lucido & associates

December 18, 2020

RE: Notice of Public Hearings regarding Applications #CPA 19-5 (Text) and CPA #19-6 (FLUM): An application submitted by KL Waterside, LLC to change the Future Land Use on a Parcel of Land consisting of approximately 500 acres located south of SW 96th Street and west of SW Kanner Highway (SR 76).

Dear Property Owner:

As the owner of property within 2,500 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application for a site-specific text amendment to the Martin County Comprehensive Growth Management Plan regarding the uses permitted on the property. The property is also the subject of an application to change the Future Land Use designations and zoning on the subject property as described below:

Future Land Use (Zoning)	**Existing**	**Proposed**
Agricultural (AG-20A)	0.0 acres	243.4 acres
Agricultural (A-2)	249.1 acres	6.0 acres
Industrial (LI)	175.4 acres	250.0 acres
Commercial Waterfront (WGC)	74.9 acres	0.0 acres
Total:	499.4 acres	499.4 acres

The date, time and place of the scheduled hearing are:

MEETING:	Board of County Commissioners
DATE:	January 12, 2021
TIME:	9:00 a.m. or as soon thereafter as the item may be heard
PLACE:	Martin County Administrative Center Commission Chambers, 1st Floor 2401 S.E. Monterey Road Stuart, Florida 34996

All interested persons are invited to attend the above-described hearing and will have an opportunity to speak.

Accessibility arrangements. Persons with disabilities who need an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

Record for appeals. If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a

verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

Comprehensive Planning Facts. The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and 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 of a parcel of land determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires three public hearings as follows:

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. Written comments will be included as part of the public record of the application.

Submit Written Comments to: Paul Schilling, Director
Growth Management Departmen
2401 S.E. Monterey Road
Stuart, FL 34996

To view staff reports, please visit the County's website at:
https://www.martin.fl.us/CompPlanningStaffReports

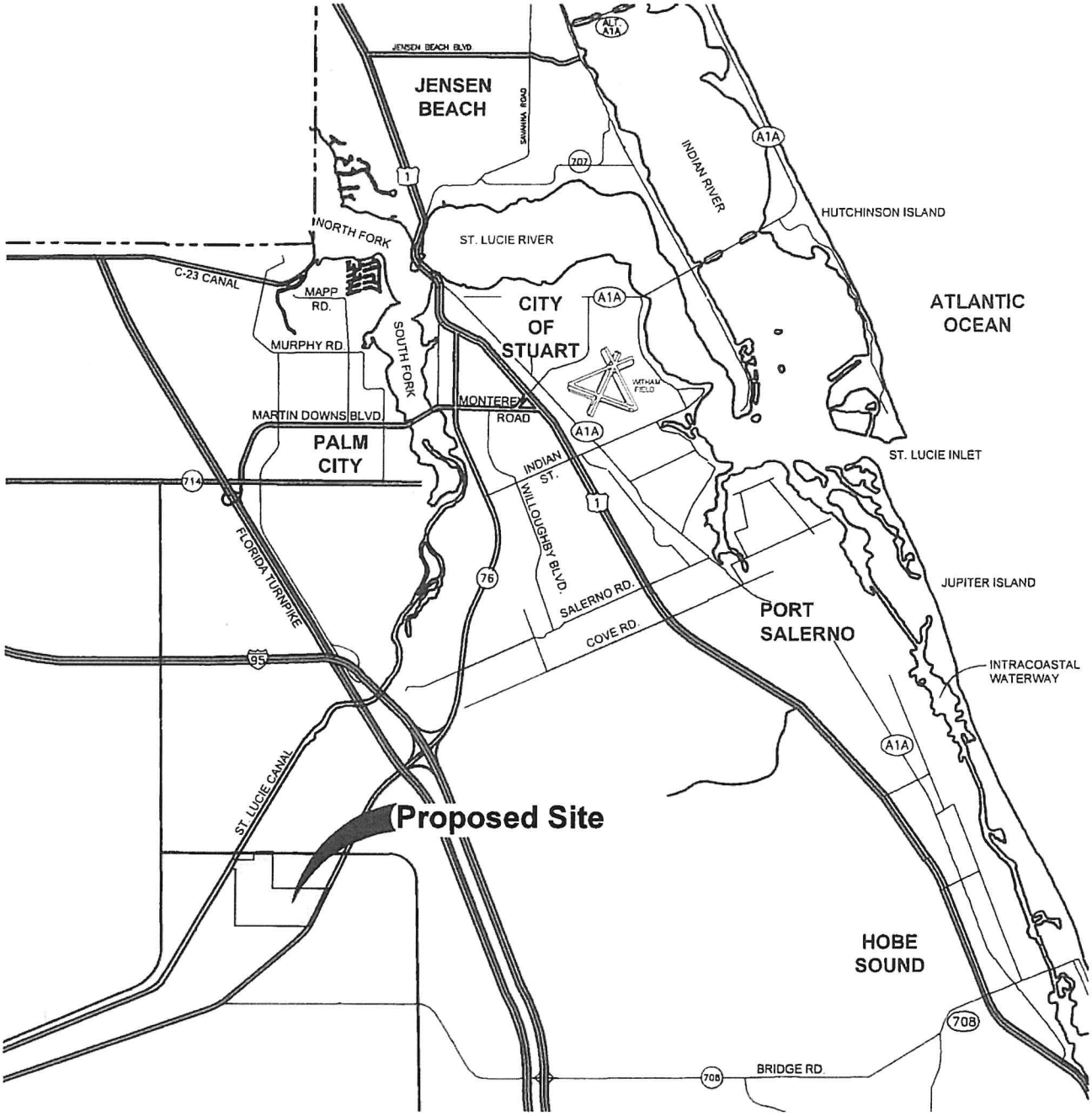
For more information, please feel free to contact me at (772) 220-2100 or Samantha Lovelady, AICP, Principal Planner, Growth Management Department at (772) 288-5495 or via email: slove@martin.fl.us

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Enclosures: Location Map
Current Future Land Use Map
Proposed Future Land Use Map
Current Zoning Map
Proposed Zoning Map

Location Map



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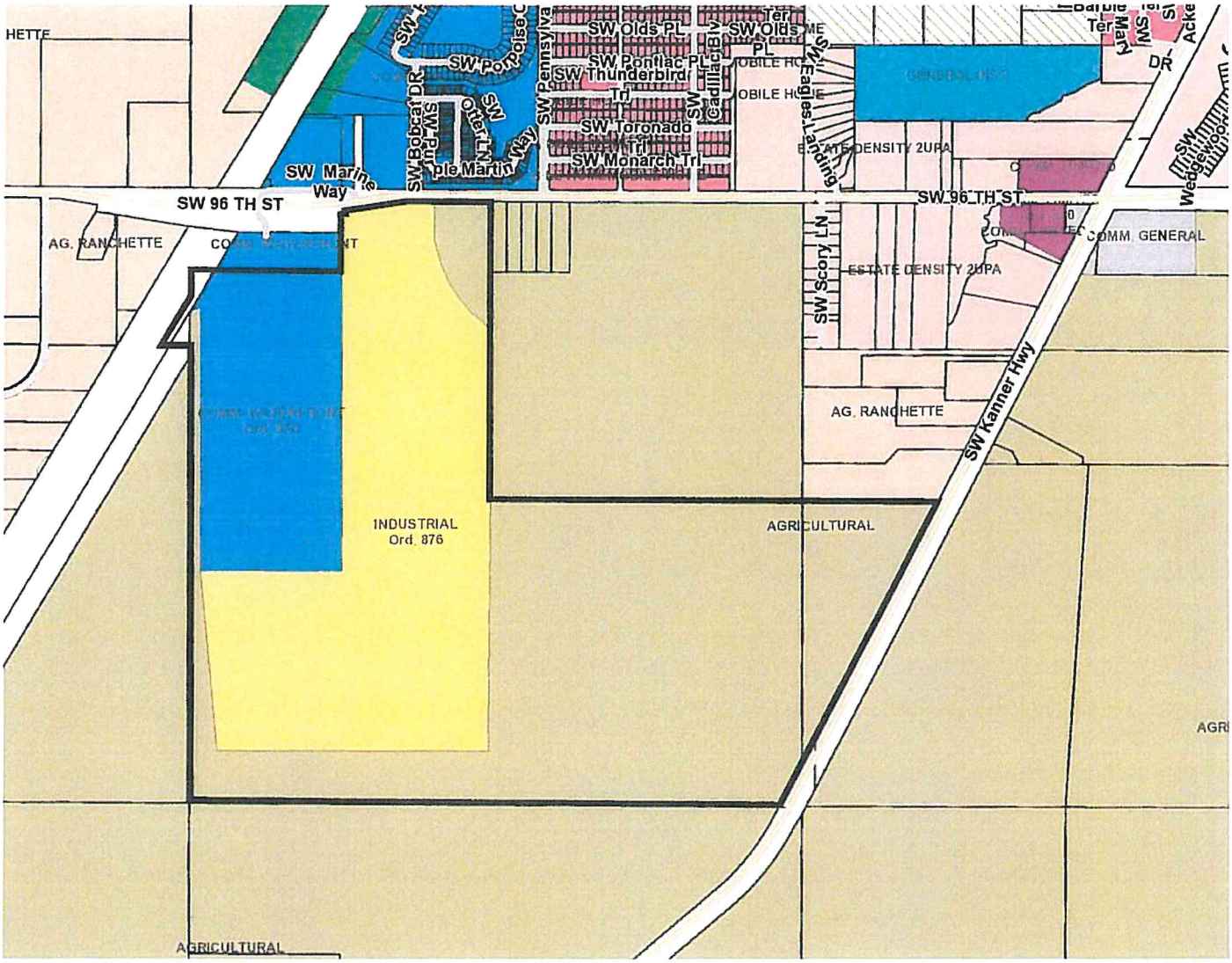
NORTH

KL Waterside, LLC (fka Neill Parcels)

CPA19-5 & 19-6

Martin County, Florida

Current Future Land Use Map



Future Land Use Legend

- Rural Density -up to 0.5 UPA
- AgTEC
- Rural Heritage -up to 0.5 UPA
- Estate Density -up to 1 UPA
- Estate Density -up to 2 UPA
- Low Density -up to 5 UPA
- Medium Density -up to 8 UPA
- High Density -up to 10 UPA
- Mobile Home Density -up to 8 UPA
- Mixed-Use Village
- Commercial General
- Commercial Limited
- 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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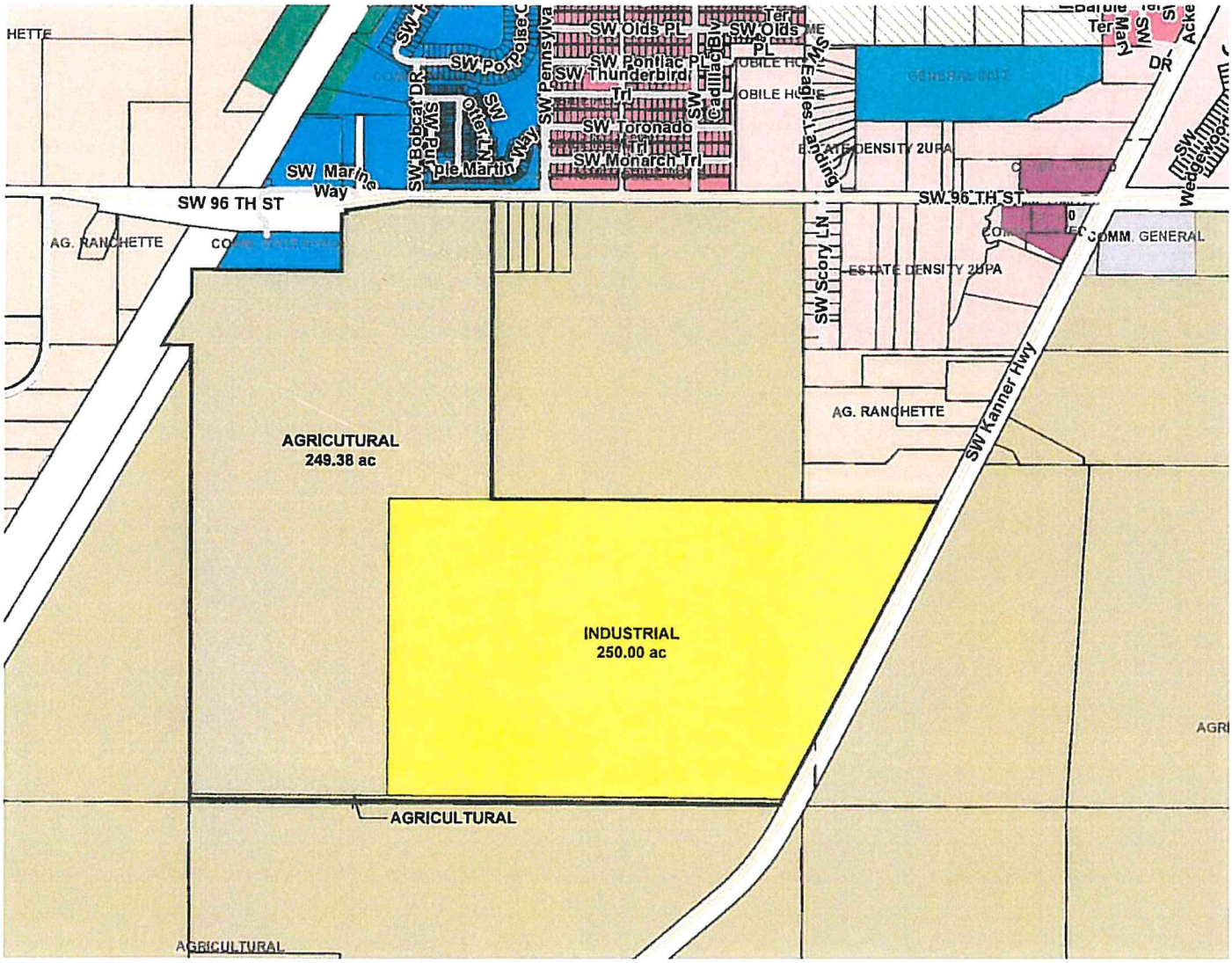
Proposed Future Land Use Map



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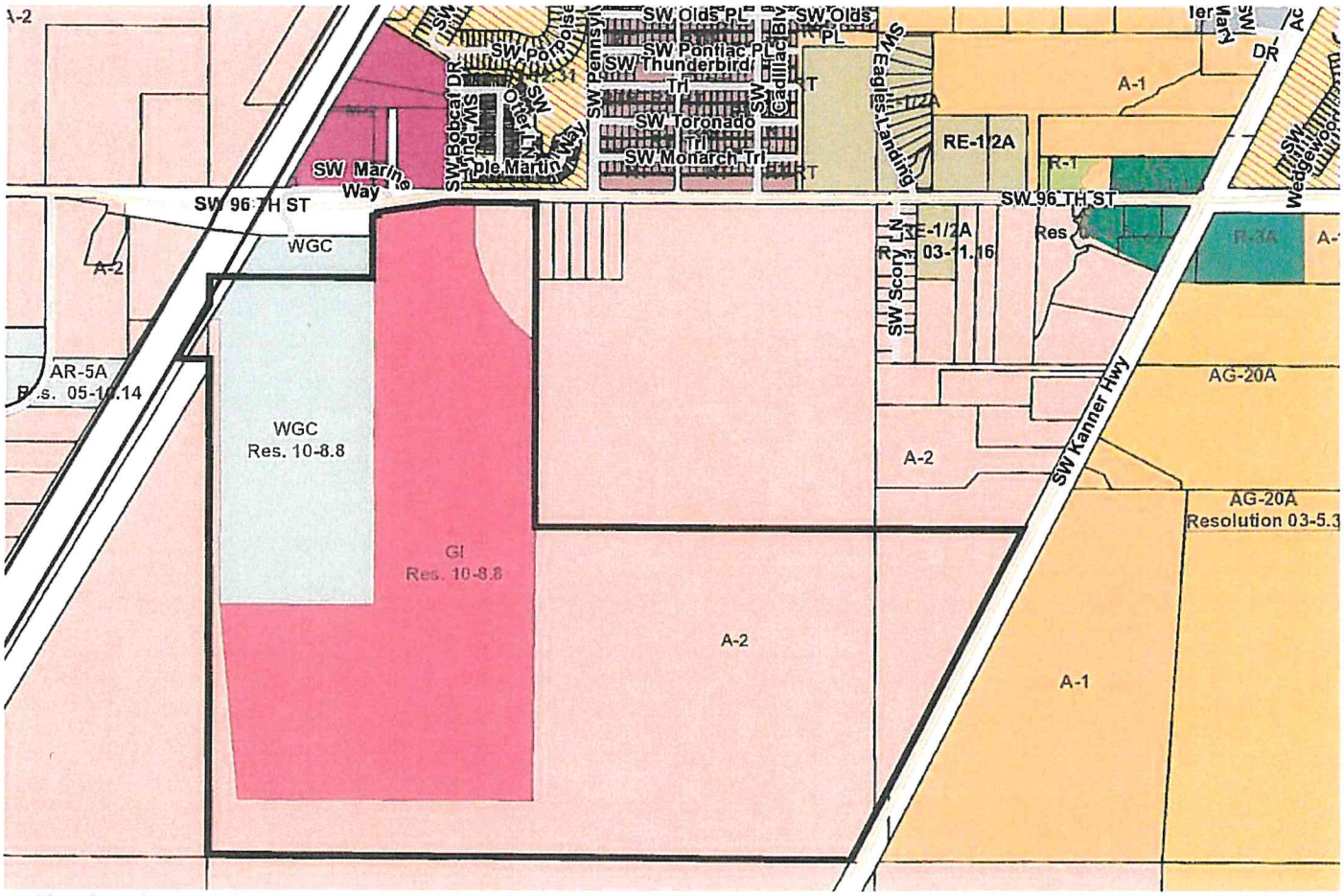
Current Zoning Map



Zoning Legend

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

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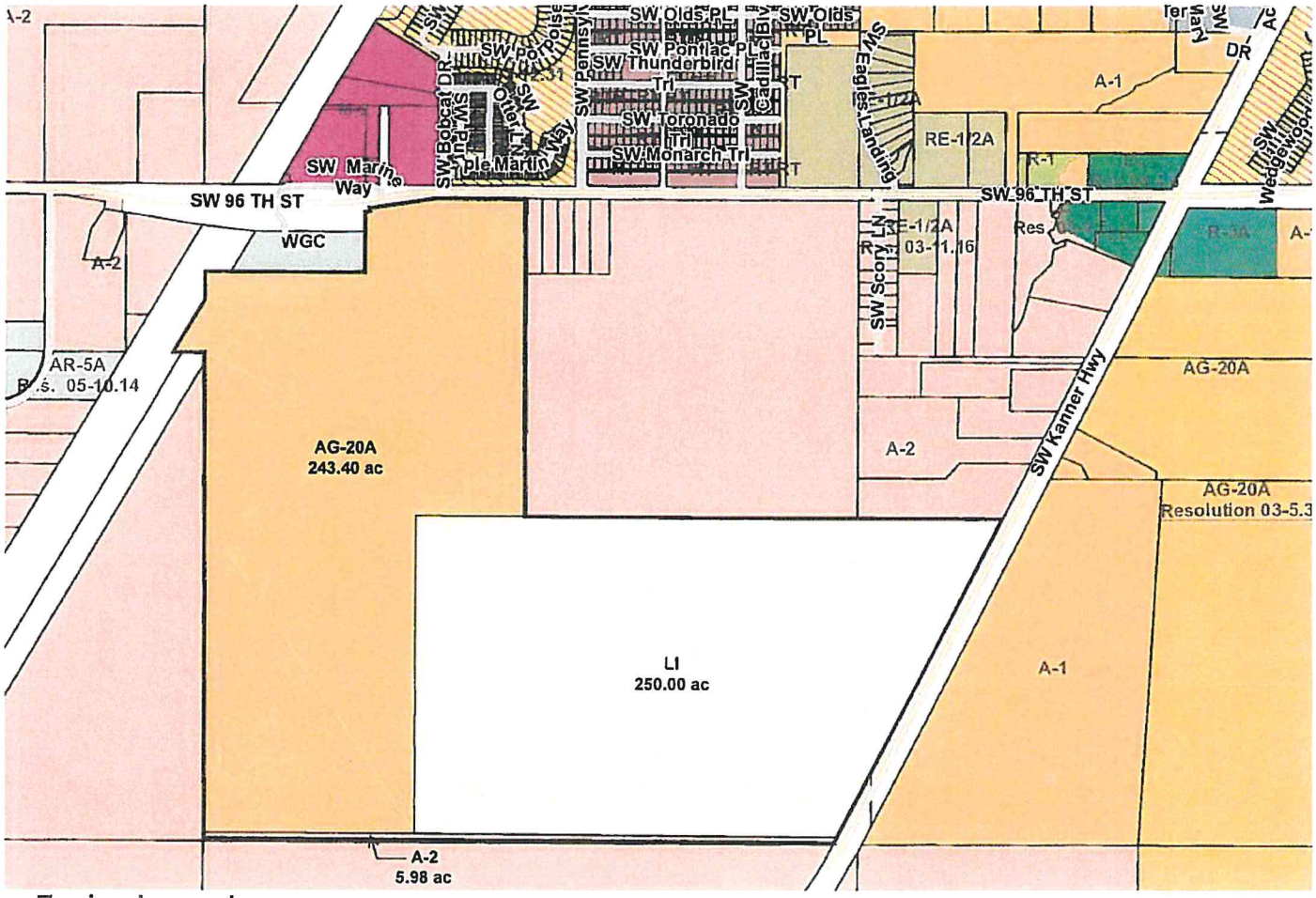
Proposed Zoning Map



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