

CPA 23-13,
South Florida Gateway PUD
TEXT Amendment

Public Notice

ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING AGENDA

Tuesday, November 14, 2023

NOTICE OF PROPOSED AMENDMENTS
TO THE OFFICIAL ZONING ATLAS AND
PRELIMINARY PLANNED NON-RESIDENTIAL DEVELOPMENT PLANS

The St. Lucie County Board of County Commissioners is scheduled to review and act upon two items petitioned for adoption by the Board, by Resolution:

RESOLUTION

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FROM THE CG (COMMERCIAL GENERAL) AND AR-1 (AGRICULTURAL RESIDENTIAL - 1) ZONING DISTRICTS TO THE PNRD (PLANNED NON-RESIDENTIAL DEVELOPMENT) ZONING DISTRICT AND A PRELIMINARY PNRD SITE PLAN TO BE KNOWN AS THE ORANGE 96 COMMERCE CENTER, PHASE 2 (PARCELS D & E) ON +/- 34.01 ACRES LOCATED AT THE SOUTHWEST CORNER OF NORTH JENKINS ROAD AND FLOYD JOHNSON ROAD, AND EAST OF LAMONT ROAD, IN ST. LUCIE COUNTY, FLORIDA

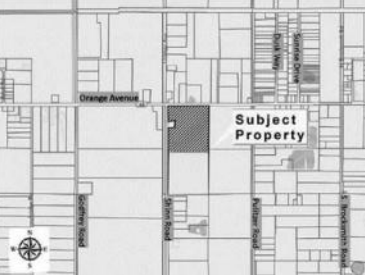
PROPERTY OWNER: Joseph G. Miller (TR)
APPLICANT: Tambione Companies, LLC
PROJECT #: PD-2209-00019
LOCATION: Southwest corner of N. Jenkins Road and Floyd Johnson Road (south of NSLRWCD Canal #44) and east of Lamont Road, 2312-111-0001-000-2 & 2312-121-0000-000-6
PARCEL IDS: 2312-111-0001-000-2 & 2312-121-0000-000-6
PURPOSE: The proposal encompasses a re-zoning to support development of two light industrial buildings, providing for the uses eligible in the IL (Industrial, Light) Zoning District, and prohibiting outdoor storage on the north side of the buildings.



RESOLUTION

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA AMENDING THE OFFICIAL ZONING ATLAS FROM THE AG-1 (AGRICULTURAL - 1) TO THE PNRD (PLANNED NON-RESIDENTIAL DEVELOPMENT) ZONING DISTRICT AND A PRELIMINARY PNRD SITE PLAN TO BE KNOWN AS THE ORANGE AVENUE 35 AC PNRD ON +/- 34.98 ACRES LOCATED AT 126 SHINN ROAD, IN ST. LUCIE COUNTY, FLORIDA

PROPERTY OWNERS/ APPLICANTS: Lisa L. and Gary D. White
PROJECT #: PD-2304-00027
LOCATION: 126 Shinn Road
PARCEL ID: 2307-421-0001-000-8
PURPOSE: The re-zoning to support the development of a light industrial subdivision and allow uses consistent with IL (Industrial, Light) Zoning District



The Board of County Commissioners' PUBLIC HEARINGS on these items will be held in the Commission Chambers, Roger Poltras Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida on Tuesday, November 14, 2023, beginning at 9:00 a.m. or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Board of County Commissioners should be received by the Planning and Development Services Department - Planning Division at least three days prior to the scheduled hearing. The petition files are available for review at the Planning and Development Services Department, located at 2300 Virginia Avenue, Fort Pierce, Florida, during regular business hours. Please call (772) 462-2822 or TDD (772) 462-1428 if you have any questions or require additional information about this petition.

The St. Lucie County Board of County Commissioners has the power to review and approve or disapprove any applications within their area of responsibility.

The proceedings of the Board of County Commissioners are electronically recorded. PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, if a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Risk Manager at least forty-eight (48) hours prior to the meeting at (772) 462-1546 or T.D.D. (772) 462-1428.
BOARD OF COUNTY COMMISSIONERS
ST. LUCIE COUNTY, FLORIDA
CATHY TOWNSEND, CHAIR

TR-3778789

ST. LUCIE COUNTY
PLANNING AND
ZONING COMMISSION
ACTING AS THE LOCAL
PLANNING AGENCY
PUBLIC HEARING
AGENDA

Thursday, November 16, 2023

NOTICE OF A PROPOSED TEXT AMENDMENT
TO THE LAND DEVELOPMENT CODE

The St. Lucie County Planning and Zoning Commission is scheduled to review and make recommendations regarding the following County initiated proposal for adoption by the Board of County Commissioners of St. Lucie County, Florida, by Ordinance:

ORDINANCE NO.
FILE NO: TLDC-2310-00029

AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY, FLORIDA, AMENDING LAND DEVELOPMENT CODE SECTION 2.00.00, DEFINITIONS, TO CLARIFY PROVISIONS FOR ACCESSORY USE AND STRUCTURES; ADD ALLOWANCES FOR NONHABITABLE ARCHITECTURAL AND MECHANICAL FEATURES TO EXTEND ABOVE THE MAXIMUM FINISHED MAIN ROOF HEIGHT; AMENDING SECTION 8.00.02 TO ALLOW THE HEIGHT OF CERTAIN ACCESSORY STRUCTURES WITHIN RESIDENTIAL AND AGRICULTURAL ZONING DISTRICTS TO EXTEND PAST THE MAXIMUM HEIGHT OF THE PRIMARY STRUCTURE WHEN CERTAIN PROVISIONS ARE MET; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR APPLICABILITY AND SEVERABILITY; AND PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR ADOPTION.

APPLICANT: ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS

PURPOSE: A County initiated Text Amendment to Land Development Code (LDC) Section 2.00.00, to clarify provisions for accessory uses and structures and add an allowance for non-habitable architectural and mechanical features, including but not limited to parapets, chimneys, steeples, spires, elevator machinery and shafts, shall be allowed to exceed the maximum building height limitation by not more than five (5) feet. The amendment would allow permitted accessory structures, including non-commercial garages, carports, pole barns, and enclosed storage structures, located behind the front façade of the primary structure, to exceed the height of the primary structure but shall be limited to twenty (20) feet in height within residential zoning districts and twenty-five (25) feet in height in agricultural zoning districts.

The Planning and Zoning Commission PUBLIC HEARING on this item will be held in the Commission Chambers, Roger Poltras Annex, 3rd Floor, St. Lucie County on Thursday, November 16, 2023, beginning at 6:00 pm or as soon thereafter as possible.

All interested persons will be given an opportunity to be heard. Written comments received in advance of the public hearing will also be considered. Written comments to the Planning and Zoning Commission should be received by the Planning and Development Services Department - Planning Division at least three (3) days prior to the scheduled hearing. Comments will be distributed to the Commission in advance of the meeting and included in the record provided the comments comply with the County's rules. The petition file is available for review at the Planning and Development Services Department - Planning offices located at 2300 Virginia Avenue, Fort Pierce, Florida during regular business hours. Please call (772) 462-2822 or TDD (772) 462-1428 if you have any questions or require additional information about this petition.

The St. Lucie County Planning and Zoning Commission has the power to review and recommend to the St. Lucie County Board of County Commissioners, for approval or disapproval, any applications within their area of responsibility.

The proceedings of the Planning and Zoning Commission are electronically recorded. PURSUANT TO SECTION 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at a meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Upon the request of any party to the proceeding, individuals testifying during a hearing will be sworn in. Any party to the proceeding will be granted an opportunity to cross-examine any individual testifying during a hearing upon request. If it becomes necessary, a public hearing may be continued to a date certain.

Anyone with a disability requiring accommodation to attend this meeting should contact the St. Lucie County Community Risk Manager at least forty-eight (48) hours prior to the meeting at (772) 462-1546 or T.D.D. (772) 462-1428. Any questions about this agenda may be referred to St. Lucie County Planning Division at (772) 462-2822.

PLANNING AND ZONING COMMISSION/
LOCAL PLANNING AGENCY
ST. LUCIE COUNTY, FLORIDA
/S/ BOB LOWE, CHAIRMAN

Americans among first foreigners to leave Gaza

Palestinian, Israeli death toll goes beyond 10,000

John Bacon and Jorge L. Ortiz

USA TODAY

Egypt began allowing foreign passport holders and some wounded civilians trapped in the Gaza Strip to flee through the Rafah crossing Wednesday as the humanitarian crisis intensified and the war's combined death toll reported by Palestinian and Israeli authorities climbed above 10,000.

The U.S. State Department said multiple Americans left Gaza for Egypt and others are expected to follow suit in the coming days but did not specify how many made it out. Department spokesman Matthew Miller said about 400 U.S. citizens are seeking to leave the territory, and along with their family members, the total seeking to exit is close to 1,000.

"We do expect to be able to get all our Americans out. It will take time," National Security Council spokesman John Kirby told reporters. "This was the first step."

Palestinian authorities said more than 400 foreign passport holders would be leaving Gaza on Wednesday. Egypt has refused to accept Palestinian refugees amid concerns Israel might not allow them to return after the war. More than 2 million Palestinians remain trapped in Gaza while Israel has bombed the territory relentlessly since the brutal attack of Hamas militants on Israeli border communities Oct. 7.

"The situation in shelters remains critical, with very limited assistance available and no additional space to accommodate the increasing number of internally displaced people," the U.N. Relief and Works Agency for Palestinian Refugees said in a statement.

The UNRWA said more than 670,000 Palestinians living in about 150 UNRWA shelters across Gaza are "facing deteriorating humanitarian conditions and health and protection risks."

Now Israeli soldiers are pouring into Gaza as the ground invasion drives more Palestinians from their homes.

"The eyes of the whole world are looking at us," Israeli Brig. Gen. Itzik Cohen told ground troops entering Gaza. "The people of Israel trust us and stand behind us."

More than 1,400 people in Israel have been killed, most of them civilians slain in the first hours of the Hamas rampage, Israeli authorities say. The U.S. State Department says 33 Americans have been killed. About 240 people were taken hostage, five of whom have since gained their freedom.

The Palestinian death toll has reached 8,805, according to the Hamas-run Health Ministry in Gaza. In the Israeli-occupied West Bank, more than 130 Pales-

tinians have been killed, authorities there say.

Secretary of State Antony Blinken will travel to the Middle East for the second time in three weeks Friday, initially visiting Israel and Jordan before possibly other nations in the region, the State Department said.

There have been 27 rocket and drone attacks on U.S. bases in Iraq and Syria, according to the Pentagon, which said it's sending 300 more troops to the Middle East, with specialization in explosive ordnance disposal and communications.

The Israel-Hamas war could have major implications for Americans, possibly inspiring extremists to try to attack the U.S. and other Western nations, FBI Director Christopher Wray told a Senate committee Tuesday.

Wray said there has been an increase in calls for such action from foreign groups in recent weeks, as the U.S. has staunchly stood behind Israel, and added that the number of threats figures to grow if the war expands.

"We assess that the actions of Hamas and its allies will serve as an inspiration the likes of which we haven't seen since ISIS launched its so-called caliphate years ago," Wray said.

Wray also pointed out that Jewish people make up only 2.4% of the U.S. population but are targets of 60% of the religion-based hate crimes, he called "jarring."

"This is a threat that is reaching in some ways sort of historic levels," Wray said.

U.S. Attorney General Merrick Garland said a Cornell University student's arrest Tuesday for threatening Jewish students illustrated Justice Department coordination with local law enforcement to combat hate crimes.

Patrick Dai, 21, of Pittsford, N.Y., was charged with posting threatening messages in an online discussion calling for the deaths of Jewish people.

Garland noted a "significant increase in the volume and frequency" of threats against Jewish, Arab and Muslim communities nationwide since the start of the Israel-Hamas war. "As this arrest shows, we are focusing our efforts on confronting and disrupting illegal threats wherever they arise," Garland said Wednesday at a Washington seminar for a program he initiated called "United Against Hate." "The Justice Department has no tolerance for violence or unlawful threats of violence fueled by antisemitism or Islamophobia."

The Israel Defense Forces said in a tweet Wednesday that it "eliminated" Muhammad A'sar, whom it described as the chief of Hamas' anti-tank missile unit in Gaza and the leader of attacks against Israeli forces and civilians.

Earlier Wednesday, the Hamas-run government said Israeli airstrikes hit apartment buildings in the Jabaliya refugee camp for a second day, causing an undetermined number of deaths and injuries in the Hamas stronghold near Gaza City. The Israeli military

said it had "significantly expanded" ground operations in the area.

The attack after a flurry of Israeli airstrikes Tuesday on the largest refugee camp in Gaza caused dozens of casualties and flattened apartment buildings. The buildings tumbled where Hamas tunnels beneath them collapsed, Israeli Rear Adm. Daniel Hagari said at a news briefing Wednesday.

"These once again demonstrate how murderous terrorists use civilians as a 'human shield,' civilians whom we have called upon to evacuate for their own safety," Hagari said.

U.N. Secretary-General Antonio Guterres "is appalled over the escalating violence in Gaza," including the Israeli airstrikes in the Jabaliya refugee camp, his spokesman said Wednesday.

Qatar, Saudi Arabia, and the United Arab Emirates each issued statements condemning Israel's airstrikes on the Jabaliya refugee camp, noting the dangerous and escalating conditions in Gaza.

The UAE, which diplomatically recognized Israel in 2020, warned that "indiscriminate attacks will result in irreparable ramifications in the region."

And three South American countries have severed ties with Israel in response to the country's ground offensive in Gaza. Chile and Colombia recalled their ambassadors to Israel on Tuesday, citing humanitarian concerns for Gaza civilians.

Contributing: Bart Jansen, Michael Collins, USA TODAY; The Associated Press

NOTICE OF PUBLIC HEARING

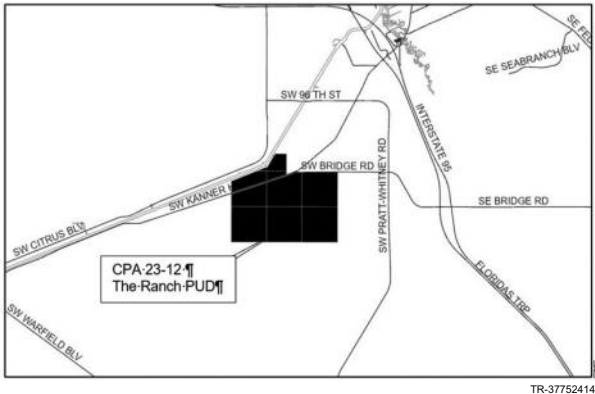
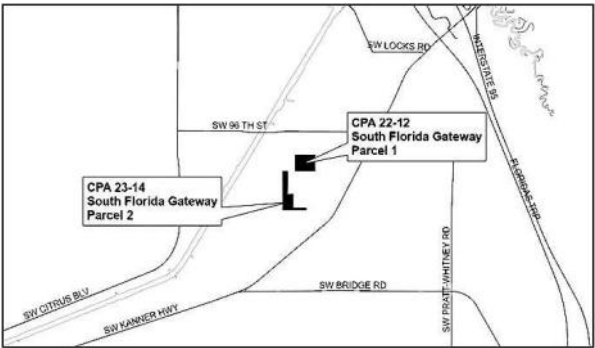
The Martin County Local Planning Agency will conduct public hearings on November 16, 2023, beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following:

- Comprehensive Plan Amendment 22-12, South Florida Gateway PUD – Parcel 1: A Future Land Use Map change from Agricultural to Industrial on 32.26 acres located south of S.W. 96th Street, east of the Okeechobee Waterway and west of S.W. Kanner Highway.
- Comprehensive Plan Amendment 23-01, South Florida Gateway PUD – Parcel 1: This is a request for site specific text amendments to Chapter 4, Future Land Use Element and Chapter 11, Potable water Services Element/10 Year Water Supply Facilities Work Plan. The application amends Plan policies, Figure 4-2 Urban Service Districts, Figure 11-1 Areas Currently Served by Regional Utilities and Figure 11-2 Potential Service Areas to expand an existing Freestanding Urban Service District onto 32.26 acres located south of S.W. 96th Street, east of the Okeechobee Waterway and west of S.W. Kanner Highway.
- Comprehensive Plan Amendment 23-14, South Florida Gateway PUD – Parcel 2: A Future Land Use Map change from Industrial to Agricultural on 32.26 acres located south of SW 96th Street, between SW Kanner Highway (SR76) and the St. Lucie Canal. This parcel was formerly part of KL Waterside.
- Comprehensive Plan Amendment 23-13, South Florida Gateway PUD – Parcel 2: This is a request for site specific text amendments to Chapter 4, Future Land Use Element and Chapter 11, Potable water Services Element/10 Year Water Supply Facilities Work Plan. The application amends Plan policies, Figure 4-2 Urban Service Districts, Figure 11-1 Areas Currently Served by Regional Utilities and Figure 11-2 Potential Service Areas to decrease an existing Freestanding Urban Service District by 32.26 acres located south of S.W. 96th Street, east of the Okeechobee Waterway and west of S.W. Kanner Highway.
- Comprehensive Plan Amendment 22-06, Calusa Creek Ranch, a request to amend Chapter 4, Future Land Use Element of the Comprehensive Growth Management Plan to amend the Rural Lifestyle future land use designation. JWA Ranch, LLC requested the text amendment described above and applicable in unincorporated Martin County.
- Comprehensive Plan Amendment 23-12, The Ranch PUD, a request to amend the Future Land Use Map from Agricultural (allowing a maximum of one unit per 20 acres) to Rural Lifestyle on ±3,902 acres (allowing a maximum of one unit per 20 acres). JWA Ranch, LLC requested this change to property also known as St. Lucie Partners and located on both sides of SW Kanner Hwy. and the south side of SW Bridge Rd. at the intersection of SW Kanner Hwy. and SW Bridge Road. The property is east of the Okeechobee Waterway and west of SW Pratt Whitney Road.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 SE Monterey Road, Stuart, Florida 34996. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application or agenda items, contact Samantha Lovelady, AICP, Principle Planner, Growth Management Department, at (772) 288-5664.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.



TR-37752414



November 1, 2023

RE: Notice of Public Hearing regarding Application CPA 23-14: An application submitted by Kanner/96 St Investments LLC to change the Future Land Use on a parcel of land (Parcel 2) consisting of 32.26 acres from Industrial to Agricultural. The site is formerly known as KL Waterside.

LOCATION: As shown on the enclosed Location-Aerial Map, the Parcel 2 property is located west of SW Kanner Highway and south of SW 96th Street in unincorporated Martin County.

Dear Property Owner:

As the owner of property within 2,500 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: INDUSTRIAL

TO: AGRICULTURAL

And to change the zoning designation

FROM: LI (Limited Industrial)

TO: AG-20A

The application includes a companion text amendment, CPA #23-13 to amend Figure 4-2 (remove the property from the Freestanding Urban Service District), Figure 11-1, Figure 11-2 and amendments to Policy 4.1B.2, Policy 4.13A.10, Policy 4.7A.3(3) and Policy 4.7A.14 for internal consistency.

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

MEETING: Local Planning Agency
DATE: November 16, 2023
TIME: 7:00 pm or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING: Board of County Commissioners
DATE: December 5, 2023
TIME: 9:00 am or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

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

Accessibility arrangements: Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, the County Administration Office at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

Record for appeals: If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

Comprehensive Planning Facts: The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and it is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation determines, in more detail than the Future Land Use designation, what type and level of development may occur. A small-scale change (less than 50 acres) to the Future Land Use Map requires public hearings as follows:

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

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

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

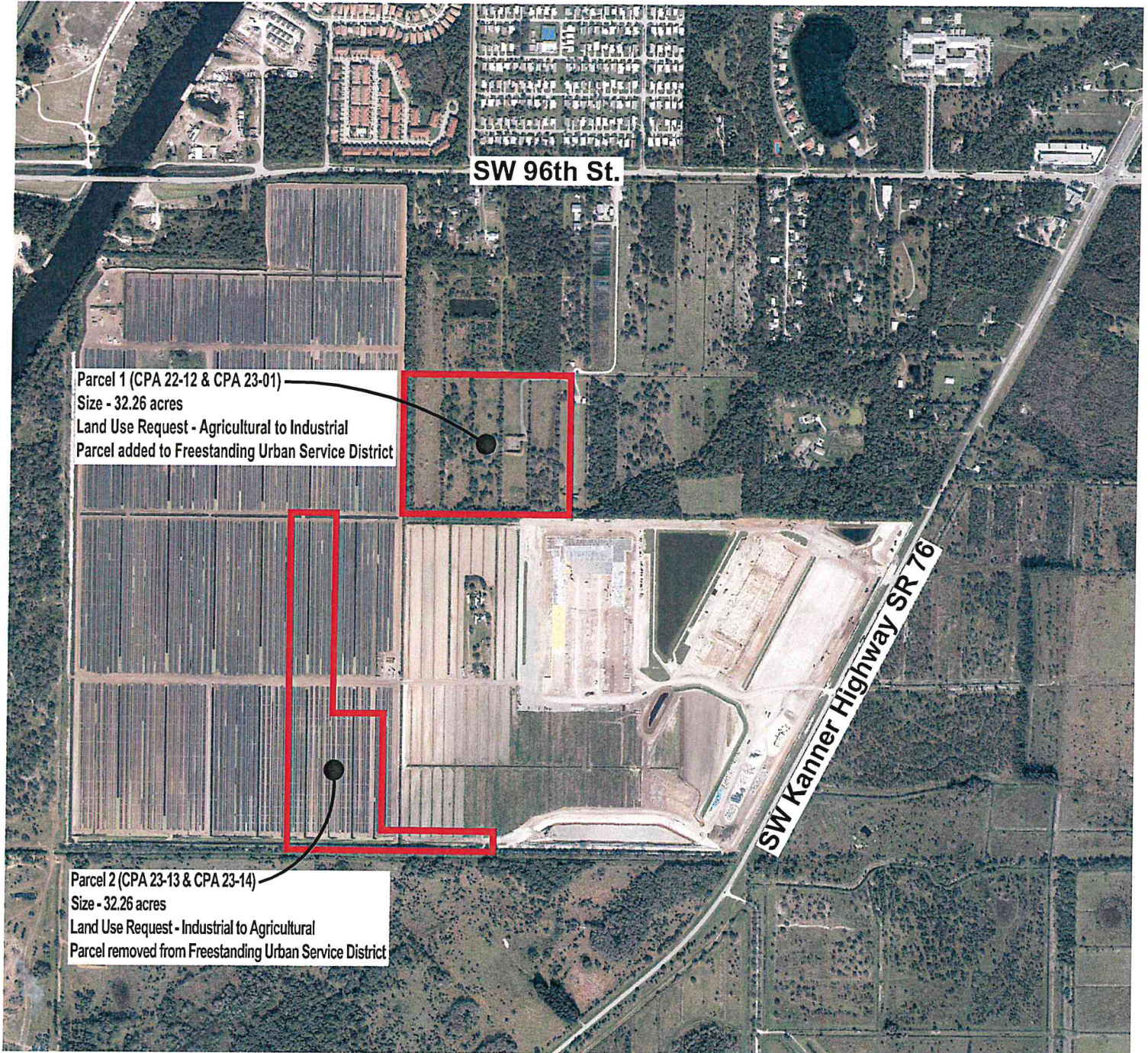
For further information, including copies of the original application documents or agenda items, please call the Growth Management Department at 772-288-5495 or feel free to contact me directly at 772 220-2100.

Sincerely,

Morris A. Crady, AICP
Senior Partner

Enclosure: Parcel 2 Location-Aerial Map

Location - Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



South Florida Gateway PUD

Martin County, Florida

Lisa Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Notice of Future Land Use and Zoning Change
File Number: 23-14

Dear Mr. Crady:

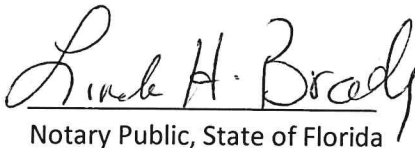
This is to certify that the above referenced sign was installed per Martin County requirements and complies with the standards of the notice provisions of Article 10, Section 10.6: Public Notice Requirements.



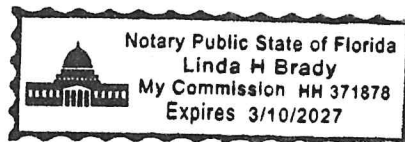
Lisa Fitzwater

State of Florida
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 31st DAY OF October, 2023 BY Lisa Fitzwater, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.



Notary Public, State of Florida



MY COMMISSION EXPIRES

NOTICE OF FUTURE LAND USE AND ZONING CHANGE APPLICATION NUMBER #23-14

**This property is the subject of an application
to change the Future Land Use designation:**

FROM: INDUSTRIAL TO: AGRICULTURAL

And to change the zoning designation:

FROM: LI TO: AG-20A

**For more information, visit the Countys website at
www.martin.fl.us/depts/gmd/ or**

**contact the Martin County Growth Management Department
Comprehensive Planning Division at (772) 288-5495**