

CPA 23-12,
The Ranch PUD Future Land
Use Map Amendment

Legal Notice

Palestinian, Israeli death toll goes beyond 10,000

The Palestinian death toll has reached 8,805, according to the Hamas-run Health Ministry in Gaza. In the Israeli-occupied West Bank, more than 130 Pales-

Earlier Wednesday, the Hamas-run government said Israeli airstrikes hit apartment buildings in the Jabaliya refugee camp for a second day, causing an undetermined number of deaths and injuries in the Hamas stronghold near Gaza City. The Israeli military

Tuesday, November 14, 2023

The St. Lucie County Board of County Commissioners is scheduled to review and act upon two items petitioned for adoption by the Board, by Resolution:

RESOLUTION

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FROM THE CG (COMMERCIAL GENERAL) AND AR-1 (AGRICULTURAL RESIDENTIAL - 1) ZONING DISTRICTS TO THE PHRD (PLANNED NON-RESIDENTIAL DEVELOPMENT) ZONING DISTRICT AND A PRELIMINARY PHRD SITE PLAN TO BE KNOWN AS THE ORANGE 95 COMMERCE CENTER, PHASE 2 (PARCELS D & E) ON +/- 34.01 ACRES LOCATED AT THE SOUTHWEST CORNER OF NORTH JENKINS ROAD AND FLOYD JENKINS ROAD, AND EAST OF LAMONT ROAD, IN ST. LUCIE COUNTY, FLORIDA

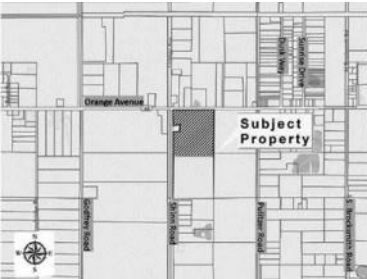
PROPERTY OWNER: Joseph G. Miller (TR)
APPLICANT: Tambone Companies, LLC
PROJECT #: PD-2209-000019
LOCATION: Southwest corner of N. Jenkins Road and Floyd Johnson Road (south of NSLRWCD Canal #44) and east of Lamont Road.
PARCEL IDS: 2312-111-0001-000-2 & 2312-121-0000-000-6
PURPOSE: The proposal encompasses a re-zoning to support development of two light industrial buildings, providing for the uses eligible in the IL (Industrial, Light) Zoning District, and prohibiting outdoor storage on the north side of the buildings.



RESOLUTION

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FROM THE AG-1 (AGRICULTURAL - 1) TO THE PNRD (PLANNED NON-RESIDENTIAL DEVELOPMENT) ZONING DISTRICT AND A PRELIMINARY PNRD SITE PLAN TO BE KNOWN AS THE ORANGE AVENUE 35 AC PNRD ON +/- 34.98 ACRES LOCATED AT 126 SHINN ROAD, IN ST. LUCIE COUNTY, FLORIDA

**PROPERTY OWNERS/
APPLICANTS:** Lisa L. and Gary D. White
PROJECT #: PD-2304-000027
LOCATION: 126 Shinn Road
PARCEL ID: 2307-421-0001-000-8
PURPOSE: The re-zoning to support the development of a light industrial subdivision and allow uses consistent with IL (Industrial, Light) Zoning District



The Board of County Commissioners' **PUBLIC HEARINGS** on these items will be held in the Commission Chambers, Roger Poiras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida on **Tuesday, November 14, 2023**, beginning at **9:00 a.m.** or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Board of County Commissioners should be received by the Planning and Development Services Department - Planning Division at least three days prior to the scheduled hearing. The petition files are available for review at the Planning and Development Services Department, located at 2300 Virginia Avenue, Fort Pierce, Florida, during regular business hours. Please call (772) 462-2822 or TDD (772) 462-1428 if you have any questions or require additional information about this petition.

The St. Lucie County Board of County Commissioners has the power to review and approve or disapprove any applications within their area of responsibility.

The proceedings of the Board of County Commissioners are electronically recorded. **PURSUANT TO SECTION 28B.0105, FLORIDA STATUTES**, if a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the Board of County Commissioners based its decision. If any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Risk Manager at least forty-eight (48) hours prior to the meeting at (772) 462-1546 or T.D.D. (772) 462-1428.

BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
CATHY TOWNSEND, CHAIR

TD-37762825

TR-37767879

Thursday, November 16, 2023

**NOTICE OF A PROPOSED TEXT AMENDMENT
TO THE LAND DEVELOPMENT CODE**

The St. Lucie County Planning and Zoning Commission is scheduled to review and make recommendations regarding the following County initiated proposal for adoption by the Board of County Commissioners of St. Lucie County, Florida, by Ordinance:

ORDINANCE NO.
FILE NO: TLDC-2310-000029

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING LAND DEVELOPMENT CODE SECTION 2.00.00, DEFINITIONS, TO CLARIFY PROVISIONS FOR ACCESSORY USE AND STRUCTURES; ADD ALLOWANCES FOR NONHABITABLE ARCHITECTURAL AND MECHANICAL FEATURES TO EXTEND ABOVE THE MAXIMUM FINISHED MAIN ROOF HEIGHT; AMENDING SECTION 8.00.02 TO ALLOW THE HEIGHT OF CERTAIN ACCESSORY STRUCTURES WITHIN RESIDENTIAL AND AGRICULTURAL ZONING DISTRICTS TO EXCEED THE MAXIMUM HEIGHT OF THE PRIMARY STRUCTURE, WHEN CERTAIN PROVISIONS ARE MET; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR ADOPTION.

APPLICANT: ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS

PURPOSE: A County initiated Text Amendment to Land Development Code (LDC) Section 2.00.00, to clarify provisions for accessory uses and structures and add an allowance for non-habitable architectural and mechanical features, including but not limited to parapets, chimneys, steeples, spires, elevator machinery and shafts, shall be allowed to exceed the maximum building height limitation by not more than five (5) feet. The amendment would allow permitted accessory structures, including non-commercial garages, carports, pole barns, and enclosed storage structures, located behind the front façade of the primary structure, to exceed the height of the primary structure but shall be limited to twenty (20) feet in height within residential zoning districts and twenty-five (25) feet in height in agricultural zoning districts.

The Planning and Zoning Commission **PUBLIC HEARING** on this item will be held in the Commission Chambers, Roger Poitras Annex, 3rd Floor, St. Lucie County on **Thursday, November 16, 2023, beginning at 6:00 pm** or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Planning and Zoning Commission should be received by the Planning and Development Services Department - Planning Division at least three (3) days prior to the scheduled hearing. Comments will be distributed to the Commission in advance of the meeting and included in the record provided the comments comply with the County's rules. The petition file is available for review at the Planning and Development Services Department - Planning office, located at 2330 North Avenue, Fort Pierce, Florida during regular business hours. Please call (772) 462-2822 or TDD (772) 462-1428 if you have any questions or require additional information about this petition.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the St. Lucie County Board of County Commissioners, for approval or disapproval, any applications within their area of responsibility.

The proceedings of the Planning and Zoning Commission are electronically recorded. **PURSUANT TO Section 286.0105, Florida Statutes**, if a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, an individual testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Risk Manager at least forty-eight (48) hours prior to the meeting at (772) 462-1546 or T.D.D. (772) 462-1428. Any questions about this agenda may be referred to St. Lucie County Planning Division at (772) 462-2822.

PLANNING AND ZONING COMMISSION/
LOCAL PLANNING AGENCY
ST. LUCIE COUNTY, FLORIDA
/S/ BOB LOWE, CHAIRMAN

TR-3771052:

*Contributing: Bart Jansen, Michael Collins, USA
TODAY; The Associated Press*

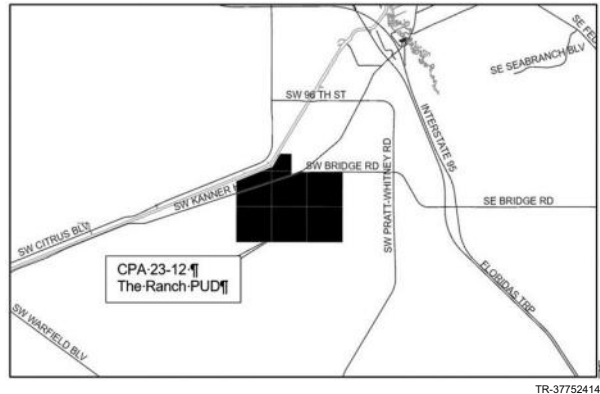
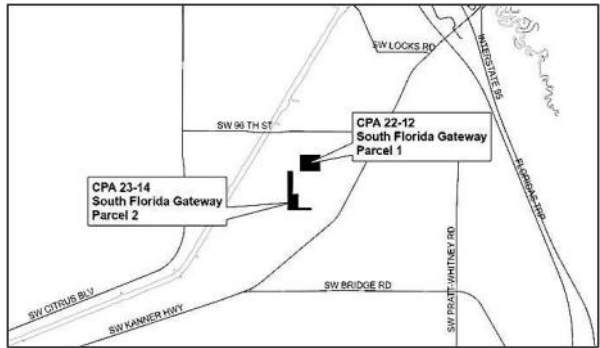
The Martin County Local Planning Agency will conduct public hearings on November 16, 2023, beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following:

1. Comprehensive Plan Amendment 22-12, South Florida Gateway PUD – Parcel 1: A Future Land Use Map change from Agricultural to Industrial on 32.26 acres located south of S.W. 96th Street, east of the Okeechobee Waterway and west of S.W. Kanner Highway.
2. Comprehensive Plan Amendment 23-01, South Florida Gateway PUD – Parcel 1: This is a request for site specific text amendments to Chapter 4, Future Land Use Element and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan. The application amends Plan policies, Figure 4-2 Urban Service Districts, Figure 11-1 Areas Currently Served by Regional Utilities and Figure 11-2 Potential Service Areas to expand an existing Freestanding Urban Service District onto 32.26 acres located south of S.W. 96th Street, east of the Okeechobee Waterway and west of S.W. Kanner Highway.
3. Comprehensive Plan Amendment 23-14, South Florida Gateway PUD – Parcel 2: A Future Land Use Map change from Industrial to Agricultural on 32.26 acres located south of SW 96th Street, between SW Kanner Highway (SR76) and the St. Lucie Canal. This parcel was formerly part of KL Waterside.
4. Comprehensive Plan Amendment 23-13, South Florida Gateway PUD – Parcel 2: This is a request for site specific text amendments to Chapter 4, Future Land Use Element and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan. The application amends Plan policies, Figure 4-2 Urban Service Districts, Figure 11-1 Areas Currently Served by Regional Utilities and Figure 11-2 Potential Service Areas to decrease an existing Freestanding Urban Service District by 32.26 acres located south of S.W. 96th Street, east of the Okeechobee Waterway and west of S.W. Kanner Highway.
5. Comprehensive Plan Amendment 22-06, Calusa Creek Ranch, a request to amend Chapter 4, Future Land Use Element of the Comprehensive Growth Management Plan to amend the Rural Lifestyle future land use designation. JWA Ranch, LLC requested the text amendment described above and applicable in unincorporated Martin County.
6. Comprehensive Plan Amendment 23-12, The Ranch PUD, a request to amend the Future Land Use Map from Agricultural (allowing a maximum of one unit per 20 acres) to Rural Lifestyle (allowing a maximum of one unit per 20 acres). JWA Ranch, LLC requested this change to property also known as St. Lucie Partners and located on both sides of SW Kanner Hwy. and the south side of SW Bridge Rd. at the intersection of SW Kanner Hwy. and SW Bridge Road. The property is east of the Okeechobee Waterway and west of SW Pratt Whitney Road.

All interested persons are invited to attend and be heard. The meeting 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 Samantha Lovelady, AICP, Principle Planner, Growth Management Department, at (772) 288-5664.

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 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.



October 27, 2023


Urban Design Studio
610 Clematis Street, Suite CU-02
West Palm Beach, FL 33401



Urban Design
Land Planning
Landscape Architecture

**REF: The Ranch PUD – Future Land Use Map Amendment
CPA 23-12**

This letter serves as certification that, on October 27, 2023, the required written notice of public hearings was mailed to all property owners within two-thousand and five-hundred (2,500) feet of the land subject to the above referenced application (CPA 23-12). These notices were prepared and mailed according to and are in compliance with the standards of the notice provisions of Article 10, Section 10.6 Development Review Procedures and the direction of Martin County Growth Management Department staff.


Tyler Woolsey, AICP

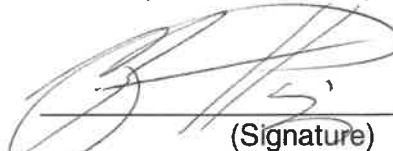
10/27/23
Date

NOTARY PUBLIC INFORMATION:

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The forgoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of October, 2023 by Tyler Woolsey (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

Bobby Powell Jr.
(Name – type, stamp, or print)


(Signature)

NOTARY'S SEAL OR STAMP



BOBBY POWELL, JR.
Commission # HH 260943
Expires May 4, 2026

NOTICE OF PUBLIC HEARINGS MARTIN COUNTY



Urban Design
Land Planning
Landscape Architecture

RE: Notice of public hearings regarding Application # CPA 23-12, The Ranch PUD (formerly known as Calusa Creek or St. Lucie Partners), an application submitted by JWA Ranch, LLC to change the Future Land Use of a parcel of land.

Property Location: As shown on the enclosed location map, the property is generally located in central Martin County south of the St. Lucie Canal and spanning both sides of SW Kanner Highway, south and west of the intersection with SW Bridge Road.

Dear Property Owner:

As the owner of property within 2,500 feet of the property shown on the attached location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: Agricultural (up to 1 unit per 20 acres)

TO: Rural Lifestyle (up to 1 unit per 20 acres)

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

MEETING: Martin County Local Planning Agency
DATE: November 16, 2023
TIME: 7:00 P.M. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING: Martin County Board of County Commissioners
DATE: December 5, 2023
TIME: 9:00 A.M. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend the above-described hearings and will have an opportunity to speak.

Accessibility arrangements. 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 County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

Record for appeals. If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, 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.

Comprehensive Planning Facts. The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and 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 of a parcel of land determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires three public hearings as follows:

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

Submit Written Comments to:
Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996

For more information, including copies of the original application documents or agenda items, please call the Growth Management Department at 772-288-5495.

Attachment: Location Map

