

CPA 21-11, Waterside Text,
06/22/2021 Application
Materials



June 22, 2021

HAND DELIVERY

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

Re: KL Waterside, LLC (FKA Neill Parcels) – Comprehensive Growth Management Plan Text Amendment (Our ref. #20-311)

Dear Paul:

On behalf of the property owner, KL Waterside, LLC, please find enclosed application materials in support of the proposed amendments to the Comprehensive Plan text.

The subject property is located on approximately 500 acres west of South Kanner Highway, south of SW 96th Street and approximately 2 miles from the Kanner Highway/I-95 Interchange in unincorporated Martin County. The enclosed "site-specific" Comprehensive Plan text amendments to Chapters 4, 10 and 11 are necessary to expand the Primary Urban Service District to include the subject property and identify Martin County as the utility service provider.

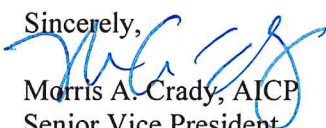
With this understanding, please find enclosed the application fee check in the amount of \$8,150.00 made payable to the Martin County Board of County Commissioners, the CD with PDF copies of the application materials, and the original application package containing the following materials:

- The completed application form;
- Affidavit for digital submittal;
- Application justification and compliance analysis;
- Agent authorization letter;
- Disclosure of interest affidavit;
- Location map;
- Sketch/Legal description of the affected property;
- Current aerial of the affected property;
- Proposed Policy 4.1B.2.(2) text language;
- Proposed Fig. 4-2, Urban Service District;
- Proposed Fig. 11-1, Utility Service Areas; and
- Proposed Fig. 11-2, Utility Service.

Please be aware that this text application includes a corresponding future land use map amendment application (from Agricultural to Low Density residential future land use on approximately 300 acres).

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

Sincerely,



Morris A. Crady, AICP
Senior Vice President
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

A. General Information:

Type of Application: Text Amendment

Name or Title of Project:
Waterside

Future Land Use Amendment

Location of Project and Description of Proposal:

Property is located west of South Kanner Highway and south of SW 96th Street.
See Location Map and Application Justification for project description.

Parcel Control Number(s):

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

18-39-41-000-012-00010-7

14-39-40-000-001-00029-9

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

493.39 ac

Current Future Land Use Designation:

Agricultural (243.39) Industrial (250)

Current Zoning Designation:

AG-20A and LI

Proposed Future Land Use Designation:

Low Density and Industrial

Proposed Zoning Designation:

RS-5/LI/PUD

Text Amendment

Proposed Elements to Amend:

Chapter 4, Future Land Use Element

Attorney:

Name or Company Name _____
 Company Representative Robert S. Raynes
 Address 3461 SE Willoughby Blvd
 City Stuart State FL Zip 34994
 Phone 772 - 287 - 4444 Fax 772 - 283 - 4367
 Email twaters@foxmclusk.com

Other Professional:

Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

B. 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.

[Signature]
 Applicant's signature
Morris A. Crady
 Printed name

6-22-2021
 Date

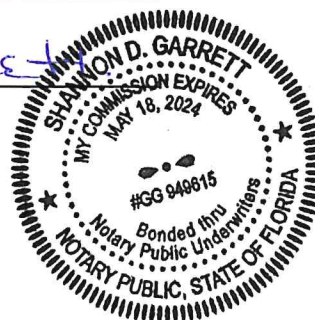
NOTARY ACKNOWLEDGMENT

STATE OF Florida
 COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 22 day of June, 2021, by Morris A. Crady.
 He or she
☒ is personally known to me or ☐ has produced _____ as identification.

[Signature]
 Notary public signature
Shannon D. Garrett
 Printed name

State of Florida at-large



Applicant or Agent Certification:

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.

He/she understands the application must be submitted during the established submission period 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:

Print Name

Signature of Applicant

Applicant Agent:

Morris A. Crady

Print Name

Signature of Agent

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



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

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project KL Waterside, LLC CPA Text Amendment is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

6-22-2021
Date

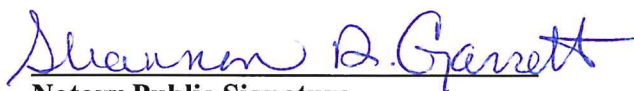
NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of June, 2021, by Morris A. Crady.

☒ He or She ☒ is personally known to me or ☐ has produced _____ as identification.

Shannon D Garrett
Printed name


Notary Public Signature

STATE OF: FLORIDA at-large



Comprehensive Plan Text Amendment (PUSD)

APPLICATION JUSTIFICATION

1.0 Comprehensive Growth Management Plan Text Amendment Criteria.

The application for a text amendment applicable to the 500-acre (+/-) subject property has two components:

- 1.1 Policy 4.1B.2. Analysis of availability of public facilities, Subsection 2 (Sub-area development restriction); and
- 1.2 Policy 4.7A.7. Allowed alterations to the Primary Urban Service District boundary, Figure 4.2 (Urban Services District Map) and Martin County Utility Service Areas (Figures 11-1 and 11-2)

Policy 4.1B.2

The proposed change to Policy 4.1B.2 is specifically identified as follows (~~strike-thru~~ language is proposed to be deleted and underlined language is proposed to be added):

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

(a) ~~Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted~~ limited to 1,000 units.

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

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

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

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

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

<i>Policy 4.1B.2. allows Martin County to adopt sub-area development restrictions for a particular site where public facilities and services, such as arterial and collector roads, regional water supply, regional wastewater treatment/disposal, surface water management, solid waste collection/disposal, parks and recreational facilities, and schools, are constrained and incapable of meeting the needs of the site if developed to the fullest capacity (i.e. maximum allowable density and intensity) allowed under Goal 4.13 of this Growth Management Plan. The master or final site plan for a site that is subject to such sub-area development restrictions shall specify</i>
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Comprehensive Plan Text Amendment (PUSD)

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

The current text language applicable to the subject property was adopted in 2020 based on the allocation of Industrial future land use designations on approximately 250 acres of the 500-acre subject property. The proposed revised text is designed to be consistent with the maximum allowable intensity already allowed while allowing residential development opportunities to meet current and future housing needs, and to attract industries that desire a nearby housing supply.

Policy 4.7A.7 (Figure 4.2)

Documentation of compliance with Policy 4.7A.7. is necessary to expand the Primary Urban Service District boundary and amend Figure 4.2 (Urban Service District Map) and Figures 11-1 and 11-2 (Martin County Utility Service Areas) to accommodate the expansion of Industrial land use along the Kanner Highway frontage.

The following CGMP policies provide the criteria for the expansion of the Primary Urban Service District boundary:

Policy 4.7A.7. Allowed alterations to the Primary Urban Service District boundary. The Primary Urban Service District boundaries delineated on Figure 4-2 (Urban Services District Boundary Map) are intended to separate urban from nonurban areas. The land uses and intensity of development permitted in the Primary Urban Service District and development in the district must have all public facilities and services at adopted LOS standards. Therefore, during consideration of any expansion, creation or contraction of these boundaries through the plan amendment process, the Board of County Commissioners must find that the requested alteration to the Primary Urban Service District boundary will:

(1) Not create any internal inconsistency with other elements of the adopted CGMP;

The proposed expansion of the Primary Urban Service District is necessary to comply with policies that require adequate lands to meet the future needs of the population. It is consistent with the County's Analysis of Public Facilities, Residential Demand Analysis and the Residential Capacity and Vacant Land Analysis reports issued by the County Growth Management Department and presented to the Board of County Commissioners on February 13, 2018. During the presentation the Board of County Commissioners acknowledged suitable land in the existing PUSD may not exist for the 15-year planning period and directed staff to conduct a planning analysis to identify various options to address the need for additional residential capacity including the expansion of the PUSD. The proposed expansion of the Primary Urban Service District is necessary to address the current deficit in vacant land designated for Low Density Residential future land use. The expansion in this area meets the existing and future demand for housing and allows greater opportunity to attract desirable industries.

Comprehensive Plan Text Amendment (PUSD)

(2) Not result in incompatibilities with adjacent land uses;

The expansion of urban land use, i.e. Low Density Residential in close proximity to the Industrial future land use along the Kanner Highway frontage creates compatibility with the residential uses along SW 96th Street. The properties adjacent to the expansion of the Primary Urban Service District are mostly vacant lands and single-family ranches that are already adjacent to urban uses within the Primary Urban Service District (PUSD) including developed commercial properties at the intersection of 96th Street and Kanner Highway (SR 76), residential and institutional uses along the frontage of SW 96th Street and waterfront/industrial uses along the St. Lucie Canal. Therefore, the proposed expansion of the PUSD does not result in incompatibilities with adjacent land uses and complies with criteria (2).

(3) Not adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with this Plan;

The area to be included in the PUSD is ideally suited for inclusion because the land has already been impacted by agricultural activities that have eliminated native habitats and plant communities. Further, it does not contain and is not adjacent to environmentally sensitive areas, or in an area that is known to, or has any physical attributes, to support archaeological or cultural resources. Lastly, the inclusion of these lands in the PUSD will increase the quality and decrease the quantity of stormwater allowed to be discharged into the St. Lucie Canal, and reduce the negative impacts of septic tank systems by providing the opportunity for existing and proposed development to connect to Martin County Utilities for potable water and wastewater treatment. Therefore, the proposed expansion of the PUSD complies with criteria (3).

(4) Be consistent with Goal 4.9 relating to appropriate residential land use capacities;

As documented in the FLUM amendment application, the County's inventory of Low Density residential land use is severely limited and cannot support the range of housing needed for various levels of income as required by forecasts of future population growth for the 10 and 15-year growth horizon. (See analysis of Goal 4.9 in Section 2.0 below.)

(5) Demonstrate that reasonable capacity does not exist on suitable land in the existing Primary Urban Service District for the 15-year planning period. For the purpose of this subsection, "reasonable" means available for development from the standpoint of environmental concerns, efficient use and expansion of public facilities and services, or availability of development sites in relationship to the projected needs of the population;

The proposed PUSD expansion is consistent with the County's Analysis of Public Facilities, Residential Demand Analysis and the Residential Capacity and Vacant Land Analysis reports issued by the County Growth Management Department and presented to the Board of County Commissioners on February 13, 2018. During the presentation the Board of County Commissioners acknowledged suitable land in the existing PUSD may not exist for the 15-year planning period and directed staff to conduct a planning analysis to identify various options to address the need for additional residential capacity including the expansion of the PUSD. The expansion of the PUSD proposed by this request is ideally situated to address future residential needs due to its proximity to

Comprehensive Plan Text Amendment (PUSD)

urban services and facilities, physical suitability, compatibility with adjacent land uses and proposed mix of future land uses consistent with objectives and policies in Goal 4.9. Specifically, the Low Density residential land use will increase the supply of vacant residential properties necessary to provide essential housing in proximity to existing employment centers near the I-95/SR 76 interchange. The existing Industrial future land use along Kanner Highway and proposed Low Density Residential future land use are designed to provide immediate employment opportunities and meet the needs of the existing and future residents within the surrounding communities. Therefore, it complies with criteria (5).

- (6) *Demonstrate that the land affected is suitable for urban uses; at a minimum, unsuitable uses include environmentally sensitive areas (to the degree they are protected by this Plan), prime agricultural areas, prime groundwater recharge areas and critical habitat for endangered or threatened species. This criterion is not intended to preclude development of surrounding lands provided that the unsuitable areas are fully protected;*

The area to be included in the PUSD is ideally suited for inclusion because it has already been impacted by agricultural activities that have eliminated native upland and wetland habitats, plant communities and natural hydrology. It is not considered prime agricultural lands and contains no prime groundwater recharge areas. Further, the subject area does not contain, and is not adjacent to, environmentally sensitive areas or critical habitat that support endangered or threatened species. Therefore, it complies with criteria (6).

- (7) *Demonstrate that the full range of urban public facilities and services can be economically and efficiently supplied at the adopted LOS standards; and*

The proposed expansion does not increase intensity beyond the 950 peak hour trips currently allowed on the property consistent with Policy 4.1.B.2(2), thereby ensuring the availability of public facilities and services. Therefore, it complies with criteria (7).

- (8) *Be consistent with the adopted Capital Improvements Element.*

The proposed expansion does not increase intensity beyond the 950 peak hour trips currently allowed on the property consistent with Policy 4.1.B.2(2), thereby ensuring the availability of public facilities and services. No changes to the 5-year Capital Improvements Element (CIE) is anticipated in the short term but annual monitoring of actual development activity, which is required with each site plan application, may dictate the need to update the CIE in the future to meet the anticipated needs of future development. Therefore, it complies with criteria (8).

Comprehensive Plan Text Amendment (PUSD)

2.0 Analysis of Goal 4.9

Goal 4.9. *To provide for appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population and provide residents with a variety of choices in housing types and living arrangements throughout the County.*

The expansion of the PUSD includes land use amendments and rezoning on approximately 300 acres of land provides a wide range of residential housing opportunities including single family lots and duplex villas, townhomes and rental apartments that will help address the present and future need for housing.

Objective 4.9A. To monitor population growth, development orders and Future Land Use Map amendments to ensure that an appropriate and adequate supply of residential land use is maintained in the unincorporated areas of the County.

The proposed PUSD expansion is consistent with the Residential Demand Analysis and the Residential Capacity and Vacant Land Analysis reports issued by the County Growth Management Department and presented to the Board of County Commissioners on February 13, 2018. During the presentation the Board of County Commissioners acknowledged suitable land in the existing PUSD may not exist for the 15-year planning horizon and directed staff to conduct a planning analysis to identify various options to address the need for additional residential capacity including the expansion of the PUSD, which is proposed by way of this request.

Policy 4.9A.1. Suitable siting of residential development. Residential development shall be located in areas that are suitable in terms of efficient land use planning principles regarding the location and design of units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers and fire and police protection; avoidance of adverse impacts to natural resources; and continued viability of agricultural uses. The guideline for determining proximity is that commercial and employment opportunities are within 7.5 miles or 20 minutes.

The area proposed for the PUSD expansion is ideally suited for inclusion in the PUSD for the specific reasons outlined in the policy above. Specifically, its locational and physical attributes avoid adverse impacts to environmental and productive agricultural lands. It is adjacent to major transportation corridors and water and sewer mains, and in close proximity to schools, fire and police protection, commercial areas and employment opportunities within the expanded PUSD boundaries and within 2 miles, at the I-95/SR 76 Interchange. Consistent with sound planning principles, the PUSD is bound by permanent physical barriers, i.e. the St. Lucie Canal to the west, Kanner Highway (SR 76) to the east and a 100' wide FDOT Lateral Ditch Easement to the south. The proposed expanded PUSD boundary and proposed future land use designations discourage urban sprawl and are consistent with smart growth planning principles by providing a balance of residential and commercial land uses designed to reduce dependence on the automobile.

Comprehensive Plan Text Amendment (PUSD)

Objective 4.9B. To ensure the Land Development Regulations provide zoning classifications allowing a variety of housing types and locations.

Policy 4.9B.1. Residential zoning classifications. At a minimum, residential zoning classifications shall be:

(1) Designed for sufficient single-family, multifamily and mobile home/manufactured housing development to meet the needs demonstrated in the Housing Element;

(2) Located consistent with the designations of the Future Land Use Map and the policies of this Plan.

The expansion of the PUSD and Low Density Residential land use allows PUD Rezoning applications that can create a wide range of residential housing opportunities. As documented in the application justification for the future land use map amendments, the proposed land uses and zoning districts are consistent with future land use policies of the CGMP.

Policy 4.9D.2. Coordination of procedures for orderly transition. The requirements for orderly transition in residential densities shall be coordinated with the policies for land use allocation under Goal 4.13 and the mixed-use policies under Goal 4.3.

Objective 4.9E. To ensure the Land Development Regulations promote orderly land use transitions by requiring buffering between incompatible land uses.

Policy 4.9E.1. Forms of buffering between land uses. Buffering between incompatible land uses may take the form of:

(1) Physical barriers, such as berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; or indigenous densely vegetated open space;

(2) A transitional use between the incompatible uses providing for (1) low-intensity office development or (2) live-work units separating retail commercial centers and residential developments, when the impacts of live-work units are comparable to and do not exceed the impacts of office use.

The mix of housing opportunities provided by the Low Density Residential future land use designation coupled with the mix of Industrial and Commercial land uses along Kanner Highway are arranged to provide an orderly transition from the higher intensity uses along Kanner Highway (SR 76), 96th Street and the St. Lucie Canal to the less intense uses along the southern and western border. The land use areas are large enough to provide physical barriers between incompatible land uses and/or transitional uses between incompatible land uses.

KL Waterside LLC

May 25, 2020

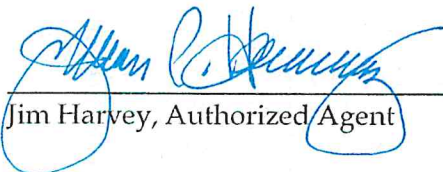
Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 13-39-40-000-003-00000-1
PCN: 18-39-41-000-012-00010-7
PCN: 14-39-40-000-001-00020-9
Comprehensive Plan Amendment

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent KL Waterside, LLC during the governmental review process of the comprehensive plan amendment applications.

Sincerely,



Jim Harvey, Authorized Agent

STATE OF Florida
COUNTY OF Hillsborough

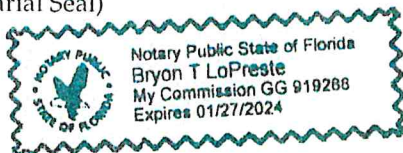
The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of May, 2020 by James P. Harvey who ☒ is personally known to me or ☐ has produced _____ as identification.



NOTARY PUBLIC

My Commission Expires: 01-27-21

(Notarial Seal)



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
KL Waterside LLC, a Delaware limited liability company	105 NE 1st Street Delray Beach, Florida 33444

(If more space is needed attach separate sheet)

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

Name	Address	Interest
SIP Waterside Member LLC a Delaware limited liability company	c/o Stonehill Capital Management 885 3rd Avenue, 30th Floor New York, New York 10022	90%
KL Waterside Funding LLC a Florida limited liability company	c/o The Kolter Group 105 NE 1st Street Delray Beach, Florida 33444	10%

(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
James David Neill, Bearron, LLC, a Florida LLC, Richard V. Neill, Jr., as trustee of NexGen Neill Trust dated 4-15-20, and George T. Pantuso, as Trustee of Pantuso Family Irrevocable Trust dated 2-1-05	c/o David Neill P.O. Box 2547 Fort Pierce, FL 34954	Mortgagee

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
S265-001	KL Waterside LLC 105 NE 1st Street Delray Beach, Florida 33444	3-18-21	PUD Zoning and Master Site Plan	Pending

(If more space is needed attach separate sheet)

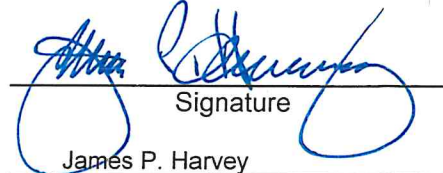
¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT



Signature
James P. Harvey

Print name

STATE OF: FLORIDA

COUNTY OF: WILCOXBOROUGH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of MARCH, 2021, by James P. Harvey, who ☒ is personally known to me or ☐ has produced _____ as identification.



Signature

(Notary Seal) Notary Public State of Florida
Bryon T LoPreste
My Commission GG 919288
Expires 01/27/2024

Notary Public, State of FLORIDA
Print Name: Bryon T LoPreste
My Commission Expires: 01/27/21

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A"
**(Disclosure of Interest and Affidavit) (Legal
Description)**

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 14, AND 16, ALL OF LOTS 9, 10, AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'47"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.26 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHEAST CORNER OF LOT 11, SECTION 13 OF SAID PLAT, SAID CORNER BEING THE **POINT OF BEGINNING; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.76 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'07"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12, SECTION 18 OF SAID PLAT, A DISTANCE OF 1202.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.03 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383 AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, A DISTANCE OF 2584.49 FEET; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 904.17 FEET; THENCE N.00°00'14"E., A DISTANCE OF 2603.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 903.84 FEET TO THE **POINT OF BEGINNING**.**

WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

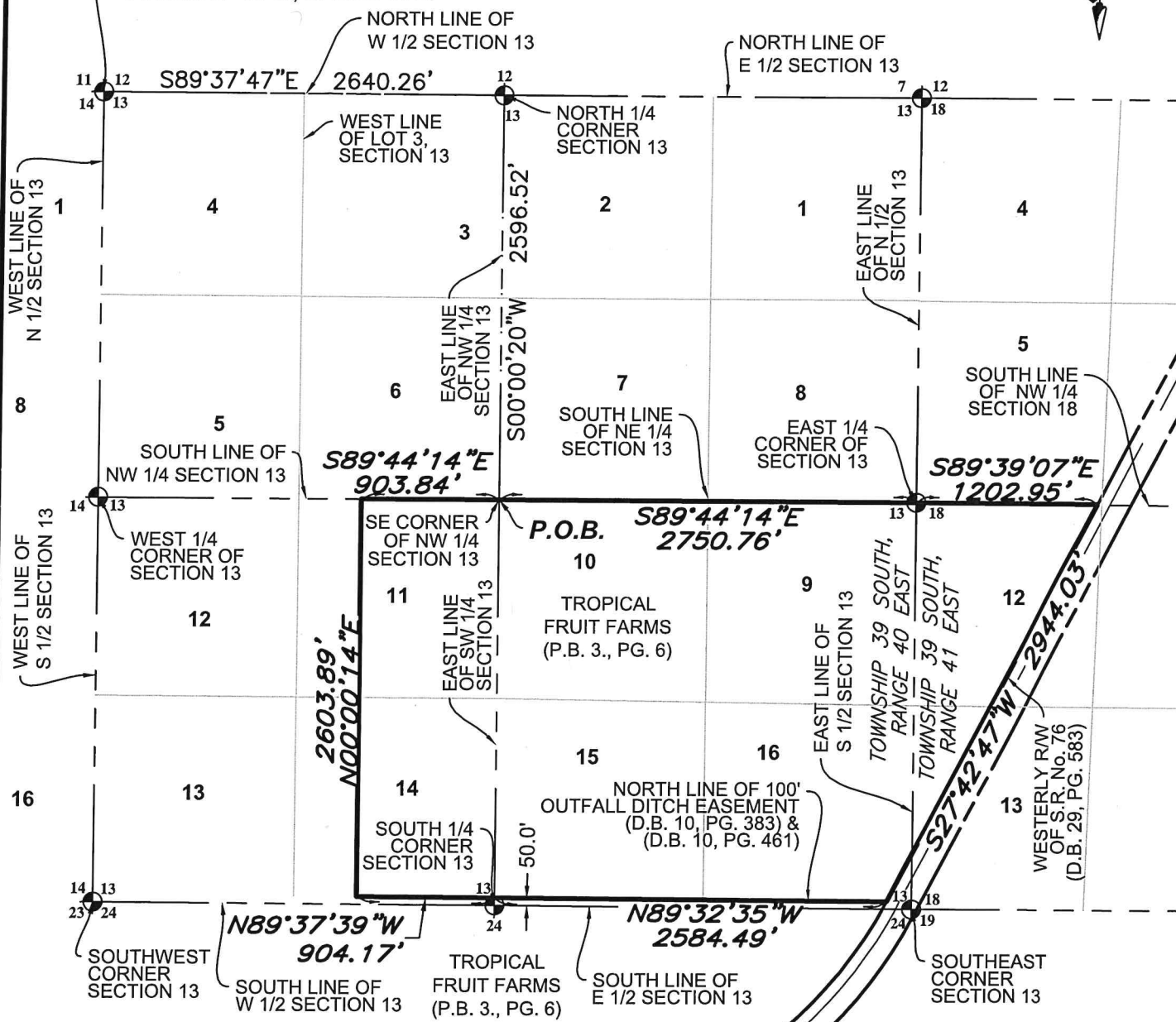
REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC			
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020 SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter SJ-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Digitally signed by Gary Rager DNE c=US, st=Florida, le=Tampa, o=GeoPoint Surveying, Inc, ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com, Date: 2020.08.10 12:43:24 -0400 Gary Rager Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828			
Sheet No. 1 of 2 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
Drawn: SWM		Date: 07/22/20		Data File: waterside_NAVD88_8 03-23-20		Check: GAR	
P.C.: DC-8		Field Book: 2020 11w/26-30, 40		Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water bndrv-desc			

DWG NAME: W:\KOLTER-WATERSIDELSURVEYS\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-1-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:25 AM LAST SAVED BY: RYAN ROCK ON: 8/10/2020 4:50 PM



P.O.C.

NORTHWEST CORNER OF SECTION 13,
TOWNSHIP 39 S., RANGE 40 E.



WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Last Date of Field Survey: 03/27/2020

LEGEND

P.O.B. --- POINT OF BEGINNING	P.B. --- PLAT BOOK
P.O.C. --- POINT OF COMMENCEMENT	D.B. --- DEED BOOK
PG./PG(s) --- PAGE(s)	S.R. --- STATE ROAD
13-39-40 --- SECTION-TOWNSHIP-RANGE	R/W --- RIGHT-OF-WAY

GeoPoint
Surveying, Inc.

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

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www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-20

Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40

Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1

Sheet No. 2 of 2 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-1-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:25 AM LAST SAVED BY: RYANR ON: 8/6/2020 1:52 PM

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 3, THE SOUTH (1/2) HALF OF LOT 4, ALL OF LOTS 5, 6, 12, 13, A PORTION OF LOTS 11 AND 14, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'53"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.87 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°39'23"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 4, SECTION 13 OF SAID PLAT, A DISTANCE OF 1320.18 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'36"E., ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 496.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THENCE N.81°27'37"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.01 FEET; THENCE N.08°32'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE N.81°27'47"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 549.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°37'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF SAID LOT 3 AND LOT 6, SECTION 13 OF SAID PLAT, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 903.84 FEET; THENCE S.00°00'14"W., A DISTANCE OF 2603.89 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 1736.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'14"E., ALONG THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 12 AND LOT 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.56 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13;

DESCRIPTION: CONTINUED ON PAGE 2

**WATERSIDE - PARCEL 2
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC										
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020										
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary Rager Digitally signed by Gary Rager DN: cn=US, o=Florida, ou=GeoPoint Surveying, Inc., email=GaryR@geopointsurvey.com, c=US Date: 2020.08.10 12:44:06 -0400 Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER										
Sheet No. 1 of 3 Sheets				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 <table border="1" style="width: 100%; border-collapse: collapse; font-size: 0.7em;"><tr><td>Drawn: SWM</td><td>Date: 07/22/20</td><td>Data File: waterside_NAVD88_8 03-23-20</td></tr><tr><td>Check: GAR</td><td>P.C.: DC-8</td><td>Field Book: 2020 11w/26-30, 40</td></tr><tr><td colspan="3">Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-des2</td></tr></table>		Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20	Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40	Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-des2		
Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20												
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40												
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-des2														

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYAN ON: 8/6/2020 8:56 AM

DESCRIPTION: CONTINUED FROM PAGE 1

THENCE N.00°00'53"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1325.74 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°37'34"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°13'13"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 503.46 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'53"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 230.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,602,079 SQUARE FEET OR 243.390 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

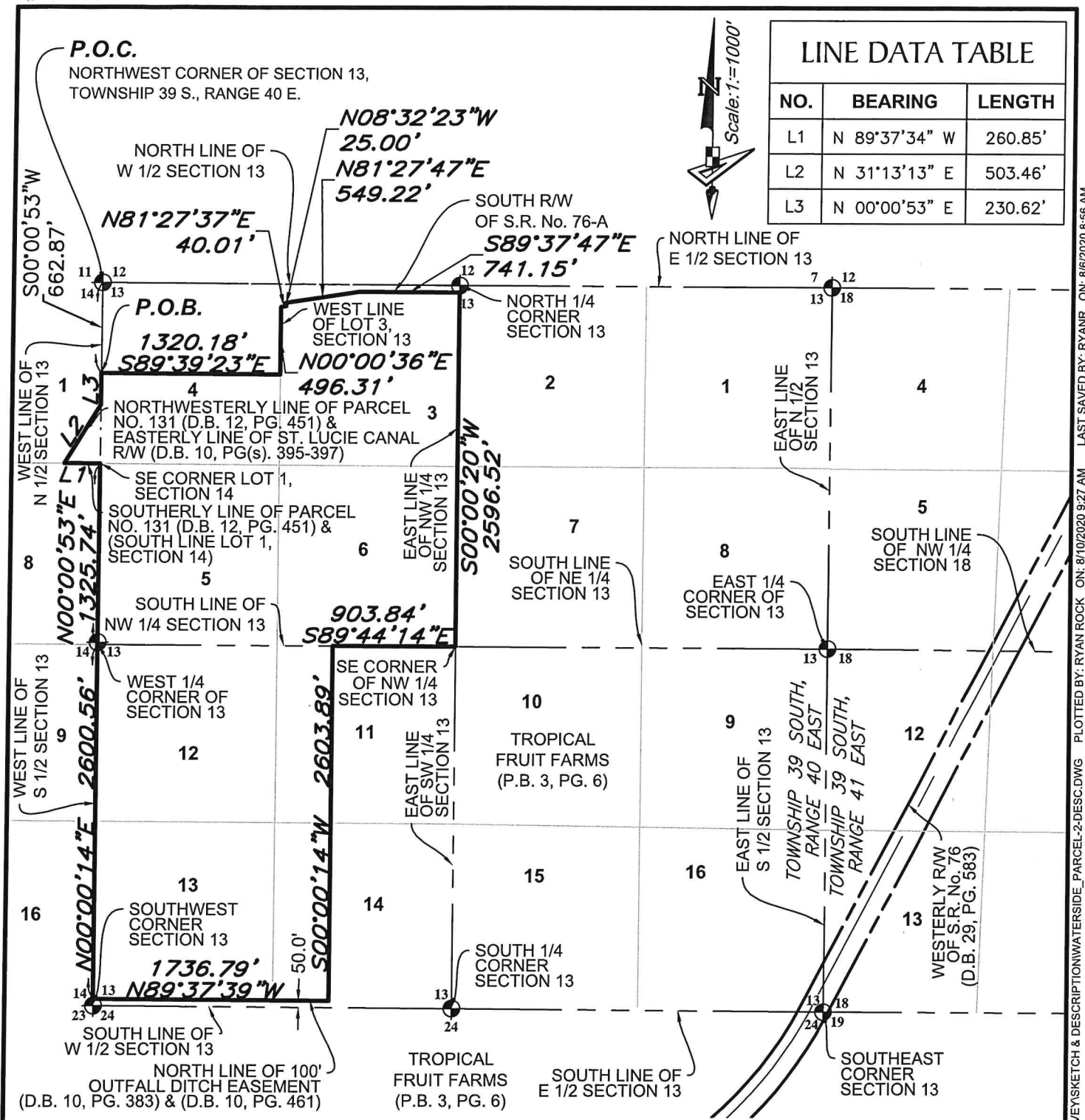
REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC										
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020										
				GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 <table border="1" style="width: 100%; font-size: 8px; border-collapse: collapse;"> <tr> <td>Drawn: SWM</td> <td>Date: 07/22/20</td> <td>Data File: waterside_NAVD88_8 03-23-20</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.: DC-8</td> <td>Field Book: 2020 11w/26-30, 40</td> </tr> <tr> <td colspan="3">Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2</td> </tr> </table>		Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20	Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40	Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2		
Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20												
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40												
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2														

Sheet No. 2 of 3 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

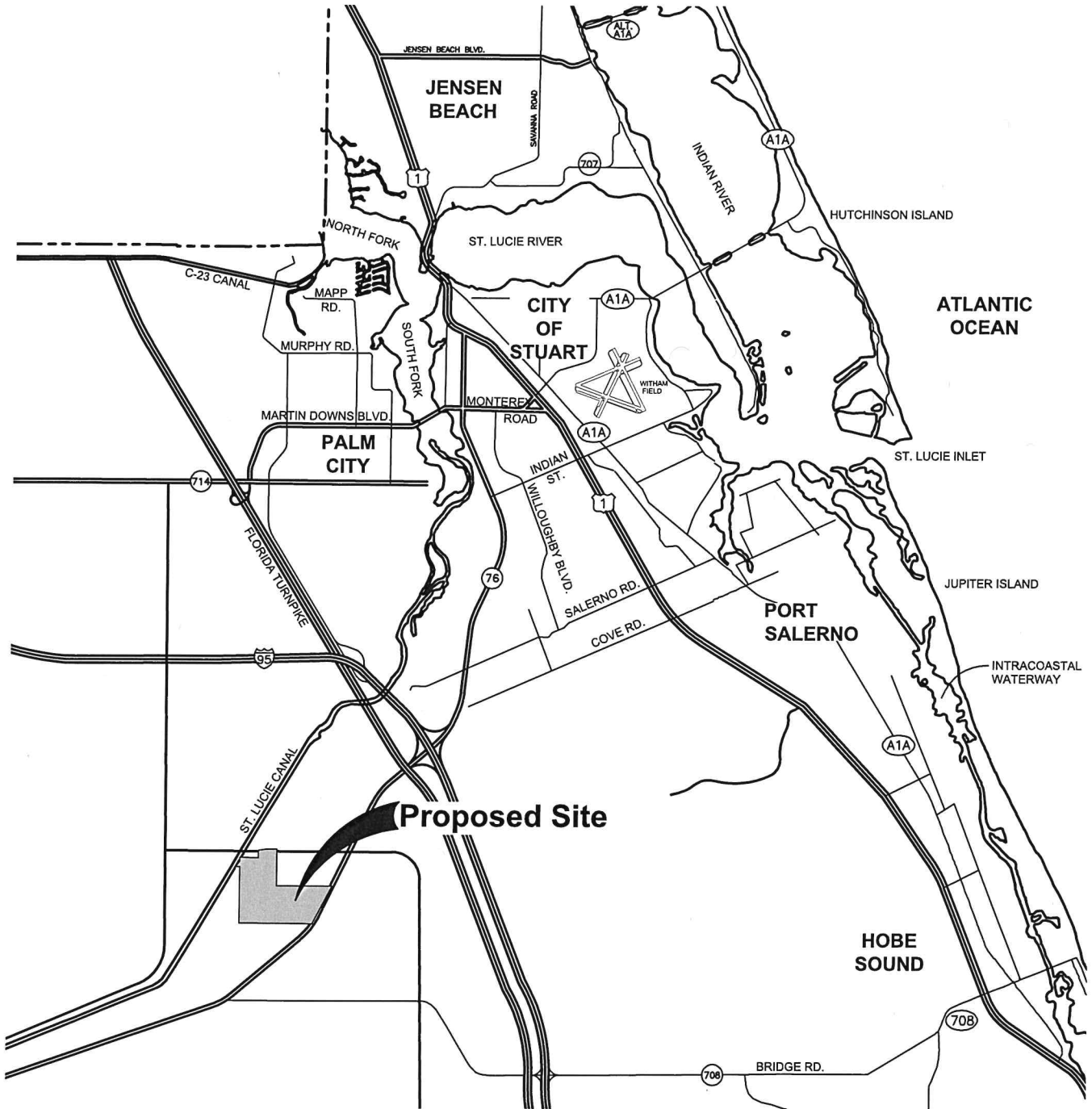
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYAN ON: 8/6/2020 8:56 AM



DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEYS\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYANR ON: 8/6/2020 8:56 AM

Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



KL Waterside, LLC (fka Neill Parcels)

Martin County, Florida

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 14, AND 16, ALL OF LOTS 9, 10, AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'47"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.26 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHEAST CORNER OF LOT 11, SECTION 13 OF SAID PLAT, SAID CORNER BEING THE **POINT OF BEGINNING**; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.76 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'07"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12, SECTION 18 OF SAID PLAT, A DISTANCE OF 1202.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.03 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383 AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, A DISTANCE OF 2584.49 FEET; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 904.17 FEET; THENCE N.00°00'14"E., A DISTANCE OF 2603.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 903.84 FEET TO THE **POINT OF BEGINNING**.

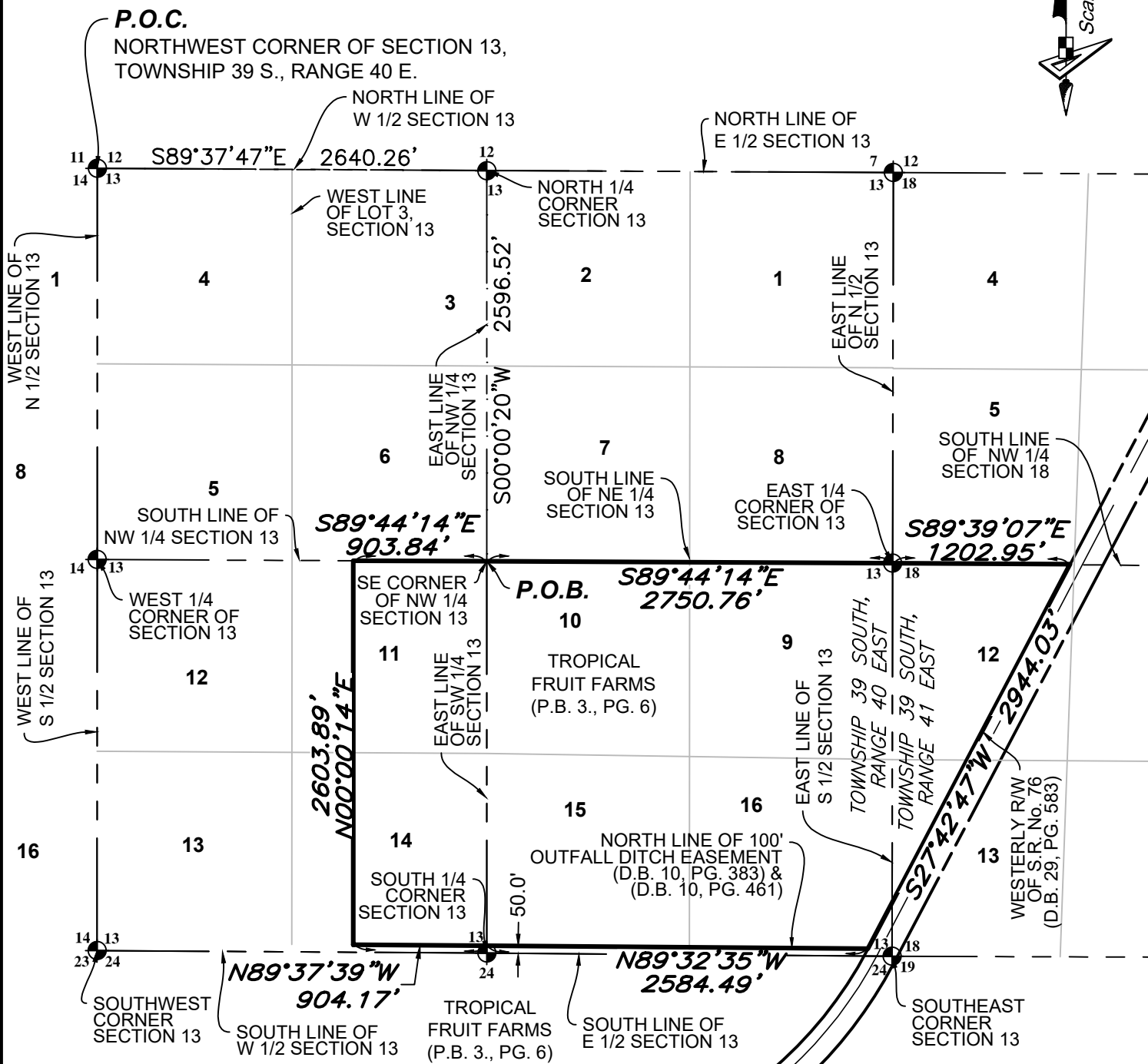
CONTAINING: 10,890,034 SQUARE FEET OR 250.000 ACRES, MORE OR LESS.

**WATERSIDE - PARCEL 1
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	
				SURVEYOR'S CERTIFICATE	
				This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
Sheet No. 1 of 2 Sheets					

GeoPoint Surveying, Inc.		
4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404		
Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768		
Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1		

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-1-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:25 AM LAST SAVED BY: RYANR ON: 8/6/2020 1:52 PM



WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Last Date of Field Survey: 03/27/2020

LEGEND

P.O.B. --- POINT OF BEGINNING

P.O.C. --- POINT OF COMMENCEMENT

PG./PG(s) --- PAGE(s)

13-39-40 --- SECTION-TOWNSHIP-RANGE

P.B. --- PLAT BOOK

D.B. --- DEED BOOK

S.R. --- STATE ROAD

R/W --- RIGHT-OF-WAY

GeoPoint

Surveying, Inc.

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Drawn: SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-20

Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40

Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 3, THE SOUTH (1/2) HALF OF LOT 4, ALL OF LOTS 5, 6, 12, 13, A PORTION OF LOTS 11 AND 14, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'53"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.87 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°39'23"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 4, SECTION 13 OF SAID PLAT, A DISTANCE OF 1320.18 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'36"E., ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 496.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THENCE N.81°27'37"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.01 FEET; THENCE N.08°32'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE N.81°27'47"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 549.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°37'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF SAID LOT 3 AND LOT 6, SECTION 13 OF SAID PLAT, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 903.84 FEET; THENCE S.00°00'14"W., A DISTANCE OF 2603.89 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 1736.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'14"E., ALONG THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 12 AND LOT 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.56 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13;

DESCRIPTION: CONTINUED ON PAGE 2

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	
				SURVEYOR'S CERTIFICATE	
				This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	



GeoPoint

Surveying, Inc.

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

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

Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2		

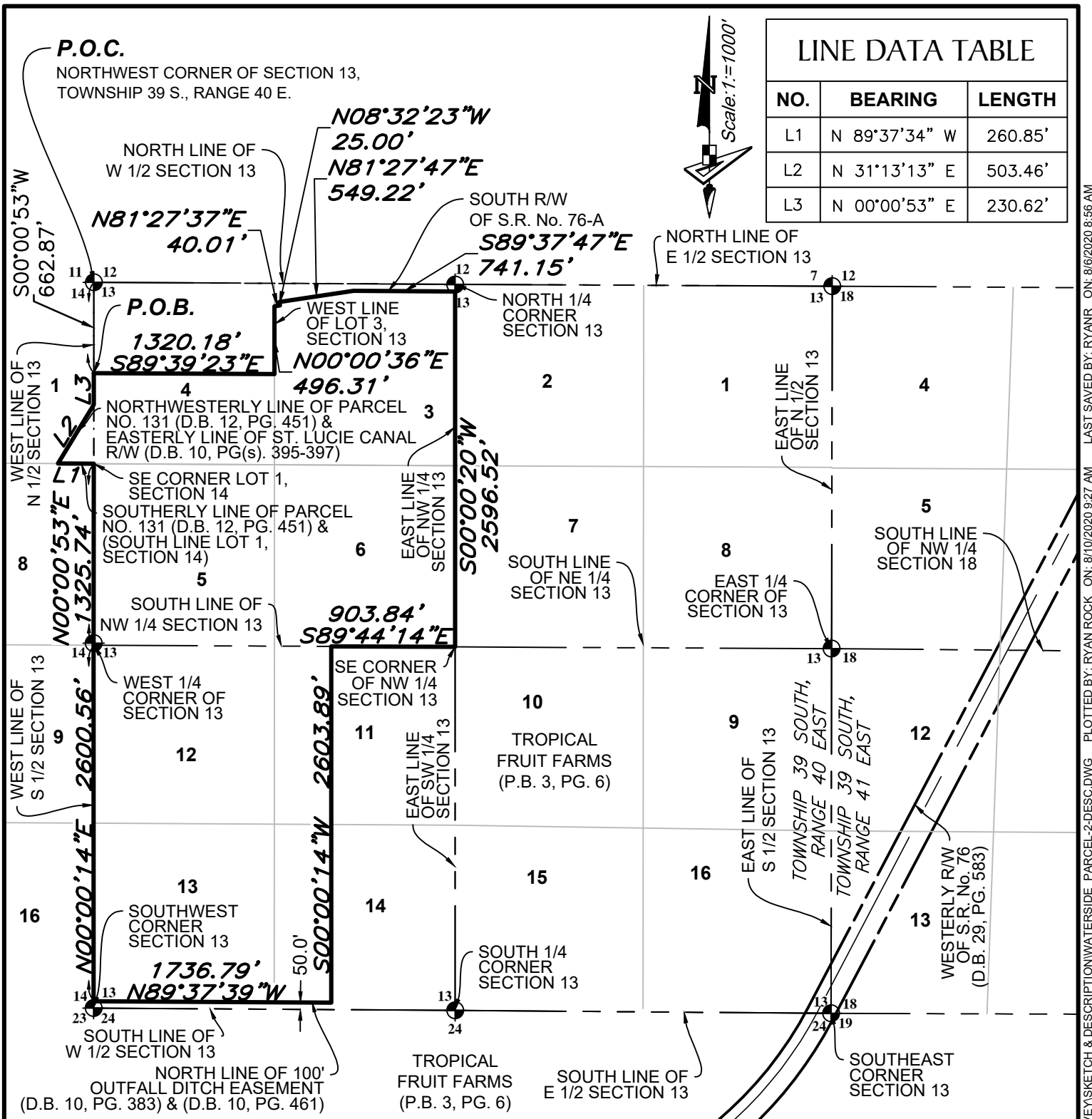
DESCRIPTION: CONTINUED FROM PAGE 1

THENCE N.00°00'53"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1325.74 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°37'34"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°13'13"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 503.46 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'53"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 230.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,602,079 SQUARE FEET OR 243.390 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

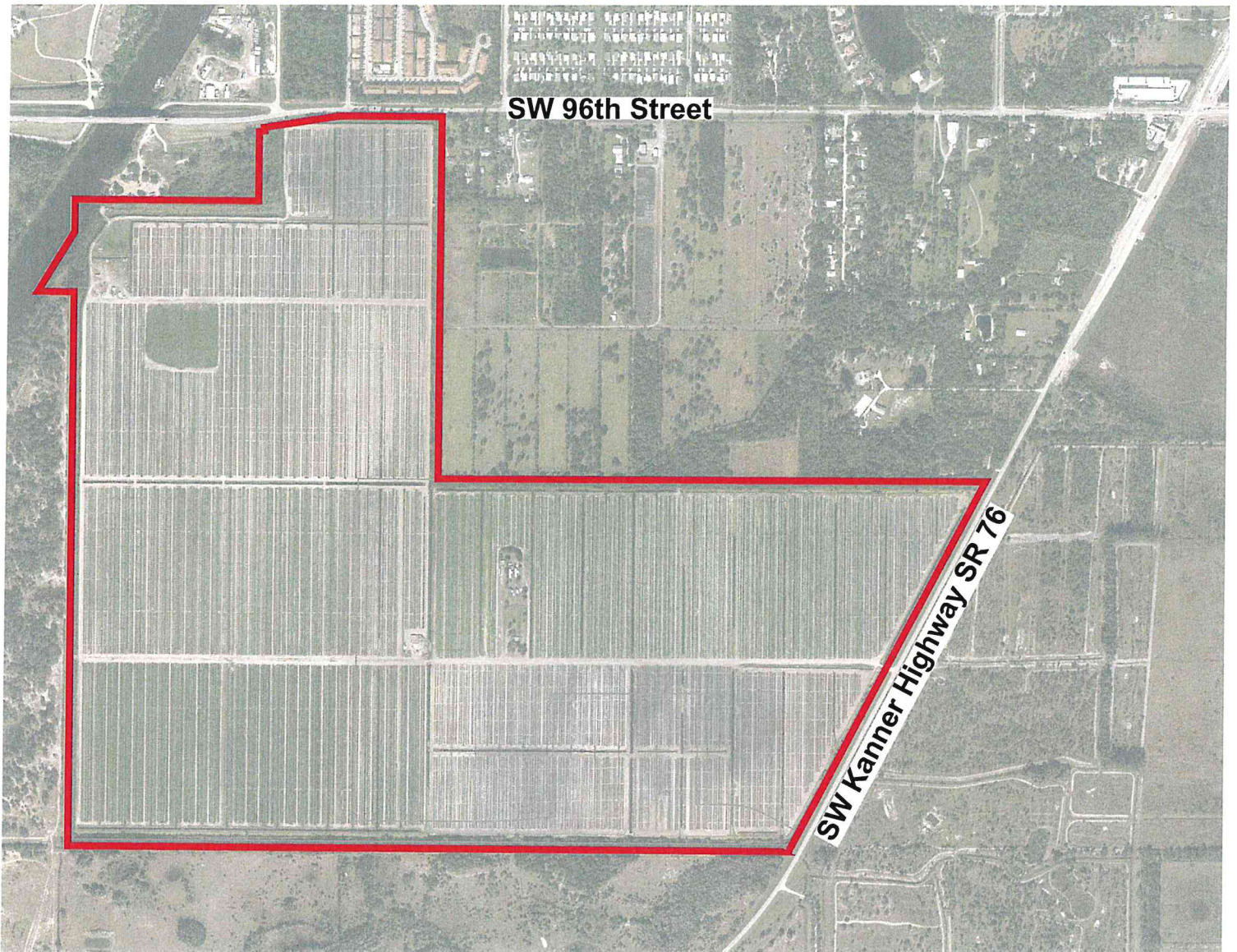
REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC										
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020										
				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 <table border="1"><tr><td>Drawn: SWM</td><td>Date: 07/22/20</td><td>Data File: waterside_NAVD88_8 03-23-20</td></tr><tr><td>Check: GAR</td><td>P.C.: DC-8</td><td>Field Book: 2020 11w/26-30, 40</td></tr><tr><td colspan="3">Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2</td></tr></table>		Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20	Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40	Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2		
Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20												
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40												
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2														
Sheet No. 2 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER										



LEGEND P.O.B. --- POINT OF BEGINNING P.O.C. --- POINT OF COMMENCEMENT PG./PG(s) --- PAGE(s) 13-39-40 --- SECTION-TOWNSHIP-RANGE L1 --- LINE SEGMENT		Prepared For: KOLTER LAND PARTNERS, LLC Last Date of Field Survey: 03/27/2020	 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768
Sheet No. 3 of 3 Sheets		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Drawn: SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-20 Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYAN ROCK ON: 8/6/2020 8:56 AM

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



KL Waterside, LLC (fka Neill Parcels)

Martin County, Florida

KL Waterside, LLC
Comprehensive Growth Management Plan
Amendment to Policy 4.1B.2
June 22, 2021

Proposed text revisions are ~~struck-through~~ or underlined in **bold type** for clarity

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

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

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

(1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, which is limited to 365,904 square feet of nonresidential use, consistent with the assigned future land use designation, and on which residential uses shall not be allowed.

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

- (a) ~~Uses on the subject property shall be limited to nonresidential uses.~~
Residential uses shall ~~not~~ be **permitted limited to 1,000 units.**

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

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

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

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

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



Martin County

Urban Service District - Figure 4-2

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Plot Date: July 8, 2013

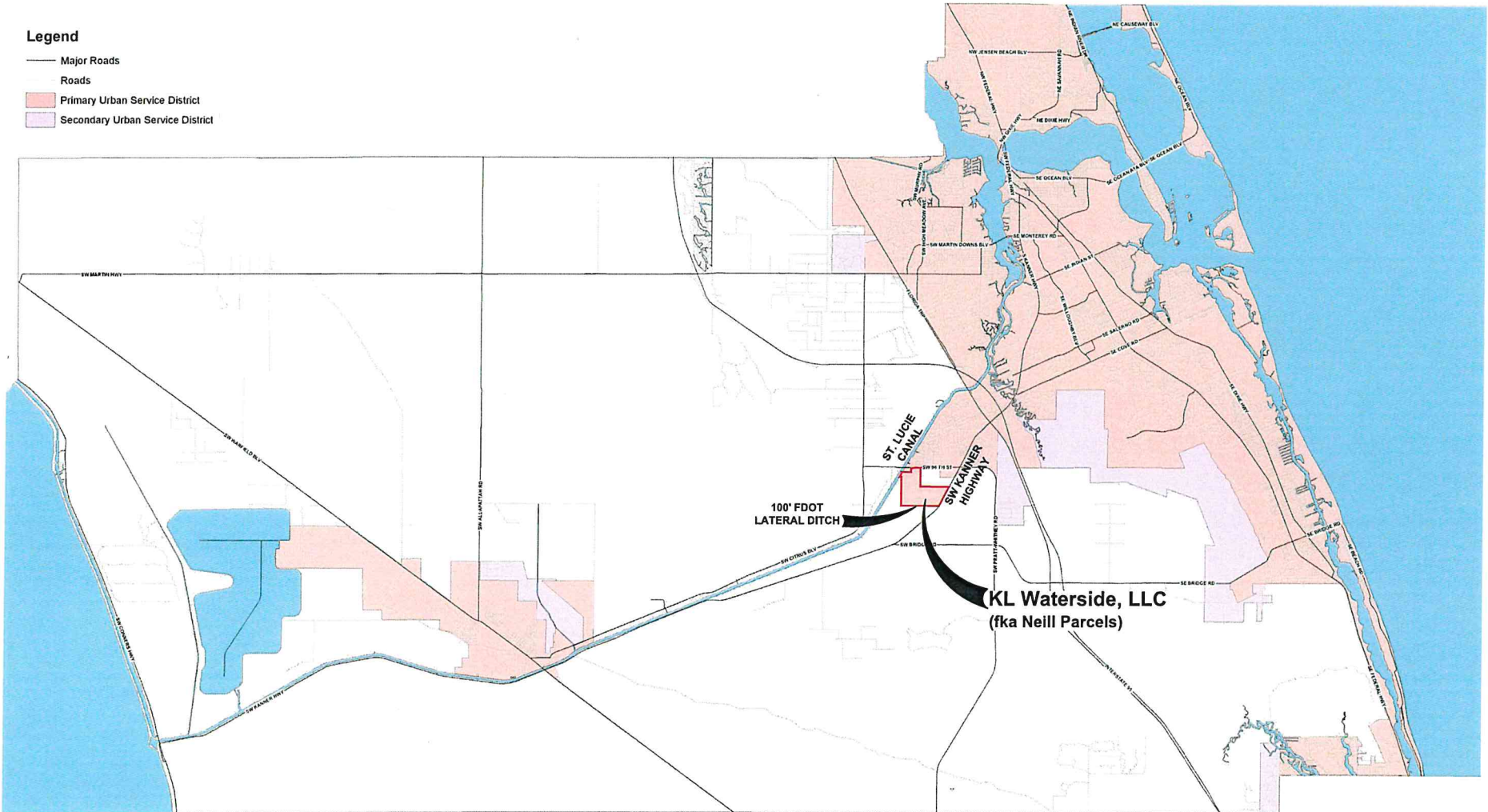
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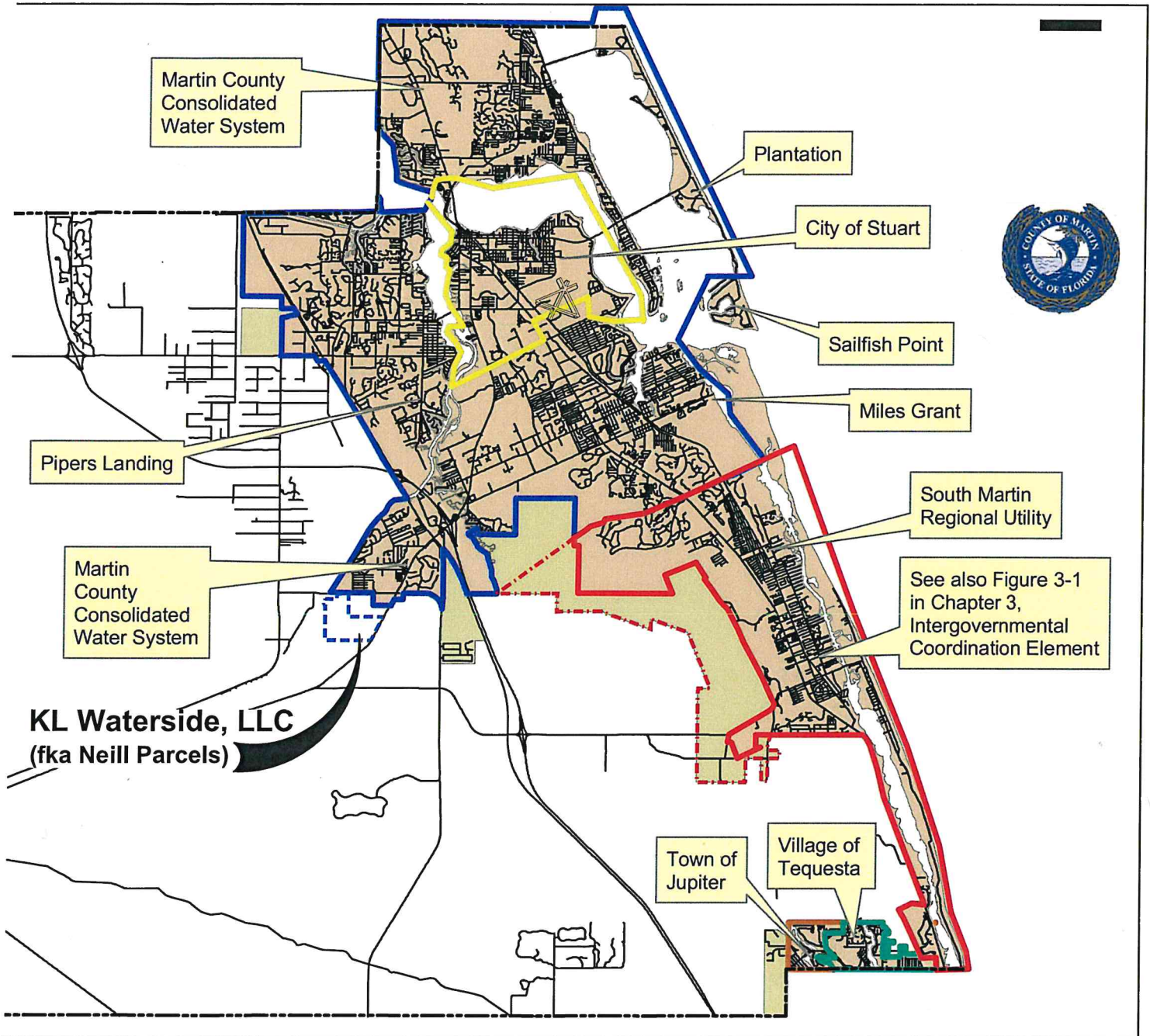
Legend

- Major Roads
- Roads
- Primary Urban Service District
- Secondary Urban Service District



Martin County

Figure 11-1, Areas Currently Served By Regional Utilities



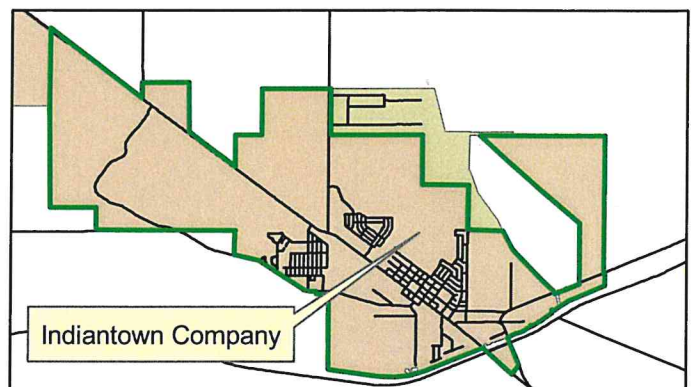
Legend

- StuartServArea
- SMRU Exclusive
- - - SMRU Presumed
- MCSerArea
- Tequesta
- Jupiter
- Primary USD
- Secondary USD

0 6,500 13,000 26,000 39,000 52,000 Feet

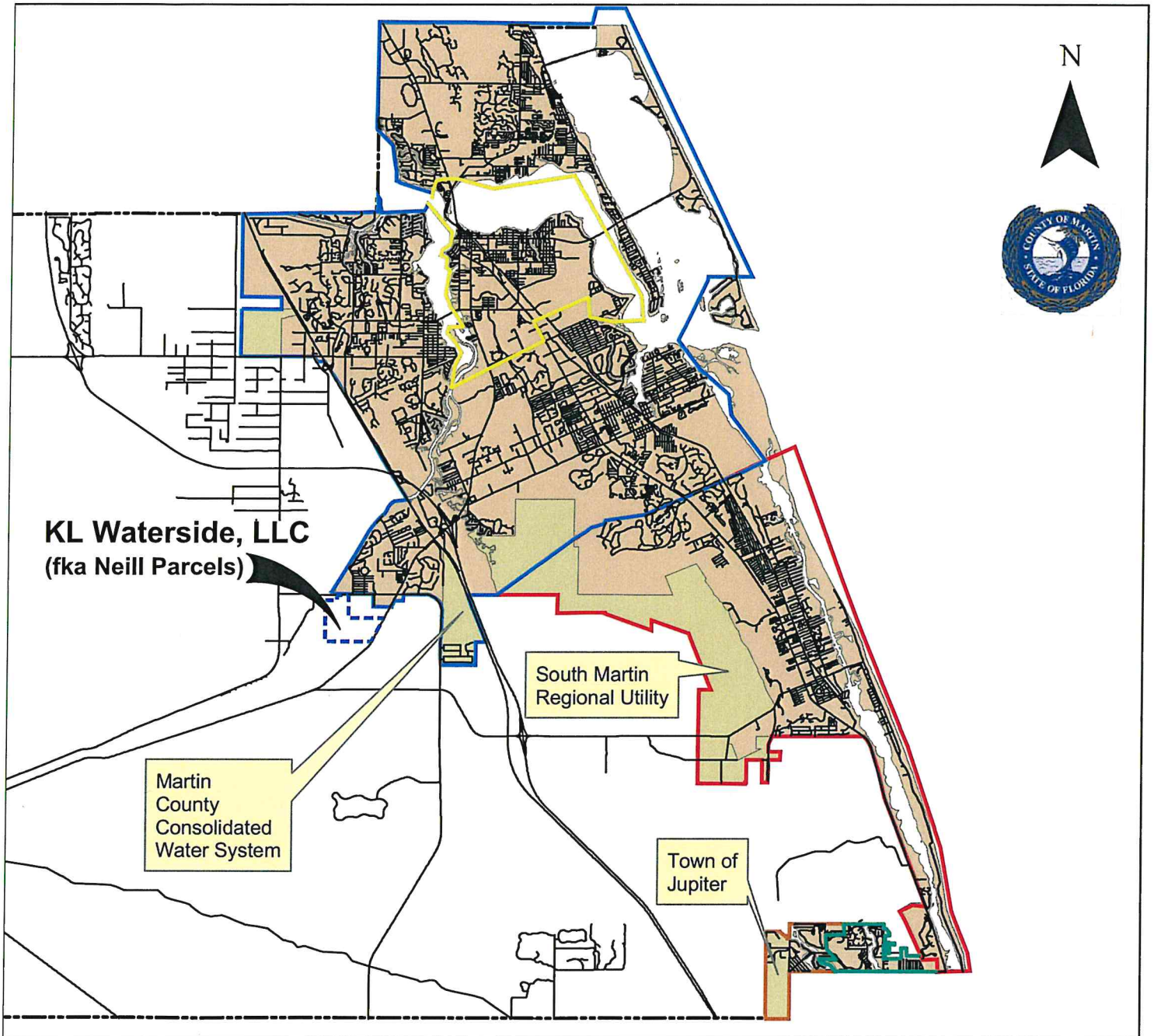
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Martin County

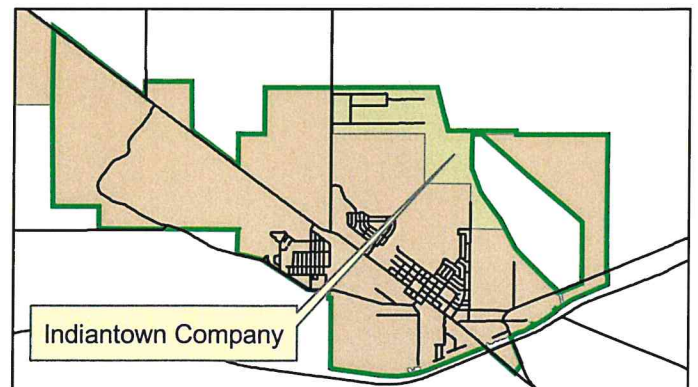
Figure 11-2, Potential Service Areas



Legend

- | | |
|--|--|
| — StuartServArea | Jupiter_Polygon |
| Indiantown_Polygon | Primary USD |
| MCSerArea_Polygon | Secondary USD |
| SMRU_Polygon | |

0 6,500 13,000 26,000 39,000 52,000 Feet



Created by: C.Dulin
 Plot Date: July 12, 2007
 Project File T:\gmd\div_comp_plan\cpas\cpa03.04\cpa04-11

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