

**P3 Public Facility with Clinic
Rezoning,
Public Notice Materials**

NOTICE

**FUTURE LAND USE MAP &
ZONING CHANGE APPLICATION**

CPA 25-03

P3 PUBLIC FACILITY WITH CLINIC

**THIS PROPERTY IS THE SUBJECT OF AN APPLICATION TO CHANGE
THE FUTURE LAND USE DESIGNATION FROM: INSTITUTIONAL-GENERAL
TO: COMMERCIAL OFFICE/RESIDENTIAL AND TO CHANGE ZONING DISTRICT**

FROM: PS-2 TO: CO

MARTIN COUNTY GROWTH MANAGEMENT @ 772-288-5495

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MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 South East Monterey Road • Stuart, Florida 34996

Eileen Vargas	Commissioner, District 1	
Stacey Hetherington	Commissioner, District 2	Don G. Donaldson – County Administrator
J. Blake Capps	Commissioner, District 3	Elysse A. Elder – County Attorney
Sarah Heard	Commissioner, District 4	Telephone (772) 288-5400
Edward V. Ciampi	Commissioner, District 5	Website - www.martin.fl.us

May 6, 2026

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

RE: Certification of Property Owners Public Hearing Notification

Dear Mr. Schilling,

I certify that letters of notification to the surrounding property owners, per the distance requirement contained in the Martin County Comprehensive Growth Management Plan, for the following proposed amendment listed below were mailed on May 1, 2026.

CPA 25-03, P3 Public Facility w/Clinic FLUM

All the notification letters contained the meeting notice information for both the Public Hearing scheduled for May 21, 2026 to be heard before the Local Planning Agency and the Public Hearing scheduled for June 9, 2026, to be heard before the Board of County Commissioners.

Respectfully,

A handwritten signature in black ink, appearing to read "Tara L Craver".

Tara L Craver, Administrative Assistant
Growth Management Department



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April 28, 2026

RE: Notice of Public Hearings for Comprehensive Plan Amendment (CPA) 25-03, P3 Public Facility with Clinic: An application initiated by the Board of County Commissioners (BOCC) to amend the Future Land Use Map (FLUM) and the County Zoning Atlas on a ±2.66-acre property located north of SE Ruhnke Street and east of the corner of SE Willoughby Boulevard and SE Ruhnke Street in Stuart.

Dear Property Owner:

As the property owner within 1,000 feet of the identified site in the above description and shown on the enclosed map, please be advised that consideration of proposed amendments to (1) the Future Land Use Map and (2) the County Zoning Atlas will occur at two public hearings.

1. Legislative public hearing to change the Future Land Use Designation:

FROM: INSTITUTIONAL-GENERAL TO: COMMERCIAL OFFICE/RESIDENTIAL

2. Quasi-judicial public hearing to change the Zoning District Classification:

FROM: PS-2 (PUBLIC SERVICE) TO: CO (COMMERCIAL OFFICE)

Public hearings on each item listed above are scheduled before both the Local Planning Agency and the Board of County Commissioners. The date, time and place of the scheduled hearings are as follows:

Governing Body: **LOCAL PLANNING AGENCY**

7:00 P.M., or as soon after as the matter may be heard, on
Thursday, May 21, 2026

Governing Body: **BOARD OF COUNTY COMMISSIONERS**

9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, June 9, 2026

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

Accessibility arrangements: 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.

Public Involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak during the public comment portion of the public hearing. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

Record for appeals: If any person 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.

Comprehensive Planning Facts: The Future Land Use Map is an exhibit of the Martin County Comprehensive Growth Management Plan which 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 small-scale change to the Future Land Use Map requires the following legislative public hearings:

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 adopted).

Ability to intervene in the quasi-judicial public hearing to change the zoning district classification: A person may participate as an Intervenor in the quasi-judicial hearing on the rezoning. An Intervenor can ask questions of the staff and applicant and can provide testimony. To be an Intervenor, a person must qualify to receive mailed notice of the application in accordance with Article 10, 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 seven (7) business days prior to the Local Planning Agency (LPA) or Board of County Commissioners (BOCC) 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 any digital media, intended to be proffered as evidence must be submitted to the Growth Management Department at least seven (7) business days prior to the LPA or BOCC meetings.

Submit Written Comments to:	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996
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For further information, please visit the Martin County website at www.martin.fl.us then click "Departments"; "Growth Management"; "Comprehensive Planning" or call the Martin County Growth Management Department at (772) 288-5495. For further information, including copies of the original application or agenda items, contact Jenna Knobbe, Senior Planner, Growth Management Department, at (772) 288-5495.

Sincerely,



Jenna Knobbe
Senior Planner

Enclosure:
Location Map

Location Map

