 23-10.14 for a small-scale comprehensive plan amendment to the Future Land Use Map (FLUM) to change .02 acres of abandoned Right-of-Way to Marine Waterfront Commercial, concurrently with an amendment to the Land Development Regulations, Article 12, Community Redevelopment Code, Division 6, Port Salerno, Section 12.6.02., Regulating Plan, Subdistrict to assign Waterfront (allowing 10 units per acre/20 hotel/motel) to allow for construction of the Manatee Pocket Mooring Field upland facility as the mooring field requires mandatory access to support facilities and to better facilitate redevelopment at the waterfront in the Port Salerno CRA.

The entire site is .02 acres.

Existing Future Land Use: Right of Way.

Proposed Future Land Use: Marine Waterfront Commercial.

Existing Development: Right of Way

Utilities: Martin County

Project Coordinator: Carolyn Grunwald Planner



## **Future Potential Development:**

Projected Utilities for the Existing Future Land Use:

N/A Road Right of Way

Projected Utilities for the Proposed text change Use:

The parcel is located in the Martin County Utilities Area. The water main is located on S.E. Park Drive. There is an existing sewer force main located within the property. Any proposed development will be required to submit an application for Development Review. The County will provide services subject to development plan approval, execution of a service agreement and a payment of appropriate fees and charges.

## **COMMENTS:**

### **Utilities Comments:**

Potable Water Service is to be provided by the Consolidated Utility Water System Treatment Plants. The Service provider is Martin County. Adequate treatment plant capacity currently exists to service the proposed development. [ref. Code, LDR, s.5.32.D.3.a.(1) and (2) Code, LDR, Art.5, Div.2]

Determination of available capacity:

Permitted Capacity	18.800 MGD
Maximum Day Flow (Past 12 months)	-12.704 MGD
Projects With Service Agreements	<u>-0.447MGD</u>
Available Capacity	5.649 MGD

Sanitary Sewer Service is to be provided by the Consolidated System. The Service provider is Martin County. The interconnected systems of Dixie Park, Martin Downs and Tropical Farms, known as the Consolidated Wastewater System, provides wastewater disposal service to the Martin Downs, Port Salerno and Tropical Farms service areas. [ref. Code, LDR, s.5.32.D.3.b.(1) and (2) Code, LDR, Art.5, Div.2].

Determination of available capacity:

Permitted Capacity	5.900 MGD
Contiguous Three Month Average Daily Flow	-3.492 MGD
Projects With Service Agreements	<u>-0.317 MGD</u>
Available Capacity	2.091 MGD

Sanitary sewer service capacity reservation for this development must be reserved through the execution of a Water and Wastewater Service Agreement with Martin County Utilities. This project is in compliance with the Martin

County Code [ref. Code, LDR, s.5.32.D.1,2.(a)(b) and (c), 3.b.(1)(b) and (2) Code, LDR, Art.5, Div.2].

Wastewater lines of adequate capacity to service the subject development site are in place. This project is in compliance with the Martin County Code [ref. Code, LDR, s.5.32.D.3.b.(3) and (4) Code, LDR, Art.5, Div.2].

**Wellfield/Groundwater Protection Comments:**

If groundwater or surface water withdrawals are proposed for irrigation, the applicant will be required to submit a South Florida Water Use Permit and may be required to submit groundwater computer model.

JC/jc

# Manatee Pocket Mooring Field Upland Facility

Presented by: Carolyn Grunwald, Planner

## Site Location

- Recently abandoned ROW totaling 0.02-acres.
- The parcel is located on the east side of the SE Bayview Street and SE Park Drive intersection, abutting the Manatee Pocket waterway and south of Pirates Cove Resort and Marina.
- The abandoned ROW will adjoin County owned parcel to the east for a total of 0.47-acres.
- This site has public water and sewer.





# Future Land Use

- Proposed Marine Waterfront Commercial land use allows water dependent uses.
- Comp. Plan requires one of four criteria to have been met for staff to recommend approval of a FLUM amendment. Staff finds all 4 criteria have been met.
- The proposed change does not cause a proliferation of sprawl based upon criteria found in State Statutes.
- The proposed change is consistent with the Marine Waterfront Commercial future land uses to the north and south.





# Future Land Use

- Allow for construction of an upland facility to support the mooring community at the waterfront that includes an office, shower stalls and a laundry facility.
- The Comp. Plan requires that the Marine Waterfront Commercial future land use designation in the CRAs shall be implemented through a Waterfront subdistrict for each CRA. This will be discussed in the next public hearing.
- Staff recommends approval.





Questions?



# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

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

**DOUG SMITH**  
**STACEY HETHERINGTON**  
**HAROLD E. JENKINS II**  
**SARAH HEARD**  
**EDWARD V. CIAMPI**

Commissioner, District 1  
Commissioner, District 2  
Commissioner, District 3  
Commissioner, District 4  
Commissioner, District 5

**DON G. DONALDSON, P.E.** County Administrator  
**SARAH W. WOODS** County Attorney

**TELEPHONE** (772) 288-5400  
**WEBSITE** [www.martin.fl.us](http://www.martin.fl.us)

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January 18, 2024

Paul Schilling, Director  
Martin County Growth Management Department  
2401 SE Monterey Rd.  
Stuart, FL 34996

RE: Certification of Property Owner Public Hearing Notification

Dear Mr. Schilling,

I certify that the letters of notification to the surrounding property owners, per the distance requirement contained in the Martin County Comprehensive Growth Management Plan, for the following proposed amendment listed below was mailed on January 10, 2024.

CPA 23-18, Manatee Pocket Mooring Field Upland Facility

All the notification letters contained the meeting notice information for the Public Hearing scheduled for Thursday, February, 1 2024, to be heard before the Martin County Local Planning Agency and Tuesday, February 20, 2024, to be heard before the Board of County Commissioners.

Respectfully,

A handwritten signature in black ink, appearing to read "Noehmi Felix", is written over a light blue horizontal line.

Noehmi Felix, Community Development Specialist  
Office of Community Development

Attachments: Letter to property owners  
Location map



# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

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

DOUG SMITH  
STACEY HETHERINGTON  
HAROLD E. JENKINS II  
SARAH HEARD  
EDWARD V. CIAMPI

Commissioner, District 1  
Commissioner, District 2  
Commissioner, District 3  
Commissioner, District 4  
Commissioner, District 5

DON G. DONALDSON, P.E. County Administrator  
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400  
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January 10, 2024

Subject and Location: **Manatee Pocket Mooring Field Upland Facility – Martin County Board of County Commissioners** – CPA 23-18 is an application submitted by the Martin County Board of County Commissioners to amend the Future Land Use Map on recently abandoned Right-of-Way located at the corner of SE Park Drive and SE Bayview Street in the Port Salerno Community Redevelopment Area.

Dear Property Owner:

As a landowner within 1,000 feet of the property identified in the above description and shown on the enclosed map, please be advised that the described property is the subject of an application to make the following changes:

- 1) Amend the Future Land Use Map to assign the Marine Waterfront Commercial future land use designation (10 units per acre).

Public hearings are scheduled before both the Local Planning Agency and the Board of County Commissioners. The date, time and place of the scheduled hearings are as follows:

Governing Body: **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, February 1, 2024

Governing Body: **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, February 20, 2024

Place: Martin County Administrative Center  
2401 S.E. Monterey Road  
Stuart, Florida 34996

**Public Involvement opportunities.** All interested persons are invited to attend the above-described hearings and will have an opportunity to speak during the public comment portion of the public hearing. Written comments will be included as part of the public record of the application.

**Accessibility arrangements:** Persons with disabilities who need an accommodation to participate in these proceedings 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 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the date of the meeting. Persons using a TTY device, please call 711 Florida Relay Services.

**Comprehensive Planning Facts:** The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and it 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 determines, in more detail than the Future Land Use designation, what type and level of development may occur.

**Record for appeals:** If any person who decides to appeal a decision made with respect to any matter considered at the meetings or hearings of a board, committee, 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. This record should include the testimony and evidence upon which the appeal is to be based.

For further information, including copies of the original application documents or agenda item materials, please call Carolyn Grunwald, Planner, Martin County Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Carolyn Grunwald, Planner, at [cgrunwald@martin.fl.us](mailto:cgrunwald@martin.fl.us) or to 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,



Susan Kores, Manager  
Office of Community Development  
2401 S.E. Monterey Road  
Stuart, FL 34996

Attachment: Location Map

# Location Map





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

Dec. 8, 2023


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

REF: LDR #23-05  
CPA #23-18

Attn:

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

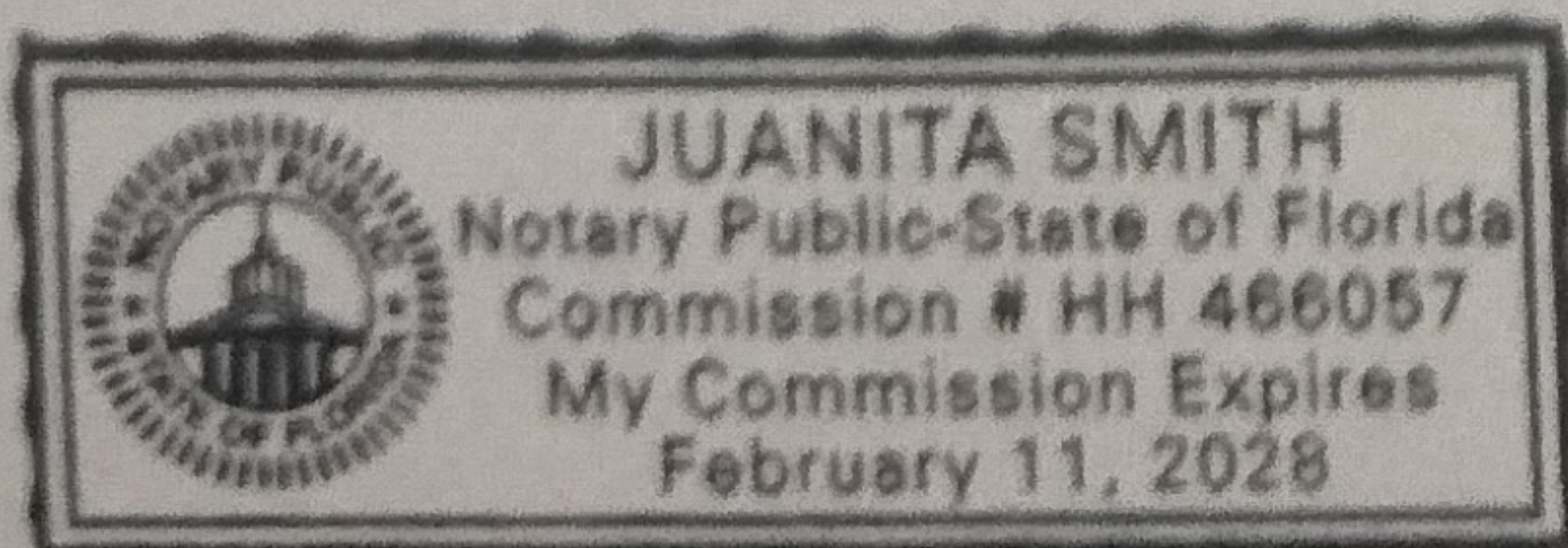
Signs Posted SE Bayview & SE Park Dr.

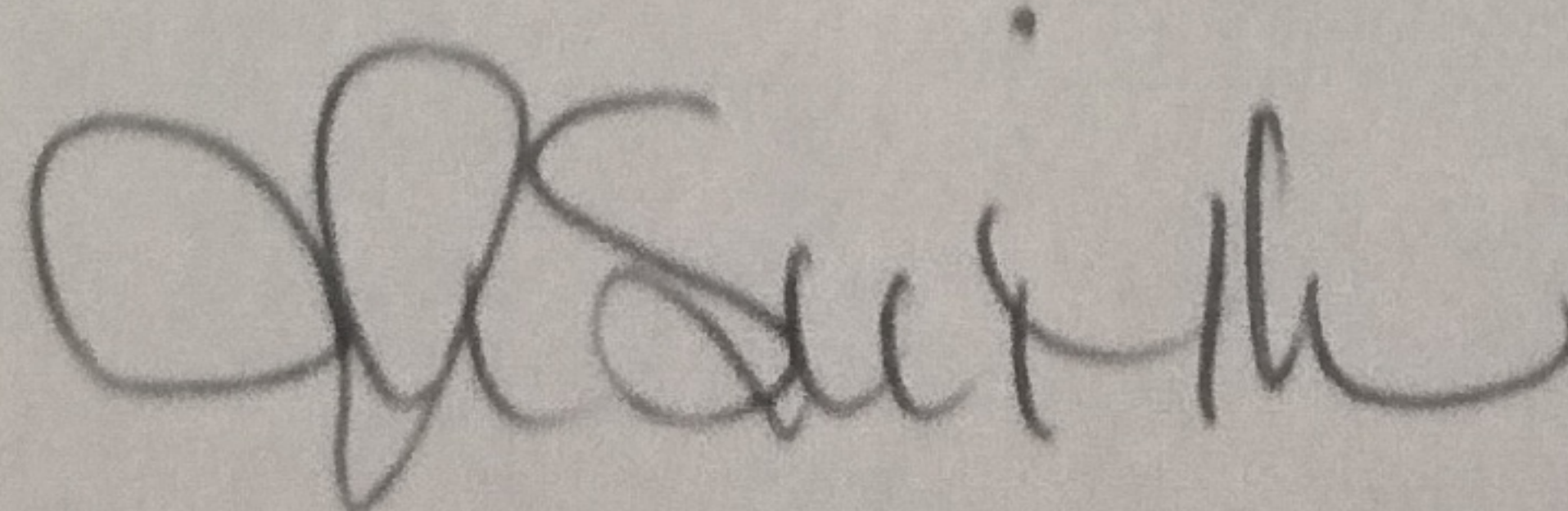
  
Kurt C. Larsen

12/8/23  
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 Dec. 8, 2023.







# **NOTICE**

**OF FUTURE LAND USE  
MAP AMENDMENT APPLICATION**

**CPA# 23-18 MANATEE POCKET MOORING FIELD**

**THIS PROPERTY IS THE SUBJECT OF AN APPLICATION TO  
ASSIGN A FUTURE LAND USE DESIGNATION**

**CONTACT MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT  
772-288-5495**



Ad Number: 47074803

Insertion Number: N/A

Size: 2 Col x 10 in

Color Type: N/A

Advertiser: Martin County - Growth Management

Agency: N/A

Section-Page-Zone(s): A-13-All

Description: CPA 23-18 FLUM

Food assistance for needy kids grows

But 15 states led by GOP governors have opted out

Claire Thornton  
USA TODAY

Millions of low-income families with kids will get more help paying for food this summer – depending on what state they live in.

More than half of U.S. states are set to take part in a new program where poor families with kids can get hundreds of dollars in food stamps during the time of year students lose access to free or reduced price cafeteria meals, causing food insecurity to spike among struggling families. The expanded benefits come as childhood hunger has been increasing across the U.S., with more than 17% of households with children reporting they didn’t have enough to eat at some point in 2022, the most recent year with available data.

The U.S. Department of Agriculture, which administers the nation’s food benefits, said Wednesday that 15 governors opted out of the expanded summer food program for various reasons.

Most of those governors run states that already have higher levels of food insecurity, said Luke Shaefer, a professor of social work at the University of Michigan and co-author of the 2023 book “The Injustice of Place: Uncovering the Legacy of Poverty in America.”

“Americans would like to think that all kids get a fair shot,” Shaefer said. “What we’re seeing is this increasing gap between kids in different states in the union.”

All 15 of the states that rejected the new federally funded program are led by Republican governors.

“COVID-19 is over, and Nebraska taxpayers expect that pandemic-era government relief programs will end too,” Gov. Jim Pillen said last month defending his decision to opt out. He has drawn a firestorm of criticism for later defending that stance at a news conference by saying, “I don’t believe in welfare.”

Neighboring Iowa is also opting out of the program, with Republican Gov. Kim Reynolds saying in December, “An EBT card does nothing to promote nutrition at a time when childhood obesity has become an epidemic.”

There’s an undeniable lack of “political will” among some Republican governors to implement the program, said Elaine Waxman, a senior fellow at the Urban Institute whose work focuses on food insecurity. It’s also true that the program would be challenging for everyday government employees in those states to implement in 2024, she explained.

Researchers say expanding summer food stamp benefits for kids is more logistically complicated than many people realize, because it involves linking data from education departments with data from separate state agencies. States have a “limited runway to get everything set up in time” to administer the new program, which is fairly complex, said Poonam Gupta, another Urban Institute researcher studying how states implement food assistance programs.

Even so, it’s not fair that some of the country’s most vulnerable kids won’t get the same benefits as kids in neighboring states, Waxman said.

“It’s really unfortunate, because we’ve learned that you can make a big dent in childhood food insecurity, and now we’ve lost that progress, we’re going backwards,” Waxman said.

The news from the USDA this week is one example of how Americans experience unequal access to the same government assistance programs depending on what state they live in, Shaefer said.

“It’s not just food assistance, it’s so many different things,” he said, pointing to how Medicaid benefits, higher minimum wages and more robust unemployment benefits all vary by state. “It’s really across policy after policy that you’re seeing this gap widen.”

Access to traditional SNAP benefits has varied by state for years, with some states allowing families with higher incomes to qualify. In some states, a family can be far above the poverty line and still qualify, because the way we measure poverty is outdated and underestimates how many Americans are struggling financially, Waxman said.

“That’s yet another way how where you’re born or where you live influences what’s available to you,” she said.

Many of the states that require residents to earn the lowest incomes in order to be eligible for SNAP are also among those that rejected expanding summer SNAP to more kids, Waxman said.

Sheafer pointed out that when the U.S. expanded its child tax credit during the COVID-19 pandemic, it treated all lower and middle income kids equally, leading to the lowest child poverty rate on record. The U.S. government also treats all senior citizens equally when it pays out Social Security benefits, another program administered by the federal government and not by states, he said.

“When we devolve all this authority to the states we lose that equality,” Shaefer said.

Among the 15 states whose governors rejected participating in the new USDA summer food assistance program, 10 have rates of hunger that were higher than the national average in 2022, according to USDA data.

States with larger populations, like Texas, Florida and Georgia, also have more hungry kids to begin with, Waxman said.

“Not only is it the rate you worry about, but it’s the sheer number of kids involved – and we don’t have a solution for them,” Waxman said

Here are the 10 states that had higher rates of food insecurity than the 2022 national average of 11.2%:

- Texas – 15.5%
- Mississippi – 15.3%
- Louisiana – 15.2%
- South Carolina – 14.5%
- Oklahoma – 14.3%
- Alabama – 12.4%
- Nebraska – 12.1%
- Florida – 11.4%
- Wyoming – 11.4%
- Georgia – 11.3%

The five other states that chose not to opt into fed-



Access to traditional SNAP benefits has varied by state for years, with some states letting families with higher incomes qualify. JENNA WATSON/INDIANAPOLIS STAR

erally funded extra summer SNAP benefits for kids are Idaho, South Dakota, Alaska, Vermont and Iowa.

Whether or not a state chose to opt into the USDA’s new summer SNAP program may also have to do with administrative burdens faced by state employees,

ees, Waxman and Gupta said. Policymakers across the country think several states that didn’t opt in for the 2024 summer may opt in for 2025 after they’ve had more time to prepare, Gupta said.

Contributing: Associated Press

NOTICE OF PUBLIC HEARINGS

The Martin County Local Planning Agency will conduct a public hearing to consider adoption of an ordinance amending the Martin County Land Development Regulations on **February 1, 2024**, beginning at **7:00 P.M.**, or as soon thereafter as the item may be heard.

The Martin County Board of County Commissioners will conduct a public hearing to consider adoption of an ordinance amending the Martin County Land Development Regulations on **February 20, 2024** beginning at **9:00 A.M.**, or as soon thereafter as the item may be heard. Both public hearings will consider the following item:

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, AMENDING ARTICLE 12, REDEVELOPMENT CODE, DIVISION 6, PORT SALERNO COMMUNITY REDEVELOPMENT CODE, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; ASSIGNING THE CRA SUBDISTRICT, WATERFRONT (10 UNITS PER ACRE) TO AN ABANDONED RIGHT-OF-WAY PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.

Martin County Board of County Commissioners has initiated a change to the Land Development Regulations on the above-referenced abandoned right-of-way. Manatee Pocket Mooring Field Upland Facility, LDR 23-05.

All interested persons are invited to attend and be heard. Both public hearings will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 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. For further information, including copies of the original application or agenda items, contact Carolyn Grunwald, Planner at (772) 463-3210.

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.

**Intervenor in quasi-judicial hearings:** When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff and applicant and may provide testimony. To be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Article 10, Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least seven business days prior to the Local Planning Agency (LPA) or Board of County Commissioners (BOCC) meeting. No fee will be assessed. 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). Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least 7 business days prior to the LPA or BCC meetings.

**Record for appeals:** If any person who decides to appeal a decision made with respect to any matter considered at the meetings or hearings of a board, committee, 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. This record should include the testimony and evidence upon which the appeal is to be based.



TR-3841843

NOTICE OF PUBLIC HEARINGS

The Martin County Local Planning Agency will conduct a public hearing to consider adoption of an ordinance amending the Martin County Comprehensive Growth Management Plan on **February 1, 2024**, beginning at **7:00 P.M.**, or as soon thereafter as the item may be heard.

The Martin County Board of County Commissioners will conduct a public hearing consider adoption of an ordinance amending the Martin County Comprehensive Growth Management Plan on **February 20, 2024** beginning at **9:00 A.M.**, or as soon thereafter as the item may be heard. Both public hearings will consider the following item:

AN ORDINANCE OF MARTIN COUNTY, FLORIDA REGARDING COMPREHENSIVE PLAN AMENDMENT 23-18, MANATEE POCKET MOORING FIELD, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN TO ASSIGN THE MARINE WATERFRONT COMMERCIAL FUTURE LAND USE DESIGNATION (10 UNITS PER ACRE) TO AN ABANDONED RIGHT-OF-WAY PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE

Martin County Board of County Commissioners has initiated a change to the Future Land Use Map on the above-referenced abandoned right-of-way. Manatee Pocket Mooring Field Upland Facility, CPA 23-18.

All interested persons are invited to attend and be heard. Both public hearings will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 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. For further information, including copies of the original application or agenda items, contact Carolyn Grunwald, Planner at (772) 463-3210.

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.





**From:** [Lisa Thompson](#)  
**To:** [Carolyn Grunwald](#)  
**Cc:** [Comish](#); [Susan Kores](#)  
**Subject:** Manatee Pocket Mooring Field Upland Facility, LDR 23-05; CPA 23-18  
**Date:** Friday, February 9, 2024 7:40:30 AM

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"All but done." That's the message I received at last night's NAC meeting regarding Manatee Park. Manatee Park was a promise. A promise to the community that we would always have it for our own use. Now it's being taken away for the benefit of transient boaters.

The big yellow signs are meaningless if the project is "all but done" before obtaining community comment.

If history is any indication, it'll only be a matter of time before the fishermen are forced out of their lease and that property will be taken away from us, too. Then we'll have no view of the waterfront at all.

So, I ask this –

Whose idea was it to take Manatee Park away from the taxpayers and residents of Port Salerno?

Who is willing to fight to protect our interests?

When are we going to change our approach to development to include the people you are entrusted to represent?

Lisa Thompson  
Bayview Drive  
Port Salerno

---

**From:** Lisa Richard Thompson <lrichard63@outlook.com>  
**Sent:** Wednesday, January 31, 2024 4:00 AM  
**To:** cgrunwald@martin.fl.us <cgrunwald@martin.fl.us>  
**Cc:** comish@martin.fl.us <comish@martin.fl.us>; Office of Community Development <skores@martin.fl.us>  
**Subject:** Manatee Pocket Mooring Field Upland Facility, LDR 23-05; CPA 23-18

As a Port Salerno landowner within 1,000 feet of the proposed Manatee Pocket Mooring Field Upland Facility, I am opposed to CPA 23-18 and LDR 23-05 for the following reasons:

- **Parking.** For years, there has been a turf war over parking on the waterfront between Pirates Cove, the fishermen, and the tourists. Contrary to popular belief, boats come with cars. Since we don't have enough parking to accommodate the current needs, I find it irresponsible to add a facility that will further exasperate the issue.

- **Transparency.** Port Salerno has been left in the dark on many plans in our community, including the proposed upland facility. In fact, Sarah Heard and Corey Crowley held an onsite meeting at the park with a handful of Park Drive residents to present and discuss their plans for the mooring field facility. This meeting took place on the same night and at the same time that over 100 residents conducted their own meeting next door at Pirates Cove to discuss these types of issues. I have no proof, but I believe holding their meeting at the same time was intentional to prove that we don't have a say in our own community. In fact, a NAC member was at the Pirates Cove meeting and even she was unaware of Sarah Heard's meeting at the Park.
- **Disclosure.** When the mooring field was proposed, it was presented as a way to protect the waterways and the waterfront landowners from derelict boats. The understanding was that a partnership would be formed with a business to provide the needed facility. The project was held up while they tried to secure that partnership. With the clock ticking on the grant availability, the project moved forward and was completed without additional input from the community and without a clear path forward in securing a location for the facility.
- **Manatee Park.** Manatee Park is a very small park, but it is an important part of our community. It was established to provide our neighborhood with a waterfront view and access to the pocket. The park is used regularly by residents and visitors to walk dogs, launch kayaks, eat lunch, or simply take in the view. This park was a promise that we would always have it for our own use and now it is being taken away for the benefit of transient boaters.
- **Trees.** Trees have already been removed to accommodate the temporary facility. If this project moves forward, I'm concerned that even more trees will need to be removed. Several of these historic palms are over 80 years old and are important for birds, wildlife, and the natural beauty of the pocket.
- **Breezeway.** Manatee Park is located at the end of Bayview Street. This open park allows for a cooling tropical breeze to come through the neighborhood. Putting a facility at that location will block that ocean breeze, take away our view of the water, and will increase the temperature in the neighborhood.
- **Trash.** The mooring field is less than half full, and already we are experiencing piles of trash being left at the temporary facility. I'm assuming dumpsters will be required to accommodate the boaters in addition to the dumpsters already on the waterfront for the fishermen. I fully support the local fishermen and their need for a dumpster, but adding dumpsters to accommodate trash from transient boaters isn't the best use of our beautiful waterfront.

There are many reasons this proposal should not move forward, but the most important

reason is that it does not enhance or improve the lives of the people of Port Salerno and it offers very little benefit to the community at large. My hope is that efforts will be made to find a more suitable location; one that doesn't take this valuable waterfront property away from the taxpayers and residents of Port Salerno.

Lisa Thompson  
4247 SE Bayview Street



**From:** [Mary beth Gleim](#)  
**To:** [Carolyn Grunwald](#)  
**Subject:** Save Manatee park Martin county  
**Date:** Monday, February 19, 2024 5:33:19 PM

---

This Email Sent From External Sender

My name is Mary beth Gleim. I am a resident here in Martin County. I do not support the mooring field taking over the Manatee!! park. Please protect our natural resources and our waterways from overcrowding and ruining the seagrass and other issues that happen with mooring fields.

Sent from my iPhone

**From:** [mmcnally@usa.com](mailto:mmcnally@usa.com)  
**To:** [Carolyn Grunwald](#); [cornish@martin.fl.us](mailto:cornish@martin.fl.us)  
**Subject:** Stop the development along the waterway !!  
**Date:** Monday, February 19, 2024 4:34:12 PM

---

This Email Sent From External Sender

Don't eliminating a waterfront community park to build a facility for transient boats!!! There are docks and moorings in Manatee Pocket... let them go into downtown Stuart or off Hutchinson Island by the Marriott where there is wider waterway and better water flow to freshen the river. The suggested area is too narrow for increased boat traffic!! Leave this natural waterways undisturbed!

Sent using the mail.com mail app

**From:** [Susan Kores](#)  
**To:** [Carolyn Grunwald](#)  
**Subject:** FW: Save Manatee park Martin county  
**Date:** Tuesday, February 20, 2024 8:13:28 AM  
**Attachments:** [image0.jpeg](#)  
[image1.jpeg](#)

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*Susan Kores, MPA*

Manager, Office of Community Development  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 33496  
Direct: 772-320-3095

---

**From:** Mary beth Gleim <bellagleim@icloud.com>  
**Sent:** Monday, February 19, 2024 5:34 PM  
**To:** Susan Kores <skores@martin.fl.us>  
**Subject:** Save Manatee park Martin county

This Email Sent From External Sender

My name is Mary beth Gleim. I am a resident here in Martin County. I do not support the mooring field taking over the Manatee!! park. Please protect our natural resources and our waterways from overcrowding and ruining the seagrass and other issues that happen with mooring fields.

**From:** [Susan Kores](#)  
**To:** [Carolyn Grunwald](#)  
**Subject:** FW: Manatee Pocket Mooring Field Upland Facility,  
**Date:** Tuesday, February 20, 2024 8:14:29 AM

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*Susan Kores, MPA*

Manager, Office of Community Development  
Martin County Board of County Commissioners  
2401 SE Monterey Road  
Stuart, FL 33496  
Direct: 772-320-3095

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**From:** ellen b <ellenasselin@att.net>  
**Sent:** Monday, February 19, 2024 3:49 PM  
**To:** Comish <Comish@martin.fl.us>  
**Cc:** Susan Kores <skores@martin.fl.us>; Joy Puerta <jpuerta@martin.fl.us>  
**Subject:** Manatee Pocket Mooring Field Upland Facility,



To My Commissioners

As a Member of the NAC board of Port Salerno, I feel I have a right to state: I strongly object to the plans to take the Manatee Park along our waterfront away to build a 20x40 building for the Mooring field. This is not in keeping with our plans to keep our waterfront free for residents and tourists to enjoy, to place a bike in the rack, sit at a table and even enjoy a meal while having full view of the water, watching boats, birds, fish jumping and even dolphins. I have been told by residents, the history of this Park was given to always remain as a Park. If you take away this Park, there is no other place along the Manatee Pocket to sit and enjoy a peaceful sunrise or sunset, other than in a busy restaurant. This is in the best interest of Salerno and our quaint Fishing Village to keep Manatee Park and look for an alternative spot for your facility

Thank you for hearing my request.

Ellen B Asselin Port Salerno Board Member  
5181 Se Kingfish Ave  
Stuart Fl. 34997  
772 286 6536  
[ellenasselin@att.net](mailto:ellenasselin@att.net)  
ellen b

**From:** [Tina Quintero](#)  
**To:** [Carolyn Grunwald](#); [Comish](#); [Susan Kores](#)  
**Subject:** Port Salerno Resident OPPOSED TO MOORING FACILITY  
**Date:** Thursday, February 22, 2024 6:44:09 AM

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Good Evening,

I'm a long time Port Salerno Resident and am writing to assert that I am OPPOSED TO THE MANATEE POCKET MOORING FIELD. I was present at the last NAC Meeting, where the CRA staff presented the Manatee Pocket Mooring field as "information because you requested it", were the exact words of the CRA Representative. We asked DIRECTLY AND VERY CLEARLY, where and when the facility was to be erected. The answer provided over and over again was "I don't know". Unfortunately, that turned out to be dishonest and apparently a lie. The plans were fully drafted. Another resident in attendance tried to communicate that she had followed the procedure and submitted the request in writing that she was opposed to the build. The CRA representative ferociously denied ever receiving the written request. We asked why we were discussing it if there was no set date or location and were told it was "just for your information".

Now suddenly the county is ready to vote on moving forward. That is underhanded and corrupt. That is a swift change from "I don't know" to "let's vote" on it , before the next NAC meeting, so the residents are completely left out of the decision.

Perhaps we should begin to record what is happening at these NAC meetings, so that we cannot be deceived in this fashion. When the CRA representative presents information to us, we expect and DESERVE for it to be accurate and truthful.

Lastly, the site proposed does not look big enough or stable enough to support the large structure. Perhaps a civil engineer should validate the plans so our tax dollars won't be wasted on a disaster waiting to happen.

PLEASE RECEIVE THIS STATEMENT AS A FIRM OPPOSITION TO THE  
MANATEE POCKET MOORING FIELD.

Thank you

--

[Tina Quintero](#)



[Mother, Advocate, Entrepreneur](#)



772-208-9587

<https://total-e-clean.business.site/>

**From:** [elaine.moore](#)  
**To:** [Carolyn.Grunwald](#)  
**Date:** Monday, February 19, 2024 3:05:38 PM

---



I'm writing to voice my objection of Manatee Park being taken from the residents of Port Salerno. I am a 76 year resident of Salerno, grew up in that park and today still work next door to it. People use that park for enjoyment and it is unfair to cater to the NON RESIDENT sailboats over the residents!!! This is nothing short of a prime land grab!!!

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](http://www.martin.fl.us/accessibility-feedback)

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**ORDINANCE NUMBER 1217**

**AN ORDINANCE OF MARTIN COUNTY, FLORIDA REGARDING COMPREHENSIVE PLAN AMENDMENT 23-18, MANATEE POCKET MOORING FIELD, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN TO ASSIGN THE MARINE WATERFRONT COMMERCIAL FUTURE LAND USE DESIGNATION (10 UNITS PER ACRE) TO AN ABANDONED RIGHT-OF-WAY PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE**

**WHEREAS**, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

**WHEREAS**, on February 1, 2024, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

**WHEREAS**, on February 20, 2024, at a duly advertised public hearing, this Board considered the amendment for adoption; and

**WHEREAS**, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments; and

**WHEREAS**, the Board finds the proposed amendment consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

**PART I. ADOPTION OF COMPREHENSIVE GROWTH MANAGEMENT PLAN AMENDMENT 23-18, MANATEE POCKET MOORING FIELD FLUM.**

Comprehensive Growth Management Plan Amendment CPA 23-18, Manatee Pocket Mooring Field FLUM, is hereby adopted as follows: The Future Land Use Map is hereby changed to assign the Marine Waterfront Commercial future land use designation to ±0.02-acres of an abandoned Right-of-Way at the corner of S.E. Bayview Street and S.E. Park Drive and further described in Exhibit A, attached hereto and incorporated by reference.

## **PART II. CONFLICTING PROVISIONS.**

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

## **PART III. SEVERABILITY.**

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

## **PART IV. APPLICABILITY OF ORDINANCE.**

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

## **PART V. FILING WITH DEPARTMENT OF STATE.**

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

## **PART VI. EFFECTIVE DATE.**

The effective date of this plan amendment, if not timely challenged, shall be 31 days after adoption by the Board of County Commissioners. If 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. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF FEBRUARY, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA

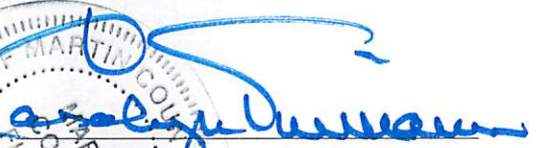
BY:


  
HAROLD E. JENKINS II, CHAIRMAN

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

BY:

  
SARAH W. WOODS,  
COUNTY ATTORNEY

  
CAROLYN TIMMANN,  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER





## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A PARCEL LYING IN THE HANSON GRANT, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 67, AMENDED PLAT OF A PORTION OF PORT SALERNO ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 16 FORMALLY OF PALM BEACH COUNTY, FLORIDA (NOW MARTIN COUNTY, FLORIDA), SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. BAYVIEW STREET (A 60 FOOT RIGHT OF WAY);

THENCE, NORTH 66°00'12" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 200.47 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE NORTH 66°00'12" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 51.81 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. PARK DRIVE (A 40 FOOT RIGHT OF WAY);

THENCE, SOUTH 26°02'10" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.E. PARK DRIVE A DISTANCE OF 69.79 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.21 FEET, A CENTRAL ANGLE OF 32°28'26", A CHORD BEARING OF NORTH 21°51'47" WEST AND A CHORD DISTANCE OF 44.86 FEET;

THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 45.46 FEET TO THE POINT OF BEGINNING.