

CPA 23-03,
Sunrise Grove FLUM
Amendment

Application Materials



lucido&associates

March 22, 2023

HAND DELIVERY

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

**Re: Sunrise Grove - Martin Triangle LLC – Future Land Use Map Amendment
(Our ref. #21-375)**

Dear Paul:

On behalf of the property owner of the existing AgTEC future land use, i.e., Sunrise Grove Commerce Center LLC and the owner of the property to be added to the AgTEC future land use, i.e., Martin Triangle Property LLC, please find the enclosed application materials in support of the proposed future land use map amendment from the Agricultural future land use to the AgTEC future land use designation.

The 205-acre (+/-) subject property is located along the frontage of the westerly right-of-way of I-95, extending from Martin Highway (SR 714) north to the Becker Road Interchange in St. Lucie County. The AgTEC future land use designation is located adjacent to the entire westerly boundary of the subject property to create a triangle formed by I-95, Martin Highway and the AgTEC future land use designation.

The intent is to add the 205-acre subject property to the AgTEC future land use category and include it within the corresponding Free-Standing Urban Service District. By way of adding it to the AgTEC future land use and the Free-Standing Urban Service District that comprises AgTEC, the subject property will be subject to the performance standards and traffic/development thresholds provided in the existing AgTEC future land use policies.

For example, subsection (2) (e) of Policy 4.13A.9. *AgTEC policies*, limits non-agricultural development to 1,000,000 sf of industrial land uses (or the trip generation equivalent of alternative land uses). Subsections (6) requires all non-agricultural uses to be developed by way of a PUD rezoning application and Subsection (7) requires specific design principles and performance standards that all proposed PUDs must follow.

With this understanding, please find enclosed the application fee check in the amount of \$6,100 made payable to the Martin County Board of County Commissioners, the CD with PDF copies of the application materials, and the original application package containing the following materials:

- The completed application form;
- Project narrative;
- Recorded deed reflecting ownership in Martin Triangle Property, LLC;
- Agent authorization letter;
- Legal description and parcel control number in PDF & word format;
- Disclosure of interest affidavit;
- Soils survey map;
- FEMA flood rate maps;

- Boundary survey including electronic (AutoCAD version);
- Application compliance and justification report;
- Current aerial/location map;
- Existing future land use map;
- Existing zoning map;
- Proposed AgTEC policy text amendment; and
- Letter dated July 19, 2022 from the City of Port St. Lucie Utility Systems Department confirming water and wastewater service availability.

Please note a Traffic Analysis Report is not applicable because the AgTEC future land use policies, specifically Policy 4.13A.9(2)(e), limits non-agricultural development to 1,000,000 square feet or the trip generation equivalent of alternative non-residential land uses). The property to be changed from Agricultural to AgTEC will be subject to the same policy restrictions.

A School Impact Worksheet is not applicable because the project will have no residential units.

A draft notice letter, certificate of opinion from the title company and a 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.



**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: Future Land Use Application

Name or Title of Project:

Sunrise Grove - Martin Triangle Property, LLC

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

The 205-acre (+/-) subject property is located on the frontage of westerly right-of-way of I-95, extending from the Martin Highway (SR 714) I-95 Interchange north to the I-95 Interchange at Becker Road. The proposed request is to add the property to the AgTEC future land use designation that is immediately west of the subject property. See enclosed project narrative.

Parcel Control Number(s)

13-38-39-000-000-00010-9

12-38-39-000-000-00011-0

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

205.21 acres +/-

Size of Project (Acres):

Current Future Land Use Designation: Agricultural

Current Zoning Designation: A-2, AR-5A

Proposed Future Land Use Designation: AgTEC

Proposed Zoning Designation: no change requested

Text Amendment

Proposed Elements to Amend:

Chapter 4 - Figure 4-2 Urban Service Districts

Policy 4.13A.9. AgTEC Policies

B. APPLICANT INFORMATION**Property Owner:** Martin Triangle Property, LLCCompany Representative: Jill Marasa, Ashley Capital or Rick MortonAddress: 2740 SW Martin Downs Blvd., Suite 45City: Palm City, State: FL Zip: 34990Phone: 772 370-8108 or Email: jmarasa@ashleycapital.com**Agent:** Lucido & AssociatesCompany Representative: Morris A. CradyAddress: 701 SE Ocean BoulevardCity: Stuart, State: FL Zip: 34994Phone: 772-220-2100 Email: mcrady@lucidodesign.com**Contract Purchaser:** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Traffic Engineer: : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney: : Robert RaynesCompany Representative: Gunster LawAddress: 800 SE Monterey Commons Blvd., Suite 200City: Stuart, State: FL Zip: 34996Phone: office: 772-288-1980 Email: raynes@gunster.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

3-16-23

Date

Morris A. Crady

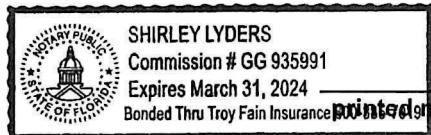
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of March, 2023, by Morris A. Crady

Shirley Lyders
Notary Public Signature



He or She 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

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.



PROJECT NARRATIVE

Sunrise Grove Martin Triangle Property LLC

**Comprehensive Growth Management Plan
Future Land Use Map Amendment from
Agricultural to AgTEC**
March 15, 2023

EXISTING PROPERTY CHARACTERISTICS

The 205-acre (+/-) subject property is located along the frontage of the westerly right-of-way of I-95, extending from Martin Highway (SR 714) north to the Becker Road Interchange in St. Lucie County. The AgTEC future land use designation is located adjacent to the entire westerly boundary of the subject property to create a triangle formed by I-95, Martin Highway and the AgTEC future land use designation.

The property has been utilized and maintained as improved pasture for cattle operations for several decades. It has been impacted by the construction of I-95 and includes a large borrow pit lake that was excavated when I-95 was under construction in the late 1980's. It contains native pine flatwoods, improved pasture and isolated wetlands with remnant farm buildings and access paths scattered throughout the site.

The property is currently designated in the Comprehensive Plan for Agricultural future land use with an AR-5A and A-2 zoning district.

COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The proposed future land use map amendment from Agricultural to AgTEC is based on the site's immediately adjacency to the AgTEC future land use, the I-95 corridor, and Martin Highway (SR 714). By way of adding it to the AgTEC future land use and the Free-Standing Urban Service District that comprises AgTEC, the subject property will be subject to the performance standards and traffic/development thresholds provided in the existing AgTEC future land use policies

The subject property is immediately south of Industrial land in the City of Port St. Lucie and east of the AgTEC future land use/free-standing urban service district with direct access to a major highway that provides a direct connection to I-95. Port St. Lucie issued a letter confirming the availability of water and sewer services to support future development within the existing AgTEC future land use and the proposed expansion to include the subject property. See enclosed letter dated July 19, 2022 from the City of Port St. Lucie Utility Systems Department.

The proposed change from Agricultural to AgTEC directs growth in a timely and efficient manner where urban services are available or programmed to be available. It is an extension of the light industrial uses north of the property and a corresponding expansion of economic and employment benefits.



PREPARED BY AND RETURN TO:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500 East
West Palm Beach, Florida 33401

Parcel Identification No's: 12-38-39-000-00011-0
13-38-39-000-00010-9

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given this 20th day of May, 2022 (the "Effective Date"), by **DOUGLAS GORDON HOWELL, JR.**, a married man, whose mailing address is 33 SW Mapp Road, Palm City, Florida 34990 and **JAIME WYNNE aka JAMIE WYNNE**, a married woman, individually and as **TRUSTEE OF THE WILLIAM F. WYNNE IRREVOCABLE TRUST AGREEMENT FOR THE BENEFIT OF KELSEY LEE WYNNE DATED JANUARY 11, 1999** AND **JAIME WYNNE aka JAMIE WYNNE**, a married woman, individually and as **TRUSTEE OF THE WILLIAM F. WYNNE IRREVOCABLE TRUST AGREEMENT FOR THE BENEFIT OF KASSIDY ANNE WYNNE DATED JANUARY 11, 1999**, whose mailing address is 6288 Rivoli Drive, Apt. 205, Hickson, Tennessee 37343 (collectively, the "Grantor"), to **MARTIN TRIANGLE PROPERTY, LLC**, a Florida limited liability company, whose mailing address is 9810 S. Dorchester Avenue, Chicago, Illinois 60628 (hereinafter the "Grantee").

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 affirms that the Property is vacant land and does not constitute the homestead of any person.

AND GRANTOR 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; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Jennifer Meldrum
Signature of Witness
Print Name: Jennifer Meldrum

Karen C. Richardt
Signature of Witness
Print Name: Karen C. Richardt

GRANTOR:

DOUGLAS GORDON HOWELL, JR.

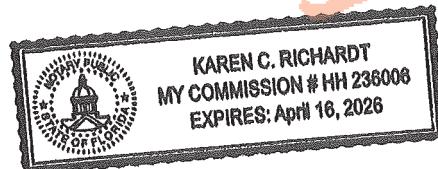
DGH
Douglas Gordon Howell, Jr.

STATE OF FLORIDA)
COUNTY OF MARTIN)
)ss.
)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of May, 2022, by Douglas Gordon Howell, Jr., a married man. He is personally known to me or has produced drivers license as identification.

(SEAL)

Karen C. Richardt
(Notary Signature)
State of Florida
Print Name: Karen C. Richardt



Signed, sealed and delivered
in the presence of

Sherry Griffith
Signature of Witness
Print Name: Sherry Griffith

Peyton Holland
Signature of Witness
Print Name: Peyton Holland

GRANTOR:

JAIME WYNNE aka JAMIE WYNNE, a
married woman, individually and as TRUSTEE
OF THE WILLIAM F. WYNNE
IRREVOCABLE TRUST AGREEMENT FOR
THE BENEFIT OF KELSEY LEE WYNNE
DATED JANUARY 11, 1999

By Jaime Wynne
Name: Jaime Wynne
Its: Individually and as Trustee

STATE OF TENNESSEE

COUNTY OF WARREN

)
ss.
)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2022, by Jaime Wynne aka Jamie Wynne, a married woman, individually and as Trustee of the William F. Wynne Irrevocable Trust Agreement for the benefit of Kelsey Lee Wynne dated January 11, 1999. She is personally known to me or has produced Driver license as identification.

(SEAL)



Carla Savage
(Notary Signature) EXP 10-4-2025
State of Tennessee
Print Name: Carla Savage

Signed, sealed and delivered
in the presence of:

Sherry Griffith

Signature of Witness

Print Name: Sherry Griffith

Peyton Holland

Signature of Witness

Print Name: Peyton Holland

GRANTOR:

JAIME WYNNE aka JAMIE WYNNE, a
married woman, individually and as TRUSTEE
OF THE WILLIAM F. WYNNE
IRREVOCABLE TRUST AGREEMENT FOR
THE BENEFIT OF KASSIDY ANNE WYNNE
DATED JANUARY 11, 1999

By: Jaime Wynne
Name: Jaime Wynne
Its: Individually and as Trustee

STATE OF TENNESSEE

COUNTY OF WARREN

)
ss.
)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2022, by Jaime Wynne aka Jamie Wynne, a married woman, individually and as Trustee of the William F. Wynne Irrevocable Trust Agreement for the benefit of Kassidy Anne Wynne dated January 11, 1999. She is personally known to me or has produced Driver License as identification.

(SEAL)



(Notary Signature)

State of Tennessee

Print Name:

Carla Savage Exp 10-4-2025

EXHIBIT A

Legal Description of the Property

A parcel of land lying in Section 12 and 13, Township 38 South, Range 39 East, Martin County, Florida, being more particularly described as follows:

From the Southwest corner of said Section 13, bear N 00°18'49" E, along the West line of said Section 13, a distance of 100.01 feet to a point in the North right-of-way line of State Road 714, and the Point of Beginning of the herein described parcel of land; thence continue N 00°18'49" E, along the West line of said Section 13, a distance of 2519.90 feet to the West one-quarter corner of said Section 13; thence N 00°18'02" E, along the West line of said Section 13, a distance of 2719.95 feet to the Southwest corner of aforesaid Section 12; thence N 00°24'27" W, along the West line of said Section 12, a distance of 2660.65 feet to the West one-quarter corner of said Section 12; thence N 00°23'37" W, along the West line of said Section 12, a distance of 2005.79 feet to a point in the Westerly Right-of-Way line of interstate 95; thence by the following lines with said Westerly Right-of-Way line, S 08°11'39" E, a distance of 3209.10 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 11633.16 feet; thence Southeasterly, along the arc of said curve, through a central angle of 14°36'12", a distance of 2965.02 feet to the point of tangency of said curve; thence S 22°47'51" E, a distance of 2405.85 feet; thence S 18°47'51" E, a distance of 518.74 feet; thence S 12°05'47" E, a distance of 312.36 feet; thence S 01°18'22" W, a distance of 312.36 feet; thence S 08°00'26" W, a distance of 81.75 feet; thence S 10°45'19" W, a distance of 248.03 feet; thence S 49°13'42" W, a distance of 268.77 feet; thence S 87°42'05" W, a distance of 628.37 feet; thence S 86°46'35" W, a distance of 499.17 feet to a point in the North Right-of-Way line of State Road 714, (100.00 feet North of, as measured at right angles to, the South line of aforesaid Section 13); thence S 89°59'31" W, along said Right-of-Way line, a distance of 1012.99 feet to the Point of Beginning of the herein described parcel of land.

Less and excepting a parcel of land in Section 13, Township 38 South, Range 39 East, Martin County, Florida being more particularly described as follows:

Commence at the Southwest corner of Section 13; thence North 00°18'12" East along the West line of said Section 13, a distance of 100.00 feet to a point on the North right-of-way line of State Road 714, thence North 89°59'31" East along the North right-of-way line of State Road 714, a distance of 1013.01 feet; thence North 86°46'35" East along said Right-of-Way, a distance of 111.45 feet to the Point of Beginning; thence North 00°31'06" East, a distance of 57.23 feet to a point of curvature of a circular curve concave Westerly; thence Northerly along said curve, having a radius of 80.00 feet, a central angle of 23°58'50", and an arc distance of 33.48 feet; thence North 86°46'35" East, a distance of 285.21 feet; thence North 06°28'04" West, a distance of 61.61 feet; thence North 27°03'02" West a distance of 417.60 feet; thence North 62°26'50" West, a distance of 136.86 feet; thence North 38°57'47" West, a distance of 323.44 feet; thence North 25°59'03" West, a distance of 302.17 feet; thence North 89°59'31" East, a distance of 1119.58 feet; thence South 82°17'06" East, a distance of 151.49 feet; thence South 54°05'51" East, a distance of 74.94 feet; thence North 89°59'31" East, a distance of 284.94 feet to a point of the West right-of-way line of I-95, thence continue along said right-of-way line of I-95 the following five courses and

distances; South 12°05'47" East, a distance of 206.45 feet; thence South 01°18'22" West, a distance of 312.36 feet; thence South 08°00'26" West, a distance of 81.75 feet; thence South 10°45'19" West, a distance of 248.05 feet; thence South 49°13'42" West, a distance of 268.77 feet to a point on the North right-of-way line of State Road 714, thence continue along said right-of-way line of State Road 714 the following two courses and distances; South 87°42'05" West, a distance of 628.37 feet; thence South 86°46'35" West, a distance of 387.72 feet to the Point of Beginning.

and

Less and Excepting that certain road Right-of-Way recorded in Official Record Book 1849, Page 962, public records of Martin County, Florida.

The above legal description for the Property contains 205.21 acres, more or less.

Copy Copy Copy

Martin Triangle Property, LLC.
9810 S. Dorchester Avenue
Chicago, IL 60628

February 7, 2023

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

Re: PCN 13-38-39-000-000-00010-9, 12-38-39-000-00011-0

Dear Mr. Schilling,

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Martin Triangle Property, LLC during the governmental review process of the applications.

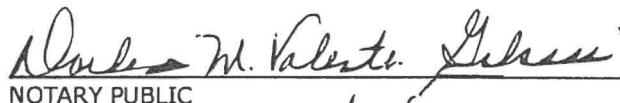
Sincerely,

MARTIN TRIANGLE PROPERTY, LLC,
a Florida limited liability company

By: 
Ashley Capital, LLC.
It's Authorized Agent

STATE OF Illinois
COUNTY OF Cook

The foregoing was acknowledged before me by mean of physical presence, or online notarization, this 13 day of March, 2023, by Robert Auskalis of MARTIN TRIANGLE PROPERTY, LLC., a Florida limited liability company. He is personally known to me or has produced _____ as identification.


NOTARY PUBLIC
My Commission Expires: 3/13/23

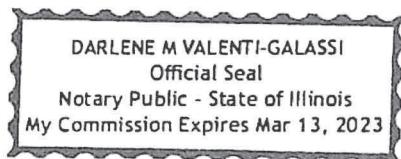


EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 12 AND 13, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF SAID SECTION 13, BEAR N 00°18'49" E, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 100.01 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 714, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N 00°18'49" E, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 2519.90 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 13; THENCE N 00°18'02" E, ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 2719.95 FEET TO THE SOUTHWEST CORNER OF AFORESAID SECTION 12; THENCE N 00°24'27" W, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2660.65 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 12; THENCE N 00°23'37" W, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2005.79 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE BY THE FOLLOWING LINES WITH SAID WESTERLY RIGHT-OF-WAY LINE, S 08°11'39" E, A DISTANCE OF 3209.10 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11633.16 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°36'12", A DISTANCE OF 2965.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 22°47'51" E, A DISTANCE OF 2405.85 FEET; THENCE S 18°47'51" E, A DISTANCE OF 518.74 FEET; THENCE S 12°05'47" E, A DISTANCE OF 312.36 FEET; THENCE S 01°18'22" W, A DISTANCE OF 312.36 FEET; THENCE S 08°00'26" W, A DISTANCE OF 81.75 FEET; THENCE S 10°45'19" W, A DISTANCE OF 248.03 FEET; THENCE S 49°13'42" W, A DISTANCE OF 268.77 FEET; THENCE S 87°42'05" W, A DISTANCE OF 628.37 FEET; THENCE S 86°46'35" W, A DISTANCE OF 499.17 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATEROAD 714, (100.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF AFORESAID SECTION 13); THENCE S 89°59'31" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1012.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

LESS AND EXCEPTING

A PARCEL OF LAND IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 13; THENCE NORTH 00°18'12" EAST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 714, THENCE NORTH 89°59'31" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 714, A DISTANCE OF 1013.01 FEET; THENCE NORTH 86°46'35" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 111.45 FEET TO THE POINT OF BEGINNING:

THENCE NORTH 00°31'06" EAST, A DISTANCE OF 57.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 23°58'50", AND AN ARC DISTANCE OF 33.48 FEET; THENCE NORTH 86°46'35" EAST, A DISTANCE OF 285.21 FEET; THENCE NORTH 06°28'04" WEST, A DISTANCE OF 61.61 FEET; THENCE NORTH 27°03'02" WEST A DISTANCE OF 417.60 FEET; THENCE NORTH 62°26'50" WEST, A DISTANCE OF

136.86 FEET; THENCE NORTH 38°57'47" WEST, A DISTANCE OF 323.44 FEET; THENCE NORTH 25°59'03" WEST, A DISTANCE OF 302.17 FEET; THENCE NORTH 89°59'31" EAST, A DISTANCE OF 119.58 FEET; THENCE SOUTH 82°17'06" EAST, A DISTANCE OF 151.49 FEET; THENCE SOUTH 54°05'51" EAST, A DISTANCE OF 74.94 FEET; THENCE NORTH 89°59'31" EAST, A DISTANCE OF 284.94 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF I-95, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE OF I-95 THE FOLLOWING FIVE COURSES AND DISTANCES; SOUTH 12°05'47" EAST, A DISTANCE OF 206.45 FEET; THENCE SOUTH 01°18'22" WEST, A DISTANCE OF 312.36 FEET; THENCE SOUTH 08°00'26" WEST, A DISTANCE OF 81.75 FEET; THENCE SOUTH 10°45'19" WEST, A DISTANCE OF 248.05 FEET; THENCE SOUTH 49°13'42" WEST, A DISTANCE OF 268.77 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 714, THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE OF STATE ROAD 714 THE FOLLOWING TWO COURSES AND DISTANCES; SOUTH 87°42'05" WEST, A DISTANCE OF 628.37 FEET; THENCE SOUTH 86°46'35" WEST, A DISTANCE OF 387.72 TO THE POINT OF BEGINNING.

AND LESS AND EXCEPTING THAT CERTAIN ROAD RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 1849, PAGE 962, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PCN: PCN 13-38-39-000-000-00010-9

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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
MARTIN TRIANGLE PROPERTY, LLC.	9810 S. DORCHESTER AVENUE CHICAGO, IL 60628

(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

(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

STATE OF: Illinois

By: Ashley Capital, LLC.,
It's Authorized Agent

COUNTY OF: Cook

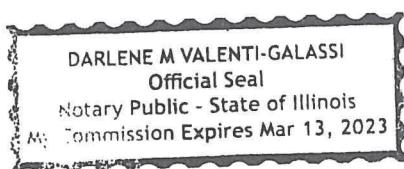
The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me
this 1st day of March 2023, by

Robert Auskalvis, who is personally known to me or have produced
as identification.

Darlene M. Valenti - Galassi
Signature

(Notary Seal)

Notary Public, State of Illinois
Print Name: Darlene M. Valenti - Galassi
My Commission Expires: 3/13/23



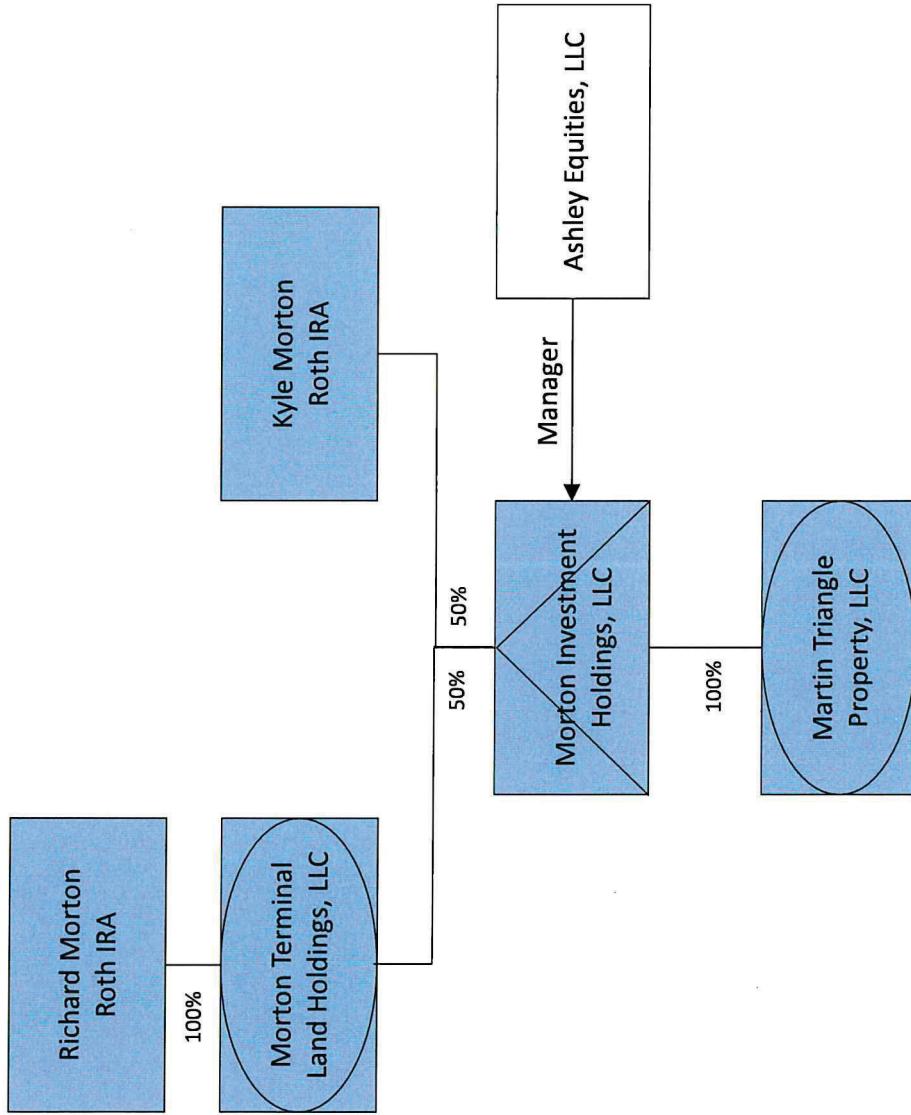
Martin Triangle Property, LLC

Organization Chart as of December 1, 2021

U.S. Tax Classification Legend

 = Partnership

 = Disregarded as separate from owner





PREPARED BY AND RETURN TO:

Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500 East
West Palm Beach, Florida 33401

Parcel Identification No's: 12-38-39-000-000-00011-0
13-38-39-000-000-00010-9

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given this 20th day of May, 2022 (the "Effective Date"), by DOUGLAS GORDON HOWELL, JR., a married man, whose mailing address is 33 SW Mapp Road, Palm City, Florida 34990 and JAIME WYNNE aka JAMIE WYNNE, a married woman, individually and as TRUSTEE OF THE WILLIAM F. WYNNE IRREVOCABLE TRUST AGREEMENT FOR THE BENEFIT OF KELSEY LEE WYNNE DATED JANUARY 11, 1999 AND JAIME WYNNE aka JAMIE WYNNE, a married woman, individually and as TRUSTEE OF THE WILLIAM F. WYNNE IRREVOCABLE TRUST AGREEMENT FOR THE BENEFIT OF KASSIDY ANNE WYNNE DATED JANUARY 11, 1999, whose mailing address is 6288 Rivoli Drive, Apt. 205, Hickson, Tennessee 37343 (collectively, the "Grantor"), to MARTIN TRIANGLE PROPERTY, LLC, a Florida limited liability company, whose mailing address is 9810 S. Dorchester Avenue, Chicago, Illinois 60628 (hereinafter the "Grantee").

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 affirms that the Property is vacant land and does not constitute the homestead of any person.

AND GRANTOR 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; and that it hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

Signature of Witness

Print Name: Jennifer Melo

Signature of Witness

Print Name: Karen C. Richardt

DOUGLAS GORDON HOWELL, JR.

Douglas Gordon Howell, Jr.

STATE OF FLORIDA)
)ss.
COUNTY OF MARTIN)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19th day of May, 2022, by Douglas Gordon Howell, Jr., a married man. He is personally known to me or has produced drivers license as identification.

(SEAL)

(Notary Signature)
State of Florida
Print Name: Karen C. Richardt



Signed, sealed and delivered
in the presence of:

Sherry Griffith
Signature of Witness
Print Name: Sherry Griffith

Peyton Holland
Signature of Witness
Print Name: Peyton Holland

GRANTOR:

**JAIME WYNNE aka JAMIE WYNNE, a
married woman, individually and as TRUSTEE
OF THE WILLIAM F. WYNNE
IRREVOCABLE TRUST AGREEMENT FOR
THE BENEFIT OF KELSEY LEE WYNNE
DATED JANUARY 11, 1999**

By Jaime Wynne
Name: Jaime Wynne
Its: Individually and as Trustee

STATE OF TENNESSEE
COUNTY OF WARREN

)
)ss.
)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2022, by Jaime Wynne aka Jamie Wynne, a married woman, individually and as Trustee of the William F. Wynne Irrevocable Trust Agreement for the benefit of Kelsey Lee Wynne dated January 11, 1999. She is personally known to me or has produced Driver license as identification.

(SEAL)



Carla Savage
(Notary Signature) EXP 10-4-2025
State of Tennessee
Print Name: Carla Savage

Signed, sealed and delivered
in the presence of:

Sherry Griffith
Signature of Witness
Print Name: Sherry Griffith

Peyton Holland
Signature of Witness
Print Name: Peyton Holland

GRANTOR:

**JAIME WYNNE aka JAMIE WYNNE, a
married woman, individually and as TRUSTEE
OF THE WILLIAM F. WYNNE
IRREVOCABLE TRUST AGREEMENT FOR
THE BENEFIT OF KASSIDY ANNE WYNNE
DATED JANUARY 11, 1999**

By: Jaime Wynne
Name: Jaime Wynne
Its: Individually and as Trustee

STATE OF TENNESSEE)
COUNTY OF WARREN)
)ss.
)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2022, by Jaime Wynne aka Jamie Wynne, a married woman, individually and as Trustee of the William F. Wynne Irrevocable Trust Agreement for the benefit of Cassidy Anne Wynne dated January 11, 1999. She is personally known to me or has produced Driver License as identification.

(SEAL)



Carla Savage
(Notary Signature) Exp 10-4-2025
State of Tennessee
Print Name: Carla Savage

EXHIBIT A

Legal Description of the Property

A parcel of land lying in Section 12 and 13, Township 38 South, Range 39 East, Martin County, Florida, being more particularly described as follows:

From the Southwest corner of said Section 13, bear N 00°18'49" E, along the West line of said Section 13, a distance of 100.01 feet to a point in the North right-of-way line of State Road 714, and the Point of Beginning of the herein described parcel of land; thence continue N 00°18'49" E, along the West line of said Section 13, a distance of 2519.90 feet to the West one-quarter corner of said Section 13; thence N 00°18'02" E, along the West line of said Section 13, a distance of 2719.95 feet to the Southwest corner of aforesaid Section 12; thence N 00°24'27" W, along the West line of said Section 12, a distance of 2660.65 feet to the West one-quarter corner of said Section 12; thence N 00°23'37" W, along the West line of said Section 12, a distance of 2005.79 feet to a point in the Westerly Right-of-Way line of Interstate 95; thence by the following lines with said Westerly Right-of-Way line, S 08°11'39" E, a distance of 3209.10 feet to the point of curvature of a curve, concave to the Northeast, having a radius of 11633.16 feet; thence Southeasterly, along the arc of said curve, through a central angle of 14°36'12", a distance of 2965.02 feet to the point of tangency of said curve; thence S 22°47'51" E, a distance of 2405.85 feet; thence S 18°47'51" E, a distance of 518.74 feet; thence S 12°05'47" E, a distance of 312.36 feet; thence S 01°18'22" W, a distance of 312.36 feet; thence S 08°00'26" W, a distance of 81.75 feet; thence S 10°45'19" W, a distance of 248.03 feet; thence S 49°13'42" W, a distance of 268.77 feet; thence S 87°42'05" W, a distance of 628.37 feet; thence S 86°46'35" W, a distance of 499.17 feet to a point in the North Right-of-Way line of State Road 714, (100.00 feet North of, as measured at right angles to, the South line of aforesaid Section 13); thence S 89°59'31" W, along said Right-of-Way line, a distance of 1012.99 feet to the Point of Beginning of the herein described parcel of land.

Less and excepting a parcel of land in Section 13, Township 38 South, Range 39 East, Martin County, Florida being more particularly described as follows:

Commence at the Southwest corner of Section 13; thence North 00°18'12" East along the West line of said Section 13, a distance of 100.00 feet to a point on the North right-of-way line of State Road 714, thence North 89°59'31" East along the North right-of-way line of State Road 714, a distance of 1013.01 feet; thence North 86°46'35" East along said Right-of-Way, a distance of 111.45 feet to the Point of Beginning; thence North 00°31'06" East, a distance of 57.23 feet to a point of curvature of a circular curve concave Westerly; thence Northerly along said curve, having a radius of 80.00 feet, a central angle of 23°58'50", and an arc distance of 33.48 feet; thence North 86°46'35" East, a distance of 285.21 feet; thence North 06°28'04" West, a distance of 61.61 feet; thence North 27°03'02" West a distance of 417.60 feet; thence North 62°26'50" West, a distance of 136.86 feet; thence North 38°57'47" West, a distance of 323.44 feet; thence North 25°59'03" West, a distance of 302.17 feet; thence North 89°59'31" East, a distance of 1119.58 feet; thence South 82°17'06" East, a distance of 151.49 feet; thence South 54°05'51" East, a distance of 74.94 feet; thence North 89°59'31" East, a distance of 284.94 feet to a point of the West right-of-way line of I-95, thence continue along said right-of-way line of I-95 the following five courses and

distances; South $12^{\circ}05'47''$ East, a distance of 206.45 feet; thence South $01^{\circ}18'22''$ West, a distance of 312.36 feet; thence South $08^{\circ}00'26''$ West, a distance of 81.75 feet; thence South $10^{\circ}45'19''$ West, a distance of 248.05 feet; thence South $49^{\circ}13'42''$ West, a distance of 268.77 feet to a point on the North right-of-way line of State Road 714, thence continue along said right-of-way line of State Road 714 the following two courses and distances; South $87^{\circ}42'05''$ West, a distance of 628.37 feet; thence South $86^{\circ}46'35''$ West, a distance of 387.72 feet to the Point of Beginning.

and

Less and Excepting that certain road Right-of-Way recorded in Official Record Book 1849, Page 962, public records of Martin County, Florida.

The above legal description for the Property contains 205.21 acres, more or less.

COPY COPY COPY



Sunrise Grove Martin Triangle Property

Soil Survey Types

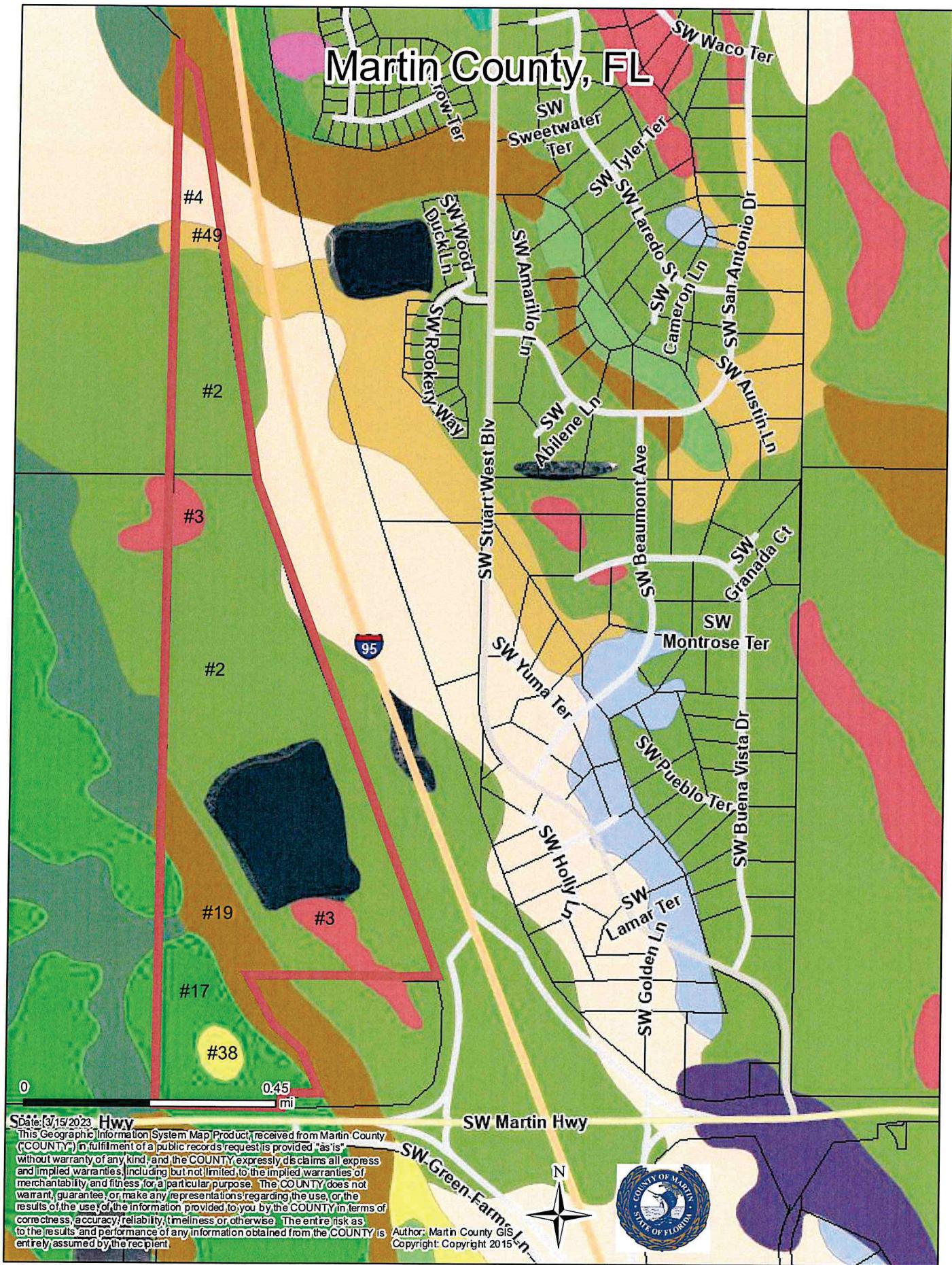
March 15, 2023

The following soil types are found within the subject property as depicted on the attached Soil Survey Map”

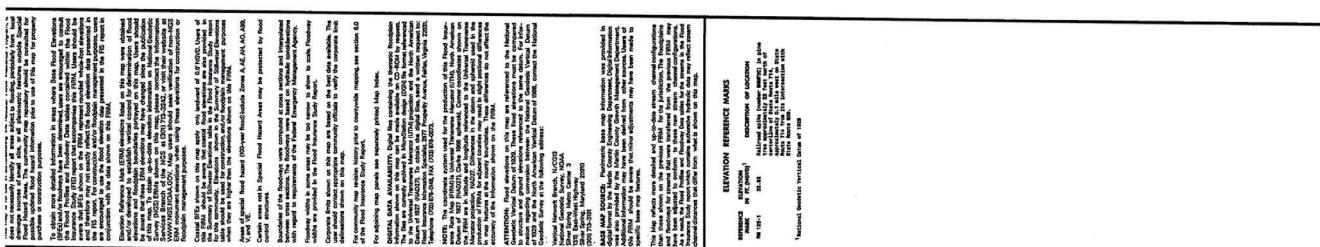
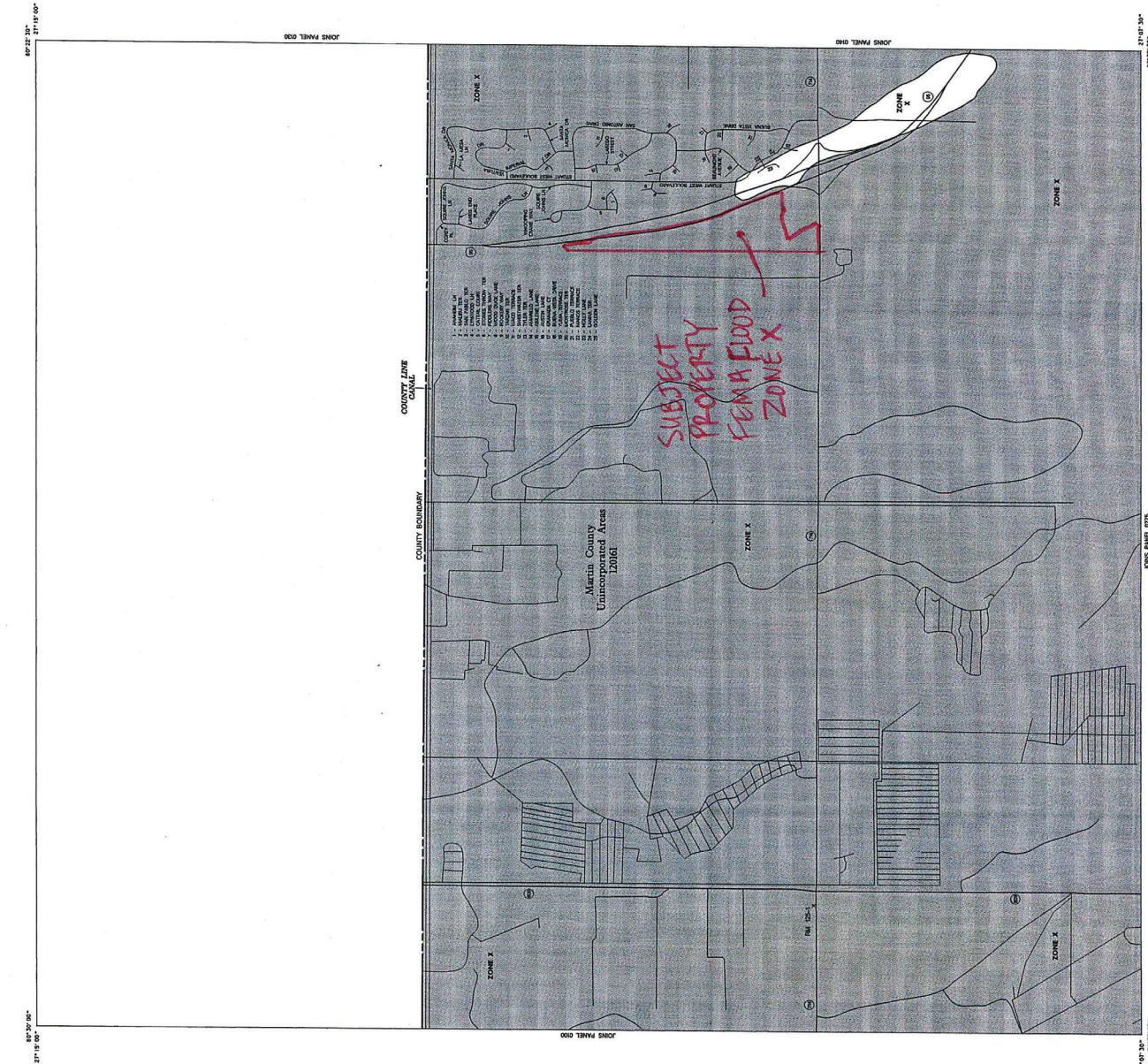
- #2 Lawnwood fine sand
- #3 Lawnwood fine sand, depressional
- #4 Waveland sand
- #17 Wabasso sand
- #19 Winder sand
- #38 Floridana fine sand, depressional
- #49 Riviera fine sand, depressional

Source: Soil Survey of Martin County Area, Florida (USDA, Soils Conservation Service)

Martin County, FL



SUNRISE GROVE - MARTIN TRIANGLE SOIL SURVEY MAP



Boundary Survey for:
MARTIN TRIANGLE PROPERTY, LLC
TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA

ISSUED OUT PARCEL DETAIL

LEGEND

P.L. = PARCEL IDENTIFICATION
 Q.R.B. = OFFICIAL RECORDS BOOK
 I.R.C. = IRON ROD AND CAP
 I.P.C. = IRON PIPE AND CAP
 C.M. = CONCRETE MONUMENT
 P.M. = PLASTER MONUMENT
 (D) = DEDICATED
 (W.C.) = WORKING CENTER
 (C.Y.) = CUBIC YARD
 (L) = LINE
 (A) = ANGLE
 (X) = X-SECTION
 (A) = ANCHOR
 (B) = BURIED LINE
 (W) = WATER
 (G) = GROUND
 (P) = PIPING
 (S) = SIGHT
 (C) = CORD
 (M) = MARKER
 (B) = BORING LOCATION &
 (G) = GROUND ELEVATION

2	Changed name of survey back	7/20/2022	M.F.M.
1	Changed name of survey	7/15/2022	M.F.M.
	Alto, D.J. et al.	Date, D.M.	Rev.

Comprehensive Plan Amendment

APPLICATION JUSTIFICATION**1.0 Comprehensive Growth Management Plan Future Land Use Amendment Criteria.**

According to the Comprehensive Growth Management Plan (CGMP), staff can recommend approval of the requested change from Agricultural to AgTEC on the 205-acre (+/-) subject property provided it is consistent with all other elements of the CGMP and at least one of the following four criteria has been demonstrated by the applicant to exist:

1.1 *(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or*

Since adoption of the Comprehensive Growth Management Plan in 1982, numerous changes in land use designations and growth have occurred in the general area that make the proposed use logical and consistent with the surrounding land uses. Table 1 below provides a synopsis of the land use changes that have occurred in the general area since 1990.

TABLE 1: RELEVANT FUTURE LAND USE AMENDMENTS SINCE 1990

CPA Number	Location	From	To	Year
CPA 10-04	West of I-95, north of Martin Highway	Agricultural	AgTEC	2010
CPA 19-6	West of Kanner Highway, ½ mile south of Kanner/Pratt Whitney intersection	Agricultural	Industrial	2019
CPA 19-11	East of Kanner Highway between Cove Road and Salerno Road	Estate Density	Low Density	2019
CPA 19-22	Southeast corner of Kanner Highway and Pratt Whitney Road	Agricultural	Commercial General	2019
CPA 19-19	East of Pratt Whitney Road north of Bulldog Way	Rural Density	Estate Density	2019
CPA 99-02	Tropical Farms – MC Utilities	Rural/Estate Density	General Institutional	1999
CPA 05-1	Tropical Farms – MC Utilities	Rural Density	General Institutional	2005
CPA 18-3	East of I-95, north of Martin Highway on both sides of Citrus Blvd	Agricultural	Mixed-Use Village	2018

The +/- 205-acre subject property is located between the existing AgTEC future land use (north of Martin Highway) and the westerly right-of-way of I-95. It is immediately adjacent to the Free-standing Urban Service District that comprises the AgTEC future land use designation, which includes 1,717 acres of vacant agricultural land formerly known as Sunrise Groves. To the immediate north of the property is the Southern Groves and Tradition developments in the City of Port St. Lucie. Water and wastewater services are available through Port St. Lucie Utilities by way of an existing service agreement that applies to the AgTEC future land use.

Comprehensive Plan Amendment

The growth in the area has clearly altered the character of the area such that the proposed land use is consistent with surrounding uses and adequate public facilities and services are available.

1.2 *(b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or*

As described in the comment box above, growth in the area has consumed most of the vacant lands immediately north of the subject property (within the City of Port St. Lucie) and the construction of the I-95 Interchanges at Martin Highway and Kanner Highway have permanently altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics.

1.3 *(c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or*

This criterion is not applicable to the subject request. However, the proposed amendment clearly meets 2 of the 4 criteria. Staff can recommend approval of the requested change provided at least one of the four criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

1.4 *(d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.*

This criterion is not applicable to the subject request. However, the proposed amendment clearly meets 2 of the 4 criteria. Staff can recommend approval of the requested change provided at least one of the four criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

2.0 Physical Characteristics of the Site.

The subject property has been impacted by agricultural activities (improved pasture) and the construction of I-95. The site includes a borrow pit lake that was excavated during the construction of I-95, some scattered isolated wetlands and pine flatwood habitat. Except for cattle leases, the property does not support any agricultural use or food production.

2.1 Compatibility with Surrounding Uses.

The subject property is sandwiched between the existing AgTEC future land use and the I-95 right-of-way (ROW). There are no surrounding residential homes or other uses that would be considered incompatible with the proposed AgTEC future land use designation.

2.3 Analysis of Applicable CGMP Policies

The following CGMP policies support the proposed land use amendment:

Comprehensive Plan Amendment

“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.”

The subject property is immediately south of industrial land in the City of Port St. Lucie and east of the AgTEC future land use/Free-Standing Urban Service District with direct access to a major highway that provides a direct connection to I-95. Port St. Lucie issued a letter confirming the availability of water and sewer services to support future development within the existing AgTEC future land use and the proposed expansion to include the subject property. See enclosed letter dated July 19, 2022 from the City of Port St. Lucie Utility Systems Department.

The proposed change from Agricultural to AgTEC directs growth in a timely and efficient manner where urban services are available or programmed to be available. It is an extension of the light industrial uses north of the property and a corresponding expansion of economic and employment benefits.

“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.”

The property is intended to be added to the AgTEC future land use which allows non-agricultural development by way of a rezoning to PUD. The AgTEC future land use provides the zoning framework and specific land use policies that ensure targeted businesses and industries are accommodated in a first-class industrial park.

“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.*
- (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.*

Comprehensive Plan Amendment

- (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.”*

The subject property is ideally situated adjacent to the existing AgTEC Free-Standing Urban Service District, Martin Highway and I-95. It is south of Port St. Lucie's rapidly developing Legacy Park, which includes more than 150 acres of industrial and commercial land use and thousands of residential homes in the Tradition development. The subject property has the unique ability to accommodate desirable industries that require large contiguous land tracts of 50 acres or more 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 suitable for industrial development that can meet established performance standards for preventing nuisance impacts.

Comprehensive Plan Amendment

Policy 4.13A.1. Intent of agricultural designation.

(2) Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:

(a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.

The proposed land conversion to urban development acknowledges the soil's limited farming potential and the adjacency of urban development patterns along I-95 and Martin Highway (SR 714). Redeveloping the site into urban uses will not adversely affect the hydrology of the area or adjacent farmlands, which are primarily located west of the South Florida Water Management District drainage canal that separates the AgTEC future land use from the adjoining productive agricultural lands. Supportive urban services and facilities including water and sanitary sewer service and road improvements are either in place, under construction, or part of the County's and/or FDOT's long-range plans.

2.4 Urban Sprawl.

Urban Sprawl is defined in HB 7207 as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Florida Statute 163.3177(3)(a)9. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl. This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.

Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets x out of x criteria that determine the application discourages urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight additional criteria for this future land use request follows:

Comprehensive Plan Amendment

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed AgTEC future land use designation will add to the existing economic benefits, employment opportunities and mix of businesses provided by the adjacent industrial uses in the City of Port St. Lucie.

Discourages the proliferation of urban sprawl.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The subject property is immediately adjacent to and generally surrounded by urban development.

Discourages the proliferation of urban sprawl.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The subject property is immediately adjacent to and generally surrounded by urban development.

Discourages the proliferation of urban sprawl.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject site has been generally cleared and used as improved pasture for cattle leases. It contains wetlands that will be protected with a minimum 50' buffer and restored and managed in perpetuity by way of a Preserve Area Management Plan. Further development of the property under the current agricultural land use does not require the same level of natural resource protection.

Discourages the proliferation of urban sprawl.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The surrounding lands no longer support active or passive agricultural areas or activities.

Discourages the proliferation of urban sprawl.

(VI) Fails to maximize use of existing public facilities and services.

The subject property is immediately adjacent to road and utility services that exist or are planned for construction. The addition of 205 acres of AgTEC future land use will maximize the use of public facilities and services.

Discourages the proliferation of urban sprawl.

Comprehensive Plan Amendment

(VII) Fails to maximize use of future public facilities and services.

The subject property is immediately adjacent to road and utility services that exist or are planned for construction. It is ideally situated adjacent to the AgTEC Free-Standing Urban Service District and a mix of commercial, industrial and residential lands in the City of Port St. Lucie that will be necessary to support job growth.

Discourages the proliferation of urban sprawl.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The property is ideally situated adjacent to the AgTEC Free-Standing Urban Service District and residential lands in the City of Port St. Lucie that will be necessary to support job growth.

Discourages the proliferation of urban sprawl.

(IX) Fails to provide a clear separation between rural and urban uses.

The subject site is ideally situated adjacent to the City of Port St. Lucie where additional residential lands and urban development are available to support job growth. Active farmland is physically separated by an existing SFWMD drainage canal.

Discourages the proliferation of urban sprawl.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The subject property offers the unique ability to accommodate desirable industries that require large contiguous land tracts of 50 acres or more 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 suitable for industrial development that can meet established performance standards for preventing nuisance impacts. These physical characteristics are not available or appropriate for in-fill parcels or redeveloped neighborhoods.

Discourages the proliferation of urban sprawl.

(XI) Fails to encourage a functional mix of use

The proposed AgTEC future land use designation will add to the existing economic benefits, employment opportunities and mix of businesses provided by the adjacent light industrial uses in the City of Port St. Lucie including residential development to support anticipated job growth and create workforce housing in close proximity to employment centers. *Discourages the proliferation of urban sprawl.*

(XII) Results in poor accessibility among linked or related land uses.

Adding the subject site to the AgTEC future land use will ensure coordination among development parcels and interconnected roads and sidewalks that connect the various parcels to each other and to the public sidewalks along Martin Highway. *Discourages the proliferation of urban sprawl.*

Comprehensive Plan Amendment

(XIII) Results in the loss of significant amounts of functional open space.

No public open space or functional space that benefits the general public or surrounding properties is affected by the proposed change in land use. *Discourages the proliferation of urban sprawl.*

The proposed land use amendment complies with 13 of 13 criteria that discourage urban sprawl.

2.4.1 Proliferation of Urban Sprawl.

In order for the application to be determined to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban forms that achieve four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The subject property is ideally situated between the existing AgTEC future land use and I-95. The subject property has been previously impacted and offers the unique ability to accommodate desirable industries that require large contiguous land tracts of 50 acres or more without negatively impacting natural resources or surrounding properties. It reduces impact on natural resources and ecosystems. *Discourages the proliferation of urban sprawl.*

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The subject property is immediately adjacent to road and utility services that exist or are programmed for construction. The addition of the subject property to the AgTEC land use will maximize the use of public facilities and services. *Discourages the proliferation of urban sprawl.*

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposed Industrial land use is not designed to provide a mix of uses at densities and intensities that support a range of housing choices. However, surrounding lands are available for residential development to support anticipated job growth and create workforce housing in close proximity to employment centers.

Discourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The subject site has been impacted by previous agricultural activities and is adjacent to existing or programmed public facilities. The consolidation of targeted businesses and industries at one location conserves energy and the development of stormwater retention areas provides a greater level of stormwater treatment and aquifer recharge prior to discharge as compared to development under the Agricultural land use.

Discourages the proliferation of urban sprawl.

Comprehensive Plan Amendment

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Except for improved pasture, the subject property was never used as active farmlands and the AgTEC future land use will not affect the agricultural potential of surrounding farmland.

Discourages the proliferation of urban sprawl.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The site does not contain public open space or natural lands and the proposed land use change will not affect public open space, natural lands or public recreation.

Discourages the proliferation of urban sprawl.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed Industrial land use is not designed to provide a balance of land uses. However, surrounding lands have available residential development to support anticipated job growth and create workforce housing in close proximity to employment centers. *Discourages the proliferation of urban sprawl.*

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Neither the proposed Industrial land use nor the existing Agricultural future land use designation provides for transit-oriented development or new towns as defined in s. 163.3164. However, surrounding lands should and can be considered for residential development to support anticipated job growth, create workforce housing in close proximity to employment centers and provide public open space and recreation needs. *Discourages the proliferation of urban sprawl.*

Eight out of eight of the criteria have been met to determine the application discourages the proliferation of urban sprawl.

2.4.2 Conversion of Agricultural Land.

Conversion of Land. Since the subject property is currently designated as Agricultural, the standards mentioned in Policy 4.13A.1.(2) must be considered in order to determine whether the proposed change is appropriate. The following is an excerpt from Policy 4.13A.1.(2), CGMP, Martin County, Fla. (2019), (2) Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:

(a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;

Comprehensive Plan Amendment

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.

The natural hydrology of the area was negatively impacted decades ago by the construction of the C-23 Canal located between the existing AgTEC future land use and Port St. Lucie.

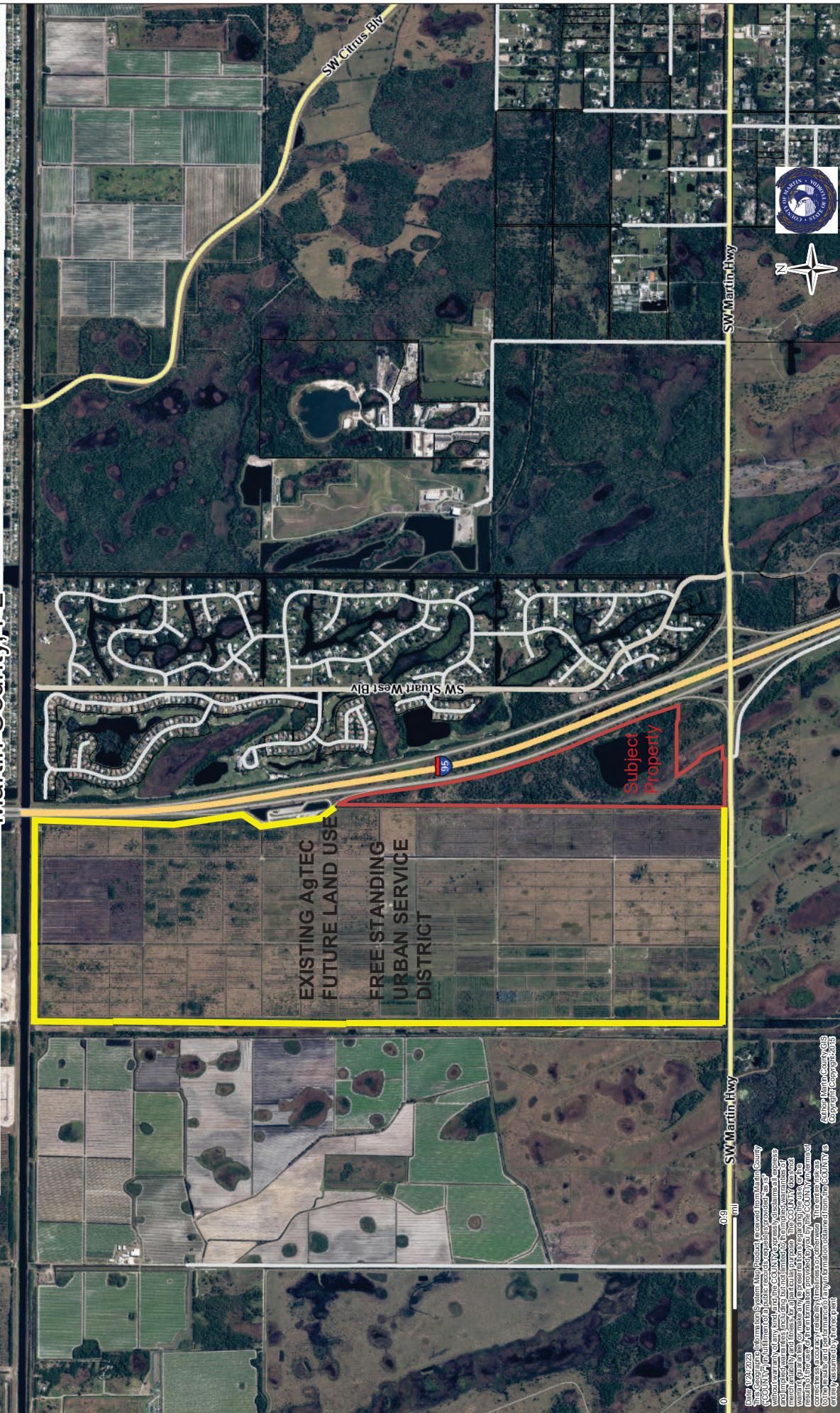
To the extent technically feasible, the project is required to utilize stormwater retention and detention systems that will improve the hydrology of the area. Most of the land to the east and north has been converted to urban and suburban development. The redevelopment of the property to attract targeted industries will not adversely impact nearby productive farmland, and all public facilities and services to support on-residential uses are available or planned to be available prior to development.

2.5 Availability of Public Facilities And Services.

Policy 4.1B.2. Analysis of Availability of Public Services. All requests for amendments to the FLUMS shall include a general analysis of (1) the availability of adequate public facilities and (2) the level of services (LOS) required for public facilities in the proposed land uses.

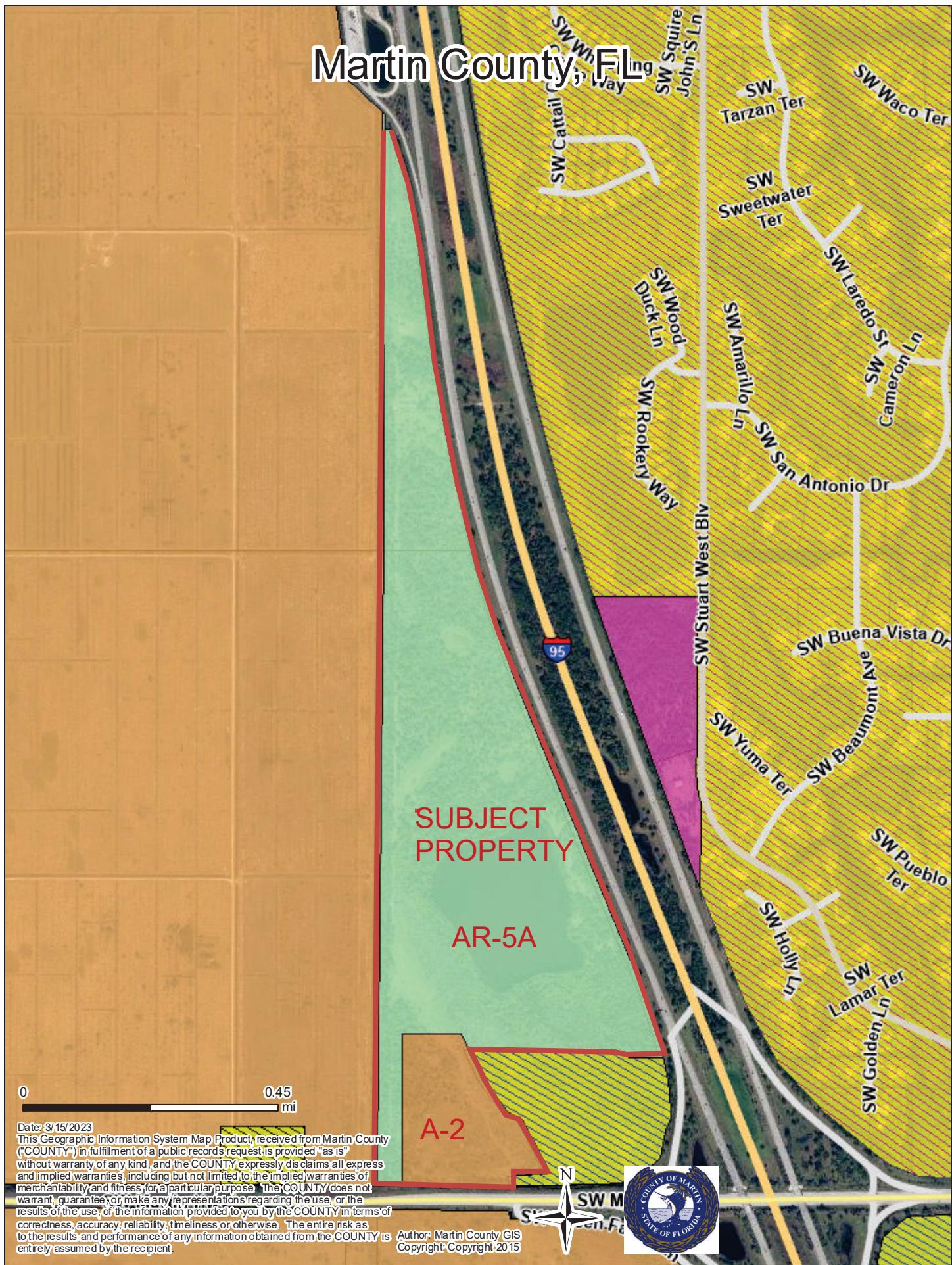
The subject site is adjacent to the existing Free-Standing Urban Service District that comprises the AgTEC future land use. By including the property within the AgTEC future land use, the uses and intensity of development will be subject to the AgTEC future land use policies and specific intensity thresholds that ensure all public facilities and services that are needed to serve the project are either in place or will be funded and constructed by the developer concurrent with development impacts. As per the AgTEC policies, all future development will be required to rezone to PUD and negotiate a PUD Agreement in accordance with applicable land development regulations and Comprehensive Plan policies.

Martin County, FL





Martin County, FL



Martin County Growth Management Plan
Chapter 4 – Future Land Use Element
Sunrise Grove Commerce Center
CPA Text Amendment
March 16, 2023

Policy 4.13A.9. Sunrise Grove policies. The Sunrise Grove land use category, is intended to allow the continuation of permitted economically viable agriculture, support the development of targeted businesses, tax base and employment opportunities, and facilitate environmental enhancement through the protection of common open space or restoration of natural systems while protecting and enhancing the Martin Grade Scenic Corridor. The Sunrise Grove land use category shall apply solely to the 1,939-acre parcel located west of Interstate 95 and north of SW Martin Highway and further identified on Figure 4-2, Martin County Urban Service District, as a Free-Standing Urban Service District.

While a primary emphasis for this land use category is to provide an opportunity for targeted industries and institutions, this land use category shall also set the standard for green development in the region through sustainable, environmentally friendly, and energy efficiency in planning and design, and the accommodation of an evolving agricultural industry.

(1) Uses permitted within the Sunrise Grove land use category are limited to the following primary and ancillary uses:

(a) Primary "Targeted Employment" Uses (requires PUD approval):

Research and Biotech development laboratories and facilities
Administrative services, not for profit
Business and professional offices
Educational institution
Electronic equipment manufacturing and testing
Limited impact industries (including distribution centers)
Medical and dental labs
Medical equipment manufacturing
Optical equipment manufacturing
Pharmaceutical products manufacturing
Precision instrument manufacturing
Public park and recreation, active
Vehicle manufacturing sales and service
Utilities

(b) Ancillary Uses:

Commercial day care
Convenience restaurants
Copy services and duplicating services
Financial institutions
General restaurants
Hotels and motels

Mail services and parcel exchange
Physical fitness centers
Post offices

(c) Any Agricultural Use that is permitted in the Agricultural Future Land Use Designation (approved in accordance with current County requirements).

The total non-agricultural development within the Sunrise Grove land use category shall be limited to 5 million square feet of Targeted Employment Uses, 1 million square feet of office/regional headquarters/Institutions floor area, 200,000 square feet of ancillary retail development and 500 hotel units. Only retail uses that are intended to service the permitted uses in the nearby agricultural land use designation or the Targeted Employment /commerce activities and are ancillary to the principal uses shall be allowed. Further, to promote distribution of the retail uses throughout the site, no more than 20 percent of the square footage contained in any non-agricultural Final Site Plan Approval shall be allocated to ancillary retail. Similarly, in order to ensure a mix of uses and provide for internal capture, a minimum of 25,000 square feet of ancillary uses shall be required for each 1,000,000 square feet of primary uses.

Bona fide agricultural uses and their support structures, or agriculturally related uses (such as the growing of feedstock for renewable fuels), shall not be counted against the total development allocations for non-agricultural development. Total acreages for non-agricultural and agricultural development are shown below.

	Min. Area (Acres)	Max. Area (Acres)
Non-agricultural development/Targeted Employment Uses:	0	900
Common Open Space/Agriculture:	817	1,717 <u>1,939</u>

(2) Non-agricultural development on the property will be limited within the first 5 years (following the effective date) to a development program not to exceed 1,000,000 square feet of industrial land uses (or the trip generation equivalent of alternative land uses) unless the applicant is able to demonstrate that transportation concurrency requirements have been satisfied for additional development, or additional development is otherwise permitted by applicable laws and ordinances at time of development approval, and the requirements of Policy 4.13A.9(3)(e) are satisfied.

(3) The Sunrise Grove land use category is for the expressed purpose of providing land for targeted employment uses and the ancillary uses that these businesses need to thrive, or for supporting agricultural activities and uses permitted in agricultural land use categories. Therefore, all development proposals or activities shall be aimed at providing locations for Targeted Sectors as defined by the State of Florida, or for facilitating the growth and expansion of agriculture, or bona fide agriculturally related uses such as the growing of materials for renewable/biofuels.

Development within Sunrise Grove shall meet the following requirements:

(a) Permitted zoning categories within Sunrise Grove shall include A-2, AG-20A and non-residential Planned Unit Development. All development proposals that convert from agriculture to a non-agriculture employment use must be approved through the Planned Unit Development (PUD) process. Any Agricultural related activity that currently requires a non-residential site plan approval would still be required to obtain the same local permits for development.

(b) Sunrise Grove uses shall be located no closer than 300 feet from any existing residential use.

(c) All development shall be limited to a maximum height of 40 feet, and as set forth in Policy 4.1F.8 a maximum height limit of four stories, excluding non-habitable structures as described in Section 3.14 of the Martin County Land Development Regulations.

(d) Prior to any non-agricultural master site plan approval within the Sunrise Grove land use category, a water and wastewater service agreement with the City of Port St. Lucie shall be established. No non-agricultural development shall be approved unless it will be served by regional water and wastewater facilities provided by the City of Port St. Lucie by facilities located within the City.

(e) Non-agricultural development on the property shall be subject to Development of Regional Impact thresholds and be limited to 1,000,000 square feet of industrial land uses (or the trip generation equivalent of alternative land uses) until the applicant has achieved the following:

i. An Application for Development Approval (ADA) for a Development of Regional Impact (DRI) with the Treasure Coast Regional Planning Council, if required, a Sector Plan or other regional transportation planning effort. The purpose of the additional review is to identify mitigation measures and compensatory obligations necessary to address the development proposed within the application, and the transportation impacts on roadway, intersections, and interchange facilities in Martin County, St. Lucie County, and the City of Port St. Lucie.

ii. The applicant will provide the right-of-way for a typical multi-lane arterial roadway and shall commit to fund construction (including an additional 30 feet to accommodate the option for multi-modal forms of transportation and the bridge over the canal) for a north-south roadway, connecting Martin Highway to Becker Road, providing the opportunity for a regional parallel reliever road to I-95, consistent with the Sunrise Grove Long Range Transportation Map. No development beyond the first 1,000,000 square feet of non-agricultural development shall be approved until the road and bridge have been constructed of sufficient length and lane geometry connecting the project to Becker Road. The timing of all phases of construction of road shall be determined by the Development of Regional Impact or other applicable transportation analyses. The right-of-way and construction costs of the north-south road may be impact fee creditable and/or creditable against any proportionate share established as part of an Application for Development Approval, pursuant to state and county regulations.

iii. An agreement with the City of Port St. Lucie has been entered into for the construction of the roadway connection to Becker Road, and funded by the applicant consistent with the schedule and geometric needs identified by the Development of Regional Impact or other applicable transportation analyses as agreed by the City of Port St. Lucie. Martin County shall amend Exhibits [5.5](#) A, B, and C of the Transportation Element to reflect the inclusion of this road through the next scheduled update. Furthermore, Martin County shall request its Metropolitan Planning Organization to update the Regional Long Range Transportation Plan to reflect Martin County's inclusion of the road through its next scheduled update.

(4) Provide a minimum of 30 percent common open space for the entire property (gross acreage) and an additional 10 percent open space within each specific development parcel, for a total of 40 percent of the gross acreage ultimately being placed in open space or agricultural uses. The 30 percent Open Space shall be shown on the required Conceptual Master Plan. Final Site Plan approval for each specific site development area must demonstrate the provision of the

additional 10 percent of open space. Further, a minimum of 75 percent of the common open space shall be provided in the western half of the Sunrise Grove land use category to facilitate compact development oriented to the eastern portion of the site, and to provide a "transect" that reduces in intensity as you move away from Interstate 95. The common open space and required development tract open space shall be proportionately established with each development phase. Open space shall be defined in accordance with the Comprehensive Growth Management Plan.

(5) The Sunrise Grove future land use category is hereby established as a Freestanding Urban Service District identified on Figure 4-2. The provision of urban services shall be in accordance with Policies 4.7A.13. and 4.13A.9. except as otherwise provided in Policy 4.13A.9.

(6) Agricultural activity, consistent with the Agricultural land use designation, may be pursued in compliance with the Comprehensive Growth Management Plan and the Land Development Regulations, and shall comply with the open space provisions for the Agricultural future land use. Any non-agricultural, primary, or ancillary use must be approved through a PUD, and shall comply with the performance standards in Section 4.5 of the Comprehensive Growth Management Plan, except as otherwise specified in this policy.

(7) Any PUD zoning within the Sunrise Grove land use category shall, at a minimum, incorporate the following sustainability and environmental design principles:

(a) Maintain water quality in excess of the Martin County and SFWMD standards through the incorporation of low impact development techniques, Best Management Practices, and sustainable stormwater management practices. The applicant shall investigate financially feasible partnership opportunities with organizations including, but not limited to Martin County, the SFWMD, Martin Soil and Water Conservation District, IFAS and USDA on possible environmental service opportunities that could serve as demonstration projects to illustrate techniques in water quality enhancement, more environmentally beneficial surface water management activities, or restoration of localized hydrology or habitat.

(b) Minimize greenhouse gas emissions and vehicle miles traveled (VMT) by locating employment intensive uses, such as regional headquarter offices or labor intensive industrial uses in such a manner as to locate them close to mass transit/alternative transit modes, or in close proximity to existing and planned residential areas; and provide a mix of uses to promote internal capture of trips during the work day in accordance with Chapter 163.3177 (6) (a). Provide transportation demand management strategies to support a reduction in VMT. Prior to approval of any Planned Development Application, a Transportation Demand Measures (TDM) implementation plan will be developed for each phase of the project. The following TDM elements shall incorporate any combination of the following as part of this implementation plan:

- Land Use/Site Planning Measure - The Master Development Plan reflecting the proposed mix of uses shall demonstrate support for the use of non-motorized modes of travel (bicycle and pedestrian pathways) as well as a "park-once" philosophy.
- Land Use/Site Planning Measure - Concurrent with obtaining each certificate of occupancy for a non-residential building located on a parcel 50 acres or greater, implement parking strategies that provide preferred parking for alternative (i.e. hybrid or electric) vehicles and car pool vehicles.
- Land Use/Site Planning Measure - Provide right-of-way for implementation of future transit stops along the proposed Village Parkway.

- Land Use/Site Planning Measure - Upon the completion of 1,000,000 square feet of non-agricultural development, provide a dedicated car/van pool parking facility to be located near one of the interchanges to further reduce VMT for both project and non-project use.
- Transit Measure - Coordinate with Treasure Coast Connector to provide a bus route(s) to/from the site upon the certificate of occupancy of 3 million square feet of non-agricultural development.
- Transit Measure - Establish a development order condition or deed restriction for companies within the Sunrise Grove land use category to provide a financial incentive in the form of a subsidy of at least 50 percent of the annual ticket cost to at least 5 percent of the persons employed at the project site for riding future transit service.
- Transit Measure - Provide onsite bus stop facilities within one year of provision of a bus service.
- Transportation Demand Management (TDM) Measure - Provide an on-going ride-sharing information service to persons employed at the project site.

(c) Incorporate design and development standards from programs such as the Leadership in Energy and Environmental Design (LEED), Florida Green Building Council or other programs for energy efficiency and environmental sustainability.

(d) Utilize native vegetation and xeriscape techniques, including limiting irrigated turf to a maximum of 15 percent of lot area to decrease the overall consumption of irrigation water.

(e) Incorporate compact development designs which provide large areas of common open space and provide opportunities for natural lands restoration.

(f) Establish a continuous 100 foot wide conservation area, beginning at the southwestern corner of the property, and running northward 13,200 feet (along the western property line). This area shall be documented in phases that correspond with development approvals, through the adoption of a conservation designation on a PUD, or the establishment of deed restrictions or conservation easements. If a conservation easement is established, it shall benefit Martin County, the South Florida Water Management District, or any other appropriate entity. Within this conservation area, the following uses are permitted: access for management of publicly owned land, separation from preserve uses, agriculture, passive recreation, water quality and water management areas (in accordance with applicable permits), environmental service activities, and other similar uses.

(g) Where appropriate, provide an open space management and enhancement plan as part of each PUD submittal to demonstrate interconnectivity of common open space areas.

(h) Final Site Plan Approval for any development within the Sunrise Grove land use category shall demonstrate that any external service areas or illumination are adequately screened for adjacent residential uses, or that illumination is shielded and oriented away from adjacent residential or preserve areas.

(i) In conjunction with the approval of any PUD within the Sunrise Grove land use category, the developer/owner shall provide a plan for supporting the protection and enhancement of the Martin Grade Scenic Corridor that includes at a minimum providing financial support and helping address traffic impacts on the corridor by exploring alternative roadway locations, traffic patterns, traffic

timing, and roadway designs for the purpose of protecting and enhancing the scenic character of the corridor.

(j) In furtherance of the intent of this land use category, the landowner or its designee shall obtain a Planned Unit Development approval from the Martin County Board of County Commissioners for an initial phase of development, consistent with the design and development criteria contained in this Policy, within 5 years of the effective date of this amendment.

(k) In order to protect the allocation of the industrial land base, Martin County may initiate an amendment to remove the Sunrise Grove land use category if the owner, or its designee, has not achieved a Planned Unit Development approval for an initial phase of development within 5 years of the effective date of the amendment.

(8) Any PUD zoning within the Sunrise Grove land use category shall, at a minimum, incorporate the following design principles:

(a) In order to support the "Martin Grade Scenic Corridor", any development within the Sunrise Grove land use designation shall provide a minimum 100-foot building setback from the Martin Highway right-of-way, which shall include a minimum 50 foot buffer preserve area adjacent to the right-of-way.

(b) A minimum of 90 percent of the native vegetation within the 100-foot building setback shall be preserved.

(c) Prior to approval of any development plan for buildings abutting Martin Highway, the land owner shall submit a landscape plan that augments the preserved native vegetation with additional native ground cover, understory and canopy trees, with the goal of providing a Type "5" buffer, and/or meeting 50 percent opacity at eye level within 5 years.

(d) Prior to approval of the first Final Site Plan for a phase within the Sunrise Grove land use category, the land owner/developer shall submit a uniform signage plan that ensures a common design theme, clear requirements for signage location, size and materials, and a limit on the overall amount of signage permitted along the Martin Highway frontage.

(e) In order to reinforce the rural character of properties located to the west of the Sunrise Grove site, and to support the "Scenic Highway" designation of portions of Martin Highway, only agricultural uses that are consistent with the Agricultural land use category and AG-20A zoning shall be permitted on the western 40 percent of the frontage of Martin Highway to a depth of 1,000, subject to the necessary site development plan approval.

(f) In cooperation with Martin County, the State of Florida and the South Florida Water Management District, the land owner/developer shall investigate the opportunity to incorporate additional water storage capacity within the proposed water management system of the Sunrise Grove site ~~area~~ for any future widening of Martin Highway. As part of any such widening project that includes the Martin Grade Scenic Corridor, the land owner/developer will assist the county in exploring alternative traffic patterns, traffic timing, and roadway cross sections for the purpose of protecting and enhancing the scenic character of the corridor.

(g) To assist Martin County with hurricane evacuation needs, the property owner shall coordinate with Martin County to identify opportunities for Martin County to fund upgrades to proposed public or private facilities such that they may serve the public as hurricane shelters, community relief centers or emergency operations centers during declared hurricane events.



CITY OF PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT
900 SE Ogden Lane
Port St. Lucie, FL 34983
(772) 873-6400 – TDD Accessible

Kevin Matyjaszek, Director

July 19, 2022

Jill Marasa
Ashley Capital

Via E-Mail: JMarasa@AshleyCapital.com

Re: **Sunrise Grove Commerce Park**
Water and Sewer Availability – 600,000 gallons per day
PSLUSD Project No. 5199

Dear Ms. Marasa:

This is to confirm that the City of Port St. Lucie Utility Systems Department could provide potable water and wastewater service to the referenced project, including the 200 acre Martin Triangle Property shown on the attached Exhibit "A", if added to the project.

Public water mains, public sewer lines and public reclaimed water mains are not adjacent to the above property. Please be advised that potable water and wastewater system extensions will be required to serve the property.

Attached for your use is a copy of recent existing water treatment and wastewater treatment plant capacity information. Currently there is potable water and wastewater capacity available for this project's estimated peak demand of 600,000 gallons per day.

This should not be construed as a commitment to provide service until approvals by all regulatory agencies have been obtained; construction plans are approved; a Service Agreement has been fully executed; and all applicable fees have been paid to the City of Port St. Lucie Utility Systems Department.

Should you have any questions or require additional information, please feel free to contact our office.

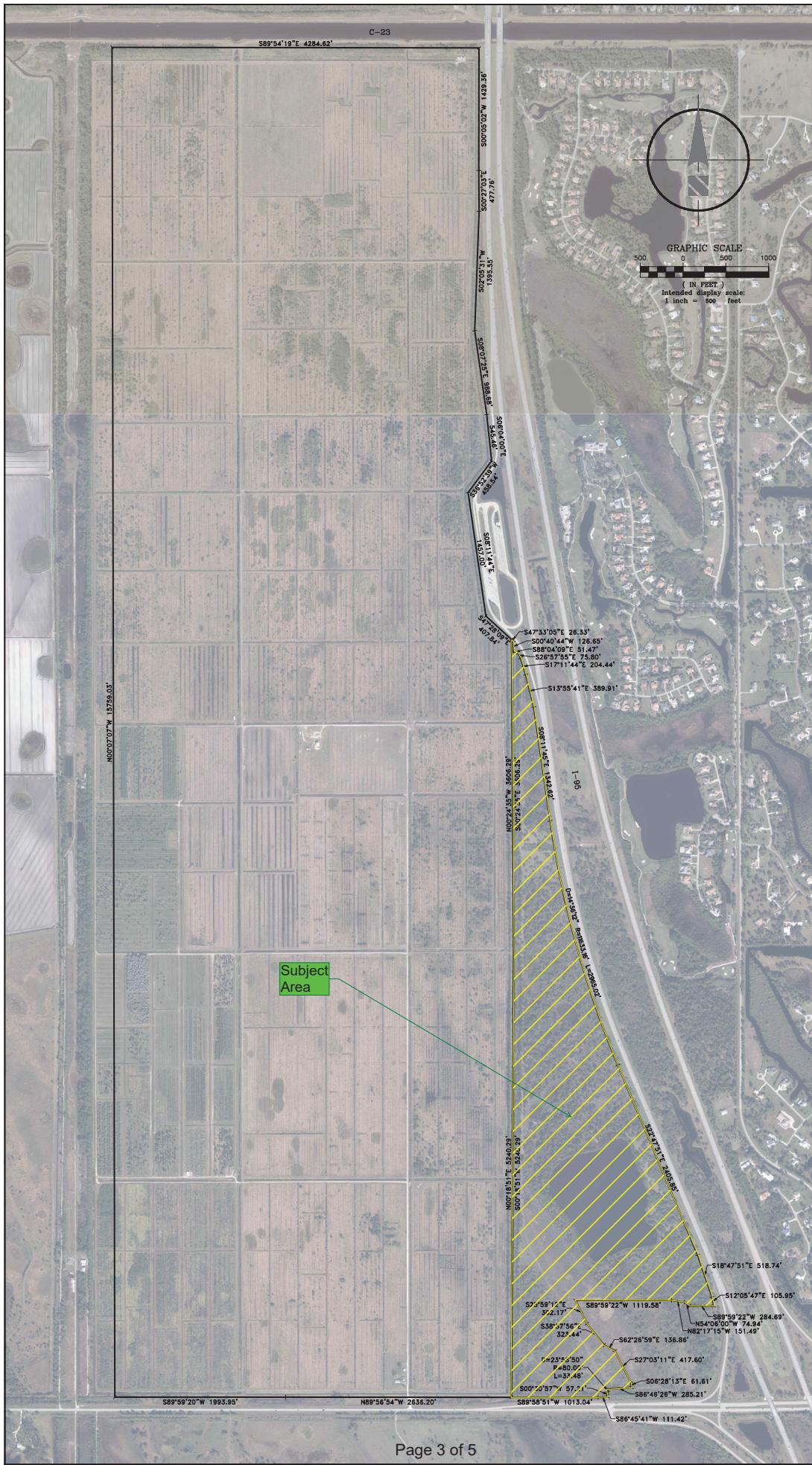
Sincerely,

A handwritten signature in teal ink that reads "Laney Southerly".

Laney Southerly, PE
Engineering Manager, Commercial Development

Attachment: Treatment Plant Capacity Data

c: Kevin Matyjaszek, Director
Michele Holler, Project Manager
Matt Reaver, PE
5199_071322_Avail-LTR.doc





PORT ST. LUCIE
UTILITY SYSTEMS DEPARTMENT
900 SE Ogden Lane
Port St. Lucie, FL 34983
(772) 873-6400
utility.cityofpsl.com

Kevin R. Matyjaszek, Director

DATA SHEET FOR PERMIT APPLICANTS

June 2022

Please refer to the following information when completing Part I G-H and Part III B of FDEP Notice Of Intent To Use the General Permit For Construction Of Water Main Extensions For PWSs, DEP Form 62-555.900(7).

Part I. General Project Information

G. Public Water System (PWS) Supplying Water to Project:

PWS Name:	PRINEVILLE /JEA WATER TREATMENT PLANT
PWS Identification No.:	4560954-01, 02
PWS Type:	Community
PWS Owner:	City of Port St. Lucie Utility Systems Department
Contact Person:	Kevin Matyjaszek
Title:	Director
Mailing Address:	900 SE Ogden Lane Port St. Lucie, FL 34983
Telephone Number:	(772) 873-6400
Fax Number:	(772) 873-6405
E-Mail Address:	KMatyjaszek@cityofpsl.com

H. Public Water System (PWS) that Will Own Project After It Is Placed into Permanent Operation

PWS Name:	PRINEVILLE/PSLU JEA WATER TREATMENT PLANTS
PWS Identification No.:	4560954-03
PWS Type:	Community
PWS Owner:	City of Port St. Lucie Utility Systems Department
Contact Person:	Kevin Matyjaszek
Title:	Director
Mailing Address:	900 SE Ogden Lane Port St. Lucie, FL 34983
Telephone Number:	(772) 873-6400
Fax Number:	(772) 873-6405
E-Mail Address:	KMatyjaszek@cityofpsl.com

Part III. Certifications

B. Certification by PWS Supplying Water to Project

Name(s) of Water Treatment Plant(s) to Which this Project Will Be Connected:

Prineville /PSLU JEA Water Treatment Plant

Total Permitted Maximum Day Operating Capacity of Plant(s): 41,650,000 gpd

Total Maximum Day Flow at Plant(s) as Recorded on Monthly
Operating Reports During Past 12 Months: 23,430,000 gpd

C. Certification by PWS that Will Own Project After It Is Placed into Permanent Operation

This section is to be prepared for the signature of Kevin Matyjaszek, Utility Systems Director.

Please refer to the following information when completing Part III (3) of FDEP Notification /Application For Constructing A Domestic Wastewater Collection/Transmission System, DEP Form 62-604.300(8)(a).

GLADES WASTEWATER TREATMENT PLANT

City of Port St. Lucie St. Lucie County	System Owner FDEP Facility ID # FDEP Permit # Maximum Monthly Average Daily Flow (last twelve months) Maximum Three-Month Avg. Daily Flow (last twelve months) Current Permitted Capacity Current Outstanding Committed Flows	City of Port St. Lucie Utility Systems Department FLA326321 FLA326321 (Expiration Date 04/01/24) 6.226 mgd 6.150 mgd 12.0 mgd (TMADF) 0.786 mgd
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WESTPORT WASTEWATER TREATMENT PLANT

City of Port St. Lucie St. Lucie County	System Owner FDEP Facility ID # FDEP Permit # Maximum Monthly Average Daily Flow (last twelve months) Maximum Three-Month Avg. Daily Flow (last twelve months) Current Permitted Capacity Current Outstanding Committed Flows	City of Port St. Lucie Utility Systems Department FLA139653 FLA139653 (Expiration Date 09/17/25) 4.642 mgd 4.453 mgd 6.00 mgd (TMADF) 0.113 mgd
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The permit application is to be prepared, Part III, (2) & (3), for the signature of:

Kevin Matyjaszek, Utility Systems Director
900 SE Ogden Lane
Port St. Lucie, FL 34983
Phone: (772) 873-6400, Fax: (772) 873-6405
E-mail: KMatyjaszek@cityofpsl.com

Should you have any questions or require additional information, please contact Joe Presti at (772) 873-6450, or by E-mail at Jpresti@cityofpsl.com.



Lucido & associates

October 2, 2023

HAND DELIVERY

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

Re: CPA 23-03 Sunrise Grove - Martin Triangle LLC – FLUM Amendment Resubmittal

Dear Samantha:

In response to our meeting with you and Clyde Dulin on Friday September 22, 2023, please accept the following materials in support of CPA #23-03, proposed future land use map (FLUM) amendment for Martin Triangle LLC from Agricultural to AgTEC future land use.

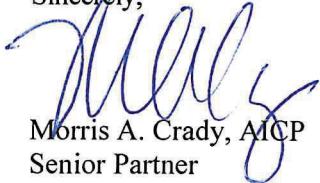
- Application Justification and Compliance Analysis that has been updated to provide additional clarification, justification and analysis of supporting Comprehensive Plan Goals, Objectives and Policies.

As discussed and clarified in CPA #23-04, with the addition of the Triangle parcel to the AgTEC future land use category, the maximum area available for non-agricultural development will be increased by 100 acres, from 900 acres to 1,000 acres, but the maximum non-agricultural development intensity i.e., industrial, commercial and office use, will remain the same. The minimum common open space/agricultural use will increase by the addition of the Triangle parcel by 122 acres from 817 acres to 939 acres.

Accordingly, the addition of the Martin Triangle parcel will increase open space within the AgTEC land use category and allow existing development entitlements to be spread out over a greater area including 100 acres of usable land along the I-95 frontage.

Please feel free to contact me if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP
Senior Partner

Comprehensive Plan Amendment

APPLICATION JUSTIFICATION**1.0 Comprehensive Growth Management Plan Future Land Use Amendment Criteria.**

According to the Comprehensive Growth Management Plan (CGMP), staff can recommend approval of the requested change from Agricultural to AgTEC on the 205-acre (+/-) subject property provided it is consistent with all other elements of the CGMP and at least one of the following four criteria has been demonstrated by the applicant to exist:

1.1 *(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or*

Since adoption of the Comprehensive Growth Management Plan in 1982, numerous changes in land use designations and growth have occurred in the general area that make the proposed use logical and consistent with the surrounding land uses. Table 1 below provides a synopsis of the land use changes that have occurred in the general area since 1990.

TABLE 1: RELEVANT FUTURE LAND USE AMENDMENTS SINCE 1990

CPA Number	Location	From	To	Year
CPA 10-04	West of I-95, north of Martin Highway	Agricultural	AgTEC	2010
CPA 19-6	West of Kanner Highway, ½ mile south of Kanner/Pratt Whitney intersection	Agricultural	Industrial	2019
CPA 19-11	East of Kanner Highway between Cove Road and Salerno Road	Estate Density	Low Density	2019
CPA 19-22	Southeast corner of Kanner Highway and Pratt Whitney Road	Agricultural	Commercial General	2019
CPA 19-19	East of Pratt Whitney Road north of Bulldog Way	Rural Density	Estate Density	2019
CPA 99-02	Tropical Farms – MC Utilities	Rural/Estate Density	General Institutional	1999
CPA 05-1	Tropical Farms – MC Utilities	Rural Density	General Institutional	2005
CPA 18-3	East of I-95, north of Martin Highway on both sides of Citrus Blvd	Agricultural	Mixed-Use Village	2018

The +/- 205-acre subject property is located between the existing AgTEC future land use (north of Martin Highway) and the westerly right-of-way of I-95. It is immediately adjacent to the Free-standing Urban Service District that comprises the AgTEC future land use designation, which includes 1,717 acres of vacant agricultural land formerly known as Sunrise Groves. To the immediate north of the property is the Southern Groves and Tradition developments in the City of Port St. Lucie. Water and wastewater services are available through Port St. Lucie Utilities by way of an existing service agreement that applies to the AgTEC future land use.

Comprehensive Plan Amendment

The growth in the area has clearly altered the character of the area such that the proposed land use is consistent with surrounding uses and adequate public facilities and services are available.

1.2 *(b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or*

As described in the comment box above, growth in the area has consumed most of the vacant lands immediately north of the subject property (within the City of Port St. Lucie) and the construction of the I-95 Interchanges at Martin Highway and Kanner Highway have permanently altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics.

1.3 *(c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or*

This criterion is not applicable to the subject request. However, the proposed amendment clearly meets 2 of the 4 criteria. Staff can recommend approval of the requested change provided at least one of the four criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

1.4 *(d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.*

This criterion is not applicable to the subject request. However, the proposed amendment clearly meets 2 of the 4 criteria. Staff can recommend approval of the requested change provided at least one of the four criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

2.0 Physical Characteristics of the Site.

The subject property has been impacted by agricultural activities (improved pasture) and the construction of I-95. The site includes a borrow pit lake that was excavated during the construction of I-95, some scattered isolated wetlands and pine flatwood habitat. Except for cattle leases, the property does not support any agricultural use or food production.

2.1 Compatibility with Surrounding Uses.

The subject property is sandwiched between the existing AgTEC future land use and the I-95 right-of-way (ROW). There are no surrounding residential homes or other uses that would be considered incompatible with the proposed AgTEC future land use designation.

Comprehensive Plan Amendment

2.3 Analysis of Applicable CGMP Policies

The following CGMP policies support the proposed land use amendment:

"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."

The subject property is immediately south of industrial land in the City of Port St. Lucie and east of the AgTEC future land use/Free-Standing Urban Service District with direct access to a major highway that provides a direct connection to I-95. Port St. Lucie issued a letter confirming the availability of water and sewer services to support future development within the existing AgTEC future land use and the proposed expansion to include the subject property. See enclosed letter dated July 19, 2022 from the City of Port St. Lucie Utility Systems Department.

The proposed change from Agricultural to AgTEC directs growth in a timely and efficient manner where urban services are available or programmed to be available. It is an extension of the light industrial uses north of the property and a corresponding expansion of economic and employment benefits.

"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."

The property is intended to be added to the AgTEC future land use which allows non-agricultural development by way of a rezoning to PUD. The AgTEC future land use provides the zoning framework and specific land use policies that ensure targeted businesses and industries are accommodated in a first-class industrial park.

"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.”*

The subject property is ideally situated adjacent to the existing AgTEC Free-Standing Urban Service District, Martin Highway and I-95. It is south of Port St. Lucie's rapidly developing Legacy Park, which includes more than 150 acres of industrial and commercial land use and thousands of residential homes in the Tradition development. The subject property has the unique ability to accommodate desirable industries that require large contiguous land tracts of 50 acres or more without negatively impacting natural resources or surrounding properties. It is

Comprehensive Plan Amendment

located adjacent to major roads, supported by existing or programmed potable water and sanitary sewer service and physically suitable for industrial development that can meet established performance standards for preventing nuisance impacts.

Policy 4.13A.1. Intent of agricultural designation.

(2) Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:

(a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.

The proposed land conversion to urban development acknowledges the soil's limited farming potential and the adjacency of urban development patterns along I-95 and Martin Highway (SR 714). Redeveloping the site into urban uses will not adversely affect the hydrology of the area or adjacent farmlands, which are primarily located west of the South Florida Water Management District drainage canal that separates the AgTEC future land use from the adjoining productive agricultural lands. Supportive urban services and facilities including water and sanitary sewer service and road improvements are either in place, under construction, or part of the County's and/or FDOT's long-range plans.

"Goal 15.2. To expand and diversify the County's economic base.

Objective 15.2A. To retain, expand and recruit targeted businesses.

Policy 15.2A.1. Martin County shall encourage the retention, expansion and attraction of targeted businesses specializing in innovation, research and development that serve as catalysts for creating high-wage and spin-off companies and attracting complementary industries.

Policy 15.2A.2. Martin County shall reduce out-commuting by supporting the creation of quality jobs within its boundaries to serve its workforce.

Policy 15.2A.3. Martin County shall develop, maintain and implement programs to retain, expand and attract targeted businesses to the County.

Objective 15.2B. To achieve a business climate that promotes economic diversity and supports the retention and expansion of existing businesses.

Comprehensive Plan Amendment

Policy 15.2B.1. Martin County will create, maintain and implement programs that facilitate the retention and expansion of local businesses.

Policy 15.2B.2. Martin County shall support and encourage a diverse local economy that is less susceptible to economic downturns and the fluctuations of a particular economic sector.

Policy 15.2B.3. Martin County shall support and encourage the export of products and services produced in Martin County to international markets.

Policy 15.2B.4. Martin County shall support and encourage businesses and industries that are uniquely situated to benefit from the County's coastal location, such as marinas, marine industries and other water-dependent businesses.

Policy 15.2B.5. Martin County shall encourage and pursue opportunities for life science and aerospace industries and related businesses.

Policy 15.2B.6. Martin County shall actively encourage citizen participation and engage the private sector in beneficial public/private partnerships and other local business organizations related to economic development.

Objective 15.3A. Martin County shall adopt land use regulations that will encourage economic development to the extent consistent with the goals, objectives and policies of the CGMP.

Policy 15.3A.1. Martin County shall consider potential changes to its Land Development Regulations to enhance design flexibility aimed at promoting the retention and expansion of businesses and attractions.

Policy 15.3A.2. Martin County shall place a high priority on coordinating public infrastructure improvements that facilitate future economic development.

Policy 15.3A.3. Martin County shall prioritize the land planning of sites with high visibility and close access to major transportation corridors for development as employment uses, including targeted businesses, office and industrial developments. It will consider this priority during the review of plan amendments, rezoning requests, site plan approvals and permitting processes.

Policy 15.3A.4. Martin County shall consider the high priority of retaining employment-generating land uses in appropriate and compatible locations in the County and shall consider this priority during the review of plan amendments, rezoning requests, site plan reviews and permitting processes.

Policy 15.3A.5. Martin County shall ensure that adequate land and transportation capacity is available for present and future land uses that generate high-paying jobs, such as office, industrial, research and development, and employment center uses."

The proposed text and corresponding future land use map amendment are consistent with these policies. Together, they further the goals and objectives of Chapter 15, Economic Element, of the Martin County Comprehensive Growth Management Plan.

2.4 Urban Sprawl.

Urban Sprawl is defined in HB 7207 as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not

Comprehensive Plan Amendment

functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Florida Statute 163.3177(3)(a)9. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl. This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.

Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets x out of x criteria that determine the application discourages urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight additional criteria for this future land use request follows:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed AgTEC future land use designation will add to the existing economic benefits, employment opportunities and mix of businesses provided by the adjacent industrial uses in the City of Port St. Lucie.

Discourages the proliferation of urban sprawl.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The subject property is immediately adjacent to and generally surrounded by urban development.

Discourages the proliferation of urban sprawl.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The subject property is immediately adjacent to and generally surrounded by urban development.

Discourages the proliferation of urban sprawl.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject site has been generally cleared and used as improved pasture for cattle leases. It contains wetlands that will be protected with a minimum 50' buffer and restored and managed in perpetuity by way of a Preserve Area Management Plan. Further development of the property under the current agricultural land use does not require the same level of natural resource protection.

Discourages the proliferation of urban sprawl.

Comprehensive Plan Amendment

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The surrounding lands no longer support active or passive agricultural areas or activities.
Discourages the proliferation of urban sprawl.

(VI) Fails to maximize use of existing public facilities and services.

The subject property is immediately adjacent to road and utility services that exist or are planned for construction. The addition of 205 acres of AgTEC future land use will maximize the use of public facilities and services.

Discourages the proliferation of urban sprawl.

(VII) Fails to maximize use of future public facilities and services.

The subject property is immediately adjacent to road and utility services that exist or are planned for construction. It is ideally situated adjacent to the AgTEC Free-Standing Urban Service District and a mix of commercial, industrial and residential lands in the City of Port St. Lucie that will be necessary to support job growth.

Discourages the proliferation of urban sprawl.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The property is ideally situated adjacent to the AgTEC Free-Standing Urban Service District and residential lands in the City of Port St. Lucie that will be necessary to support job growth.
Discourages the proliferation of urban sprawl.

(IX) Fails to provide a clear separation between rural and urban uses.

The subject site is ideally situated adjacent to the City of Port St. Lucie where additional residential lands and urban development are available to support job growth. Active farmland is physically separated by an existing SFWMD drainage canal.

Discourages the proliferation of urban sprawl.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The subject property offers the unique ability to accommodate desirable industries that require large contiguous land tracts of 50 acres or more 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 suitable for industrial development that can meet established performance standards for preventing nuisance impacts. These physical characteristics are not available or appropriate for in-fill parcels or redeveloped neighborhoods.
Discourages the proliferation of urban sprawl.

(XI) Fails to encourage a functional mix of use

The proposed AgTEC future land use designation will add to the existing economic benefits, employment opportunities and mix of businesses provided by the adjacent light industrial uses

Comprehensive Plan Amendment

in the City of Port St. Lucie including residential development to support anticipated job growth and create workforce housing in close proximity to employment centers. *Discourages the proliferation of urban sprawl.*

(XII) Results in poor accessibility among linked or related land uses.

Adding the subject site to the AgTEC future land use will ensure coordination among development parcels and interconnected roads and sidewalks that connect the various parcels to each other and to the public sidewalks along Martin Highway. *Discourages the proliferation of urban sprawl.*

(XIII) Results in the loss of significant amounts of functional open space.

No public open space or functional space that benefits the general public or surrounding properties is affected by the proposed change in land use. *Discourages the proliferation of urban sprawl.*

The proposed land use amendment complies with 13 of 13 criteria that discourage urban sprawl.

2.4.1 Proliferation of Urban Sprawl.

In order for the application to be determined to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban forms that achieve four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The subject property is ideally situated between the existing AgTEC future land use and I-95. The subject property has been previously impacted and offers the unique ability to accommodate desirable industries that require large contiguous land tracts of 50 acres or more without negatively impacting natural resources or surrounding properties. It reduces the impact on natural resources and ecosystems. *Discourages the proliferation of urban sprawl.*

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The subject property is immediately adjacent to road and utility services that exist or are programmed for construction. The addition of the subject property to the AgTEC land use will maximize the use of public facilities and services. *Discourages the proliferation of urban sprawl.*

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposed Industrial land use is not designed to provide a mix of uses at densities and intensities that support a range of housing choices. However, surrounding lands are available for residential development to support anticipated job growth and create workforce housing in close proximity to employment centers.

Discourages the proliferation of urban sprawl.

Comprehensive Plan Amendment

(IV) Promotes conservation of water and energy.

The subject site has been impacted by previous agricultural activities and is adjacent to existing or programmed public facilities. The consolidation of targeted businesses and industries at one location conserves energy and the development of stormwater retention areas provides a greater level of stormwater treatment and aquifer recharge prior to discharge as compared to development under the Agricultural land use.

Discourages the proliferation of urban sprawl.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Except for improved pasture, the subject property was never used as active farmland and the AgTEC future land use will not affect the agricultural potential of surrounding farmland.

Discourages the proliferation of urban sprawl.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The site does not contain public open space or natural lands and the proposed land use change will not affect public open space, natural lands or public recreation.

Discourages the proliferation of urban sprawl.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed Industrial land use is not designed to provide a balance of land uses. However, surrounding lands have available residential development to support anticipated job growth and create workforce housing in close proximity to employment centers. *Discourages the proliferation of urban sprawl.*

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Neither the proposed Industrial land use nor the existing Agricultural future land use designation provides for transit-oriented development or new towns as defined in s. 163.3164. However, surrounding lands should and can be considered for residential development to support anticipated job growth, create workforce housing in close proximity to employment centers and provide public open space and recreation needs. *Discourages the proliferation of urban sprawl.*

Eight out of eight of the criteria have been met to determine the application discourages the proliferation of urban sprawl.

2.4.2 Conversion of Agricultural Land.

Conversion of Land. Since the subject property is currently designated as Agricultural, the standards mentioned in Policy 4.13A.1.(2) must be considered in order to determine whether the proposed change is appropriate. The following is an excerpt from Policy 4.13A.1.(2), CGMP, Martin County, Fla. (2019), (2) Conversion of land designated Agricultural on the FLUM.

Comprehensive Plan Amendment

Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:

- (a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;*
- (b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.*

The natural hydrology of the area was negatively impacted decades ago by the construction of the C-23 Canal located between the existing AgTEC future land use and Port St. Lucie. To the extent technically feasible, the project is required to utilize stormwater retention and detention systems that will improve the hydrology of the area. Most of the land to the east and north has been converted to urban and suburban development and the farmland to the west is physically separated by a South Florida Water Management District drainage canal and common open space/agricultural uses within the AgTEC future land use. The redevelopment of the property to attract targeted industries will not adversely impact nearby productive farmland, and all public facilities and services to support non-residential uses are available or planned to be available prior to development.

2.5 Availability of Public Facilities And Services.

Policy 4.1B.2. Analysis of Availability of Public Services. All requests for amendments to the FLUMS shall include a general analysis of (1) the availability of adequate public facilities and (2) the level of services (LOS) required for public facilities in the proposed land uses.

The subject site is adjacent to the existing Free-Standing Urban Service District that comprises the AgTEC future land use. By including the property within the AgTEC future land use, the uses and intensity of development will be subject to the AgTEC future land use policies and specific intensity thresholds that ensure all public facilities and services that are needed to serve the project are either in place or will be funded and constructed by the developer concurrent with development impacts. As per the AgTEC policies, all future development will be required to rezone to PUD and negotiate a PUD Agreement in accordance with applicable land development regulations and Comprehensive Plan policies.



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Statewide: 800.386.1066 www.gcyinc.com

February 12, 2025

Re: Sunrise Grove Survey acreage differences.

Clyde Dulin, AICP
Comprehensive Planning Administrator
Growth Management Department
Martin County Board of County Commissioners

In reviewing the documents provided to GCY, Inc., Martin County Ordinance 881 and Pages from Application CPA2010-04 prepared by Johnson Engineering with the Boundary Survey prepared by GCY, Inc., dated March 8, 2021, we have determined the following:

1. The legal description for the Ordinance is not the same as what was used in the Boundary Survey by GCY, Inc.,
2. The Ordinance legal description does not less out the parcel sold to SFWMD but does less out the Perpetual Drainage Easement indicated in Official Records Book 1947-page 2663 and Official Records Book 1947-page 2669
3. The Boundary Survey by GCY, Inc. does less out the SFWMD parcel but includes the Perpetual Drainage Easement.

The following calculations show how these differences result in the difference between the 2 legal descriptions:

1,717.45 acres – from the Ordinance legal description
+ 16.7 acres - from the Perpetual Drainage Easement
1,734.15 acres gross
-108.53 acres – the SFWMD Parcel
1625.62 acres more or less as shown on the GCY, Inc. Boundary Survey

Peter Andersen,
Professional Surveyor and Mapper
Florida Certificate No. 5199

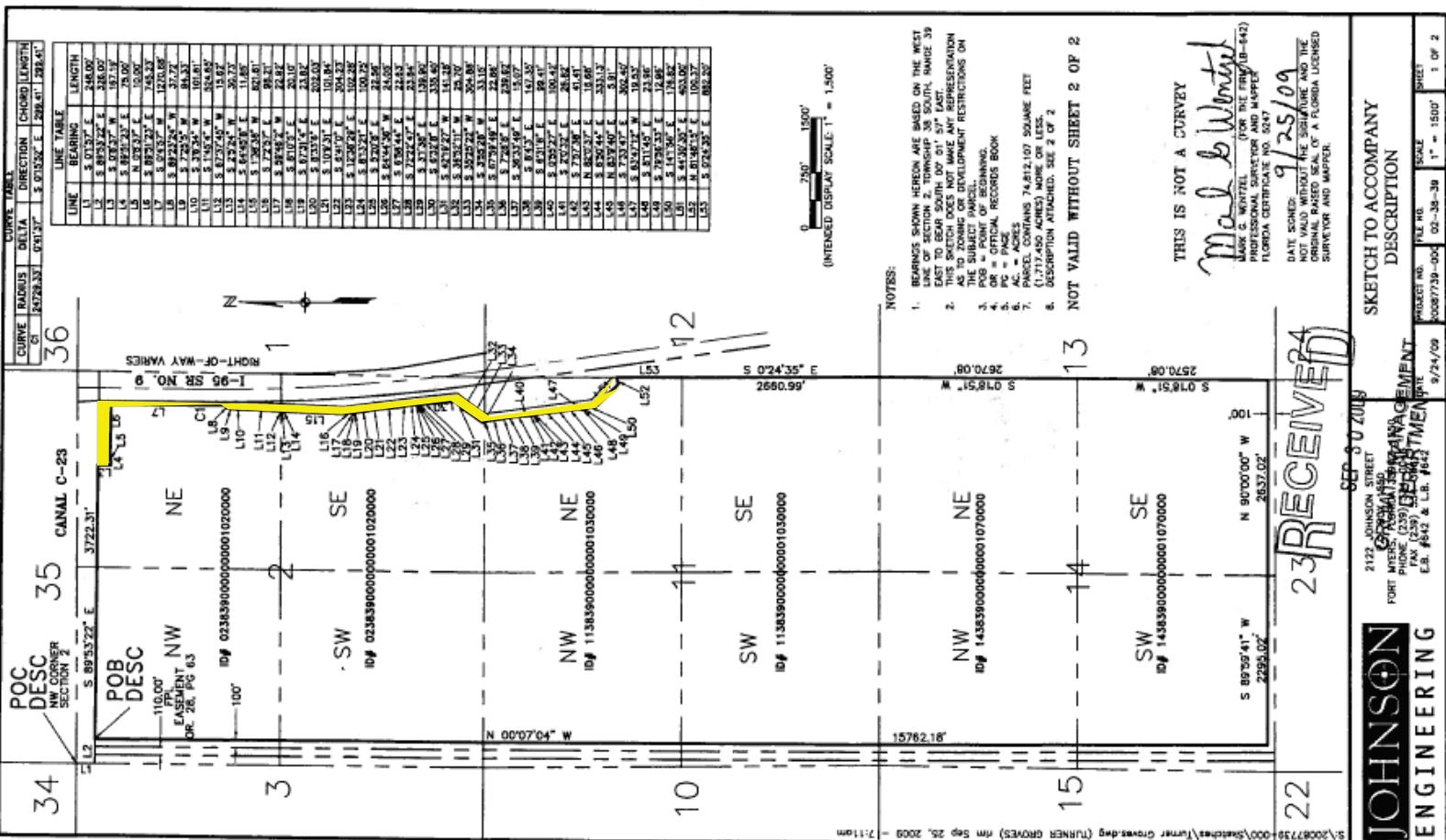
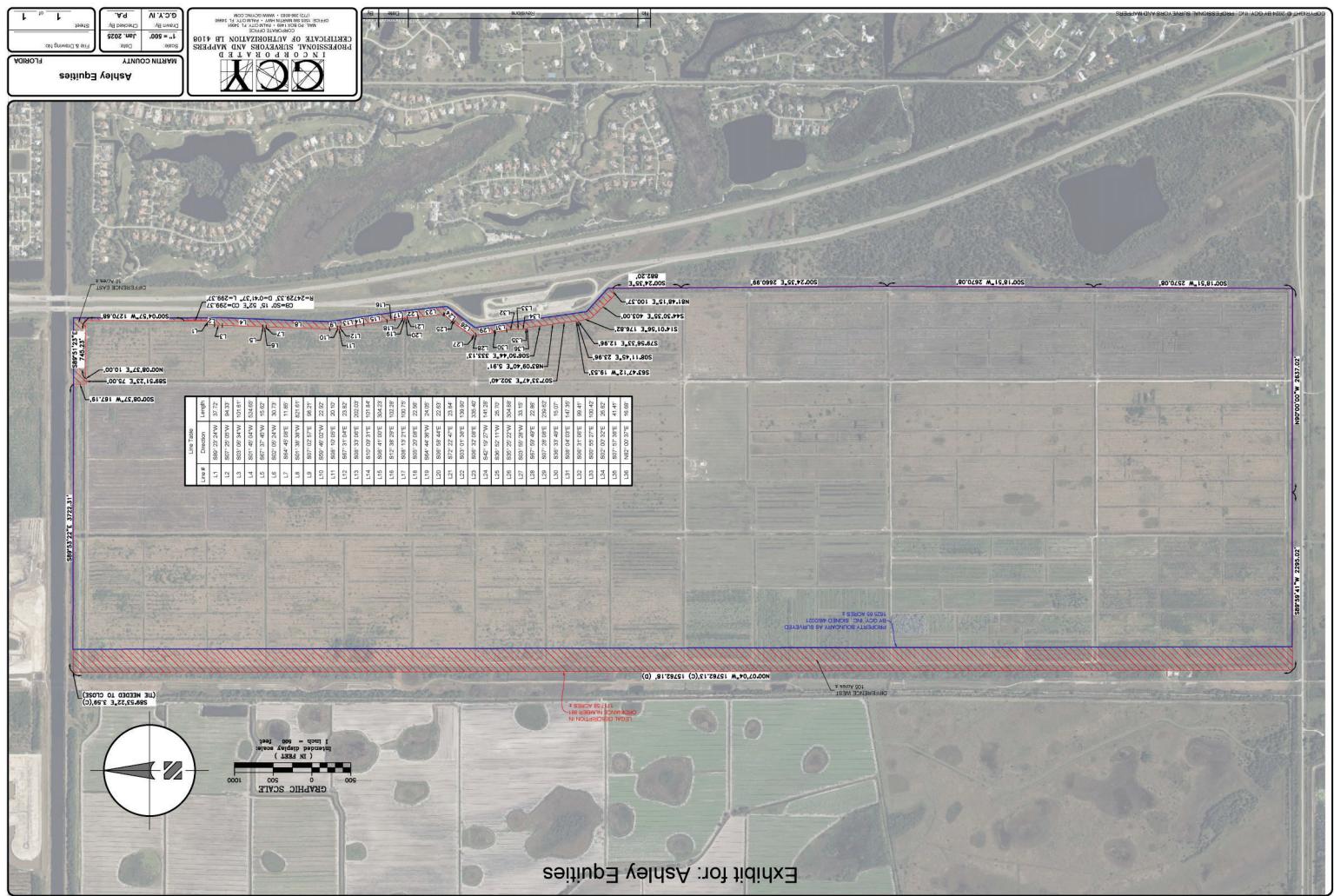
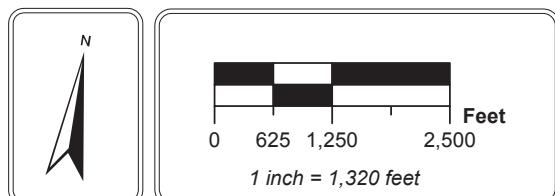
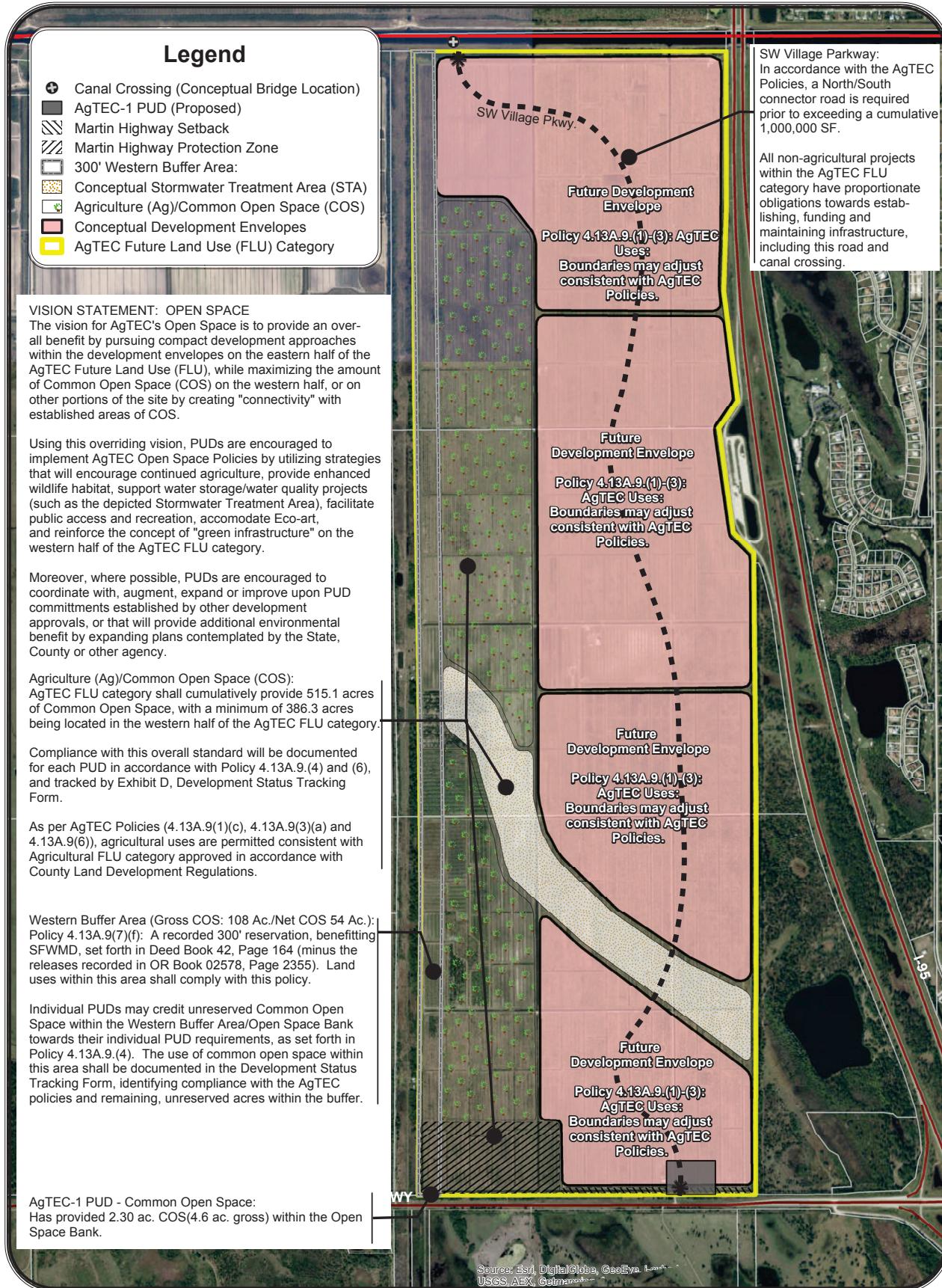


EXHIBIT D: Conceptual Master Plan

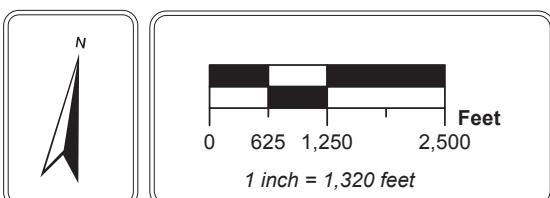
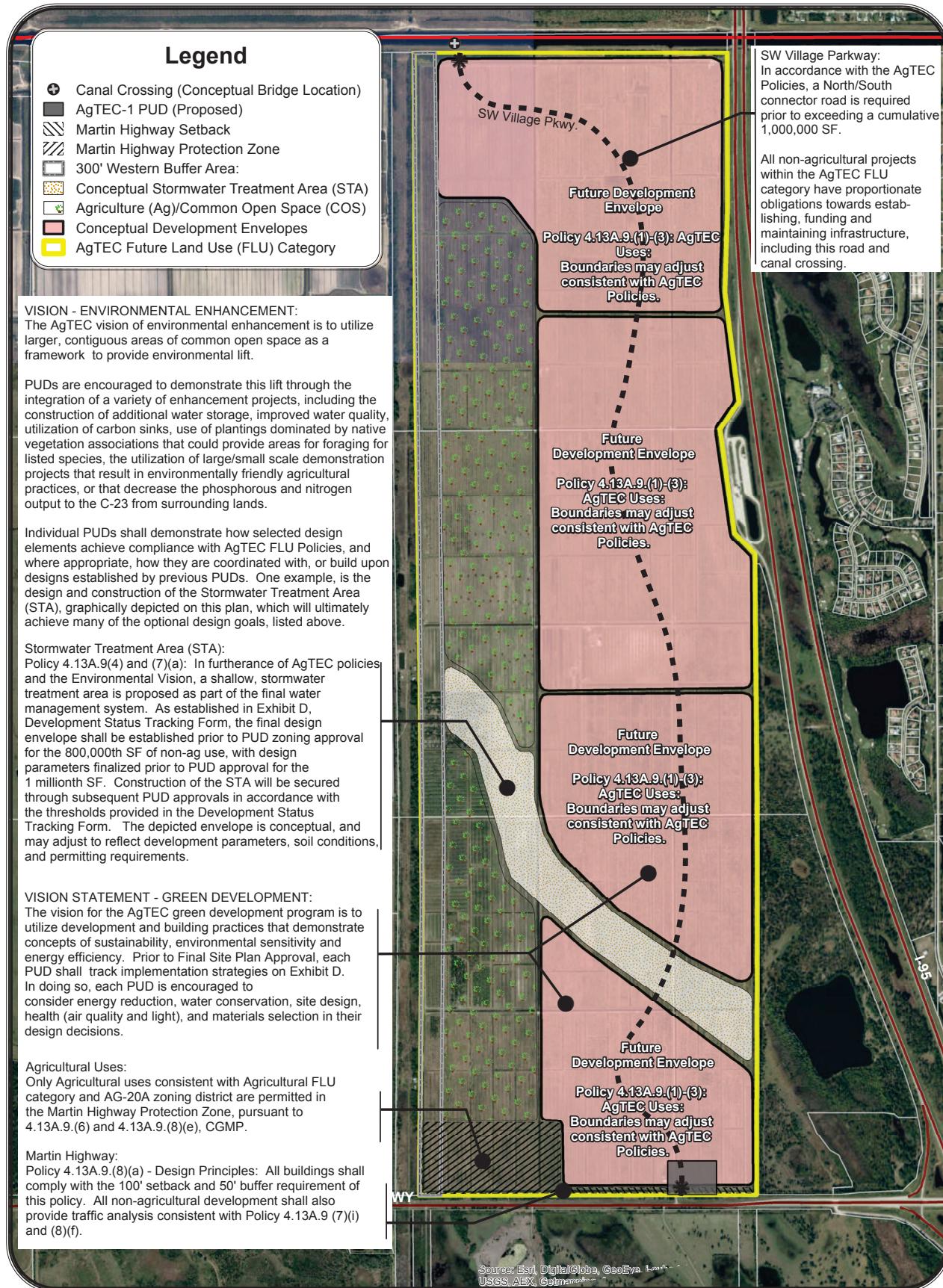


AgTEC

Future Land Use

Martin County, Florida

EXHIBIT D: Conceptual Master Plan



AgTEC
Future Land Use
Martin County, Florida
Page 2 of 2



February 24, 2025

HAND DELIVERY

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

Re: CPA 23-04 Sunrise Grove - Martin Triangle LLC – TEXT Amendment Resubmittal

Dear Samantha:

In response to the LPA recommendation of approval on February 20, 2025, and my discussion with you and Clyde Dulin, please find the following revised application materials:

- Application Justification and Compliance Analysis; and
- Strike-through/underlined Text changes to Policy 4.13A.9.

These materials have been updated to reflect the original acreage for the AgTEC land use category. i.e. 1,717 acres, per the adopted legal description, which excluded a 17-acre perpetual drainage easement along the I-95 ROW.

Accordingly, the addition of the Martin Triangle parcel will increase the AgTEC land use category by 205 acres, from 1,717 acres to 1,922 acres. The minimum “Common Open Space/Agricultural Area” will increase by 105 acres, from 817 acres to 922 acres, and the maximum “Development Area” will increase by 100 acres from 900 acres to 1000 acres.

Please feel free to contact me if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP
Senior Partner

Comprehensive Plan Amendment

APPLICATION JUSTIFICATION**1.0 Proposed Comprehensive Growth Management Plan Text Amendment**

Concurrent with the companion Future Land Use Map (FLUM) amendment to add approximately 205 acres of land “sandwiched” between the existing limits of the AgTEC land use and the I-95 right-of-way to the existing AgTEC future land use category, a proposed text amendment to *Policy 4.13A.9. AgTEC policies*, and *Policy 4.13A.10. Industrial development*, is needed to...

- Change the name of the “AgTEC” future land use category to “Sunrise Grove”;
- Assign the AgTEC future land use category and free-standing urban service district to include the 205 acres along the frontage of I-95;
- Increase the Minimum Common Open Space/Agricultural area within the AgTEC future land use category by 105 acres from 817 acres to 922 acres;
- Increase the Non-agricultural development/Targeted Employment Uses within the AgTEC land use category, which is available to support the existing maximum non-agricultural development, by 100 acres, from 900 acres to 1,000 acres; and
- Add vehicle manufacturing sales and service as a targeted employment use.

See proposed text language attached to this document.

2.0 Physical Characteristics of the Site.

The subject property has been impacted by agricultural activities (improved pasture) and the construction of I-95. The site includes a borrow pit lake that was excavated during the construction of I-95, some scattered isolated wetlands and pine flatwood habitat. Except for cattle leases, the property does not support any agricultural use or food production. Approximately 100 acres of the total site are available for non-agricultural development. The balance of the site will be designated as common open space and/or agricultural uses.

2.1 Compatibility with Surrounding Uses.

The subject property is sandwiched between the existing AgTEC future land use and the I-95 right-of-way (ROW). There are no surrounding residential homes or other uses that would be considered incompatible with the proposed AgTEC future land use designation.

2.3 Analysis of Applicable CGMP Policies

The following CGMP policies support the proposed land use amendment:

“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.”

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“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.”

The subject property is immediately south of Industrial land in the City of Port St. Lucie and east of the AgTEC future land use/free-standing urban service district with direct access to a major highway that provides a direct connection to I-95. Port St. Lucie issued a letter confirming the availability of water and sewer services to support future development within the existing AgTEC future land use and the proposed expansion to include the subject property. See enclosed letter dated July 19, 2022 from the City of Port St. Lucie Utility Systems Department.

The proposed text amendment increases the maximum area that can be developed in non-agricultural development by 100 acres, but it does not increase the maximum development intensity (i.e. industrial, commercial or office uses) that is currently allowed within the existing AgTEC future land use boundary. The proposed amendment merely allows for greater flexibility in locating desirable targeted businesses within the AgTEC future land use category, while providing the added benefit of increasing the minimum common open space/agricultural areas by 105 acres from 817 acres to 922 acres.

The proposed change from Agricultural to AgTEC and inclusion in the free-standing urban service district directs growth in a timely and efficient manner where urban services are available or programmed to be available. It is an extension of the light industrial uses north of the property and a corresponding expansion of 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.*
- (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:

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- (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.”

The subject property is ideally situated adjacent to the existing AgTEC Free-Standing Urban Service District, Martin Highway and I-95. It is south of Port St. Lucie's rapidly developing Legacy Park, which includes hundreds of acres of industrial and commercial land use and thousands of residential homes in the Tradition development. The subject property has the unique ability to accommodate desirable industries that require large contiguous land tracts of 50 acres or more 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 suitable for industrial development that can meet established performance standards for preventing nuisance impacts.

“Goal 15.2. To expand and diversify the County's economic base.

Objective 15.2A. To retain, expand and recruit targeted businesses.

Policy 15.2A.1. Martin County shall encourage the retention, expansion and attraction of targeted businesses specializing in innovation, research and development that serve as catalysts for creating high-wage and spin-off companies and attracting complementary industries.

Policy 15.2A.2. Martin County shall reduce out-commuting by supporting the creation of quality jobs within its boundaries to serve its workforce.

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Policy 15.2A.3. Martin County shall develop, maintain and implement programs to retain, expand and attract targeted businesses to the County.

Objective 15.2B. To achieve a business climate that promotes economic diversity and supports the retention and expansion of existing businesses.

Policy 15.2B.1. Martin County will create, maintain and implement programs that facilitate the retention and expansion of local businesses.

Policy 15.2B.2. Martin County shall support and encourage a diverse local economy that is less susceptible to economic downturns and the fluctuations of a particular economic sector.

Policy 15.2B.3. Martin County shall support and encourage the export of products and services produced in Martin County to international markets.

Policy 15.2B.4. Martin County shall support and encourage businesses and industries that are uniquely situated to benefit from the County's coastal location, such as marinas, marine industries and other water-dependent businesses.

Policy 15.2B.5. Martin County shall encourage and pursue opportunities for life science and aerospace industries and related businesses.

Policy 15.2B.6. Martin County shall actively encourage citizen participation and engage the private sector in beneficial public/private partnerships and other local business organizations related to economic development.

Objective 15.3A. Martin County shall adopt land use regulations that will encourage economic development to the extent consistent with the goals, objectives and policies of the CGMP.

Policy 15.3A.1. Martin County shall consider potential changes to its Land Development Regulations to enhance design flexibility aimed at promoting the retention and expansion of businesses and attractions.

Policy 15.3A.2. Martin County shall place a high priority on coordinating public infrastructure improvements that facilitate future economic development.

Policy 15.3A.3. Martin County shall prioritize the land planning of sites with high visibility and close access to major transportation corridors for development as employment uses, including targeted businesses, office and industrial developments. It will consider this priority during the review of plan amendments, rezoning requests, site plan approvals and permitting processes.

Policy 15.3A.4. Martin County shall consider the high priority of retaining employment-generating land uses in appropriate and compatible locations in the County and shall consider this priority during the review of plan amendments, rezoning requests, site plan reviews and permitting processes.

Policy 15.3A.5. Martin County shall ensure that adequate land and transportation capacity is available for present and future land uses that generate high-paying jobs, such as office, industrial, research and development, and employment center uses. ”

The proposed text and corresponding future land use map amendment are consistent with these policies. Together, they further the goals and objectives of Chapter 15, Economic Element, of the Martin County Comprehensive Growth Management Plan.

CPA 23-04
Martin County Growth Management Plan
Chapter 4 – Future Land Use Element
Sunrise Grove Commerce Center
CPA Text Amendment
March 16, 2023
(Revised 10-2-23)

Policy 4.13A.9. AgTEC Sunrise Grove policies. The AgTEC Sunrise Grove land use category, is intended to allow the continuation of permitted economically viable agriculture, support the development of targeted businesses, tax base and employment opportunities, and facilitate environmental enhancement through the protection of common open space or restoration of natural systems while protecting and enhancing the Martin Grade Scenic Corridor. The AgTEC Sunrise Grove land use category shall apply solely to the 1,922-acre parcel located west of Interstate 95 and north of SW Martin Highway and further described in Exhibit "A" attached to Ordinance #884 (insert new ordinance no.)

While a primary emphasis for this land use category is to provide an opportunity for targeted industries and institutions, this land use category shall also set the standard for green development in the region through sustainable, environmentally friendly, and energy efficiency in planning and design, and the accommodation of an evolving agricultural industry.

(1) Uses permitted within the AgTEC Sunrise Grove land use category are limited to the following primary and ancillary uses:

(a) Primary "Targeted Employment" Uses (requires PUD approval):

Research and Biotech development laboratories and facilities
Administrative services, not for profit
Business and professional offices
Educational institution
Electronic equipment manufacturing and testing
Limited impact industries (including distribution centers)
Medical and dental labs
Medical equipment manufacturing
Optical equipment manufacturing
Pharmaceutical products manufacturing
Precision instrument manufacturing
Public park and recreation, active
Vehicle manufacturing sales and service
Utilities

(b) Ancillary Uses:

Commercial day care
Convenience restaurants
Copy services and duplicating services
Financial institutions
General restaurants

Hotels and motels
Mail services and parcel exchange
Physical fitness centers
Post offices

(c) Any Agricultural Use that is permitted in the Agricultural Future Land Use Designation (approved in accordance with current County requirements).

The total non-agricultural development within the AgTEC Sunrise Grove land use category shall be limited to 5 million square feet of Targeted Employment Uses, 1 million square feet of office/regional headquarters/Institutions floor area, 200,000 square feet of ancillary retail development and 500 hotel units. Only retail uses that are intended to service the permitted uses in the nearby agricultural land use designation or the Targeted Employment /commerce activities and are ancillary to the principal uses shall be allowed. Further, to promote distribution of the retail uses throughout the site, no more than 20 percent of the square footage contained in any non-agricultural Final Site Plan Approval shall be allocated to ancillary retail. Similarly, in order to ensure a mix of uses and provide for internal capture, a minimum of 25,000 square feet of ancillary uses shall be required for each 1,000,000 square feet of primary uses.

Bona fide agricultural uses and their support structures, or agriculturally related uses (such as the growing of feedstock for renewable fuels), shall not be counted against the total development allocations for non-agricultural development. Total acreages for non-agricultural and agricultural development are shown below.

	Min. Area (Acres)	Max. Area (Acres)
Non-agricultural development/Targeted Employment Uses:	0	<u>900-1,000</u>
Common Open Space/Agriculture:	<u>817.922</u>	<u>1,717-1,922</u>

(2) Non-agricultural development on the property will be limited within the first 5 years (following the effective date) to a development program not to exceed 1,000,000 square feet of industrial land uses (or the trip generation equivalent of alternative land uses) unless the applicant is able to demonstrate that transportation concurrency requirements have been satisfied for additional development, or additional development is otherwise permitted by applicable laws and ordinances at time of development approval, and the requirements of Policy 4.13A.9(3)(e) are satisfied.

(3) The AgTEC Sunrise Grove land use category is for the expressed purpose of providing land for targeted employment uses and the ancillary uses that these businesses need to thrive, or for supporting agricultural activities and uses permitted in agricultural land use categories. Therefore, all development proposals or activities shall be aimed at providing locations for Targeted Sectors as defined by the State of Florida, or for facilitating the growth and expansion of agriculture, or bona fide agriculturally related uses such as the growing of materials for renewable/biofuels.

Development within AgTEC Sunrise Grove shall meet the following requirements:

(a) Permitted zoning categories within AgTEC Sunrise Grove shall include A-2, AG-20A and non-residential Planned Unit Development. All development proposals that convert from agriculture to a non-agriculture employment use must be approved through the Planned Unit Development

(PUD) process. Any Agricultural related activity that currently requires a non-residential site plan approval would still be required to obtain the same local permits for development.

(b) AgTEC Sunrise Grove uses shall be located no closer than 300 feet from any existing residential use.

(c) All development shall be limited to a maximum height of 40 feet, and as set forth in Policy 4.1F.8 a maximum height limit of four stories, excluding non-habitable structures as described in Section 3.14 of the Martin County Land Development Regulations.

(d) Prior to any non-agricultural master site plan approval within the AgTEC Sunrise Grove land use category, a water and wastewater service agreement with the City of Port St. Lucie shall be established. No non-agricultural development shall be approved unless it will be served by regional water and wastewater facilities provided by the City of Port St. Lucie by facilities located within the City.

(e) Non-agricultural development on the property shall be subject to Development of Regional Impact thresholds and be limited to 1,000,000 square feet of industrial land uses (or the trip generation equivalent of alternative land uses) until the applicant has achieved the following:

i. An Application for Development Approval (ADA) for a Development of Regional Impact (DRI) with the Treasure Coast Regional Planning Council, if required, a Sector Plan or other regional transportation planning effort. The purpose of the additional review is to identify mitigation measures and compensatory obligations necessary to address the development proposed within the application, and the transportation impacts on roadway, intersections, and interchange facilities in Martin County, St. Lucie County, and the City of Port St. Lucie.

ii. The applicant will provide the right-of-way for a typical multi-lane arterial roadway and shall commit to fund construction (including an additional 30 feet to accommodate the option for multi-modal forms of transportation and the bridge over the canal) for a north-south roadway, connecting Martin Highway to Becker Road, providing the opportunity for a regional parallel reliever road to I-95, consistent with the AgTEC Sunrise Grove Long Range Transportation Map. No development beyond the first 1,000,000 square feet of non-agricultural development shall be approved until the road and bridge have been constructed of sufficient length and lane geometry connecting the project to Becker Road. The timing of all phases of construction of road shall be determined by the Development of Regional Impact or other applicable transportation analyses. The right-of-way and construction costs of the north-south road may be impact fee creditable and/or creditable against any proportionate share established as part of an Application for Development Approval, pursuant to state and county regulations.

iii. An agreement with the City of Port St. Lucie has been entered into for the construction of the roadway connection to Becker Road, and funded by the applicant consistent with the schedule and geometric needs identified by the Development of Regional Impact or other applicable transportation analyses as agreed by the City of Port St. Lucie. Martin County shall amend Exhibits [5.5](#) A, B, and C of the Transportation Element to reflect the inclusion of this road through the next scheduled update. Furthermore, Martin County shall request its Metropolitan Planning Organization to update the Regional Long Range Transportation Plan to reflect Martin County's inclusion of the road through its next scheduled update.

(4) Provide a minimum of 30 percent common open space for the entire property (gross acreage) and an additional 10 percent open space within each specific development parcel, for a total of 40 percent of the gross acreage ultimately being placed in open space or agricultural uses. The 30 percent Open Space shall be shown on the required Conceptual Master Plan. Final Site Plan approval for each specific site development area must demonstrate the provision of the additional 10 percent of open space. Further, a minimum of 75 percent of the common open space shall be provided in the western half of the AgTEC Sunrise Grove land use category to facilitate compact development oriented to the eastern portion of the site, and to provide a "transect" that reduces in intensity as you move away from Interstate 95. The common open space and required development tract open space shall be proportionately established with each development phase. Open space shall be defined in accordance with the Comprehensive Growth Management Plan.

(5) The AgTEC Sunrise Grove future land use category is hereby established as a Freestanding Urban Service District. The provision of urban services shall be in accordance with Policies 4.7A.13. and 4.13A.9. except as otherwise provided in Policy 4.13A.9.

(6) Agricultural activity, consistent with the Agricultural land use designation, may be pursued in compliance with the Comprehensive Growth Management Plan and the Land Development Regulations, and shall comply with the open space provisions for the Agricultural future land use. Any non-agricultural, primary, or ancillary use must be approved through a PUD, and shall comply with the performance standards in Section 4.5 of the Comprehensive Growth Management Plan, except as otherwise specified in this policy.

(7) Any PUD zoning within the AgTEC Sunrise Grove land use category shall, at a minimum, incorporate the following sustainability and environmental design principles:

(a) Maintain water quality in excess of the Martin County and SFWMD standards through the incorporation of low impact development techniques, Best Management Practices, and sustainable stormwater management practices. The applicant shall investigate financially feasible partnership opportunities with organizations including, but not limited to Martin County, the SFWMD, Martin Soil and Water Conservation District, IFAS and USDA on possible environmental service opportunities that could serve as demonstration projects to illustrate techniques in water quality enhancement, more environmentally beneficial surface water management activities, or restoration of localized hydrology or habitat.

(b) Minimize greenhouse gas emissions and vehicle miles traveled (VMT) by locating employment intensive uses, such as regional headquarter offices or labor intensive industrial uses in such a manner as to locate them close to mass transit/alternative transit modes, or in close proximity to existing and planned residential areas; and provide a mix of uses to promote internal capture of trips during the work day in accordance with Chapter 163.3177 (6) (a). Provide transportation demand management strategies to support a reduction in VMT. Prior to approval of any Planned Development Application, a Transportation Demand Measures (TDM) implementation plan will be developed for each phase of the project. The following TDM elements shall incorporate any combination of the following as part of this implementation plan:

- Land Use/Site Planning Measure - The Master Development Plan reflecting the proposed mix of uses shall demonstrate support for the use of non-motorized modes of travel (bicycle and pedestrian pathways) as well as a "park-once" philosophy.
- Land Use/Site Planning Measure - Concurrent with obtaining each certificate of occupancy for a non-residential building located on a parcel 50 acres or greater, implement

parking strategies that provide preferred parking for alternative (i.e. hybrid or electric) vehicles and car pool vehicles.

- Land Use/Site Planning Measure - Provide right-of-way for implementation of future transit stops along the proposed Village Parkway.
- Land Use/Site Planning Measure - Upon the completion of 1,000,000 square feet of non-agricultural development, provide a dedicated car/van pool parking facility to be located near one of the interchanges to further reduce VMT for both project and non-project use.
- Transit Measure - Coordinate with Treasure Coast Connector to provide a bus route(s) to/from the site upon the certificate of occupancy of 3 million square feet of non-agricultural development.
- Transit Measure - Establish a development order condition or deed restriction for companies within the AgTEC Sunrise Grove land use category to provide a financial incentive in the form of a subsidy of at least 50 percent of the annual ticket cost to at least 5 percent of the persons employed at the project site for riding future transit service.
- Transit Measure - Provide onsite bus stop facilities within one year of provision of a bus service.
- Transportation Demand Management (TDM) Measure - Provide an on-going ride-sharing information service to persons employed at the project site.

(c) Incorporate design and development standards from programs such as the Leadership in Energy and Environmental Design (LEED), Florida Green Building Council or other programs for energy efficiency and environmental sustainability.

(d) Utilize native vegetation and xeriscape techniques, including limiting irrigated turf to a maximum of 15 percent of lot area to decrease the overall consumption of irrigation water.

(e) Incorporate compact development designs which provide large areas of common open space and provide opportunities for natural lands restoration.

(f) Establish a continuous 100 foot wide conservation area, beginning at the southwestern corner of the property, and running northward 13,200 feet (along the western property line). This area shall be documented in phases that correspond with development approvals, through the adoption of a conservation designation on a PUD, or the establishment of deed restrictions or conservation easements. If a conservation easement is established, it shall benefit Martin County, the South Florida Water Management District, or any other appropriate entity. Within this conservation area, the following uses are permitted: access for management of publicly owned land, separation from preserve uses, agriculture, passive recreation, water quality and water management areas (in accordance with applicable permits), environmental service activities, and other similar uses.

(g) Where appropriate, provide an open space management and enhancement plan as part of each PUD submittal to demonstrate interconnectivity of common open space areas.

(h) Final Site Plan Approval for any development within the AgTEC Sunrise Grove land use category shall demonstrate that any external service areas or illumination are adequately screened

for adjacent residential uses, or that illumination is shielded and oriented away from adjacent residential or preserve areas.

(i) In conjunction with the approval of any PUD within the AgTEC Sunrise Grove land use category, the developer/owner shall provide a plan for supporting the protection and enhancement of the Martin Grade Scenic Corridor that includes at a minimum providing financial support and helping address traffic impacts on the corridor by exploring alternative roadway locations, traffic patterns, traffic timing, and roadway designs for the purpose of protecting and enhancing the scenic character of the corridor.

(j) In furtherance of the intent of this land use category, the landowner or its designee shall obtain a Planned Unit Development approval from the Martin County Board of County Commissioners for an initial phase of development, consistent with the design and development criteria contained in this Policy.

(k) In order to protect the allocation of the industrial land base, Martin County may initiate an amendment to remove the AgTEC Sunrise Grove land use category if the owner, or its designee, has not achieved a Planned Unit Development approval for an initial phase of development within 5 years of the effective date of the amendment.

(8) Any PUD zoning within the AgTEC Sunrise Grove land use category shall, at a minimum, incorporate the following design principles:

(a) In order to support the "Martin Grade Scenic Corridor", any development within the AgTEC Sunrise Grove land use designation shall provide a minimum 100-foot building setback from the Martin Highway right-of-way, which shall include a minimum 50 foot buffer preserve area adjacent to the right-of-way.

(b) A minimum of 90 percent of the native vegetation within the 100-foot building setback shall be preserved.

(c) Prior to approval of any development plan for buildings abutting Martin Highway, the land owner shall submit a landscape plan that augments the preserved native vegetation with additional native ground cover, understory and canopy trees, with the goal of providing a Type "5" buffer, and/or meeting 50 percent opacity at eye level within 5 years.

(d) Prior to approval of the first Final Site Plan for a phase within the AgTEC Sunrise Grove land use category, the land owner/developer shall submit a uniform signage plan that ensures a common design theme, clear requirements for signage location, size and materials, and a limit on the overall amount of signage permitted along the Martin Highway frontage.

(e) In order to reinforce the rural character of properties located to the west of the AgTEC Sunrise Grove site, and to support the "Scenic Highway" designation of portions of Martin Highway, only agricultural uses that are consistent with the Agricultural land use category and AG-20A zoning shall be permitted on the western 40 percent of the frontage of Martin Highway to a depth of 1,000, subject to the necessary site development plan approval.

(f) In cooperation with Martin County, the State of Florida and the South Florida Water Management District, the land owner/developer shall investigate the opportunity to incorporate additional water storage capacity within the proposed water management system of the AgTEC Sunrise Grove area for any future widening of Martin Highway. As part of any such widening project that includes the Martin Grade Scenic Corridor, the land owner/developer will assist the

county in exploring alternative traffic patterns, traffic timing, and roadway cross sections for the purpose of protecting and enhancing the scenic character of the corridor.

(g) To assist Martin County with hurricane evacuation needs, the property owner shall coordinate with Martin County to identify opportunities for Martin County to fund upgrades to proposed public or private facilities such that they may serve the public as hurricane shelters, community relief centers or emergency operations centers during declared hurricane events.

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 Sunrise Grove future land use category is hereby established as a Freestanding Urban Service District.