

Subject and Location: **95 Riverside PUD 9th Amendment including a Revised Master and Phasing Plan, and Phase IV Final Site Plan (N027-013).** Pulte Home Company, LLC, requests approval of the Ninth (9th) Amendment to the Planned Unit Development (PUD) Zoning Agreement for the development of 98 townhouse units resulting in a density of 7.90 dwelling units per acre on the remaining undeveloped portion of the PUD. The 12.4-acre parcel of land is located at 7439 SW Lost River Road, northwest of SR 76/SW Kanner Highway and SW Lost River Road about 0.17-miles east of the I-95 interchange, in Stuart. Included is a request for a Certificate of Public Facilities Reservation.

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, October 19, 2023

Governing Body: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, October 24, 2023

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 Elizabeth Nagal, Development Review Administrator (Project Coordinator), at enagal@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

Pulte Home Company, LLC

Attachment: Location Map (legal description if no address is available)

95 Riverside PUD / Pulte I-95

Location Map

Martin County, FL

