

**D-Signs, LLC
911 S.E. Hillcrest Ave.
Stuart, FL 34994**

April 30, 2021

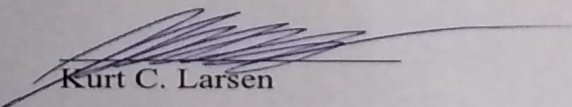
Gunster Law Firm
800 SE Monterey Commons Blvd. Suite 200
Stuart, FL 34996

REF: Federal Hwy & Ridgeway Terr.

Attn.:

This Letter is to Certify that the above referenced sign(s) were installed per Martin County requirements. On 3/30/21 This sign was posted according to and complies with the standards of the notice provisions of Article 10, Section 10:6 Development Review Procedures.

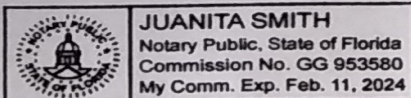
Sign 1 installed on corner of Rideway Terr. & Federal Hwy

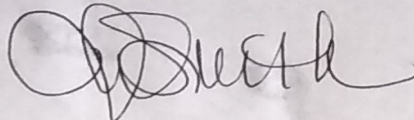

Kurt C. Larsen

3/30/21
Date

State of Florida
County of Martin

Kurt C. Larsen, who is personally known to me, who did not take an oath, acknowledged the foregoing instrument before me on _____.









June 9, 2021

Subject: NOTICE OF PUBLIC HEARINGS on Comprehensive Plan Amendment 21-02, Federal Highway and Ridgeway Terrace: A request to change the Future Land Use designation and Zoning District on an undeveloped 1.38 acre parcel located west of the intersection of S.E. Ridgeway Terrace and S.E. Federal Highway. The request is to change the 1.38 acre parcel from Medium Density Residential land use to General Commercial land use. In addition to the land use request, a concurrent separate application to rezone the entire 1.38 acre parcel from Liberal Multiple Family (R-3A) to General Commercial (GC) is also proposed.

Dear Property Owner:

As a landowner within 1,000 feet of the property described above and shown on the map attached to this letter, please be advised that the described property is the subject of an application to make the following changes:

- 1) Change the Future Land Use designation on the 1.38 acre parcel from Medium Density Residential to General Commercial.
- 2) Change the Zoning District from R-3A, Liberal Multiple-Family District to GC, General Commercial on the 1.38 acre parcel.

The Local Planning Agency will conduct a public hearing on the subjects listed above.

The date, time and place of the scheduled Local Planning Agency hearing is provided below:

Time and Date: **Martin County Local Planning Agency**
7:00 P.M., or as soon after as the matter be heard, on
Thursday, July 1, 2021

Place: Martin County Administrative Center
Commission Meeting Room, First Floor
2401 SE Monterey Road
Stuart, Florida 34996

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, contact Martin County Growth Management Department at (772) 288-5495

Sincerely,

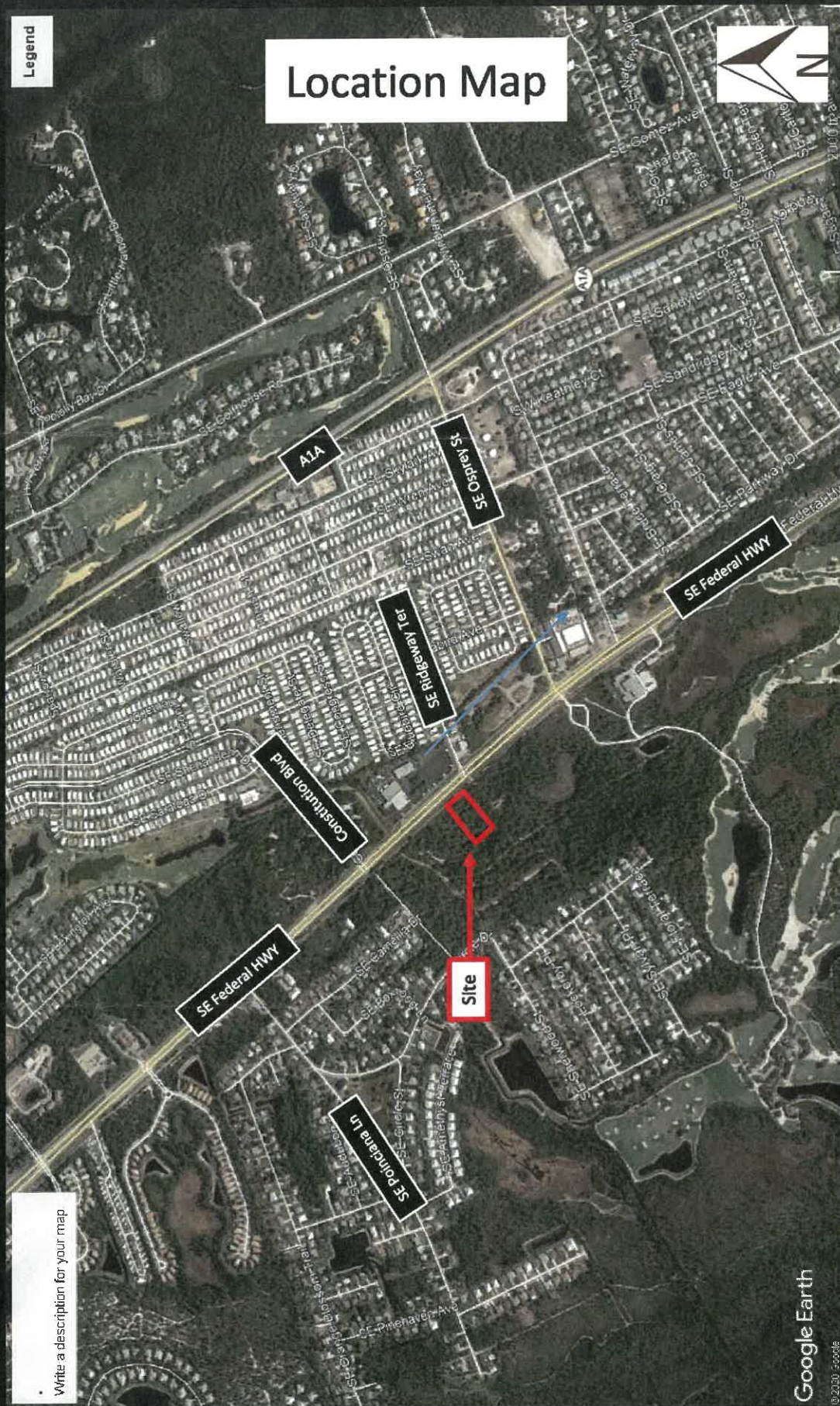
Robert Raynes

Robert S. Raynes, Jr., Esq.

Attachments:
Exhibit "A" - Location Map

Legend

Location Map



Write a description for your map

Google Earth

© 2005 Google

