

**MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM**

www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Clyde Dulin
Comprehensive Planning Administrator

DATE: May 18, 2021

FROM: Krista A. Storey *KAS*
Senior Assistant County Attorney

SUBJECT: Radius Search for CPA 21-06, Maggy's Hammock Park

Based on my review of the work completed by Maria Jose, Senior Planner, to the best of my knowledge, the attached list appears to meet the requirement of Section 1.9.A., Comprehensive Growth Management Plan, and Section 10.6.E., Land Development Regulations, Martin County Code, and represents the apparent owners of all parcels of land within a distance of one thousand feet (1,000') of Maggy's Hammock Park, map attached. In addition, based on my review of the work completed by Ms. Jose, to the best of my knowledge, the attached list includes any homeowner associations, condominium associations, owners of condominiums and mobile homes within the notice area.

Attachments

Copy to: Maria Jose, Senior Planner





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

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HAROLD E. JENKINS II
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TARYN KRYZDA, CPM County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
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May 28, 2021

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

RE: Certification of Property Owners' 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 May 14, 2021.

CPA 21-06, Maggys Hammock Park

All the notification letters contained the meeting notice information for both the Public Hearing scheduled for June 3, 2021 to be heard before the Local Planning Agency and the Public Hearing scheduled for July 13, 2021 to be heard before the Board of County Commissioners.

Respectfully,

A handwritten signature in cursive script, reading "Joan V. Seaman", is written over a horizontal line.

Joan V. Seaman, Administrative Specialist II

Growth Management Department

Enclosure: Letter to property owners
Location Map



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May 13, 2021

Re: Notice of public hearing regarding CPA 21-06 Maggy's Hammock Park: an application initiated by the Board of County Commissioners to change the Future Land Use and Zoning of a parcel of land

Dear Property Owner:

As the owner of property within 1,000 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: Residential Estate Density (2 upa)

TO: Public Conservation and General Institutional

And to change the zoning district:

FROM: R-1B (Single Family District)

TO: PC (Public Conservation District), and PS-1 (Public Service District) or the most appropriate zoning district

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

1st Public Hearing:	Local Planning Agency Date: Thursday, June 3, 2021 Time: 7:00 P.M., or as soon thereafter as the items can be heard.
2nd Public Hearing:	Board of County Commissioners Date: Tuesday, July 13, 2021 Time: 9:00 A.M., or as soon thereafter as the items can be heard
Location:	Martin County Administrative Center 2401 SE Monterey Road Stuart, FL 34996

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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 ADA Coordinator at (772) 320-3131, the County Administration Office 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.

Record for appeals: 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.

Comprehensive Planning Facts: The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and it 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 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 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 the above-described hearings and will have an opportunity to speak. Written comments will be included as part of the public record of the application.

Submit Written Comments to: Paul Schilling, Director
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

To view the staff reports, please visit the County's website at:

<https://www.martin.fl.us/CompPlanningStaffReports>

