MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
2401 S.E. MONTEREY ROAD • STUART, FL 34996

EILEEN VARGAS	Commissioner, District 1	**DON G. DONALDSON, P.E.**	County Administrator
STACEY HETHERINGTON	Commissioner, District 2	**SARAH W. WOODS**	County Attorney
J. BLAKE CAPPS	Commissioner, District 3		
SARAH HEARD	Commissioner, District 4	**TELEPHONE**	(772) 288-5400
EDWARD V. CIAMPI	Commissioner, District 5	**WEBSITE**	www.martin.fl.us

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December 31, 2024

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Rd.
Stuart, FL 34996

RE: Certification of Property Owner Public Hearing Notification

Dear Mr. Schilling:

I certify that letters of notification to the surrounding property owners, per the distance requirement contained in the Martin County Comprehensive Growth Management Plan, for the following proposed amendment listed below was mailed on December 30, 2024.

CPA 24-21, Nine Gems FLUM

All the notification letters contained the meeting notice information for both the Public Hearing scheduled for January 16, 2025, to be heard before the Local Planning Agency and the Public Hearing scheduled for January 28, 2025 to be heard before the Board of County Commissioners.

Respectfully,

Joan V Seaman

Joan V. Seaman, Administrative Assistant
Growth Management Department

Attachment:
Letter to Surrounding Property Owners

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December 30, 2024

RE: Notice of public hearing regarding Comprehensive Plan Amendment 24-21, Nine Gems: An application initiated by the Martin County Board of County Commissioners (BOCC) to amend the Future Land Use Map (FLUM) for a property owned by Martin County and the South Florida Water Management District.

LOCATION: As shown on the enclosed location map, the ±1,533-acre property, commonly known as Nine Gems, is located approximately 4 miles South of SW Bridge Road between SW Pratt-Whitney Road and Florida's Turnpike in unincorporated Martin County.

Dear Property Owner:

As the owner of property within 2,500 feet of the identified site in the above description and shown on the enclosed map, please be advised that the described site is the subject of an application to make the following changes.

1) The following amendment to the FLUM will be considered at two legislative public hearings:

FROM: AGRICULTURAL TO: INSTITUTIONAL-PUBLIC CONSERVATION

Public hearings for the item listed above are scheduled before both the Local Planning Agency and the Board of County Commissioners (BOCC). The BOCC will consider transmittal to the State Land Planning Agency of the proposed future land use map amendment. 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, January 16, 2025

Governing Body: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, January 28, 2025

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

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

Comprehensive Planning Facts: The Future Land Use Map is an exhibit of the Martin County Comprehensive Growth Management Plan which 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 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 the following legislative public hearings:

1. Local Planning Agency (to make a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the state land planning agency).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Accessibility arrangements: 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.

Record for appeals: 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.

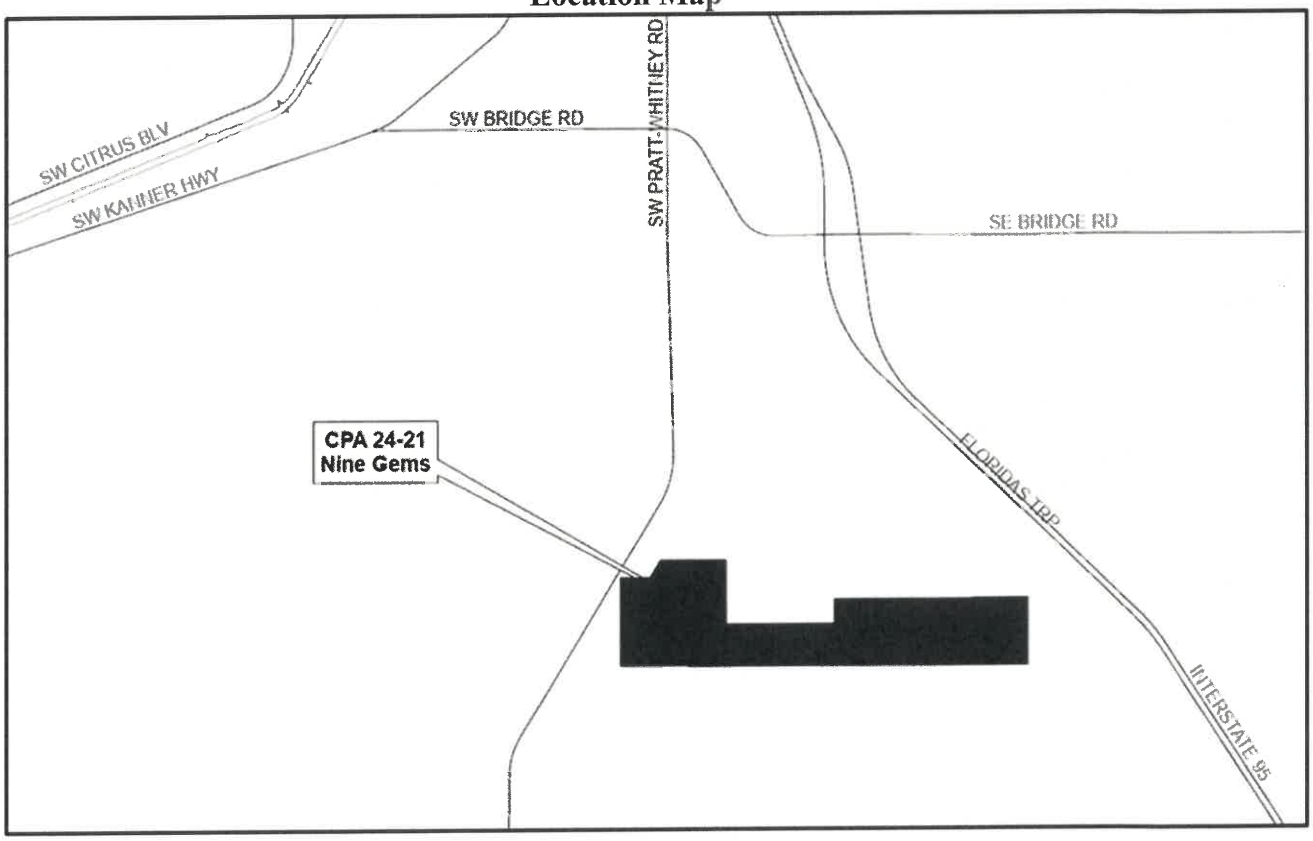
Public Involvement opportunities. All interested persons are invited to attend the above-described hearings and will have an opportunity to speak during the public comment portion of the public hearing. Written comments will be included as part of the public record of the application.

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

For further information, including copies of the original application documents or agenda item materials, please contact Amy Offenbach, Planner, aoffenbach@martin.fl.us Martin County Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Paul Schilling, Growth Management Director, at 2401 SE Monterey Road, Stuart, FL 34996.

Sincerely,

Amy Offenbach

Amy Offenbach, Planner
Growth Management Department

Location Map