



August 22, 2023

HAND DELIVERY

Samanthan Lovelady, AICP, Principal Planner
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

**Re: CPA 23-01, South Florida Gateway PUD – Text Amendment
Application (Our ref. #22-410)**

Dear Samantha:

In response to the June 19, 2023 staff report for the above referenced application and our meetings and discussions to date, please find the enclosed a supplemental application fee check in the amount of \$500.00 and revised application materials in support of CPA 23-01. Specifically, the pending land use amendment application, which has been submitted under separate cover, from Agricultural to Industrial (see enclosed revised legal description for Parcel 1) has been reduced from 58.54 acres to 32.26 acres.

To address staff comments related to a “demonstrated need” for an increase in Industrial future land use, which includes the expansion of the corresponding Freestanding Urban Service District, the revised application merely “relocates” 32.26 acres of existing vacant Industrial future land “west” of the South Florida Gateway PUD (see enclosed Parcel 2 legal description) to a newly created 32.26-acre parcel located “north” of the South Florida Gateway PUD (Parcel 1).

The revised application includes a corresponding land use amendment on Parcel 2, which is owned by Kanner/96th St Investments LLC, from 32.26 acres of Industrial future land use to Agricultural future land use, thereby resulting in no net increase in Industrial future land use and no net increase in the corresponding Freestanding Urban Service District. Because the application does not increase the Industrial future land use category or expand the Freestanding Urban Service District, there is no net increase in traffic impacts or impacts on public facilities and services.

The intent is to add Parcel 1 to the South Florida Gateway PUD by way of the pending 2nd PUD Amendment. As you know, the South Florida Gateway developer has recently completed the extension of Martin County utilities adjacent to the subject property and direct access to SW Gateway Place, which provides a connection to the SW Kanner Highway signalized intersection. No access to SW 96th Street is proposed.

With this understanding, please find enclosed the following revised application materials, which includes the supplemental application materials for Parcel 2.

- The completed revised application form for Parcel 1 (South Florida Gateway Industrial LLC);
- The completed application form for Parcel 2 (Kanner/96th St Investments LLC);
- The revised legal description/sketch for Parcel 1 (South Florida Gateway Industrial LLC);
- The legal description/sketch for Parcel 2 (Kanner/96th St Investments LLC);
- Current Aerial-location map showing Parcels 1 and 2;
- The recorded deed for Parcel 2;
- The agent authorization letter (POA) for Parcel 2;

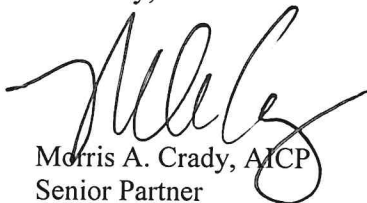
- The revised Disclosure of Interest Affidavit for Parcel 1;
- The Disclosure of Interest Affidavit for Parcel 2;
- Project narrative for Parcels 1 and 2;
- Application justification and CGMP compliance analysis for Parcels 1 and 2;
- Existing future land use map showing Parcels 1 and 2;
- Proposed future land use map showing Parcels 1 and 2;
- Existing zoning map showing Parcels 1 and 2;
- Proposed zoning map showing Parcels 1 and 2;
- Existing Free-standing Industrial Urban Service District map (Figure 4.2);
- Proposed Free-standing Industrial Urban Service District map (Figure 4.2);
- Existing Figure 11-1, Areas Currently Served by Regional Utilities;
- Proposed Figure 11-1, Areas Currently Served by Regional Utilities;
- Existing Figure 11-2, Potential Service Areas; and
- Proposed Figure 11-2, Potential Service Areas.

Please note a revised application for the pending FLUM amendment (CPA #22-12) that includes Parcels 1 and 2 has been submitted under separate cover.

A draft notice letter and certified list of surrounding property owners within 2,500 feet of the property will be provided for staff review prior to the first public hearing.

If you have any questions or comments, please feel free to contact me.

Sincerely,



Morris A. Crady, AICP
Senior Partner
ENCL.

Copy to: Josh Long
Nancy Neill
Clyde Dulin



Martin County, Florida
Growth Management Department
COMPREHENSIVE PLANNING DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Text Amendment

Name or Title of Project:

South Florida Gateway PUD - Parcel 1

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

Property is located west of South Kanner Highway and south of SW 96th Street, immediately north of the South Florida Gateway PUD.

See Project Narrative and Application Justification for project description.

Parcel Control Number(s)

13-39-40-000-007-00000-0

Project within a CRA? ☐ YES/NO ☐ Which One? Select CRA

Size of Project (Acres): 32.26

Current Future Land Use Designation: Agricultural

Current Zoning Designation: A-2

Proposed Future Land Use Designation: Industrial

Proposed Zoning Designation: PUD

Text Amendment

Proposed Elements to Amend:

See TEXT Amendment CPA 23-01

B. APPLICANT INFORMATION**Property Owner:** South Florida Gateway Industrial, LLCCompany Representative: Jim HarveyAddress: 105 NE 1st StreetCity: Delray Beach, State: FL Zip: 33444Phone: 772-473-0841 Email: jharvey@kolter.com**Agent:** Lucido & AssociatesCompany Representative: Morris A. Crady, Senior PartnerAddress: 701 SE Ocean BlvdCity: Stuart, State: FL Zip: 34994Phone: 772-220-2100 Email: mcrady@lucidodesign.com**Contract Purchaser:** N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Traffic Engineer: : O Rourke Engineering & PlanningCompany Representative: Susan E. O Rourke,Address: 22 SE Seminole StreetCity: Stuart, State: FL Zip: 34994Phone: 561-350-8738 Email: Susan@orep.tech**Attorney:** : Fox McCluskeyCompany Representative: Tyson WatersAddress: 3461 SE Willoughby BlvdCity: Stuart, State: FL Zip: 34994Phone: 772-287-444 Email: twaters@foxmcluskey.com**Other Professional:** : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

C. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Morris A. Crady
Applicant Signature

Morris A. Crady
Printed Name

August 22, 2023
Date

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

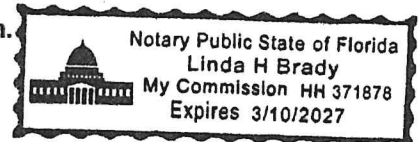
The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 22 day of August, 2023, by Morris A Crady

Linda H. Brady
Notary Public Signature

Linda H. Brady
printed name

He or She He is personally known to me or has produced identification.

STATE OF: Florida at-large:



Applicant declares:

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit: public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

Please submit the application to: Martin County Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996.

Completeness of application is the responsibility of the applicant. Applications not complete by the sufficiency due date will be returned to the applicant.

Applicant/Owner:

Signature of Applicant

Printed Name

Applicant Agent:

Morris A. Crady
Signature of Agent

Morris A. Crady
Printed Name

Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.



Martin County, Florida
Growth Management Department
COMPREHENSIVE PLANNING DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

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A. GENERAL INFORMATION

Type of Application: Text Amendment

Name or Title of Project:

South Florida Gateway PUD - Parcel 2

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

Property is located west of South Kanner Highway and south of SW 96th Street, immediately north of the South Florida Gateway PUD.

See Project Narrative and Application Justification for project description.

Parcel Control Number(s)

13-39-40-000-003-00000-1

Project within a CRA? ☐ YES/NO ☐ Which One? Select CRA

Size of Project (Acres): 32.26

Current Future Land Use Designation: Industrial

Current Zoning Designation: LI

Proposed Future Land Use Designation: Agricultural

Proposed Zoning Designation: AG-20A

Text Amendment

Proposed Elements to Amend:

See TEXT Amendment CPA 23-01

B. APPLICANT INFORMATION**Property Owner:** Kanner/96th St Investments LLCCompany Representative: James P. HarveyAddress: 105 NE 1st StreetCity: Delray Beach, State: FL Zip: 33444Phone: 772-473-0841 Email: jharvey@kolter.com**Agent:** Lucido & AssociatesCompany Representative: Morris A. Crady, Senior PartnerAddress: 701 SE Ocean BlvdCity: Stuart, State: FL Zip: 34994Phone: 772-220-2100 Email: mcrady@lucidodesign.com**Contract Purchaser:** N/A

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Traffic Engineer: : O Rourke Engineering & PlanningCompany Representative: Susan E. O Rourke,Address: 22 SE Seminole StreetCity: Stuart, State: FL Zip: 34994Phone: 561-350-8738 Email: Susan@orep.tech**Attorney:** : Fox McCluskeyCompany Representative: Tyson WatersAddress: 3461 SE Willoughby BlvdCity: Stuart, State: FL Zip: 34994Phone: 772-287-444 Email: twaters@foxmcluskey.com**Other Professional:** : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

C. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

August 22, 2023
Date

Morris A. Crady
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

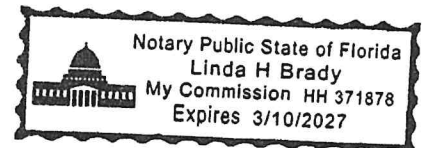
The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 22 day of August, 2023, by Morris A. Crady


Notary Public Signature

Linda H. Brady
printed name

He or She He is personally known to me or has produced identification.

STATE OF: Florida at-large:



Applicant declares:

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit; public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

Please submit the application to: Martin County Growth Management Department
2401 SE Monterey Road, Stuart, FL 34996.

Completeness of application is the responsibility of the applicant. Applications not complete by the sufficiency due date will be returned to the applicant.

Applicant/Owner:

Signature of Applicant

Printed Name

Applicant Agent:

Signature of Agent

Morris A. Crady
Printed Name

Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1568.60 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°44'18"E., A DISTANCE OF 1253.33 FEET; THENCE S.00°01'11"W., A DISTANCE OF 1078.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT; THENCE N.89°44'18"W., ALONG SAID SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT, A DISTANCE OF 1253.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF LOT 6, SECTION 13, OF SAID PLAT; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND SOUTH LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET; THENCE N.00°01'11"E., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST (1/4) OF SECTION 13 AND THE EAST LINE OF SAID LOT 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1078.11 FEET; THENCE S.89°44'18"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,405,115 SQUARE FEET OR 32.257 ACRES, MORE OR LESS.

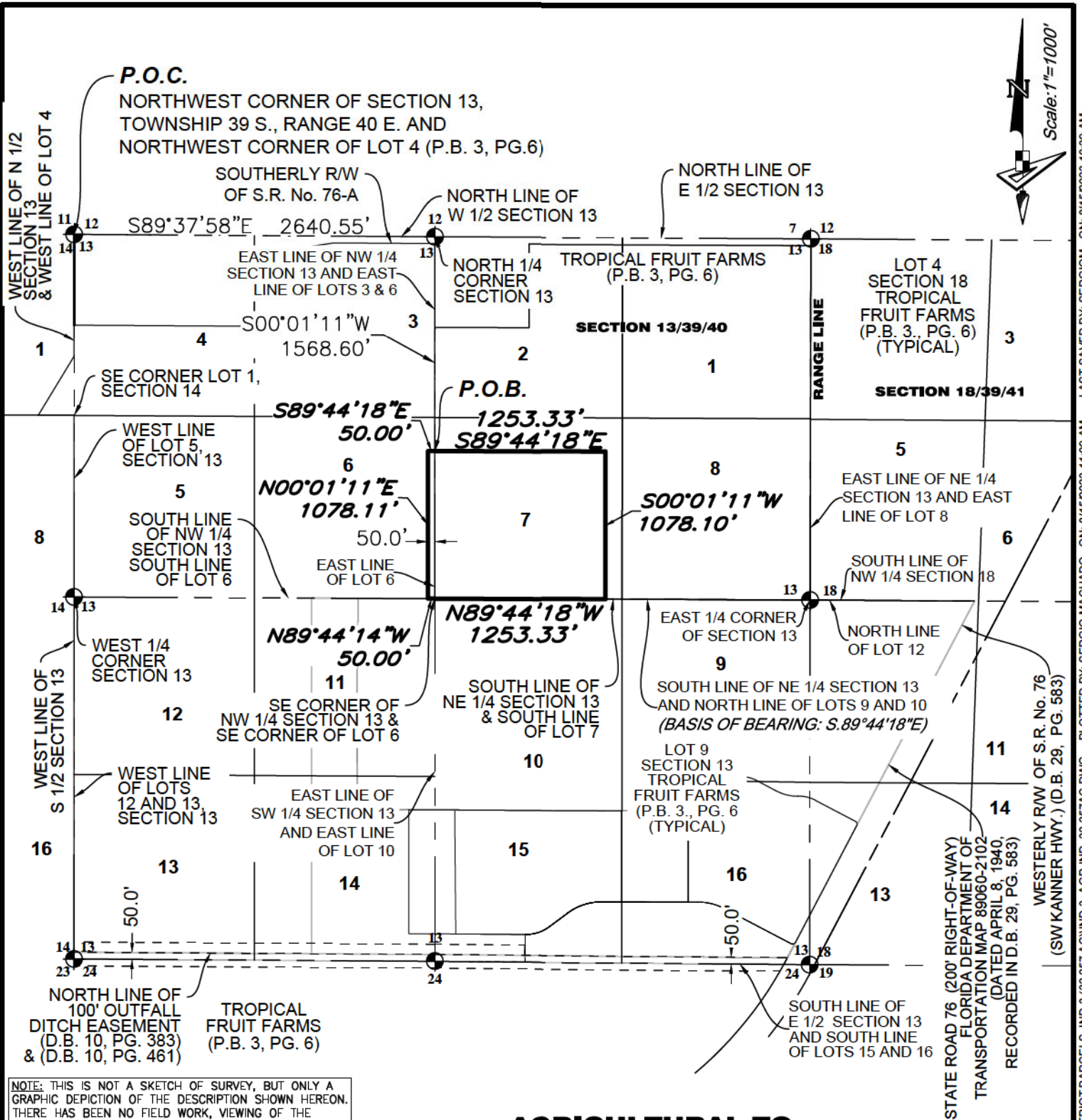
NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**AGRICULTURAL TO
INDUSTRIAL - PARCEL 1
SKETCH AND DESCRIPTION**



REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Date:	DECEMBER 10, 2021
				SURVEYOR'S CERTIFICATE	
				This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary Rager Digitally signed by Gary Rager DN: c=US, st=Florida, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com Date: 2023.08.15 11:12:59 -0400	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 01 of 02 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	
				GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
				Drawn: SWM Date: 08/03/2023 Data File: N/A	
				Check: GAR P.C.: N/A Field Book: N/A	
				Section: 13 Twn. 39S Rng. 40E Job #: Ind 3_AG-Ind_32.26 -S&D	



NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

LEGEND

P.O.B. --- POINT OF BEGINNING
P.O.C. --- POINT OF COMMENCEMENT
PG./PG(s) --- PAGE(s)
13-39-40 --- SECTION-TOWNSHIP-RANGE
14-13-23-24 --- SECTION CORNER

P.B. --- PLAT BOOK
D.B. --- DEED BOOK
S.R. --- STATE ROAD
R/W --- RIGHT-OF-WAY
L1 --- LINE SEGMENT
RAD8 --- RADIAL BEARING

AGRICULTURAL TO INDUSTRIAL - PARCEL 1 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: 08/03/2023 Data File: N/A
Check: GAR P.C.: N/A Field Book: N/A
Section: 13 Twn. 39S Rng. 40E Job #: Ind 3_AG-Ind_32.26-S&D

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 14 AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, OF SAID PLAT, A DISTANCE OF 2646.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND SOUTHEAST CORNER OF SAID LOT 6; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6 OF SAID PLAT, A DISTANCE OF 563.16 FEET TO THE **POINT OF BEGINNING**; THENCE S.00°15'42"W., A DISTANCE OF 1547.53 FEET; THENCE S.89°44'18"E., A DISTANCE OF 380.40 FEET; THENCE S.00°00'16"E., A DISTANCE OF 906.06 FEET; THENCE S.89°37'43"E., A DISTANCE OF 189.95 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.89°32'35"E., A DISTANCE OF 661.44 FEET; THENCE S.00°27'25"W., A DISTANCE OF 151.61 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, OF SAID PUBLIC RECORDS, ALSO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 15 AND 16, OF SAID PLAT; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE EAST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 660.32 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST (1/4) QUARTER OF SECTION 13; THENCE N.89°37'43"W., ALONG THE NORTH LINE OF SAID 100.00 FOOT OUTFALL DITCH EASEMENT, ALSO BEING A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 13 AND 14, OF SAID PLAT, A DISTANCE OF 903.91 FEET; THENCE N.00°00'14"E., A DISTANCE OF 2603.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,405,119 SQUARE FEET OR 32.257 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

INDUSTRIAL TO AGRICULTURAL - PARCEL 2 SKETCH AND DESCRIPTION



Prepared For: KOLTER LAND PARTNERS, LLC

Date: **FEBRUARY 02, 2023**

SURVEYOR'S CERTIFICATE

This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager

Digitally signed by Gary Rager
DN: c=US, o=Florida, ou=GeoPoint Surveying,
Inc., ou=Professional Surveyor and Mapper, cn=Gary
Rager, email=GaryRager@geopointsurvey.com
Date: 2023.02.15 11:13:50 -0500

Gary A. Rager

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

LS4828

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE
& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: 06/01/2023 Data File: N/A

Check: GAR P.C.: N/A Field Book: N/A

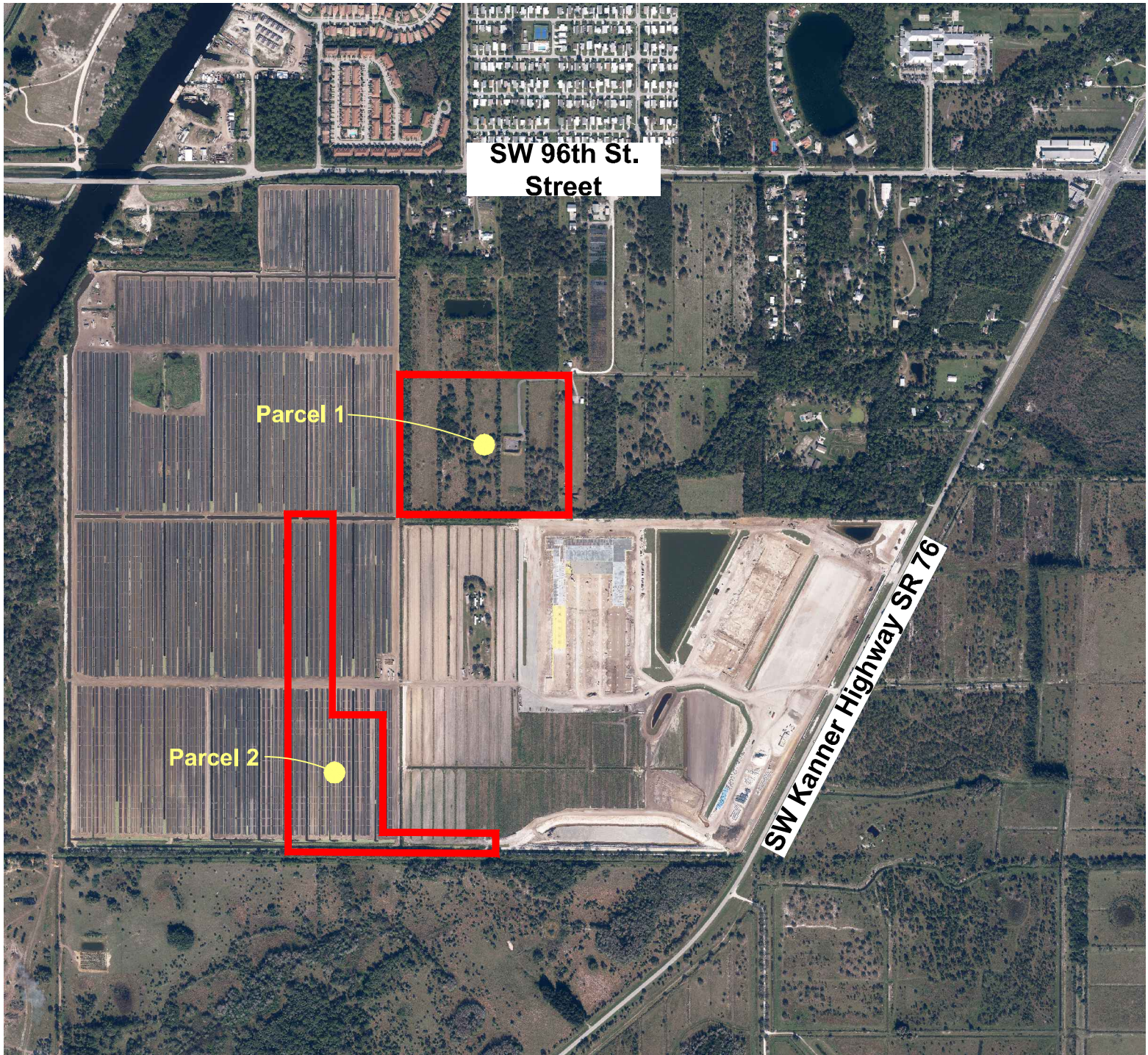
Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 2

REVISIONS

No.	Date	Description	Dwn.

Sheet No. 01 of 02 Sheets

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

(772) 226-2100, Fax (772) 223-0220



CPA 22-12 South Florida Gateway PUD

Martin County, Florida



Prepared by, record and return to:
Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive
Suite 500 East Tower
West Palm Beach, FL 33401

Property Tax I.D. 22-40-37-000-950-00010-0
13-39-40-000-003-00000-1 (portion)

NOTE TO CLERK: THIS IS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY FOR NO CONSIDERATION AND IS, THEREFORE, EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO FLORIDA ADMINISTRATIVE CODE SECTION 12B.4.014(2)(a).

WARRANTY DEED

THIS WARRANTY DEED, made this 20th day of October, 2022, by and between KL WATERSIDE LLC, a Delaware limited liability company ("**Grantor**"), whose address is 105 NE 1st Street, Delray Beach, FL 33444, and KANNER/96TH ST INVESTMENTS LLC, a Florida limited liability company ("**Grantee**"), whose address is 105 NE 1st Street, Delray Beach, Florida 33444.

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and its successors and assigns, all that certain real property located in Martin County, State of Florida, more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO taxes and assessments for the year 2022 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record, none of which shall be deemed to be re-imposed by this instrument.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

KL WATERSIDE LLC, a Delaware limited liability company

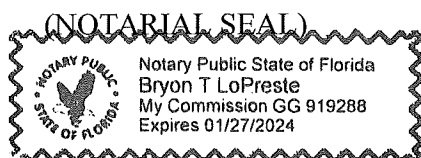

Print Name: ALYSSA LIVINGSTONE

By: 
Print Name: James P. Harvey
Title: Authorized Signatory


Print Name: BRYON T. LOPRESTE

STATE OF FLORIDA)
) SS.
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of September, 2022, by James P. Harvey, as Authorized Signatory of KL Waterside LLC, a Delaware limited liability company, on behalf of said company. He ☒ is personally known to me, or ☐ produced _____ as identification.




Print or Stamp Name: Bryon T. LoPreste
Notary Public State of Florida
My commission expires: 01.27.24
Commission Number: GG 919288

EXHIBIT A

Legal Description

Copy
Copy
Copy

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 3, 4, 11, 14 AND 15, ALL OF LOTS 5, 6, 12 AND 13, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOT 1, IN SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'45"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.61 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°38'43"E., A DISTANCE OF 1320.18 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'59"E., ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 496.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT OF TRANSPORTATION MAP FOR SECTION 89002-2602, REVISED FEBRUARY 13, 1989; THE FOLLOWING 3 COURSES BEING BY SAID RIGHT-OF-WAY LINE: 1) N.81°44'59"E., A DISTANCE OF 39.54 FEET; 2) THENCE N.07°34'57"W., A DISTANCE OF 25.14 FEET; 3) THENCE N.81°45'49"E., A DISTANCE OF 548.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT OF TRANSPORTATION MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°50'10"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13 OF SAID PLAT, A DISTANCE OF 1404.94 FEET; THENCE N.89°58'49"W., A DISTANCE OF 50.00 FEET; THENCE S.00°01'11"W., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE EAST LINE OF LOT 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1191.55 FEET; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 513.16 FEET; THENCE S.00°15'42"W., A DISTANCE OF 1547.53 FEET; THENCE S.89°44'18"E., A DISTANCE OF 380.40 FEET; THENCE S.00°00'16"E., A DISTANCE OF 906.06 FEET; THENCE S.89°37'43"E., A DISTANCE OF 189.95 FEET; THENCE S.89°32'35"E., A DISTANCE OF 661.44 FEET; THENCE S.00°27'25"W., A DISTANCE OF 151.61 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, ALSO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 15 AND 16, OF SAID PLAT; THENCE S.89°32'35"E., ALONG SAID NORTH LINE OF 100.00 FOOT OUTFALL DITCH EASEMENT AND SAID PARALLEL LINE, A DISTANCE OF 1924.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT OF TRANSPORTATION MAP FOR SECTION 89060-2102, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF SAID PUBLIC RECORDS;

CONTINUED ON SHEET 2.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

WATERSIDE - KANNER 96TH STREET INVESTMENTS LLC SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Date: DECEMBER 10, 2021

SURVEYOR'S CERTIFICATE

This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager

Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM	Date: 01/20/2022	Data File: N/A
Check: GAR	P.C.: N/A	Field Book: N/A
Section: 13 Twn. 39S Rng. 40E		Job #: Kanner 96St-2_10-6 S&D

Sheet No. 01 of 03 Sheets

CONTINUED FROM SHEET 1.

THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.38 FEET TO A INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2789.93 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'00", A DISTANCE OF 47.07 FEET TO A POINT OF NON-TANGENCY; THENCE N.89°32'35"W., A DISTANCE OF 2558.78 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE N.89°37'39"W., A DISTANCE OF 2640.37 FEET TO SOUTHWEST CORNER OF SAID SECTION 13; THENCE N.00°00'32"E., ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 12 AND 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2650.52 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE N.00°00'45"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1326.29 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°41'22"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.68 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°15'05"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 502.65 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'45"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 231.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12,206,615 SQUARE FEET OR 280.225 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

WATERSIDE - KANNER 96TH STREET INVESTMENTS LLC SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Date: DECEMBER 10, 2021

GeoPoint
Surveying, Inc.

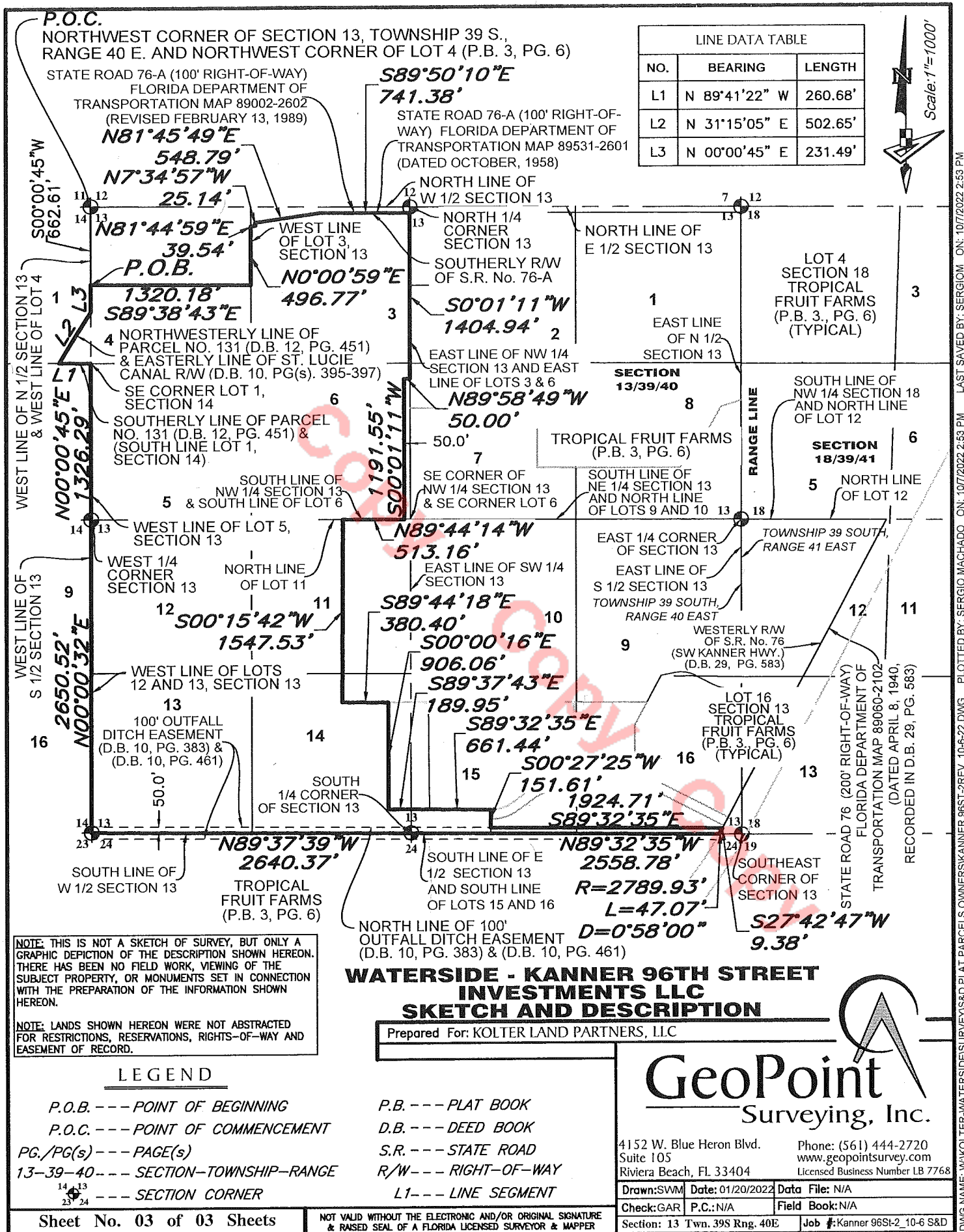
4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM	Date: 01/20/2022	Data File: N/A
Check: GAR	P.C.: N/A	Field Book: N/A
Section: 13 Twn. 39S Rng. 40E	Job #:	Kanner 96St-2_10-6 S&D

Sheet No. 02 of 03 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE
& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



Kanner/96th St Investments LLC

March 30, 2023

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 13-39-40-000-003-00000-1
PCN: 13-39-40-000-001-00000-5

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Kanner/96th St Investments LLC during the governmental review process of the Comprehensive Plan Amendment applications and development review applications.

Sincerely,

KANNER/96TH ST INVESTMENTS LLC,
a Florida limited liability company

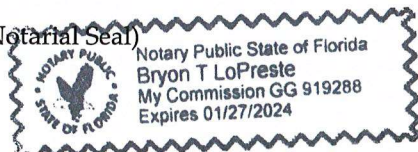


Jim Harvey, Authorized Agent

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of March, 2023, by Jim Harvey, authorized agent for Kanner/96th St Investments LLC, a Florida limited liability company who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notarial Seal)





NOTARY PUBLIC

My Commission Expires: 01/27/24

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DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
South Florida Gateway Industrial, LLC, A Delaware limited liability company	105 NE 1st Street Delray Beach, FL 33444

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
KL Waterside LLC, a Delaware limited liability company	c/o The Kolter Group 105 NE 1st Street Delray Beach, FL 33444	99%
KL Waterside NMM LLC, a Delaware limited liability company	c/o The Kolter Group 105 NE 1st Street Delray Beach, FL 33444	1%
KL Waterside Funding LLC, a Florida limited liability company	c/o The Kolter Group 105 NE 1st Street Delray Beach, FL 33444	10%
SIP Waterside Member LLC, a Delaware limited liability company	c/o Stonehill Capital Management 885 3rd Avenue, 3rd Floor New York, NY 10022	90%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

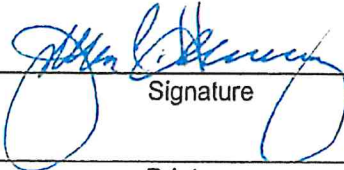
¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT


Signature

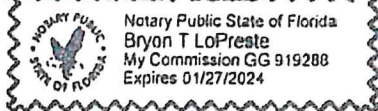
Print name

STATE OF: FLORIDA

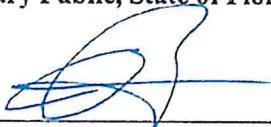
COUNTY OF: HILLSBOROUGH

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☐ physical presence or ☐ online notarization this 29th day of NOVEMBER, 2022, by JAMES P. HARVEY, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC SEAL



Notary Public, State of Florida



(Printed, Typed or Stamped Name of
Notary Public)

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 6 AND 7, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1568.60 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°44'18"E., A DISTANCE OF 1253.33 FEET; THENCE S.00°01'11"W., A DISTANCE OF 1078.10 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT; THENCE N.89°44'18"W., ALONG SAID SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 7, SECTION 13, OF SAID PLAT, A DISTANCE OF 1253.33 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF LOT 6, SECTION 13, OF SAID PLAT; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) OF SAID SECTION 13 AND SOUTH LINE OF SAID LOT 6, A DISTANCE OF 50.00 FEET; THENCE N.00°01'11"E., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST (1/4) OF SECTION 13 AND THE EAST LINE OF SAID LOT 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1078.11 FEET; THENCE S.89°44'18"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,405,115 SQUARE FEET OR 32.257 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

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AGRICULTURAL TO INDUSTRIAL - PARCEL 1 SKETCH AND DESCRIPTION



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM Date: 08/03/2023 Data File: N/A
Check: GAR P.C.: N/A Field Book: N/A
Section: 13 Twn. 39S Rng. 40E Job #: Ind 3_AG-Ind_32.26 -S&D

REVISIONS

No.	Date	Description	Dwn.

Prepared For: KOLTER LAND PARTNERS, LLC

Date: DECEMBER 10, 2021

SURVEYOR'S CERTIFICATE

This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager

Digitally signed by Gary Rager
DN: cn=LS, c=FL, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@GeoPointSurvey.com
Date: 2023.08.15 11:25:57 -0500

Gary A. Rager

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

Sheet No. 01 of 02 Sheets

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DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Kanner/96 th St Investments LLC, a Florida limited liability company	105 NE 1st Street Delray Beach, Florida 33444

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
See attached		

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
		Mortgagee

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT



Signature
James P. Harvey

Print name

STATE OF: FLORIDA

COUNTY OF: HILLSBOROUGH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of [☒] physical presence or [☐] online notarization, this 30th day of March, 2023, by James P. Harvey, who [☒] is personally known to me or [☐] has produced _____ as identification.



Signature

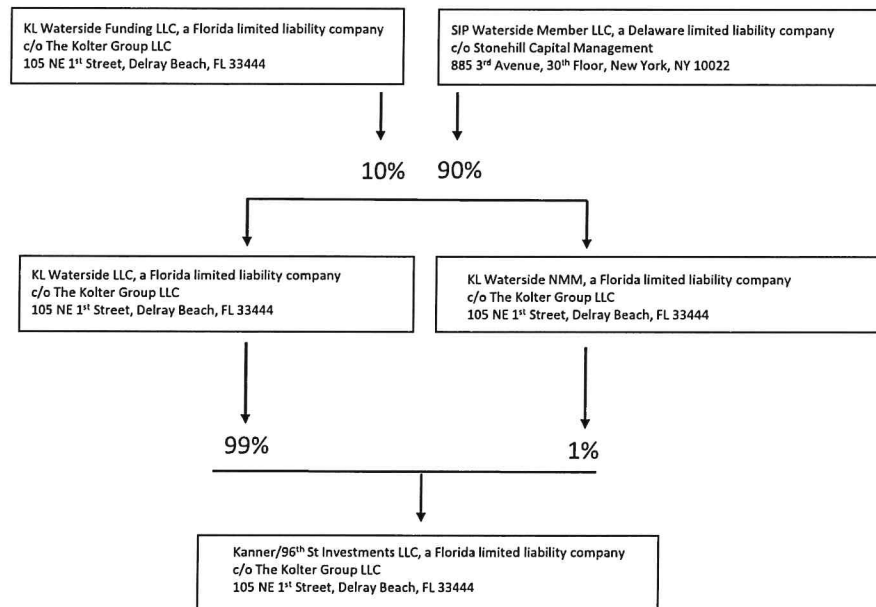


Notary Public, State of Florida

Print Name: Bryon T. LoPreste

My Commission Expires: 01/27/24

Kanner/96th St Investments LLC - Organizational Chart



DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 14 AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING: 1,405,119 SQUARE FEET OR 32.257 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

INDUSTRIAL TO AGRICULTURAL - PARCEL 2 SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.

Prepared For: KOLTER LAND PARTNERS, LLC

Date: FEBRUARY 02, 2023

SURVEYOR'S CERTIFICATE

This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager

Digitally signed by Gary Rager
DN: cn=Gary Rager, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, email=GaryR@GeoPointSurveying.com, Date: 2023.08.15 11:13:50 -0400

Gary A. Rager

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

LS4828

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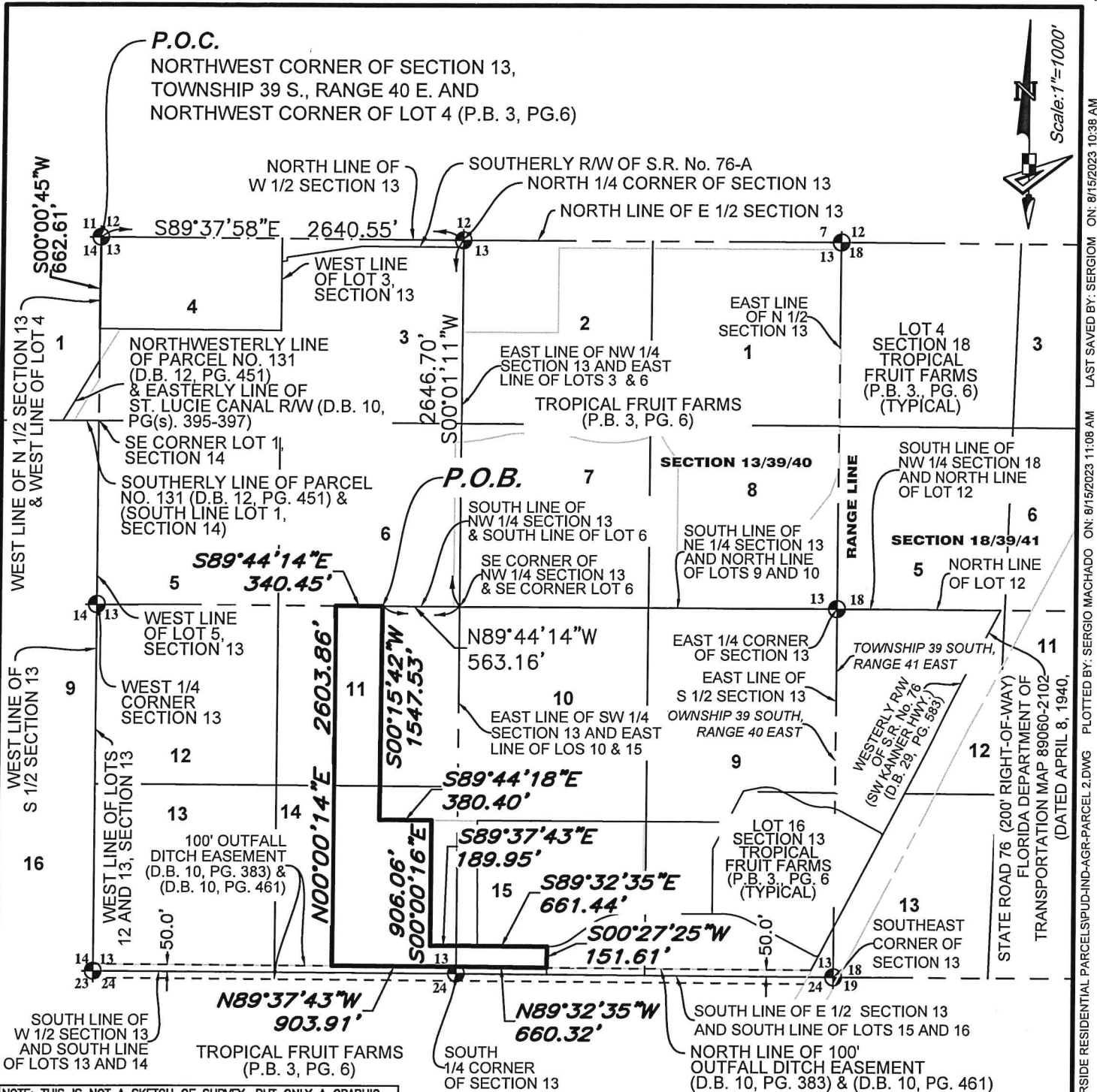
GeoPoint
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Licensed Business Number LB 7768

Drawn: SWM	Date: 06/01/2023	Data File: N/A
Check: GAR	P.C.: N/A	Field Book: N/A
Section: 13	Twn. 39S Rng. 40E	Job #: Ag-LwDenRes Parcel 2

Sheet No. 01 of 02 Sheets



NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

LEGEND

P.O.B. --- POINT OF BEGINNING
P.O.C. --- POINT OF COMMENCEMENT
PG./PG(s) --- PAGE(S)
13-39-40 --- SECTION-TOWNSHIP-RANGE
14 --- SECTION CORNER
P.B. --- PLAT BOOK
P.U.D. --- PLANNED UNIT DEVELOPMENT

D.B. --- DEED BOOK
S.R. --- STATE ROAD
R/W --- RIGHT-OF-WAY
L1 --- LINE SEGMENT
C1 --- CURVE SEGMENT
RAD17 --- RADIAL BEARING

INDUSTRIAL TO AGRICULTURAL - PARCEL 2 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Date: FEBRUARY 02, 2023

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Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 2		

Sheet No. 02 of 02 Sheets

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PROJECT NARRATIVE CPA #-23-01

**Parcel 1: South Florida Gateway Industrial LLC
Parcel 2: Kanner/96th St Investments LLC**

Comprehensive Growth Management Plan Text Amendment August 22, 2023

EXISTING PROPERTY CHARACTERISTICS

Parcel 1 is a 32.26-acre site owned by South Florida Gateway Industrial LLC that is located south of SW 96th Street and immediately “north” of the South Florida Gateway PUD. Parcel 2 is a 32.26-acre site owned by Kanner/96th St Investments LLC that is located south of SW 96th Street and immediately “west” of the South Florida Gateway PUD.

Parcel 1 is currently designated for Agricultural future land use with A-2 zoning district. Parcel 2 is currently designated for Industrial future land use with a LI zoning district. Parcel 2 is within the existing Freestanding Urban Service District that services the South Florida Gateway PUD and County Operations Center.

Both parcels have been utilized and maintained in various forms of agricultural operations for several decades. Both sites contain agricultural ditches, farm buildings and access paths scattered throughout the site. There are no native upland or wetland habitat on either property.

COMPREHENSIVE PLAN TEXT AMENDMENT

On January 12, 2021, Martin County adopted a Comprehensive Growth Management Plan (CGMP) text amendment (CPA 19-5) to Chapter 4, Future Land Use Element, and Chapter 11, Potable Water Services Element by way of Ordinance 1152, which modified Figure 4-2 to show a Free-Standing (Industrial) Urban Service District located on 250 acres approximately 3,000 feet south of SW 96th Street, along the western frontage of Kanner Highway. The text amendments also modified Figures 11-1 and 11-2 to be consistent with the Free-Standing Urban Service District. These amendments were necessary to accommodate the corresponding Industrial future land use map (FLUM) amendment adopted by Ordinance No. 1153 and referenced in CGMP Policy 4.7A.14(9), Policy 4.7A.3(9), Policy 4.7A.3.1.(3) and Policy 4.1B.2.(2), which facilitated the approval and development of the hugely successful South Florida Gateway PUD and the future Martin County Operations Center

The subject application, namely CPA #23-01, is intended to expand the Free-Standing Urban Service District to include an adjacent 32.26-acre site owned by South Florida Gateway Industrial LLC (Parcel 1) and to remove the Free-Standing Urban Service District on an adjacent 32.26-acre owned by Kanner/96th St Investments LLC (Parcel 2). Parcels 1 and 2 are being processed under a separate FLUM amendment application, namely CPA 22-12, to change the future land use on Parcel 1 from Agricultural to Industrial and to change the future land use on Parcel 2 from Industrial to Agricultural. The concurrent re-

allocation of Industrial/Agricultural land uses, and the re-arrangement of the Free-Standing Urban Service District is an equal swap that results in no increase in the Free-Standing Urban Service District, no increase in Industrial future land use and no decrease in Agricultural future land use. Figures 4-2, 11-1 and 11-2 have been updated accordingly. The proposed text amendment is also necessary to update the above-referenced CGMP policies to include the eventual ordinance that adopts the FLUM amendment for CPA #22-12.

The proposed future land use map amendment from Agricultural to Industrial on Parcel 1 is in direct response to the success of the South Florida Gateway PUD, which has attracted almost 2 million square feet of industrial warehouse and distribution facilities.

The intent is to change the future land use on Parcel 1 from Agricultural to Industrial and add the 32.26 acres to the South Florida Gateway PUD by way of the pending 2nd PUD Amendment. The South Florida Gateway developer has recently completed the extension of Martin County utilities adjacent to the subject property. The proposed infrastructure improvements include direct access to SW Gateway Place, which provides a vehicular connection to the SW Kanner Highway signalized intersection. No access to SW 96th Street is proposed.

Parcel 1 is located adjacent to major roads, supported by existing infrastructure improvements and is physically suitable for industrial development that can meet established performance standards that prevent nuisance impacts to surrounding properties.

As evidenced by the success of South Florida Gateway, which has attracted first class businesses to Martin County such as Foundry Commercial and Karis Cold, the subject request to add 32.26 acres to the PUD will further the positive economic and employment opportunities initiated by the South Florida Gateway PUD.

Comprehensive Plan Amendment

APPLICATION JUSTIFICATION

1.0 Comprehensive Growth Management Plan Text Amendment

On January 12, 2021, Martin County adopted a Comprehensive Growth Management Plan (CGMP) text amendment (CPA 19-5) to Chapter 4, Future Land Use Element, and Chapter 11, Potable Water Services Element by way of Ordinance 1152, which modified Figure 4-2 to show a Free-Standing (Industrial) Urban Service District located on 250 acres approximately 3,000 feet south of SW 96th Street, along the western frontage of Kanner Highway. The text amendments also modified Figures 11-1 and 11-2 to be consistent with the Free-Standing Urban Service District. These amendments were necessary to accommodate the corresponding Industrial future land use map (FLUM) amendment adopted by Ordinance No. 1153 and referenced in CGMP Policy 4.7A.14(9), Policy 4.7A.3(9), Policy 4.7A.3.1.(3) and Policy 4.1B.2.(2), which facilitated the approval and development of the hugely successful South Florida Gateway PUD and the future Martin County Operations Center.

The subject application, namely CPA #23-01, is intended to expand the Free-Standing Urban Service District to include an adjacent 32.26-acre site owned by South Florida Gateway Industrial LLC (Parcel 1) and to remove the Free-Standing Urban Service District on an adjacent 32.26-acre owned by Kanner/96th St Investments LLC (Parcel 2). Parcels 1 and 2 are being processed under a separate FLUM amendment application, namely CPA 22-12, to change the future land use on Parcel 1 from Agricultural to Industrial and to change the future land use on Parcel 2 from Industrial to Agricultural. The concurrent re-allocation of Industrial/Agricultural land uses, and the re-arrangement of the Free-Standing Urban Service District is an equal swap that results in no increase in the Free-Standing Urban Service District, no increase in Industrial future land use and no decrease in Agricultural future land use. Figures 4-2, 11-1 and 11-2 have been updated accordingly. The proposed text amendment is also necessary to update the above-referenced CGMP policies to include the eventual ordinance that adopts the FLUM amendment for CPA 22-12.

2.0 Physical Characteristics of the Site.

The 32.26-acres on Parcel 1 and 32.26 acres on Parcel 2 have been previously impacted by agricultural activities and contain no native upland or wetland habitat. Parcel 1, which is being changed from Agricultural to Industrial and added to the Free-Standing Urban Service District is located approximately 300 feet west of Roebuck Creek. The land use surrounding Roebuck Creek will remain Agricultural. Parcel 1 is adjacent to platted roads and utilities that are under construction in the South Florida Gateway PUD. Neither Parcel 1 or Parcel 2 currently support any agricultural use or food production.

2.1 Compatibility with Surrounding Uses.

Parcel 1 is bordered on the north, east and west by vacant Agricultural property under the same ownership. The properties to the south are comprised of Industrial land within the South Florida Gateway PUD including a perimeter access road (SW Gateway Place) and utilities that can service the subject property.

Parcel 2 is located west of the County Operations Center and the South Florida Gateway PUD. It is adjacent to Agricultural future land use that extends west to the St. Lucie Canal.

Comprehensive Plan Amendment

The proposed change from Agricultural to Industrial future land use on Parcel 1 allows for the efficient use of the adjacent road and utility improvements. The new parcel is an extension of the South Florida Gateway PUD and furthers the expansion economic and employment benefits.

2.3 Analysis of Applicable CGMP Policies

The following CGMP policies support the proposed text amendments (certain phrases are highlighted for emphasis and applicability to the subject request):

“Goal 4.7: To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this plan.”

“Objective 4.7A: To concentrate higher densities and intensities of development in strategically located Primary Urban Services Districts, including commercial, industrial and residential development exceeding a density of two units per acre, where all public facilities are available or are programmed to be available at the base levels of service adopted in the Capital Improvements Element.”

“Objective 4.11A. To continue to use the Land Development Regulations to provide a variety of zoning classifications to implement the Industrial future land use designation and accommodate a diversity of industrial development, as desired by the community.”

“Policy 4.11A.1. Zoning district for research and development. A zoning district shall be created to permit research and development in the Industrial future land use designation.”

Parcel 1 is intended to be added to the South Florida Gateway PUD by way of a rezoning to PUD. The South Florida Gateway PUD Agreement provides the zoning framework and special conditions that ensure targeted businesses and industries are accommodated in a first-class industrial park. Parcel 1 is immediately north of Industrial land within the South Florida Gateway PUD with direct access to water and sewer services and a perimeter road (SW Gateway Place) that provides a direct connection to a signalized intersection at SR 76 (SW Kanner Highway).

The proposed change from Agricultural to Industrial directs growth in a timely and efficient manner where urban services are available or programmed to be available. It is an extension of the South Florida Gateway PUD and an expansion of its economic and employment benefits.

“Objective 4.11B. To ensure the County's Land Development Regulations recognize locational criteria for industrial land in the Land Use Element and ensure that space requirements are satisfied when determining the distribution of specific types of industrial activities.”

“Policy 4.11B.1. Development review process for industrial development. The development review process shall ensure that, at a minimum:

(1) Industrial activities are compatible with surrounding land uses, established or planned development, and natural systems and resources.

Comprehensive Plan Amendment

(2) Sites for industrial development are **accessible to essential public and private facilities** and services at the levels of service adopted in this Plan for transportation, potable water, solid waste, drainage and sanitary sewer.

(3) Sites for industrial development are located with **convenient access to major road transportation corridors** and are encouraged to locate with convenient access to air, water and rail transportation facilities.

(4) Sites for industrial development are located with **convenient access** to the labor supply, raw material sources, energy resources and **market areas**.

(5) A need for industrial land use is demonstrated in a County-wide assessment when industrial proposals are considered by the Board of County Commissioners.”

“Policy 4.11D.1. Criteria for encouraging industries. The County shall encourage industries that:

(1) **Generate high levels of employment offering higher than average wages and salaries** and relative independence from cyclical changes in the economy;

(2) Produce services and/or products that complement the needs and resources of existing industry in Martin County;

(3) Provide basic industry that is likely to **attract additional industry** compatible with the goals and objectives in the Economic Element;

(4) **Contribute net revenue** to the Martin County government, thus enhancing the County's fiscal capability;

(5) Conserve the County's natural resources and public facilities by generating **minimal adverse impacts** on groundwater and potable water, the transportation system, the solid waste system and other natural resources or community facilities.”

“Policy 4.11D.2. Sufficient industrial land. Allocation of land for industrial development shall reflect its location and space requirements and the potential fiscal and environmental impacts on Martin County. The location and distribution of specific types of industrial activities shall be determined based on the following considerations:

(1) **Trip generation characteristics and impact on existing and planned transportation** systems, including dependence on rail, air or trucking for distribution of materials and goods;

(2) Anticipated **employment generation**, floor area requirements and market area;

(3) Ability to **meet established performance standards** for preventing or minimizing nuisance impacts, such as emission of air pollutants, glare, noise or odor;

(4) Impact on established or planned development and natural systems;

(5) Impact on existing and planned public services, utilities and water and energy resources; and

(6) **Ability to connect to a regional water and wastewater treatment system.**”

Parcel 1 is ideally situated adjacent to the South Florida Gateway PUD. Like South Florida Gateway PUD, which consists of approximately 184 acres of developable land, the subject property has been previously impacted by agricultural activities and offers the unique ability to accommodate desirable industries that require large contiguous land tracts without negatively impacting natural resources or surrounding properties. It is located adjacent to major roads, supported by existing or programmed potable water and sanitary sewer service and physically

Comprehensive Plan Amendment

suitable for industrial development that can meet established performance standards for preventing nuisance impacts. As evidenced by the success of South Florida Gateway PUD, which has attracted first class businesses to Martin County such as Foundry Commercial and Karis Cold, the subject request to add 32.26 acres to the PUD will further the implementation of the CGMP goals, objectives and policies described above.

To address concerns regarding the need for an increase in Industrial land use and the elimination of Agricultural land use, a corresponding future land use amendment from Industrial to Agricultural future land use is proposed on Parcel 2, which is adjacent to Parcel 1. Changing the future land use on Parcel 2 ensures no increased impacts on public facilities and services and no decrease in Agricultural land use potential.

Policy 4.13A.10. Industrial development. The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District (Figure 4-2). Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.

Editor's note— Figure 4-2 is on file in the office of the Martin County Growth Management Department.

Private development of airport property shall be subject to an Airport Zoning District or Planned Unit Development (Airport) Zoning District, when such a district is adopted to implement this policy.

The locational criteria require that all development in areas designated Industrial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system, as described in the Sanitary Sewer Services Element and the Potable Water Services Element. Areas of the County where freestanding urban services (i.e., regional utility system) can be provided by a group of industrial users may be considered as independent or freestanding urban service districts. They may be illustrated as such on Figure 4-2 in conjunction with formal amendments to the FLUM as provided in [section 1.11](#), Amendment Procedures. All such freestanding urban service districts must comply with the adopted LOS standards in this Plan and the Capital Improvements Element.

The Seven Js Industrial Area (which covers the same area as the plat of Seven Js Subdivision, recorded in Plat Book 15, Page 97 of the Public Records of Martin County, Florida) is hereby established as a Freestanding Urban Service District. Any package wastewater treatment plants constructed in it shall be fully funded and maintained by the landowner.

The AgTEC future land use category is hereby established as a Freestanding Urban Service District.

The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. 1153 is hereby established as a Freestanding Urban Service District.

Comprehensive Plan Amendment

The proposed expansion of the Freestanding Urban Service District to include the 32 acres that is being changed from Agricultural to Industrial by way of CPA 22-12 is consistent with the Industrial policies for allocating industrial development. To be consistent with the paragraph above that refers to the Industrial land use described in Ordinance 1153, an additional reference to the Ordinance that adopts CPA 22-12 will need to be added to the sentence.

Policy 4.7A.14. Allowable development outside the Primary Urban Service District. The following forms of development are recognized exceptions to the general prohibitions on development outside of the Primary Urban Service District set forth in Policies 4.7A.1. through 4.7A.13.:

- (1) The County landfill, parcel number 07-38-40-000-000-00020-7.*
- (2) The AgTEC land use category as set forth in Policy 4.13A.9.*
- (3) Facilities in Jonathan Dickinson State Park, as set forth in Policy 10.1A.7. and Policy 11.1C.10.*
- (4) Seven J's Industrial Area, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.*
- (5) Martingale Commons PUD f/k/a Palm City 95 PUD.*
- (6) Sheriff's Shooting Range, parcel number 07-38-40-000-000-00030-5.*
- (7) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0 on S.E. Island Way.*
- (8) The 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0.*
- (9) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. 1153.*

To be consistent with the paragraph (9) above that refers to the Industrial land use described in Ordinance 1153, an additional reference to the Ordinance that adopts CPA 22-12 will need to be added to the sentence.

Policy 4.7A.3. Exceptions to location in the Primary Urban Service District. All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only in the Primary Urban Service District. The only exceptions are for the currently approved developments below:

- (1) Jonathan Dickinson State Park, as contained in Policy 10.1A.7. and Policy 11.1C.10.;*
- (2) Lots 67, 68, 75, 89, 90, 119 through 122 and lots 191 through 220 of Canopy Creek PUD (f/k/a Tusawilla PUD as recorded in Plat Book 16, Pages 039-001 to 039-036, Public Records of Martin County, Florida).*
- (3) Bridgewater Preserve as recorded in Plat Book 16, Pages 033-001 to 033-007, Public Records of Martin County, Florida. Any increase in residential density shall require approval*

Comprehensive Plan Amendment

by the Board of County Commissioners for a PUD Zoning Agreement and revised master/final site plan which is consistent with the Rural Density future land use designation and requires that the project connect to the existing potable water and sanitary sewer lines.

(4) Seven J's Industrial Subdivision, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.

(5) The County landfill, parcel number 07-38-40-000-000-00020-7.

(6) Martingale Commons PUD f/k/a Palm City 95 PUD.

(7) Sheriff's Shooting Range, parcel number 08-38-40-000-000-00011-0.

(8) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0 on S.E. Island Way.

(9) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. 1153.

To be consistent with the paragraph (9) above that refers to the Industrial land use described in Ordinance 1153, an additional reference to the Ordinance that adopts CPA 22-12 will need to be added to the sentence.

Policy 4.7A.3.1. All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only within the Primary Urban Service District, except the following facilities may be served with water and sewer service:

(1) The Martin Correctional Institution, consistent with an interlocal agreement between Martin County, the City of Port St. Lucie and the Florida Department of Corrections for service to be provided by the City of Port St. Lucie.

(2) The 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0.

(3) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. 1153.

To be consistent with the paragraph (3) above that refers to the Industrial land use described in Ordinance 1153, an additional reference to the Ordinance that adopts CPA 22-12 will need to be added to the sentence.

Policy 4.1B.2. Analysis of availability of public facilities. All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element or other relevant plan provisions and the FLUMs may be amended concurrently to satisfy this

Comprehensive Plan Amendment

criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.

Compliance with this provision is in addition to, not in lieu of, compliance with the provisions of Martin County's Concurrency Management System. When a map amendment is granted under this provision, it does not confer any vested rights and will not stop the County from denying subsequent requests for development orders based on the application of a concurrency review at the time such orders are sought.

Martin County may adopt sub-area development restrictions for a particular site where public facilities and services, such as arterial and collector roads, regional water supply, regional wastewater treatment/disposal, surface water management, solid waste collection/disposal, parks and recreational facilities, and schools, are constrained and incapable of meeting the needs of the site if developed to the fullest capacity allowed under Goal 4.13 of this Growth Management Plan. The master or final site plan for a site that is subject to such sub-area development restrictions shall specify the maximum amount and type of development allowed. Sub-area development restrictions apply to the following sites:

(1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, shall be developed consistent with the assigned future land use designation. However, the net outbound PM peak hour trips generated by all uses on the subject property shall be limited to 340 trips, as demonstrated during the review of final site plans consistent with [Article 5](#), Adequate Public Facilities, [Division 3](#), Traffic Impact Analysis Land Development Regulations.

(2) The following restrictions shall be applied to the tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. 1153.

(a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.

(b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).

(c) The net inbound AM peak hour trips generated by all uses shall be limited to 950 trips, as demonstrated during the review of final site plans consistent with [Article 5](#), Adequate Public Facilities, [Division 3](#), Traffic Impact Analysis Land Development Regulations.

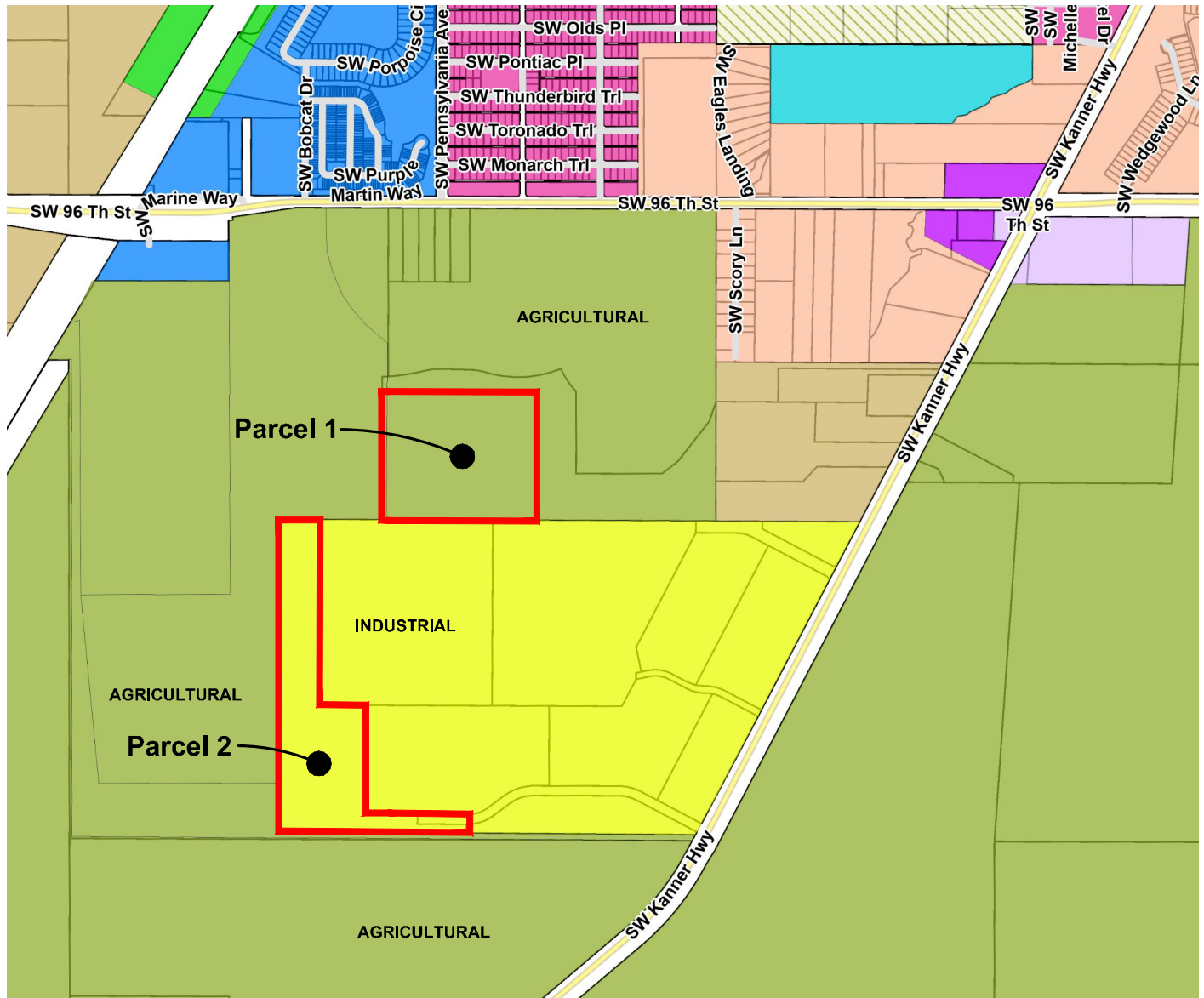
(d) All future applications for development approval shall be processed as a Planned Unit Development (PUD).

(e) The building footprint of any individual warehouse or distribution facility shall not exceed 1,050,000 square feet.

(f) No final site plan shall be approved, which provides access to SW 96th Street from that portion of the property designated as Industrial on the Future Land Use Map, unless it is restricted to provide access for emergency purposes only.

To be consistent with the paragraph (2) above that refers to the Industrial land use described in Ordinance 1153, an additional reference to the Ordinance that adopts CPA 22-12 will need to be added to the sentence.

Existing Future Land Use Map



Future Land Use Legend

	Commercial / Office / Residential
	Commercial Waterfront
	Recreational
	Public Conservation Area
	General Institutional
	Industrial
	Agricultural
	Agricultural Ranchette
	Major Power Generation Facility
	No Data (May Include Incorporated Area)



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

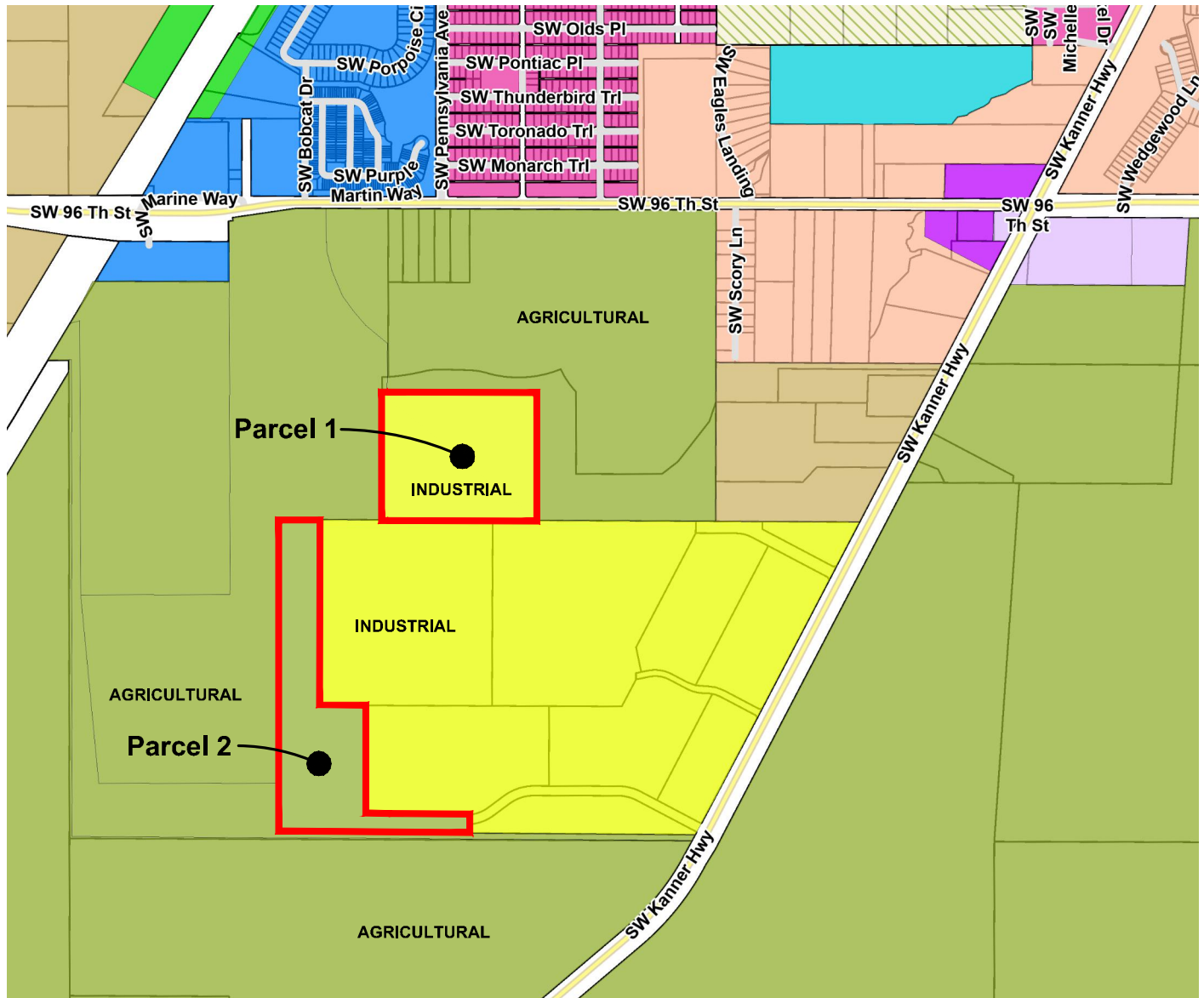
(772) 220-2100, Fax (772) 223-0220



CPA 22-12 South Florida Gateway PUD

Martin County, Florida

Proposed Future Land Use Map



Future Land Use Legend

	Commercial / Office / Residential
	Commercial Waterfront
	Recreational
	Public Conservation Area
	General Institutional
	Industrial
	Agricultural
	Agricultural Ranchette
	Major Power Generation Facility
	No Data (May Include Incorporated Area)



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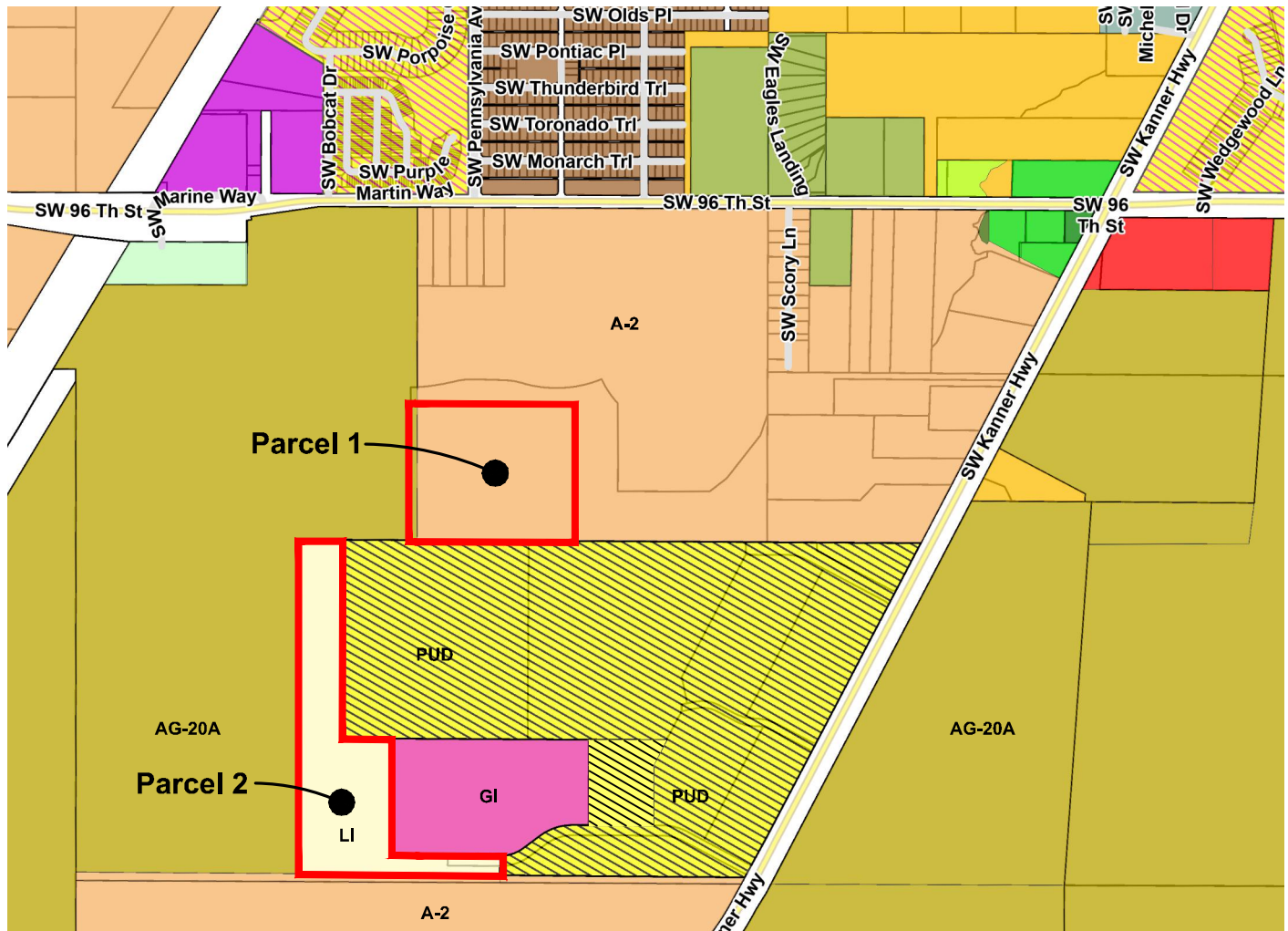
(772) 226-2100, Fax (772) 223-0220



CPA 22-12 South Florida Gateway PUD

Martin County, Florida

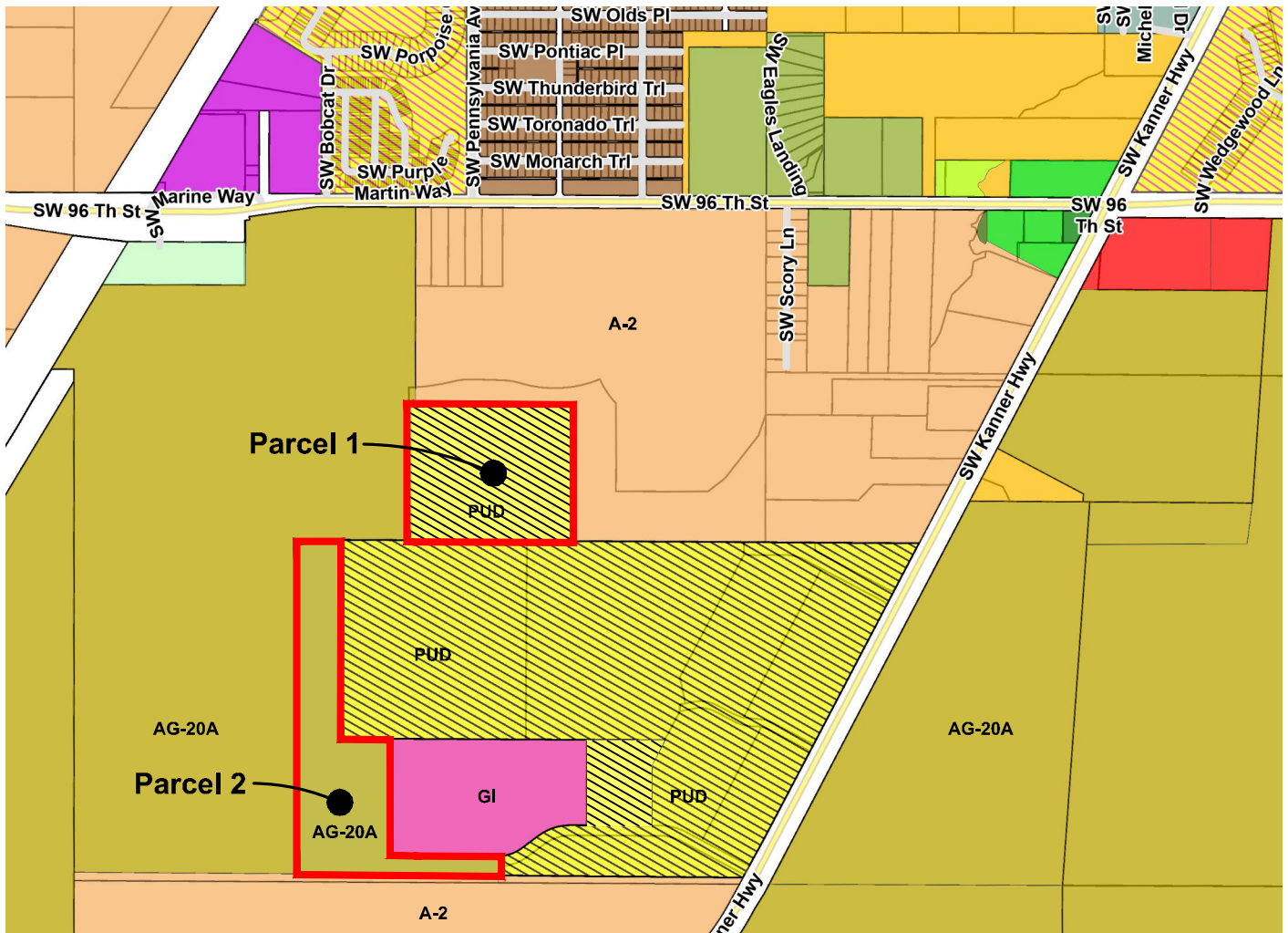
Existing Zoning Map



Zoning Legend

- | | | |
|--|---|--|
| A-1 (Small Farms) | LC (Limited Commercial District) | R-3 (Multi-Family Residential) |
| A-1A (Agricultural) | LI (Limited Industrial District) | R-3A (Liberal Multi-Family) |
| A-2 (Agricultural) | LI-1 (Limited Industrial District) | R-3B (Multi-Family Residential) |
| A-3 (Conservation) | M-1 (Industrial) | R-4 (Multi-Family Residential) |
| AG-20A (General Agricultural District) | M-2 (Industrial) | R-5 (Multi-Family Med. Density) |
| AR-10A (Agricultural Ranchette District) | M-3 (Industrial) | RE-1/2A (Residential Estate District) |
| AR-5A (Agricultural Ranchette District) | MH-P (Mobile Home Park District) | RE-1A (Residential Estate District) |
| B-1 (Business) | MH-S (Mobile Home Subdivision District) | RE-2A (Rural Estate District) |
| B-2 (Business Wholesale) | Ocean Breeze | RM-10 (High Density Residential District) |
| B-3 (Rural Business) | PAF (Public Airport Facilities District) | RM-3 (Low Density Residential District) |
| CC (Community Commercial District) | PC (Public Conservation District) | RM-4 (Low Density Residential District) |
| CO (Commercial Office) | PR (Public Recreation District) | RM-5 (Low Density Residential District) |
| COR-1 (Commercial Office/Residential District) | PS (Public Servicing District) | RM-6 (Medium Density Residential District) |
| COR-2 (Commercial Office/Residential District) | PS-1 (Public Service District) | RM-8 (Medium Density Residential District) |
| E (Estates and Suburban Homes District) | PS-2 (Public Service District) | RS-10 (High Density Residential District) |
| E-1 (Estates and Suburban Homes District) | PUD | RS-3 (Low Density Residential District) |
| GC (General Commercial District) | PUD-C (Commercial) | RS-4 (Low Density Residential District) |
| GI (General Industrial District) | PUD-I (Industrial) | RS-5 (Low Density Residential District) |
| HB-1 (Limited Business) | PUD-MH (Mobile Home) | RS-6 (Medium Density Residential District) |
| HB-1A (Hotel & Motel) | PUD-R (Residential) | RS-8 (Medium Density Residential District) |
| HB-1AA (Hotel & Motel) | PUD-WJ (PUD West Jensen) | RS-BR3 (Low Density Residential District, Beau Rivage) |
| HI (Heavy Industrial District) | PMUV (Planned Mixed-Use Village) | RT (Mobile Home Subdivision District) |
| HR-1 (Single-family Residential District) | R-1 (Single-family Residential District) | SY (Salvage Yard) |
| HR-1A (Single-family Residential District) | R-1A (Single-family Residential District) | Sewalls Point |
| HR-2 (Multi-Family Residential) | R-1B (Single-family Residential District) | Stuart |
| HR-2A (Multi-Family Dwelling) | R-1C (Single-family Residential District) | TP (Mobile Home Park District) |
| IZ - Interim Zoning | R-2 (Single-family Residential District) | WE-1 (Waterfront Estates District) |
| Jupiter Island | R-2A (Two-Family Residential District) | WGC (Waterfront General Commercial District) |
| | R-2B (Single-family Residential District) | WRC (Waterfront Resort Commercial District) |
| | R-2C (Single-family Residential District) | |
| | R-2T (Single-family Residential District) | |

Proposed Zoning Map



Zoning Legend

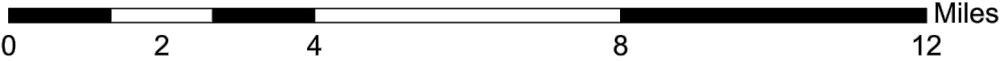
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|--|---|--|
| A-1 (Small Farms) | LC (Limited Commercial District) | R-3 (Multi-Family Residential) |
| A-1A (Agricultural) | LI (Limited Industrial District) | R-3A (Liberal Multi-Family) |
| A-2 (Agricultural) | LI-1 (Limited Industrial District) | R-3B (Multi-Family Residential) |
| A-3 (Conservation) | M-1 (Industrial) | R-4 (Multi-Family Residential) |
| AG-20A (General Agricultural District) | M-2 (Industrial) | R-5 (Multi-Family Med. Density) |
| AR-10A (Agricultural Ranchette District) | M-3 (Industrial) | RE-1/2A (Residential Estate District) |
| AR-5A (Agricultural Ranchette District) | MH-P (Mobile Home Park District) | RE-1A (Residential Estate District) |
| B-1 (Business) | MH-S (Mobile Home Subdivision District) | RE-2A (Rural Estate District) |
| B-2 (Business Wholesale) | Ocean Breeze | RM-10 (High Density Residential District) |
| B-3 (Rural Business) | PAF (Public Airport Facilities District) | RM-3 (Low Density Residential District) |
| CC (Community Commercial District) | PC (Public Conservation District) | RM-4 (Low Density Residential District) |
| CO (Commercial Office) | PR (Public Recreation District) | RM-5 (Low Density Residential District) |
| COR-1 (Commercial Office/Residential District) | PS (Public Servicing District) | RM-6 (Medium Density Residential District) |
| COR-2 (Commercial Office/Residential District) | PS-1 (Public Service District) | RM-8 (Medium Density Residential District) |
| E (Estates and Suburban Homes District) | PS-2 (Public Service District) | RS-10 (High Density Residential District) |
| E-1 (Estates and Suburban Homes District) | PUD | RS-3 (Low Density Residential District) |
| GC (General Commercial District) | PUD-C (Commercial) | RS-4 (Low Density Residential District) |
| GI (General Industrial District) | PUD-I (Industrial) | RS-5 (Low Density Residential District) |
| HB-1 (Limited Business) | PUD-MH (Mobile Home) | RS-6 (Medium Density Residential District) |
| HB-1A (Hotel & Motel) | PUD-R (Residential) | RS-8 (Medium Density Residential District) |
| HB-1AA (Hotel & Motel) | PUD-WJ (PUD West Jensen) | RS-BR3 (Low Density Residential District, Beau Rivage) |
| HI (Heavy Industrial District) | PMUV (Planned Mixed-Use Village) | RT (Mobile Home Subdivision District) |
| HR-1 (Single-family Residential District) | R-1 (Single-family Residential District) | SY (Salvage Yard) |
| HR-1A (Single-family Residential District) | R-1A (Single-family Residential District) | Sewalls Point |
| HR-2 (Multi-Family Residential) | R-1B (Single-family Residential District) | Stuart |
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| IZ - Interim Zoning | R-2 (Single-family Residential District) | WE-1 (Waterfront Estates District) |
| Jupiter Island | R-2A (Two-Family Residential District) | WGC (Waterfront General Commercial District) |
| | R-2B (Single-family Residential District) | WRC (Waterfront Resort Commercial District) |
| | R-2C (Single-family Residential District) | |
| | R-2T (Single-family Residential District) | |



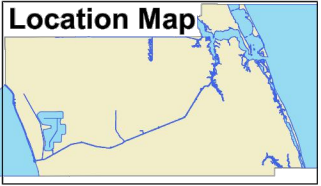
Martin County

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Created By: GMD Staff
Plot Date: Mar 16, 2021

Existing Urban Service District - Figure 4-2



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Legend

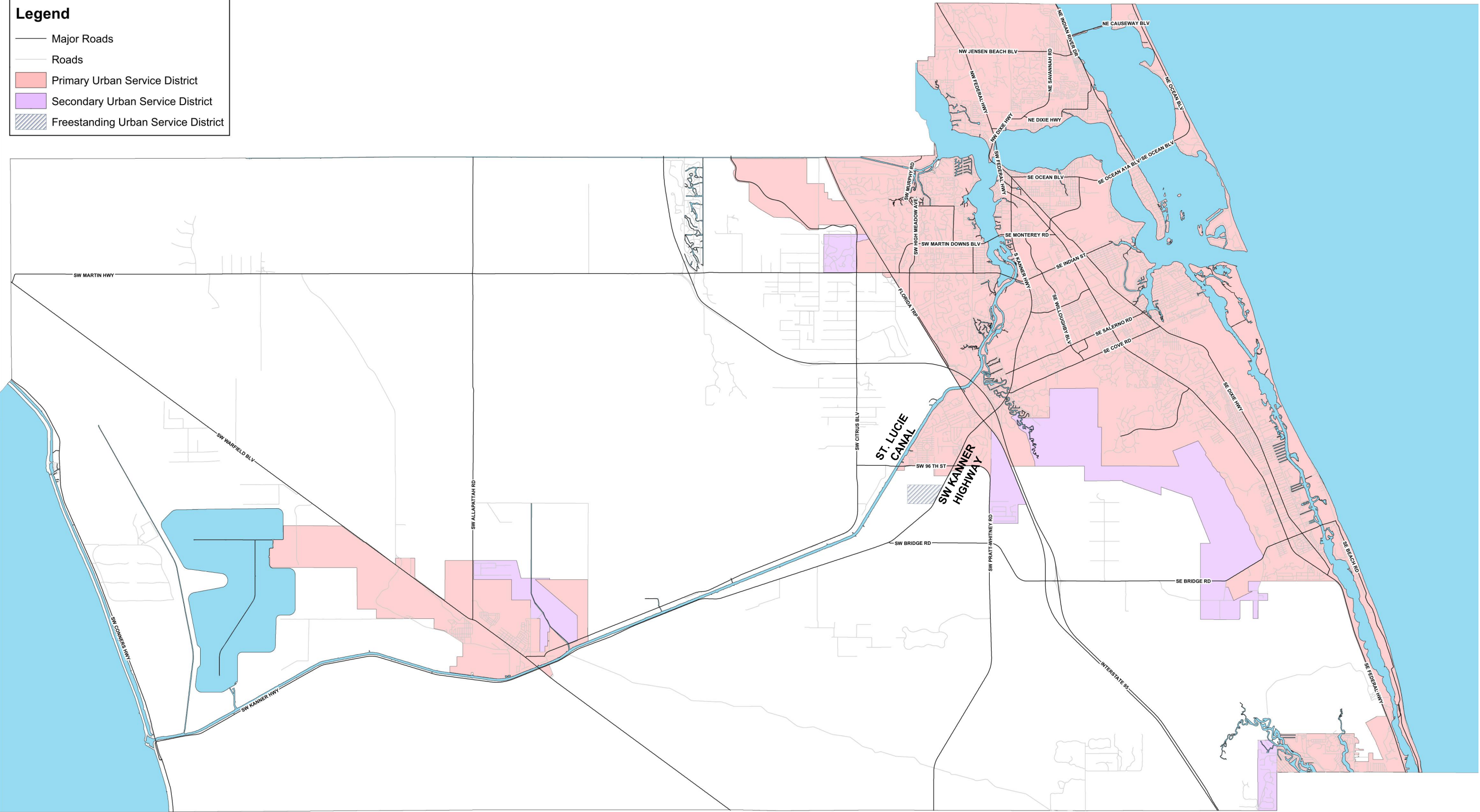
Major Roads

Roads

Primary Urban Service District

Secondary Urban Service District

Freestanding Urban Service District

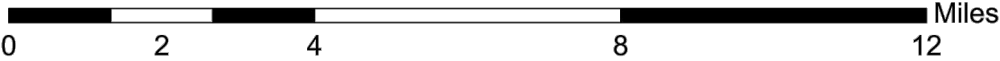




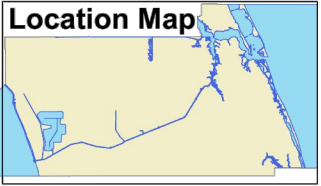
Martin County

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Proposed Urban Service District - Figure 4-2



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Legend

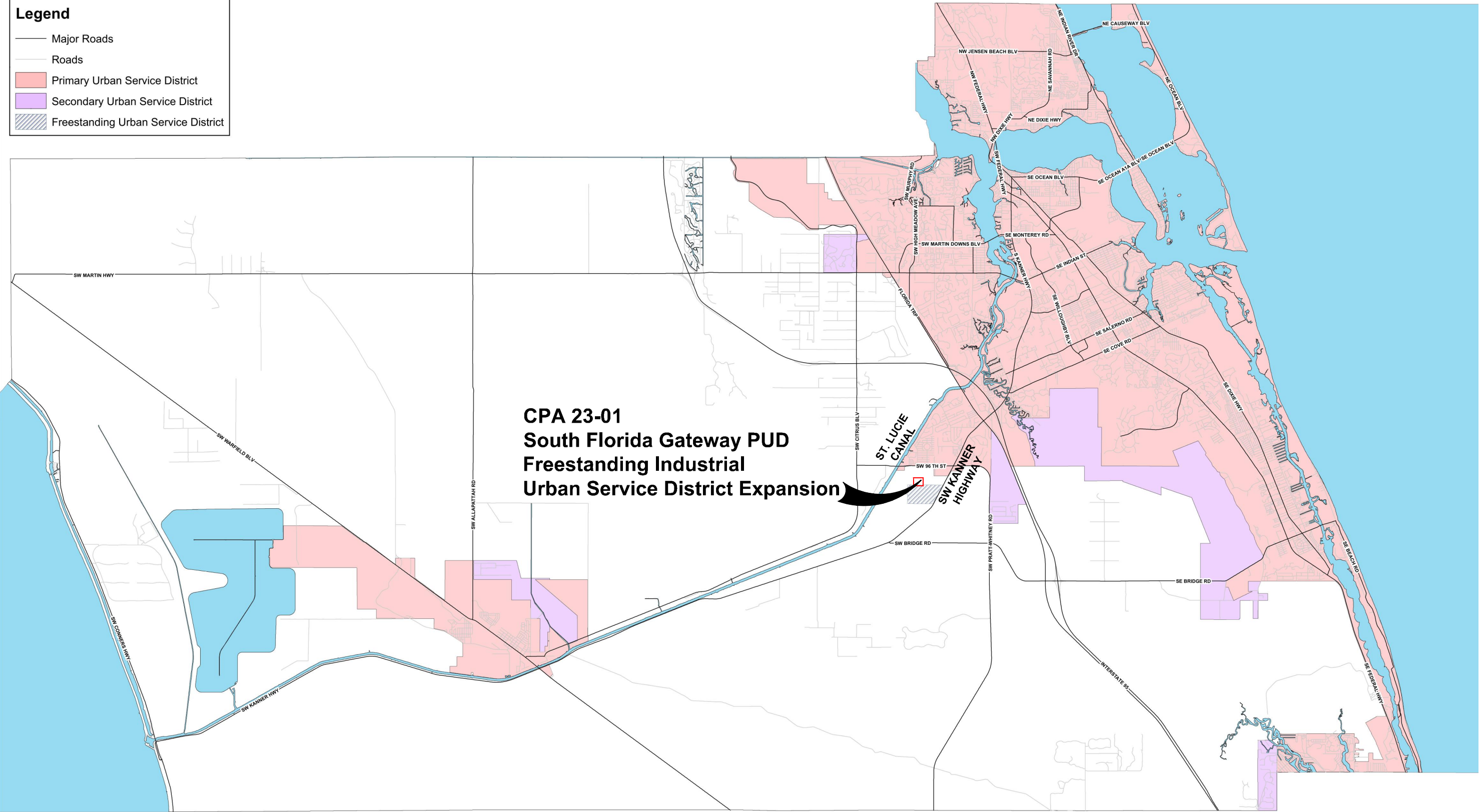
Major Roads

Roads

Primary Urban Service District

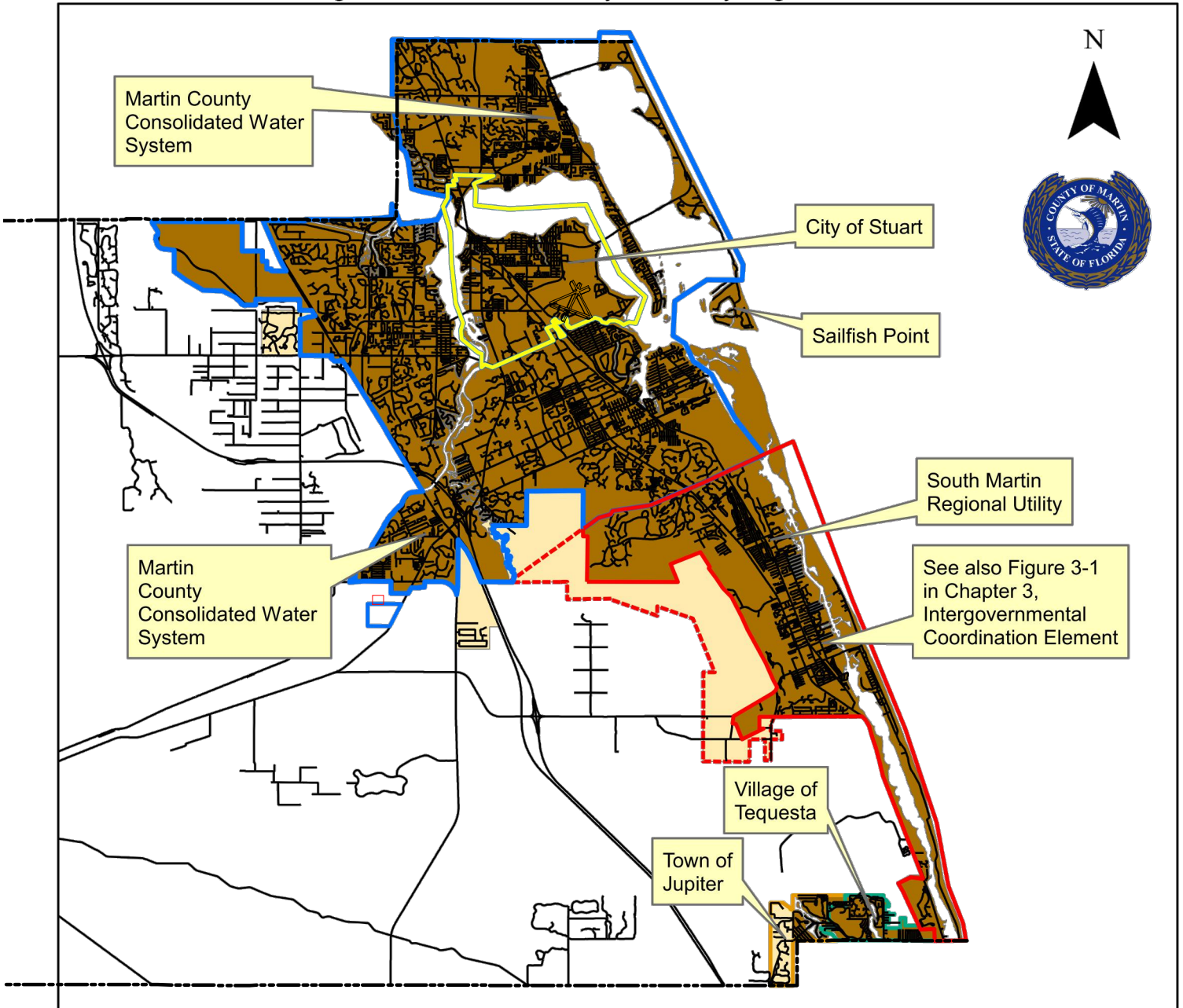
Secondary Urban Service District

Freestanding Urban Service District



Existing Martin County

Figure 11-1, Areas Currently Served By Regional Utilities

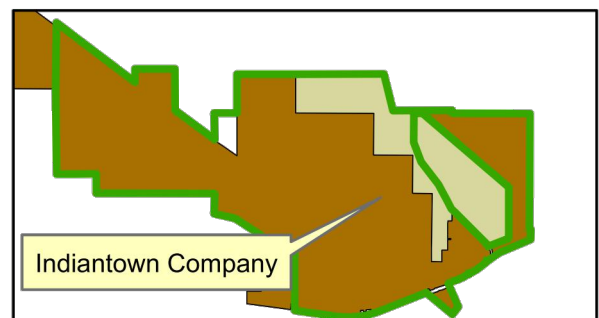


Legend

- MCU Service Area
- Stuart Service Area
- SMRU Exclusive
- SMRU Presumed
- Tequesta
- Jupiter

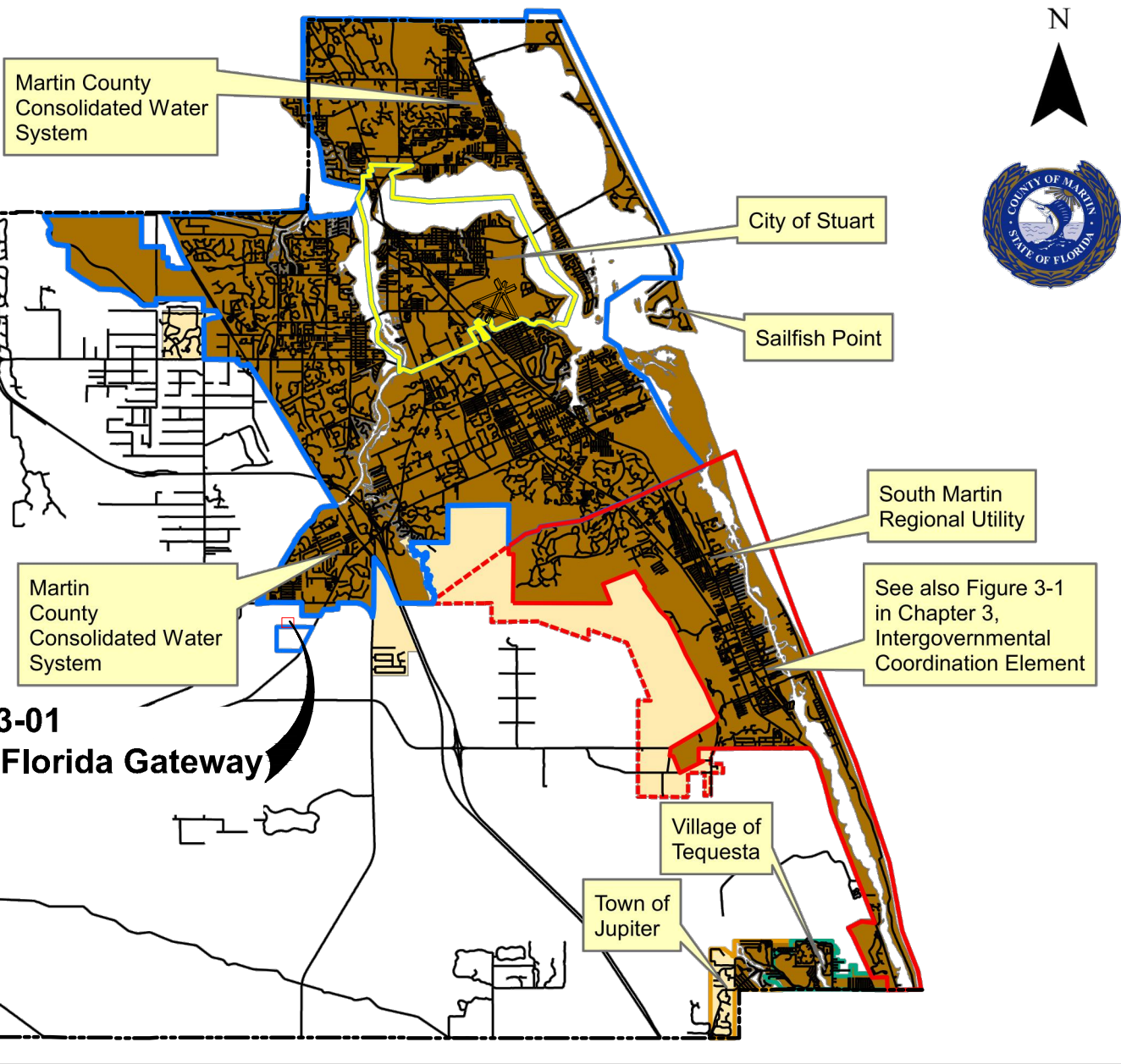
Urban Service Districts

- Primary
- Secondary



Proposed Martin County

Figure 11-1, Areas Currently Served By Regional Utilities



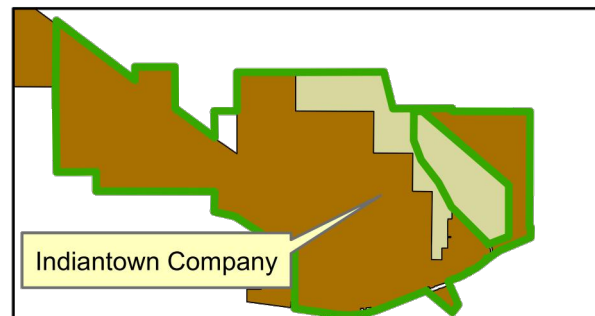
CPA 23-01
South Florida Gateway
PUD

Legend

- MCU Service Area
- Stuart Service Area
- SMRU Exclusive
- SMRU Presumed
- Tequesta
- Jupiter

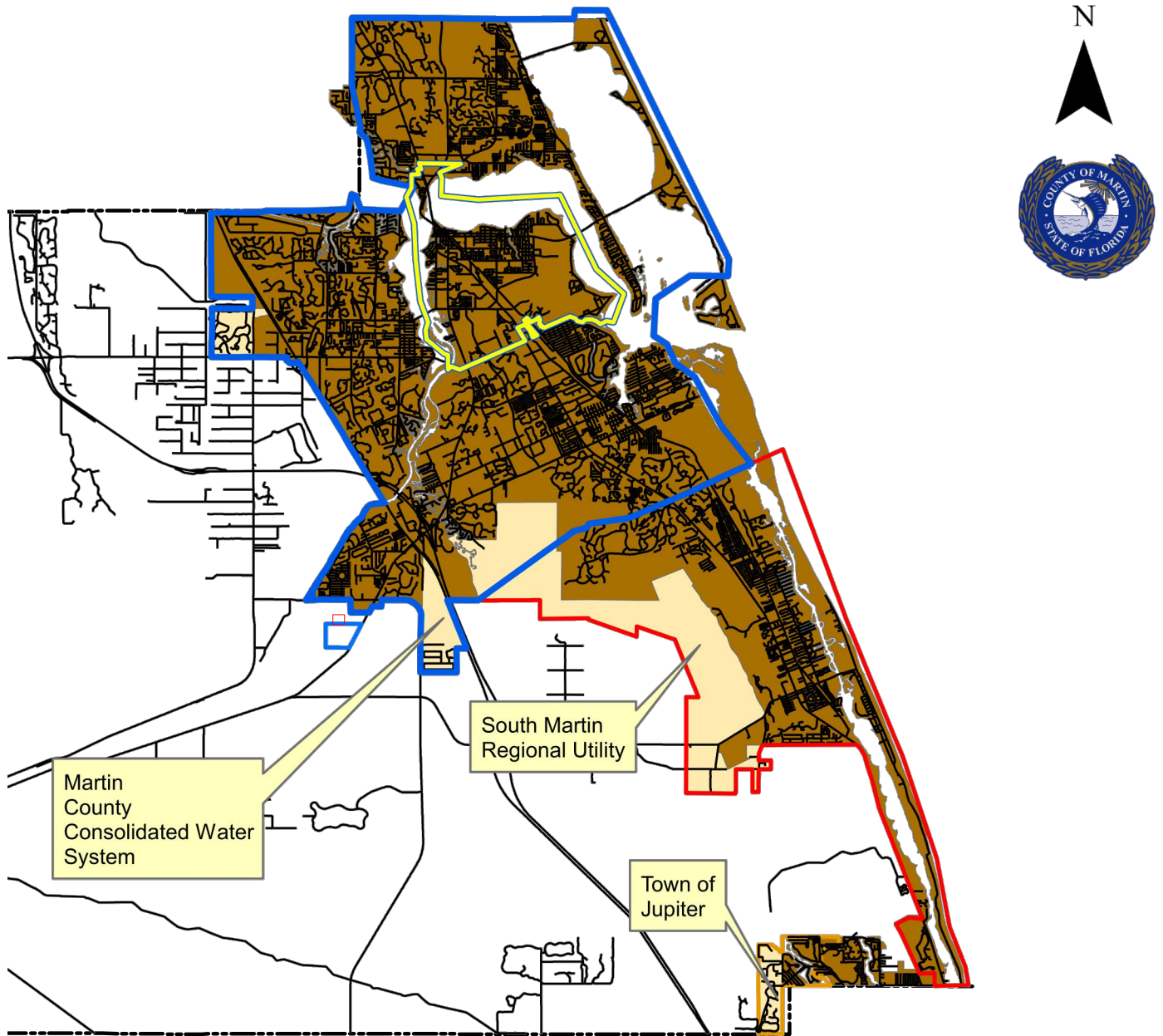
Urban Service Districts

- Primary
- Secondary



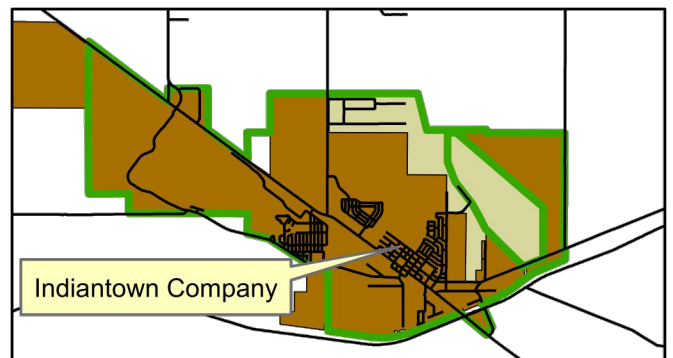
Existing Martin County

Figure 11-2, Potential Service Areas



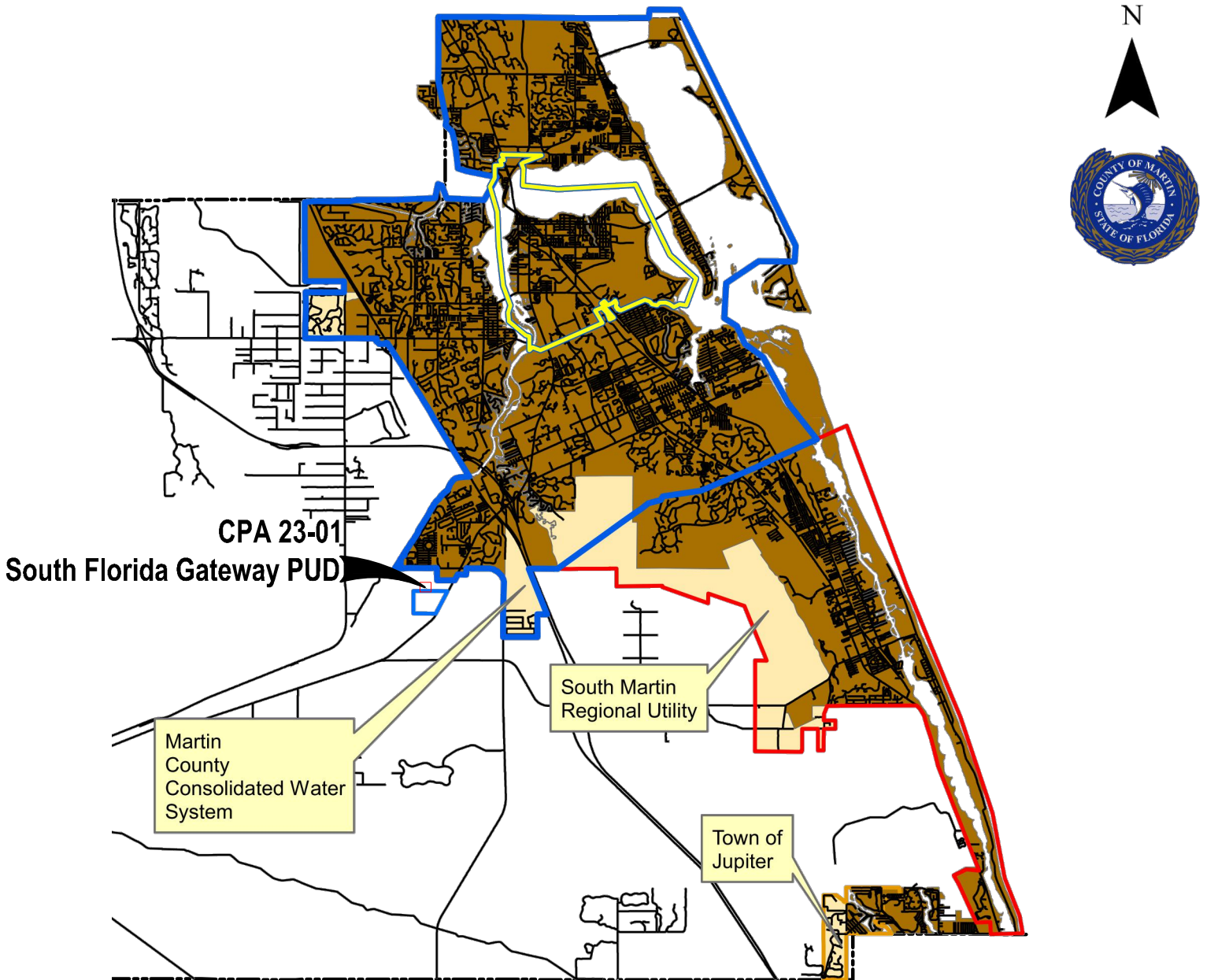
Legend

- | | |
|---------------------|---------------|
| Stuart Service Area | Indiantown |
| MCU_Service_Area | Jupiter |
| SMRU | Primary USD |
| | Secondary USD |



Proposed Martin County

Figure 11-2, Potential Service Areas



Legend

- | | |
|---------------------|---------------|
| Stuart Service Area | Indiantown |
| MCU_Service_Area | Jupiter |
| SMRU | Primary USD |
| | Secondary USD |

