

Public Notice Mailer Affidavit
(Do NOT Sign and Notarize Until Mailers Have Been Sent)


State of Florida)

) SS:

County of Martin)

Before me personally appeared Brandon Ulmer, who, being duly sworn,
Print Name
deposes and states the following:

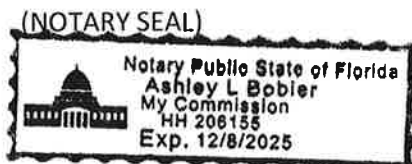
1. That on the 11th day of May, 2023, the public notices for Case Number CPA 23-02 were mailed to all property owners within 1 thousand (1,000) feet of the land contained in the application.


Signature

SWORN TO AND SUBSCRIBED before me this 12th day of May, 2023, by
Brandon Ulmer, who personally appeared before me and who did not take
Print Name
an oath.

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____




Notary Signature

Ashley Bobler
Name of Notary Typed, Printed, or Stamped

NOTICE OF PUBLIC HEARINGS

May 11th, 2023

Subject and Location: **Hobe Sound Storage (CPA 23-02) – – f/k/a Vineyard II (V026-002) – Employees Money Purchase Pension Plan & Trust of Boca Cardiology Associates Babic & Vinci PA FBO Stephen Babic** - This is a request for a proposed Future Land Use amendment on a 4.01-acre parcel to change from Medium Density Residential (8 units per acre) to General Commercial. The request is made concurrent with a proposed rezoning of the parcel from RS-6 (Medium Density Residential District) to GC (General Commercial) which is being considered separately. The 4.01-acre parcel of land is located on the east side of S.E. Federal Highway between S.E. Heritage Boulevard and S.E. Constitution Boulevard in Hobe Sound.

Dear Property Owner:

As a landowner within 1000 feet of the property identified in the above description and shown on the enclosed map, please be advised that described property is the subject of applications to make the following changes:

- 1) Change the Future Land Use designation from Medium Density Residential (allowing 8 units per acre) to General Commercial; and
- 2) Change the Zoning District from RS-6, (Medium Density Residential) to GC (General Commercial).

Two public hearings are scheduled on this application. The date, time, and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, June 1, 2023

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, June 20, 2023

Place: Martin County Administrative Center
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 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.

When attending a public hearing, a person may speak during the public comment portion of the public hearing.

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.

For further information, including copies of the original application documents or agenda item materials, please call the Growth Management Department at (772) 288-5495. Prior to the public hearings, written comments should be sent to Daphne Schaub, Senior Planner, at dschaub@martin.fl.us or to 2401 SE Monterey Road, Stuart, FL 34996

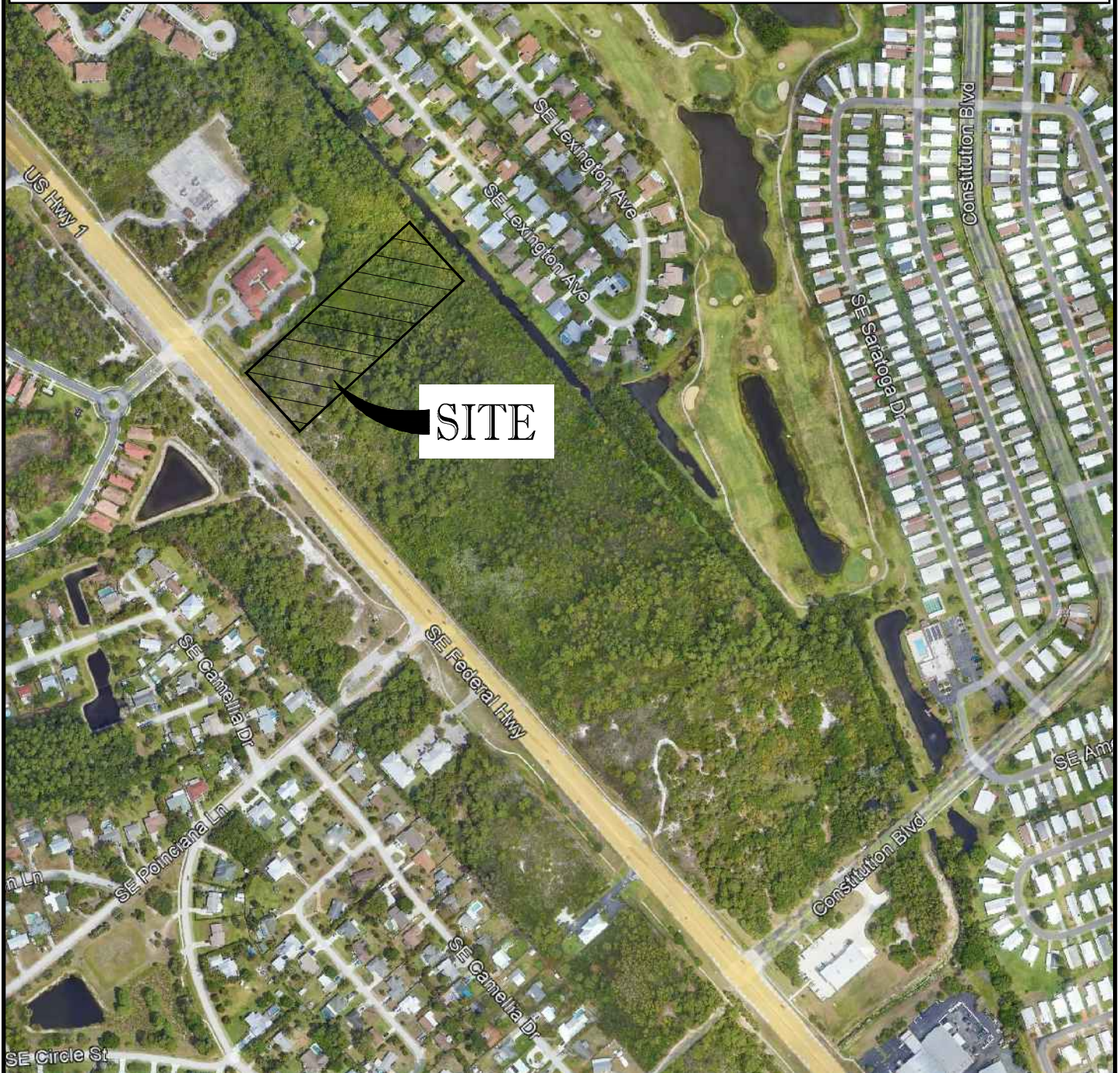
Sincerely,

Brandon Ulmer

Attachment: Location Map and legal descripton

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE RUN NORTH 42°14'43" WEST A DISTANCE OF 3102.67 FEET ALONG THE EAST RIGHT OF WAY OF U.S. #1 TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 42°14'43" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 249.00 FEET, THENCE RUN NORTH 47°45'17" EAST A DISTANCE OF 700.00 FEET, THENCE RUN SOUTH 42°14'43" EAST A DISTANCE OF 249.00 FEET, THENCE RUN SOUTH 47°45'17" WEST A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

PROJECT: HOBE SOUND STORAGE
LOCATION: MARTIN COUNTY, FLORIDA

PROJECT NO: FJ220006 PAGE NO: 1 OF 1

PREPARED BY: NJL DATE: 09/21/2022

CHECKED BY: BMU SCALE: N.T.S.



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 PHONE: (561) 203-7503

