Gunster

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Writer's E-Mail Address: cspake@gunster.com

July 15, 2025

Subject and Location: **456 South Ocean, LLC, Rezoning (S281-001)**. This is a request by Gunster on behalf of 456 South Ocean, LLC for a proposed amendment to the county zoning atlas to change the existing zoning district on thirty-eight parcels of land with an approximate area of 1,913.23-acres from A-1, Small Farms District and A-2, Agricultural District to AR-5A, Agricultural Ranchette District. The AR-5A zoning district is consistent with the site's current future land use designation of Agricultural Ranchette. The subject site is located at the northeast intersection of SW 96th Street and SW Citrus Boulevard, west of the Saint Lucie River extending north to Interstate 95 and the Florida Turnpike in Palm City. Included with this application is a request for a Certificate of Public Facilities Exemption.

Dear Property Owner:

As a landowner within 1,000 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, August 7, 2025

Governing Body: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, August 12, 2025

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

All interested persons are invited to attend and be heard.

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

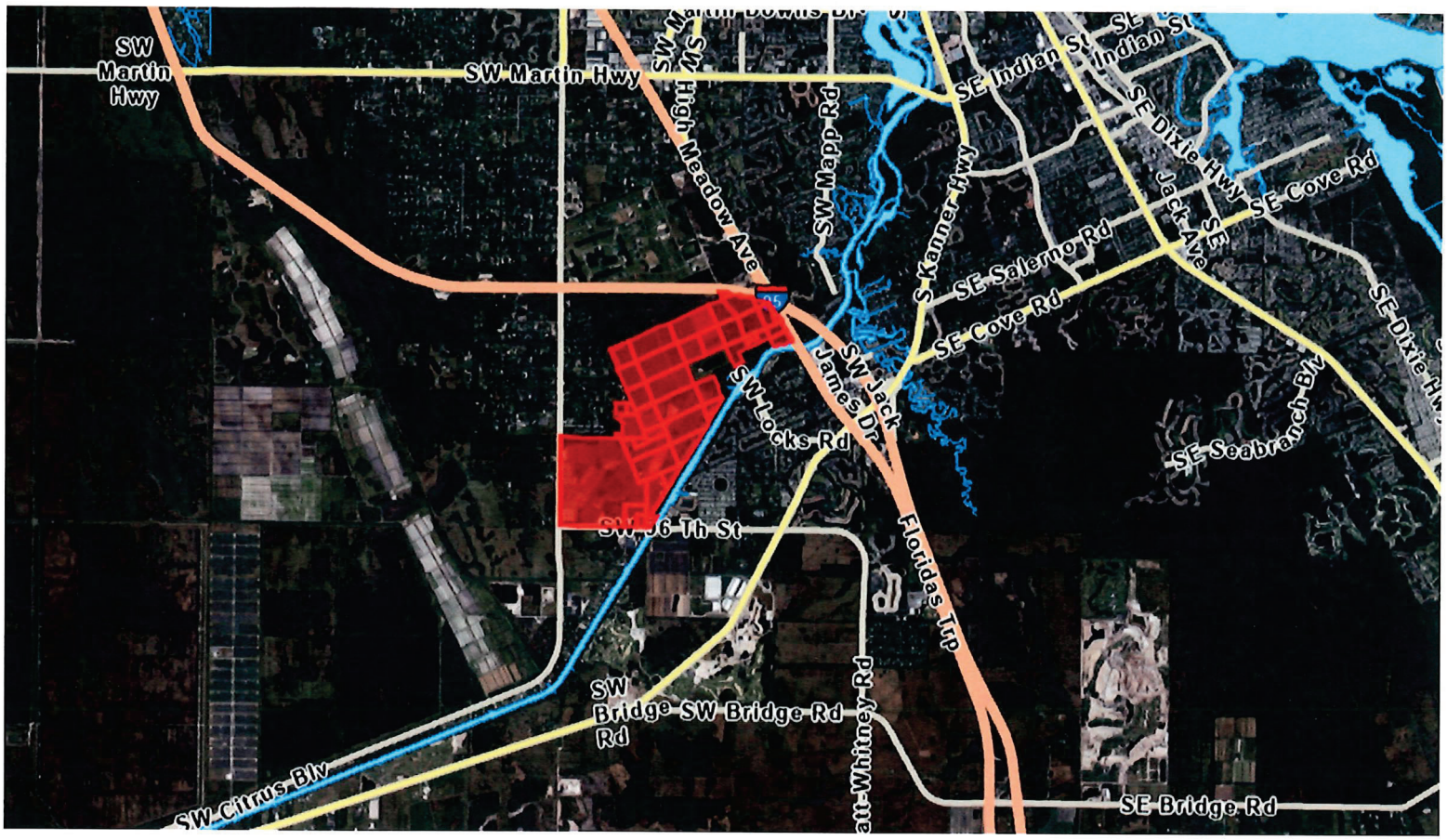
website www.martin.fl.us. Any documentation, including any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the LPA or BCC meetings

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 Project Coordinator, Brian Elam, PMP, Principal Planner, at belam@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

Christen Spake

Attachment: Location Map

LOCATION MAP