

NOTICE OF PUBLIC HEARINGS

April 3, 2024

Subject and Location: The Ranch PUD Zoning Agreement and Master Site Plan (S239-004). JWA Ranch, LLC request for a zoning district change from the current A-2, Agricultural District to the Planned Unit Development District (PUD), including a request for approval of The Ranch Planned Unit Development Agreement (PUD) and Master Site Plan. The project consists of 175 Single family detached homes, 2 golf courses, related amenities including club facilities, Golf Cottages, residential docking facility and associated infrastructure on approximately 3,903 undeveloped acres located west and east of Kanner Highway approximately 3.2 miles west of I95 adjacent to and south of the intersection of SW Bridge Road and SW Kanner Highway in Stuart. Included with this application is a request Deferring Public Facilities Reservation.

Dear Property Owner:

As the owner of property within 2,500 feet of the property identified in the above description and shown on the aerial-location map attached to this letter, please be advised that consideration of a PUD Zoning agreement and Master Site Plan approval request as noticed above will occur at two public hearings.

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

Public hearing: LOCAL PLANNING AGENCY (LPA)
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on Thursday, April 18, 2024

Public hearing: BOARD OF COUNTY COMMISSIONERS (BCC)
Time and Date: 9:00 A.M., or as soon after as the matter may be heard, on Tuesday, April 30, 2024

Place: Martin County Administrative Center
Commission Chambers, 1st Floor
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 call the Growth Management Department at 772-288-5495 or feel free to contact me directly at 561-366-1100. All written comments should be sent to Peter Walden, Deputy Growth Management Director, e-mail: pwalden@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,

Tyler Woolsey, AICP
Urban Design Studio

Attachment: Location-Aerial Map
Master Site Plan