

NOTICE OF PUBLIC HEARINGS

July 14, 2022

Subject: Port Cove PUD (B006-008). Oksjn Jensen, LLC request for Planned Unit Development (PUD) zoning including a Master/Final site plan for the development of 29 residential townhomes and the associated infrastructure on an approximate 4.84 acre undeveloped site resulting in a residential density of 6.99 units per acre. The parcel is currently included within the Beacon 21 PUD. If the request is approved, the parcel would be removed from the Beacon 21 PUD and subject to the proposed Port Cove Planned Unit Development Zoning Agreement. Included is a request for a Certificate of Public Facilities Reservation

Location: The subject site is located on the south side of NE Dixie Highway approximately 1/2 mile west of the roundabout of NE Dixie Highway and NE Palmer Street in Rio.

Dear Neighbor,

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of PUD zoning agreement with Master/ final Site Plan approval request as noted above will occur at two public hearings.

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

Public hearing: LOCAL PLANNING AGENCY (LPA)
Time and Date: 7:00 P.M., or as soon after as the matter may be heard, on August 4, 2022

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, August 16, 2022

Place: Martin County Administrative Center, 2401 SE 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. All written comments should be sent to Matt Stahley, Principal Planner, (e-mail: mstahley@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,

(applicant's name)

Attachment: Location Map