



July 3, 2024

[Addressee]

[Address]

Subject and Location: **Dennis Ciaglo Rezoning (C172-002)** This is a request by Mr. Dennis Ciaglo for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 2.04-acre undeveloped site from A-2 (Agricultural) to RE-2A (Rural Estate). The RE-2A zoning district is consistent with the site's current future land use designation of Rural Density. The subject site is located on the south side of SW Citrus Boulevard, approximately 0.8 miles northeast of the intersection of SW Citrus Boulevard and SW Hemingway Terrace, in western Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Dear Property Owner:

As a landowner within 1000 feet of the property identified in the above description and shown on the attached map, please be advised that consideration of a proposed amendment to the county zoning atlas, as noted above, will occur at two public hearings. 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, July 18, 2024

Governing Body: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Monday, July 22, 2024

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

All interested persons are invited to attend and be heard.

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
(772) 342-1960
[www. Creechlanduse.com](http://www.Creechlanduse.com)

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.

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 (7) 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. Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the LPA or BCC meetings

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 the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to John Sinnott, Senior Planner, at jsinnott@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996.

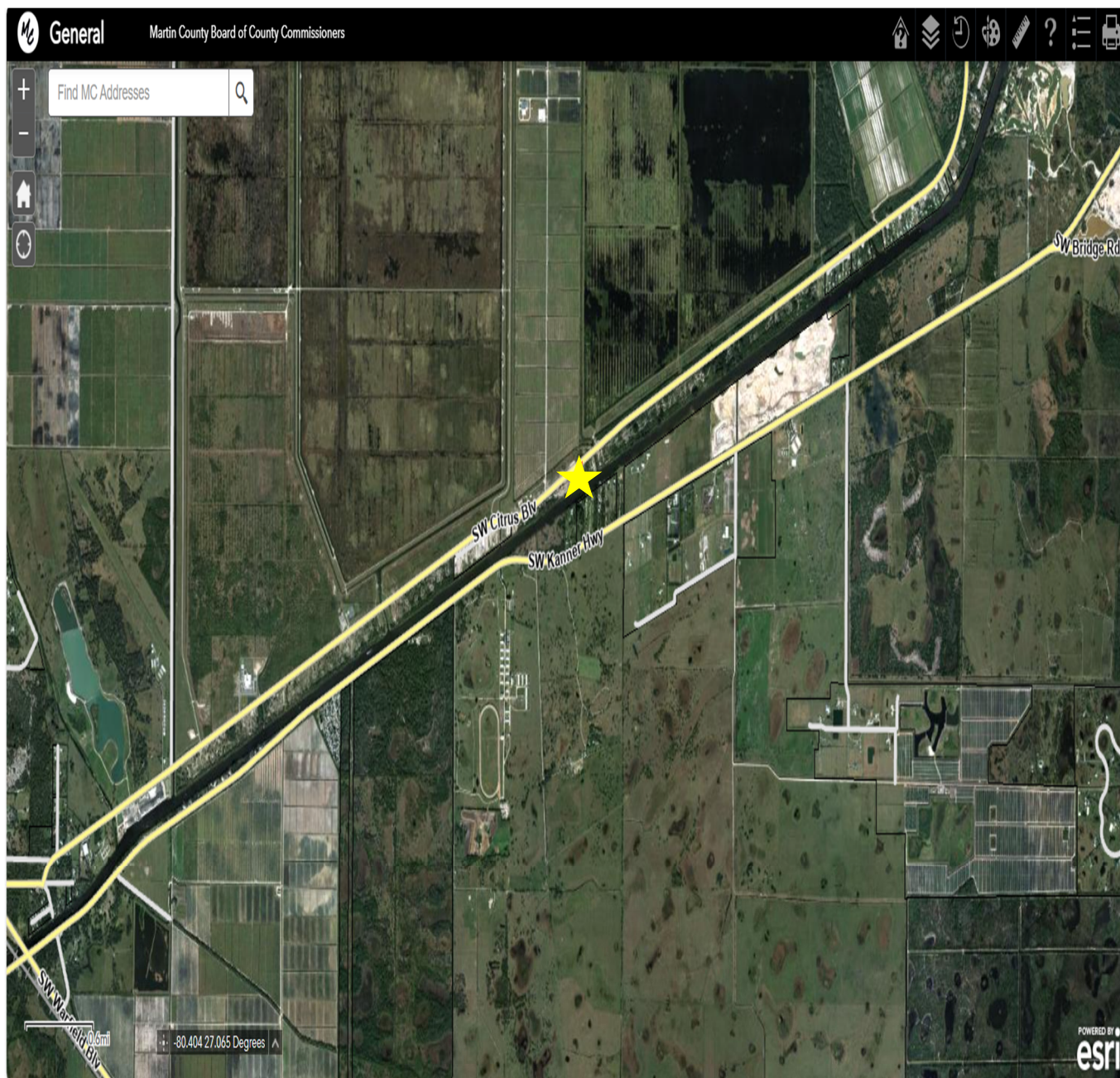
Sincerely,

Audra R. Creech, Esq.
Creech Land Use & Zoning, P.A.

Attachments: Location Map
Legal Description

LOCATION MAP:

429 SW Camden Avenue, Stuart, FL 34994
audra@creech.consulting
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LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA AND BEING A PART OF THOSE LANDS DESCRIBED IN O.R. BOOK 3215, PAGE 1116 AND ALSO IN O.R. BOOK 382, PAGE 456 RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 210.00 FEET OF PARCEL DESCRIBED IN SAID O.R. BOOK 3215, PAGE 1116, AS FOLLOWS: FOR A POINT OF COMMENCEMENT AND POINT OF BEGINNING START AT THE INTERSECTION OF THE WEST LINE OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE N00°20'13"E ALONG SAID WEST LINE OF SECTION 31, 374.79 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD #726 (CITRUS BOULEVARD), SAID POINT BEING NON-TANGENT TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2914.79 FEET; THENCE DEPARTING SAID LINE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'44", A CHORD BEARING OF N74°39'40"E, A CHORD DISTANCE OF 1026.27 FEET, AND AN ARC DISTANCE OF 1031.64 FEET; THENCE N64°31'18"E ALONG SAID STATE ROAD #726 SOUTHERLY RIGHT OF WAY LINE, A DISTANCE 2524.82 FEET; THENCE S00°21'59"W A DISTANCE OF 432.29 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY; THENCE S68°18'13"W ALONG SAID NORTH RIGHT OF WAY LINE OF OKEECHOBEE WATERWAY A DISTANCE OF 3517.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,035 SQUARE FEET (2.04 ACRES), MORE OR LESS

PARCEL ID: 31-39-40-000-000-00022-0