



June 30, 2026

Subject and Location: P141-002 – Paradise Lake PUD

Request by Lucido & Associates on behalf of Heissenberg Family Financial Investments, LLC for a proposed PUD Agreement with Master/Final Site Plan with a Certificate of Public Facilities Reservation. The project comprises 11 lots, each approximately 1.1 acres in size. The subject property is an approximately 71-acre, currently undeveloped site located south of SE 138th Street, approximately ¼ mile west of SE Kitchen Creek Road in Hobe Sound.

Dear Property Owner:

As a landowner within 1,000 feet of the property identified above, and as described and shown on the enclosed legal description and map, please be advised that the Local Planning Agency and the Board of County Commissioners will conduct public hearings on the subject listed above.

The date, time and place of the scheduled hearings are as follows:

Time and Date: LOCAL PLANNING AGENCY

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, July 16, 2026

Time and Date: BOARD OF COUNTY COMMISSIONERS

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, July 28, 2026

Location: 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 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.

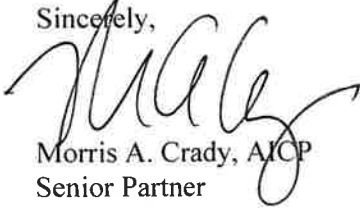
When attending a public hearing, a person may speak during the public comment portion of the public hearing. A person may also participate as an Intervenor. An Intervenor may ask questions of the staff, applicant and provide testimony. In order to be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Section 10.6.E, Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator at least 7 business days prior to the LPA or BCC 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 all DVD, cd or video cassette tapes 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.

If any person who 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 ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please feel free to contact me directly at 772-220-2100 or call the Growth Management Department at 772-288-5495. All written comments should be sent to Luis Aguilar, Principal Planner, laguilar@martin.fl.us or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. 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.

Sincerely,



Morris A. Crady, AICP
Senior Partner

Attachment: Location Map
 Legal Description
 Master/Final Site Plan

LEGAL DESCRIPTION

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA;
AND
THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32;
AND
THE WEST 3/4 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32;

LESS A PARCEL OF LAND ALONG THE WEST PROPERTY LINE OF SAID SOUTHWEST 1/4 OF SECTION 32, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE BEAR N00°14'34"W (BEARING BASIS) ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 2652.77 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°52'26"E ALONG SAID NORTH LINE, 102.05 FEET; THENCE S00°07'34"W, 49.38 FEET; THENCE N89°52'26"W, 24.24 FEET; THENCE S32°20'25" W, 51.04 FEET TO THE INTERSECTION WITH A LINE 50.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTHWEST 1/4; THENCE S00°14'34"E ALONG SAID PARALLEL LINE, 2560.08 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°59'16"W ALONG SAID SOUTH LINE, 50.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHTS-OF-WAY FOR S.E. 138TH STREET

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32, TOWNSHIP 39 SOUTH, RANGE 42 EAST;

THENCE NORTH 89°59'08" EAST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 50.00 FEET TO THE POINT AND PLACE OF BEGINNING;

THENCE NORTH 00°14'45" WEST ALONG A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 2560.11 FEET;

THENCE NORTH 32°10'54" EAST, A DISTANCE OF 50.39 FEET TO A POINT ON A LINE THAT IS 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THENCE SOUTH 89°52'56" EAST ALONG SAID LINE THAT IS 50.00 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, A DISTANCE OF 1247.23 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32;

THENCE SOUTH 00°12'12" EAST ALONG SAID EAST LINE, A DISTANCE OF 1937.40 FEET;

THENCE NORTH 89°58'53" WEST, A DISTANCE OF 330.70 FEET;

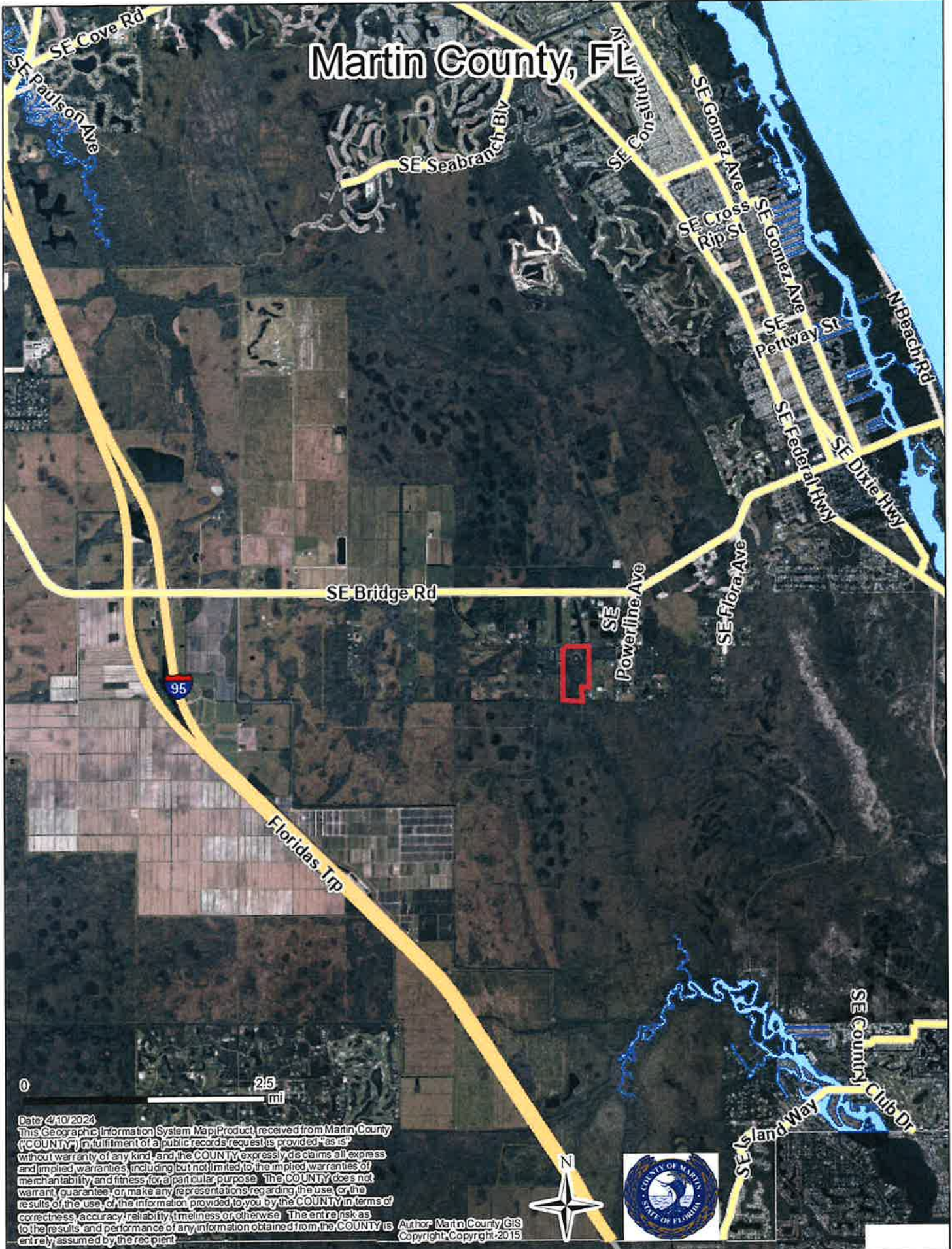
THENCE SOUTH 00°12'50" EAST, A DISTANCE OF 662.66 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 32;

THENCE SOUTH 89°59'08" WEST ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 941.73 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 3,092,535 SQUARE FEET (70.99 ACRES), MORE OR LESS

Location Aerial Map

Martin County, FL



Date: 4/10/2024
 This Geographic Information System Map Product received from Martin County (COUNTY) in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use of, the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
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SE 138th Street

75' Wetland Buffer

Wetland #1
(Preserve Area Tract)

Common Area

Wetland #2
(Preserve Area Tract)

Lot 2

Lot 3

Lot 8

Lot 7

Upland Preserve
(Preserve Area Tract)

75' Wetland Buffer

Upland Preserve
(Preserve Area Tract)

Wetland #4
(Preserve Area Tract)

75' Wetland Buffer

Lot 1

Lot 11

Lot 10

Lot 9

Lot 6

Lot 4

Lot 5

SE Paradise Lake Circle

Proposed Lake

Common Area

Public Drainage Easement

Wetland #4
(Preserve Area Tract)

75' Wetland Buffer

Wetland #4
(Preserve Area Tract)

Jonathan Dickinson State Park