

---

**NOTICE OF PUBLIC HEARINGS**

Date

Name

Address

**Subject and Location:** Magnolia Ridge of Palm City PUD (P161-004). Palm City GA Homes, LLC – Request

for a zoning district change from the current RM-8 Medium Density Residential District to the Planned Unit Development District (PUD), and a concurrent request for approval of the Magnolia Ridge of Palm City PUD Zoning Agreement, Master and Final Site Plan for the development of residential townhomes for a total of 28 units within 14 two-story buildings, including a community pool, supporting infrastructure, and upland preserve on approximately 3.56 acres. The subject site consists of two parcels located on the south side of SW Martin Highway, approximately 1,500 feet east of SW High Meadow Avenue in Palm City. Included in this application is a request for a Certificate of Public Facilities Reservation.

Dear Sir or Madam,

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 a PUD Zoning and Master and 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:

**Time and Date:** **LOCAL PLANNING AGENCY**  
7:00 P.M., or as soon after as the matter may be heard, on  
Thursday, June 4, 2020

**Time and Date:** **BOARD OF COUNTY COMMISSIONERS**  
9:00 A.M., or as soon after as the matter may be heard, on  
Tuesday, June 16, 2020

**Place:** John F. and Rita M. Armstrong Wing of the Blake Library  
2351 S.E. 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 County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

Persons interested in being heard on this matter who are unable to attend the LPA meeting may email written comments to [LPA-PublicComment@martin.fl.us](mailto:LPA-PublicComment@martin.fl.us). Please include the item number you'd like to comment on in the email subject line and your name in the body of the email. Comments received at this email address prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting.

Persons interested in being heard on this matter who are unable to attend the BCC meeting may submit written comments through the website at <http://www.martin.fl.us/BCCPublicComment>. Comments submitted through the website that are received prior to the conclusion of the public comment portion of the applicable matter will be read into the record at the public meeting. All public comments must comply with the Board's adopted Rules of Procedure.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive mailed notice of the subject 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 not less than 7 days prior to the meeting. No fee will be assessed on Intervenor. 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](http://www.martin.fl.us).

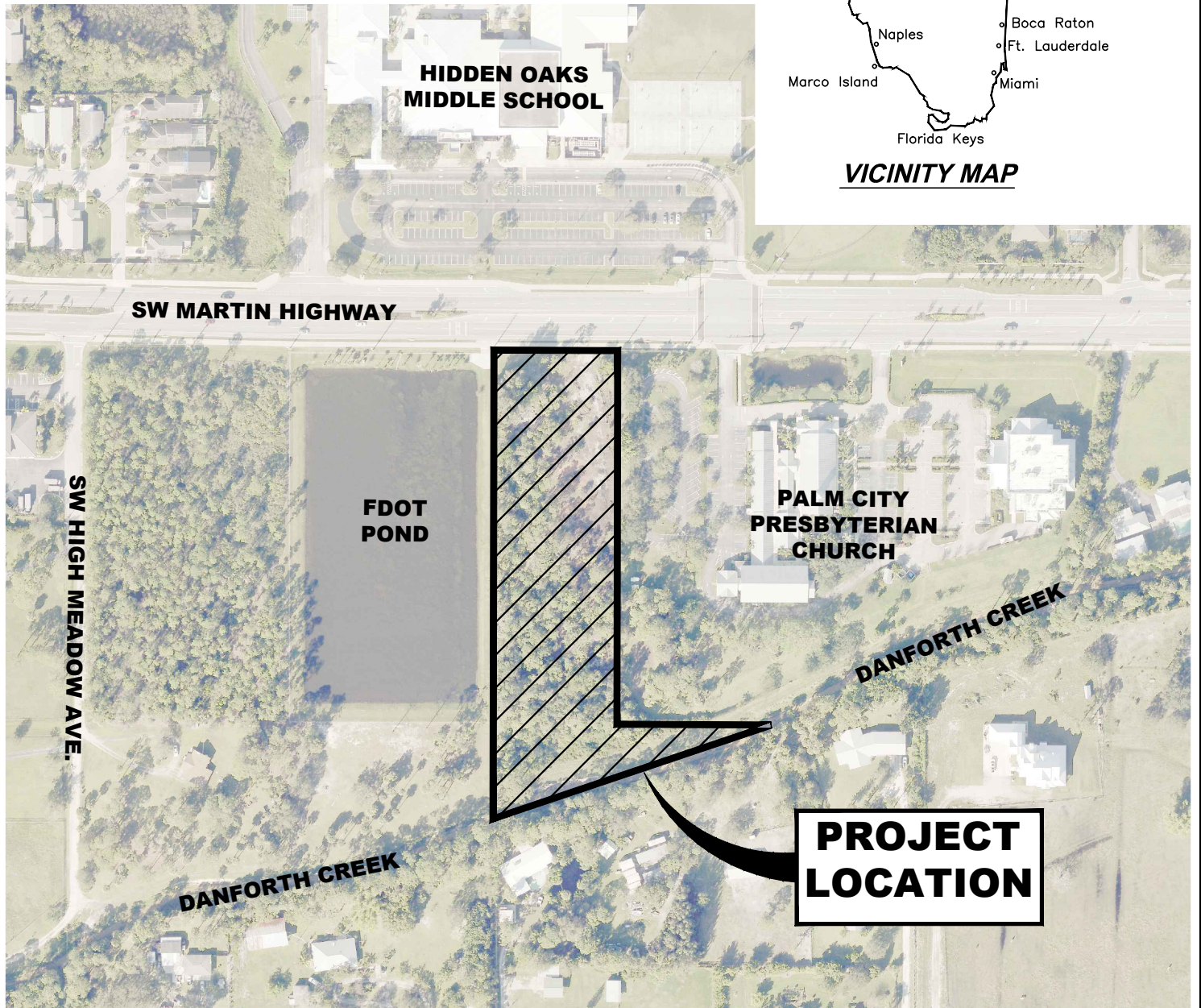
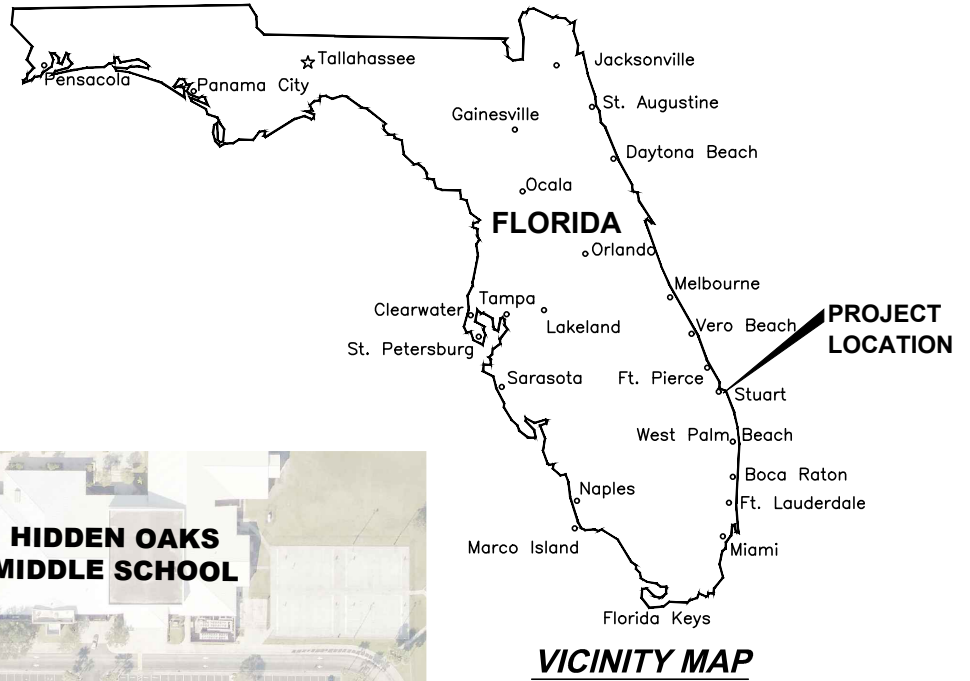
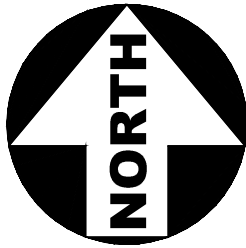
If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings 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 Paul Schilling, Growth Management Director, (e-mail: [pschilli@martin.fl.us](mailto:pschilli@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](http://www.martin.fl.us/accessibility-feedback).

Sincerely,



Robert Johns  
Manager - Palm City G.A. Homes, LLC



• Joseph W. Capra  
301 N.W. Flagler Ave  
Stuart, Florida 34994  
P.E. No. 37638  
Phone: (772) 692-4344  
Fax: (772) 692-4341  
E-mail:  
Captecinfo@gocaptec.com

Engineering Business  
No. EB-0007657

DATE: 12/27/18  
DRAWN BY: HLT  
DESIGNED BY: HLT  
CHECKED BY: JWC  
PROJECT No.: 1746  
HORZ. SCALE: 1" = 250'  
VERT. SCALE: N/A  
CADD FILE: LOCATION MAP

**PALM CITY GA HOMES**  
MARTIN COUNTY, FL

**LOCATION MAP**

**SCALE VERIFICATION**  
0 0.5  
SOLID BAR IS EQUAL TO  
HALF AN INCH ON ORIGINAL  
DRAWING, ADJUST ALL  
SCALED DIMENSIONS  
ACCORDINGLY

Sheet No. 1 of 1