

PH-2

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/17/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By _____ D.C.

Proof of Notification Requirements

Subject: Future Land Use Map Amendment
(CPA 21-15)

5-17-22 Board of County Commission
Meeting

AFFIDAVIT ATTESTING TO NOTIFICATION

I, MORRIS A. CRADY, being first duly sworn, depose and say:

1. That Lucido & Associates is the authorized agent for Jensen Beach Land Company, the applicant of a Future Land Use Map Amendment application (CPA 21-15) on an approximately 26-acres of land located on NW Goldenrod Road, east of US-1 in Jensen Beach; and

2. That the corrected notice for the public hearing before the Board of County Commissioners on May 17, 2022 at 9:00 am was sent by U.S. Mail on March 25, 2022 to the property owners within 1,000 feet of the subject property. A copy of the notice is attached hereto and made a part hereof; and

3. That the notice for the public hearing was mailed to the property owners within 1,000 feet of the subject property as prepared and certified by Prestige Title Agency dated March 2, 2022.

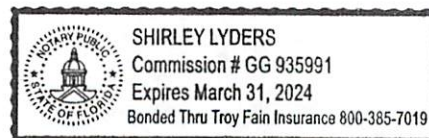

Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2022 by MORRIS A. CRADY, who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notarial Seal)


NOTARY PUBLIC
My Commission Expires:



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CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By Amdu D.C.



March 22, 2022

(April 25, 2022 – Corrected Commission Meeting date)

RE: Notice of public hearing regarding Comprehensive Plan Amendment 21-15, West Jensen PUD, a Future Land Use Map Amendment (FLUM) ,to change 25.9 acres on a 40.47 acre parcel from General Commercial and Industrial future land use designations to Medium Density Residential (allowing up to 8 units per acre), and 0.55 acres from Industrial to General Commercial, located on N.W. Goldenrod Road, east of US-1, in Jensen Beach.

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: GENERAL COMMERCIAL AND INDUSTRIAL
TO: MEDIUM DENSITY RESIDENTIAL (25.9 acres); and

FROM: INDUSTRIAL
TO: GENERAL COMMERCIAL (0.55 acres);

The date, time and place of the scheduled hearing is:

MEETING: Board of County Commissioners
DATE: ~~May 10, 2022~~ May 17, 2022
TIME: 9:00 am 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 hearing 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 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>

For more information, please feel free to contact me or contact the Martin County Growth Management Department at (772) 288-5495.

Sincerely,



Morris A. Crady, AICP
Senior Vice President

Enclosure: Aerial/Location Map
Existing FLUM
Proposed FLUM

Aerial



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

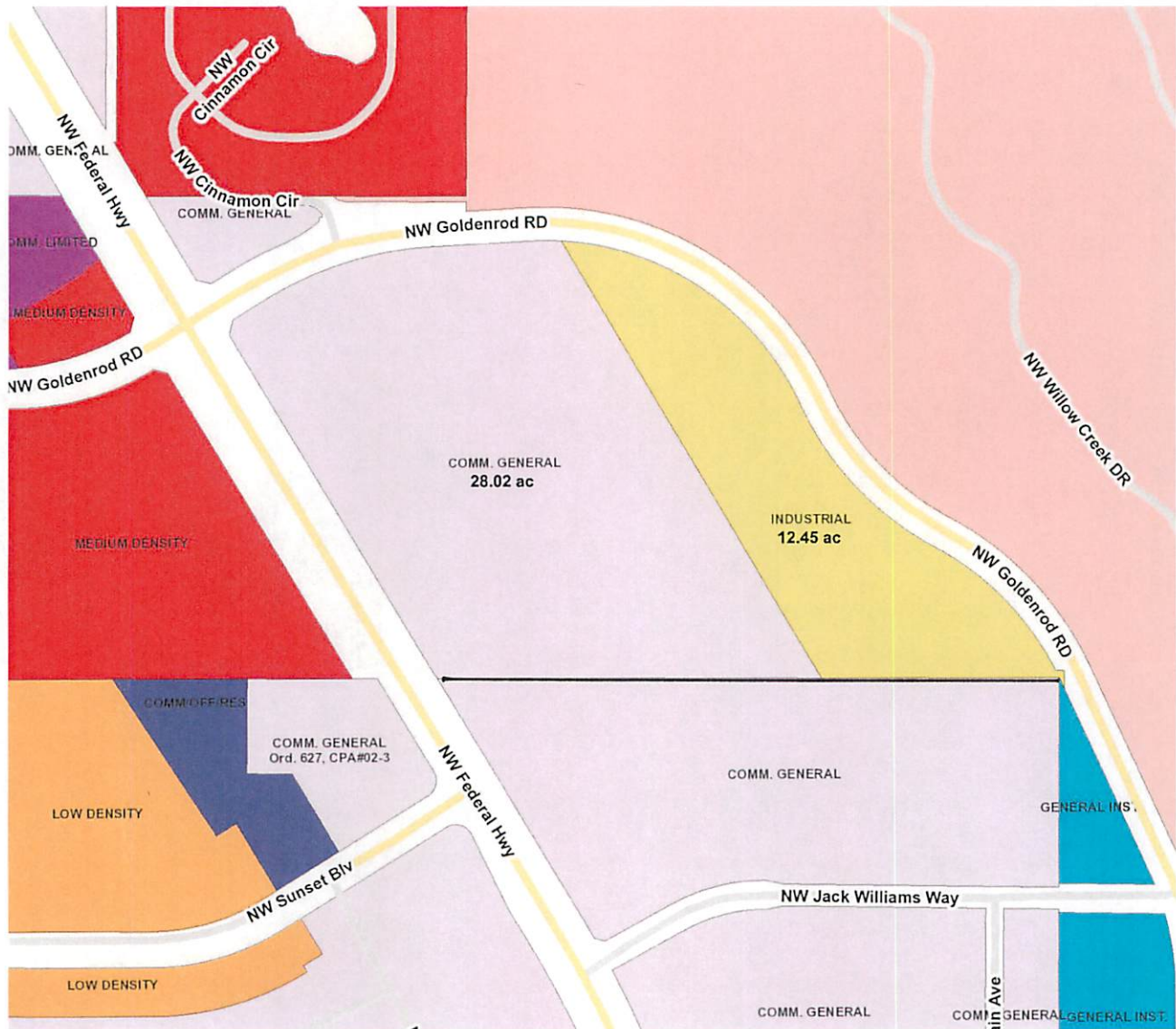
(772) 224-2100, Fax (772) 223-0200



West Jensen PUD (Parcels 6.1, 6.2, 6.3, 6.4)

Martin County, Florida

Current Future Land Use Map



Future Land Use Legend

- Rural Density -up to 0.5 UPA
- AgTEC
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Mixed-Use Village
- Commercial General
- Commercial Limited

- Commercial / Office / Residential
- Commercial Waterfront
- Recreational
- Public Conservation Area
- General Institutional
- Industrial
- Agricultural
- Agricultural Ranchette
- Major Power Generation Facility
- No Data (May Include Incorporated Area)



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

(772) 225-2100, Fax (772) 223-0220



West Jensen PUD (Parcels 6.1, 6.2, 6.3, 6.4)

Martin County, Florida

Proposed Future Land Use Map



Future Land Use Legend

- Rural Density -up to 0.5 UPA
- AgTEC
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
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