

Subject and Location: **Green Ridge Ranch Rezoning (G088-001)**. This is a request by Cotleur & Hearing on behalf of Mr. Eric Brush for a proposed amendment to the county zoning atlas to change the zoning district classification for an approximately 20.1-acre undeveloped site from A-2 (Agricultural) to AR-5A (Agricultural Ranchette). The AR-5A zoning district is consistent with the site's current future land use designation of Agricultural Ranchette. The site is located west of SW Greenridge Lane, approximately 0.64 miles southwest of the intersection of SW Greenridge Lane and SW 96th Street, in Palm City. Included 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, April 4, 2024

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

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

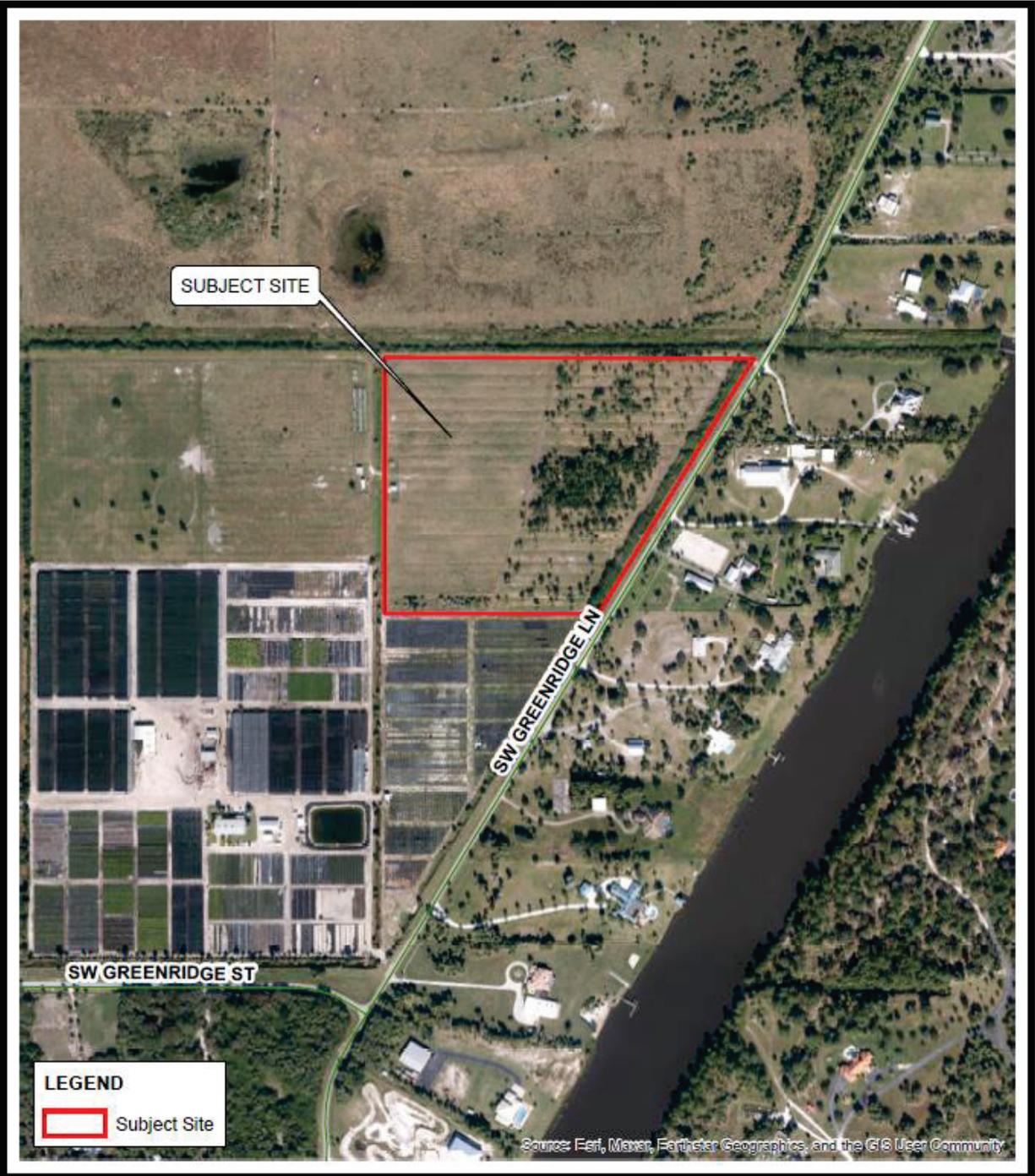
If any person who decides to appeal a decision made with respect to any matter considered at the meetings or hearings of a board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings 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 John Sinnott, Senior Planner, at jsinnott@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

George Missimer,
Associate Partner, Project Manager
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Attachment: Location Map (legal description)





1 inch equals 450 feet



0 0.05 0.1 Miles

Map Document:
01/25/2024 - 1:30:00 PM (mmw)

Green Ridge Ranch

Aerial Location Map

Martin County, FL



Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6338 · 561.747.1377

LEGAL DESCRIPTION

PARCEL 2B-3) NORTH

BEING THE NORTH 20.12 ACRES OF THE FOLLOWING DESCRIBED LANDS:
BEING A PARCEL OR LAND LYING IN SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40
EAST MARTIN COUNTY FLORIDA AND BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 39 SOUTH,
RANGE 40 EAST MARTIN COUNTY, FLORIDA THENCE RUN SOUTH 89 DEGREES 34
MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A
DISTANCE OF 198.95 FEET FROM THE POINT OF INTERSECTION WITH THE
EASTERLY RIGHT OF WAY LINE OF CITRUS BOULEVARD COUNTY ROAD 726) AND
THE CENTERLINE OF S.W. GREENRIDGE STREET AS SHOWN AND RECORDED AN
THE PLAT OF GREENRIDGE ESTATES, PLAT BOOK 7, PAGE 45, PUBLIC RECORDS OF
MARTIN COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 19 MINUTES 04
SECONDS, EAST ALONG THE EAST RIGHT OF WAY LINE OF SAID CITRUS
BOULEVARD A DISTANCE OF 30.00 FEET TO THE INTERSECTION WITH THE NORTH
RIGHT OD WAY LINE OF SAID S.W. GREENRIDGE STREET THENCE CONTINUE
NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST ALONG THE EAST LINE OF
CITRUS BOULEVARD A DISTANCE OF 2114.17 FEET TO A POINT THAT IS 80.00 FEET
SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF LANDS
CONVEYED TO STUART CUT FLOWERS IN. AS RECORDED IN THE OFFICAL
RECORD BACK 421, PAGE 2014, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA
THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST ALONG A LINE THAT
IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF
SAID CUT FLOWERS INC PROPERTY A DISTANCE OF 1236.94 FEET TO THE POINT OF
BEGINNING. THENCE CONTUNUE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS
EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1259.04 FEET TO THE WESTERLY
RIGHT OF WAY LINE OF S.W. GREENRIDGE LANE AS SHOWN ON SAID PLAT OF
GREENRISGE ESTATES; THENCE SOUTH 31 DEGREES 27 MINUTES 08 SECONDS
WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID S.W. GREENRIDGE
LANE A DISTANCE OF 2435.05 FEET THENCE DEPARTING SAID WESTERLY RIGHT.
OF WAY, NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST PARALLEL WITH THE
EASTERLY RIGTH OF WAY OF SAID CITRUS BOULEVARD A DISTANCE OF 2084.06
FEET TO THE POINT OF BEGINNING.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEGREES 34 MINUTES 48 SECONDA EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 198.95 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CITRUS BLVD (COUNTY ROAD 726) AND THE CENTERLINE OF S.W. GREENRIDGE STREET, AS SHOWN AND RECORDED ON THE PLAT OF GREENRIDGE ESTATES, PLAT BOOK 7, PAGE 45, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 19 MINUTES AND 04 SECONDS EAST ALONG THE EAST: RIGHT OF WAY LINE OF SAID CITRUS BOULEVARD A DSITANCE OF 30.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF SAID GREENRIDGE STREET THENCE CONTINUE NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST ALONG THE LAST LINE OF SAID CITRUS BLVD A DISTANCE OF 2114.17 FEET TO A POINT THAT IN 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LANDS CONVEYED TO STUART CUT FLOWERS INC. AS RECORDED IN OFFICIAL RECORD BOOK 421, PAGE 2014, PUBLIC RECORDS OF MARTIN COUNTY FLORIDA THENCE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS ALONG A LINE THAT IS 80.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID STUART CUT FLOWERS INC. PROPERTY A DISTANCE OF 1236.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST, ALONG SAIF SOUTH LINE A DISTANCE OF 1031.94 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 89 DEGREES 41 MINUTES 34 SECONDS WEST PARALLEL WITH THE AFORESAID SOUTH LINE OF LANDS CONVEYED TO STUART CUT FLOWERS INC., A DISTANCE OF 725.48 FEET THENCE NORTH 00 DEGREES 19 MINUTES 04 SECONDS EAST, PARALLEL WITH THE EASTERLY RIGHT OF WAY OF THE AFORESAID CITRUS BLVD A DISTANCE OF 883.19 FEET TO THE POINT OF BEGINNING.

PCN:

14-39-40-000-000-00020-1