

CPA 21-12, Waterside

FLUM,

Public Notice Materials

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
Application Number: 21-12 and 21-11

Dear Mr. Crady:

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

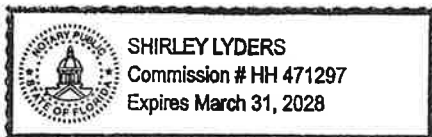


Lisa Fitzwater
State of Florida
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 19th DAY OF August, 2025 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 #21-12 & 21-11

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

FROM: AGRICULTURAL TO: LOW DENSITY RESIDENTIAL

And to change the zoning designation:

FROM: AG-20A & A-2 TO: RS5

For more information, visit the County's website at www.martin.fl.us/depts/gmd/ or contact the
Martin County Growth Management Department, Community Planning Division at 3500



SW 96th Street
Side 1



SW 96th Street
Side 2



SW Kanner Highway
Side 1



SW Kanner Highway
Side 2



October 22, 2025

RE: Notice of Public Hearing regarding Comprehensive Plan Amendment Application CPA 21-11 (Waterside Text) and CPA 21-12 Future Land Use Map (Waterside FLUM):

Application CPA 21-12 submitted by Kanner/96th St Investments, LLC (aka Waterside PUD) to change the Future Land Use on a parcel of land consisting of 396 acres (+/-) from Agricultural to Low Density Residential future land use designation.

LOCATION: As shown on the enclosed Location-Aerial Map, the site is located west of the South Florida Gateway PUD Industrial Park on Kanner Highway and south of SW 96th Street, approximately 2 miles from the Kanner Highway/I-95 Interchange in unincorporated Martin County.

The text amendment application (CPA #21-11) includes a proposed expansion of the Primary Urban Service District, site specific text amendments, and amendments to Comprehensive Plan policies pertaining to residential capacity analysis. This application proposes to amend policies and figures found in Chapter 1, Preamble, Chapter 2, Overall Goals and Definitions, Chapter 4, Future Land Use Element, and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan of the Comprehensive Growth Management Plan.

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 (CPA 21-12) to change the Future Land Use designation:

FROM: AGRICULTURAL

TO: LOW DENSITY RESIDENTIAL

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

MEETING: Local Planning Agency
DATE: November 6, 2025
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: November 18, 2025
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 interest 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 change to the Future Land Use Map requires public hearings as follows:

1. Local Planning Agency (makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (transmittal to the State).
3. 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.

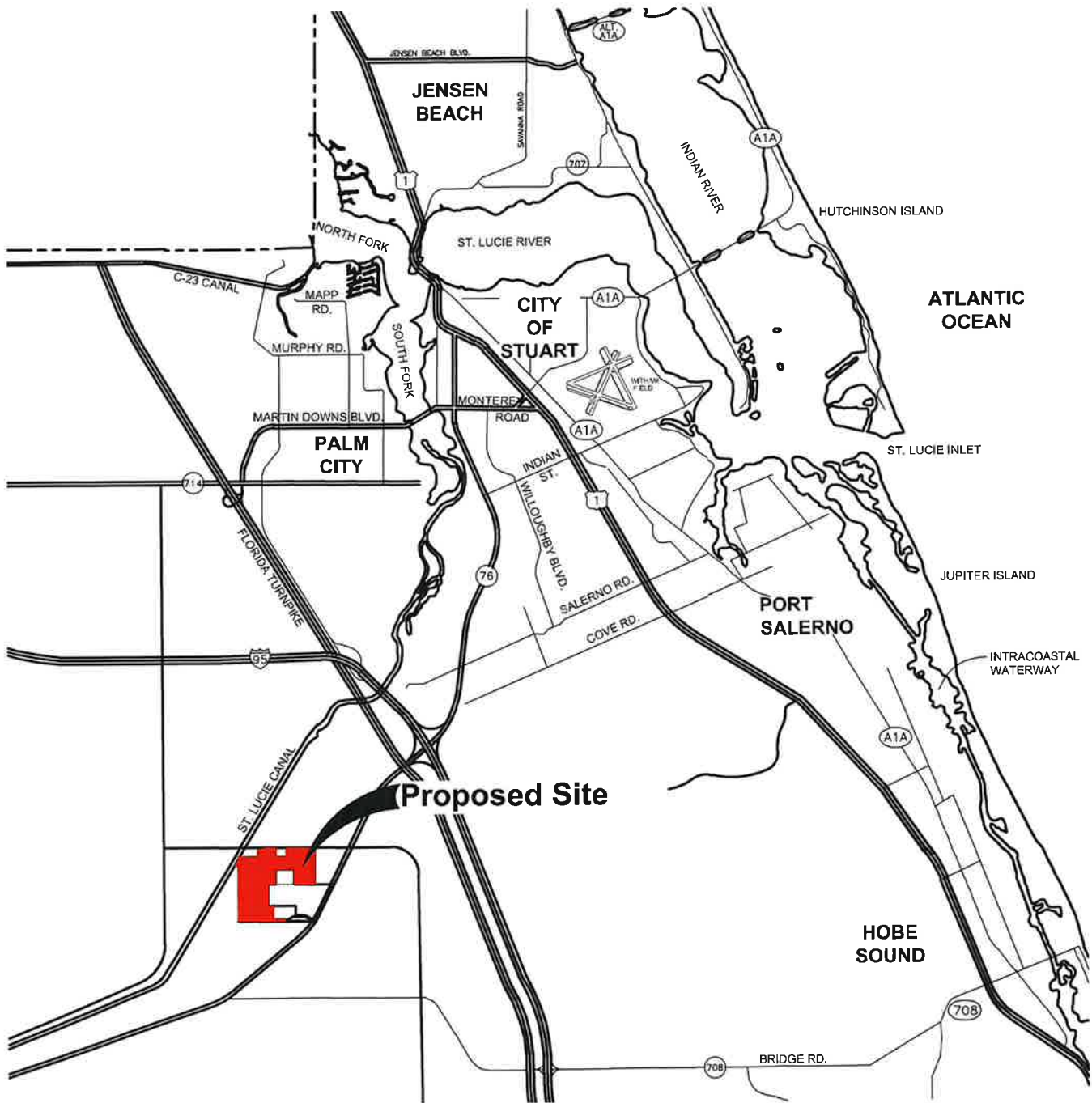
Sincerely,



Morris A. Crady, AICP
Senior Partner

Enclosure: Location and Aerial Map
Existing and Proposed Future Land Use Map
Existing and Proposed Primary Urban Service District

Location Map



lucido & associates

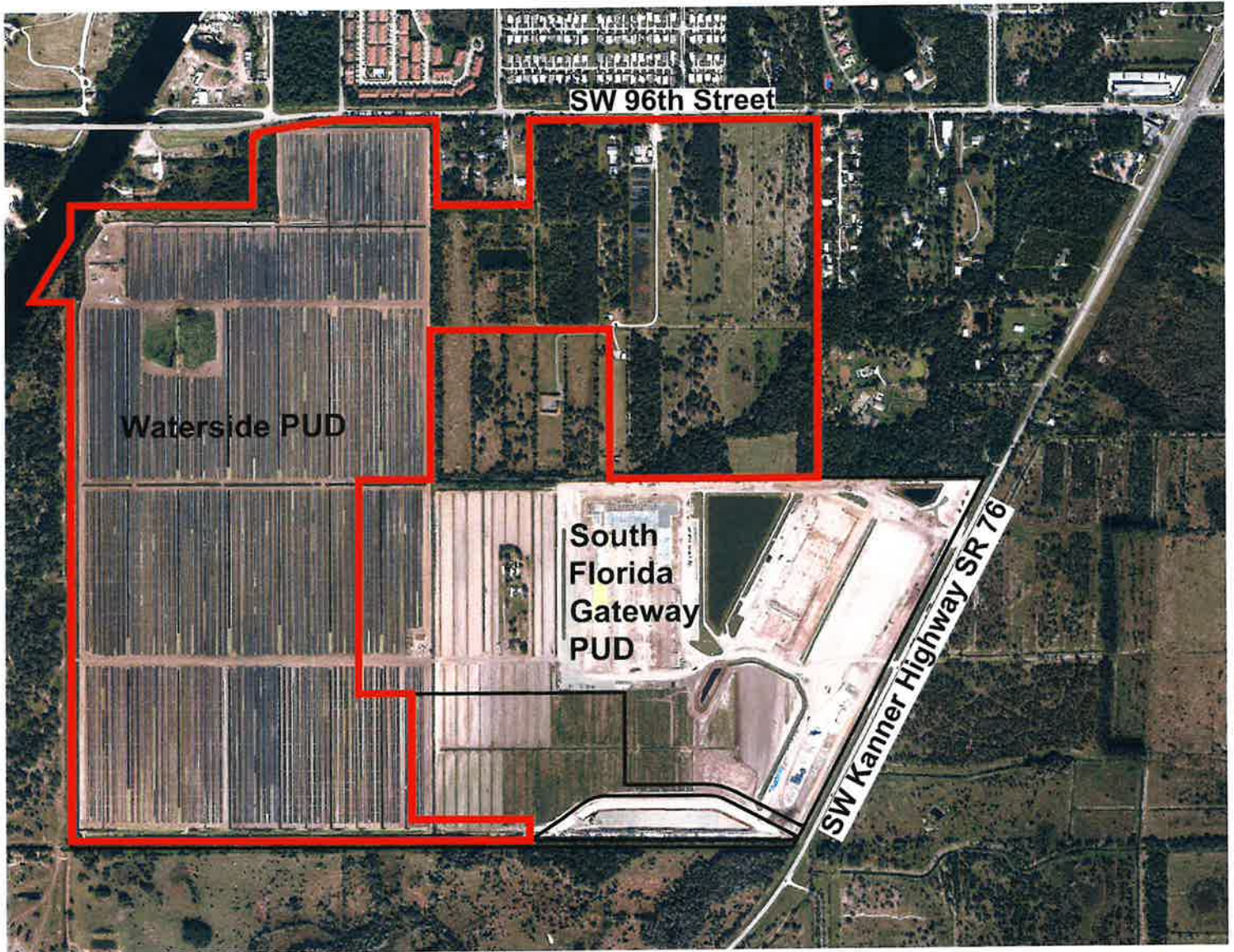
721 E Ocean Blvd., Stuart, Florida 34994

(772) 226-2100 Fax (772) 223-4022



Waterside PUD
CPA 21-11 & 21-12
Martin County, Florida

Aerial Map



lucido & associates

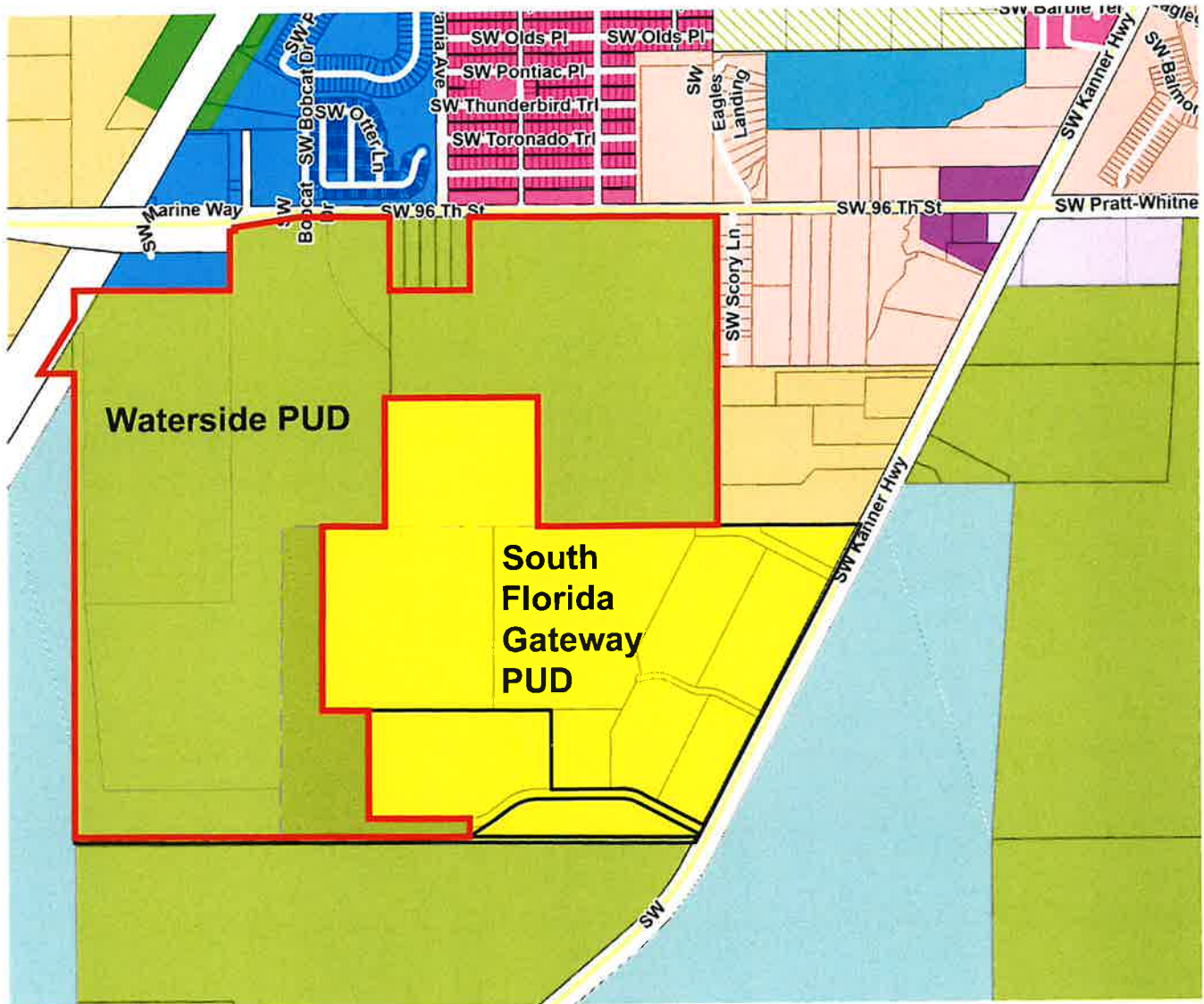
701 E Ocean Blvd., Suite 1, Florida 34994

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



Waterside PUD
CPA 21-11 & 21-12
Martin County, Florida

Existing Future Land Use Map



Future Land Use Legend

- | | |
|-----------------------------------|----------------------------------|
| Agricultural Ranchette | General Institutional |
| Agricultural | High Density -up to 10 UPA |
| AgTEC | Industrial |
| Commercial General | Low Density -up to 5 UPA |
| Commercial Limited | Medium Density -up to 8 UPA |
| Commercial Waterfront | Mixed-Use Village |
| Commercial / Office / Residential | Mobile Home Density -up to 8 UPA |
| Public Conservation Area | No Data (May Include Incorporate |
| CRA Center | Major Power Generation Facility |
| CRA Neighborhood | Recreational |
| Estate Density -up to 1 UPA | Rural Density -up to 0.5 UPA |
| Estate Density -up to 2 UPA | Rural Heritage -up to 0.5 UPA |
| | Rural Lifestyle |



lucido & associates

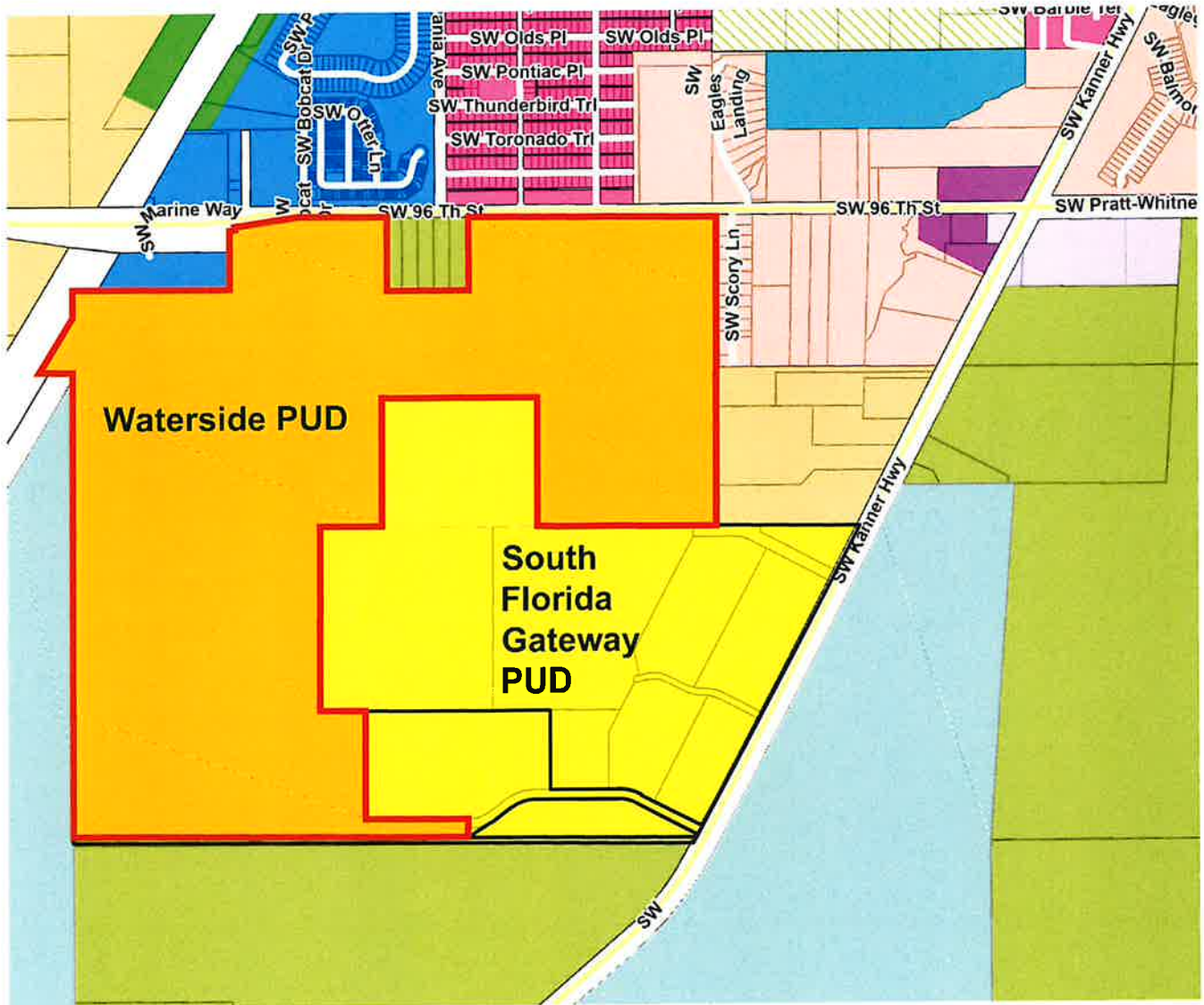
721 E Ocean Blvd., Stuart, Florida 34994

(772) 226-1150 Fax (772) 223-0222



Waterside PUD
CPA 21-11 & 21-12
 Martin County, Florida

Proposed Future Land Use Map



Future Land Use Legend

- | | |
|-----------------------------------|----------------------------------|
| Agricultural Ranchette | General Institutional |
| Agricultural | High Density -up to 10 UPA |
| AgTEC | Industrial |
| Commercial General | Low Density -up to 5 UPA |
| Commercial Limited | Medium Density -up to 8 UPA |
| Commercial Waterfront | Mixed-Use Village |
| Commercial / Office / Residential | Mobile Home Density -up to 8 UPA |
| Public Conservation Area | No Data (May Include Incorporate |
| CRA Center | Major Power Generation Facility |
| CRA Neighborhood | Recreational |
| Estate Density -up to 1 UPA | Rural Density -up to 0.5 UPA |
| Estate Density -up to 2 UPA | Rural Heritage -up to 0.5 UPA |
| | Rural Lifestyle |



lucido & associates

731 E Ocean Blvd., Stuart, Florida 34994

(772) 226-2100, Fax (772) 226-2023



Waterside PUD
CPA 21-11 & 21-12
 Martin County, Florida



Martin County

Official Map of Martin County, Florida
Map No. 14, 2011

Existing Urban Service District - Figure 4-2

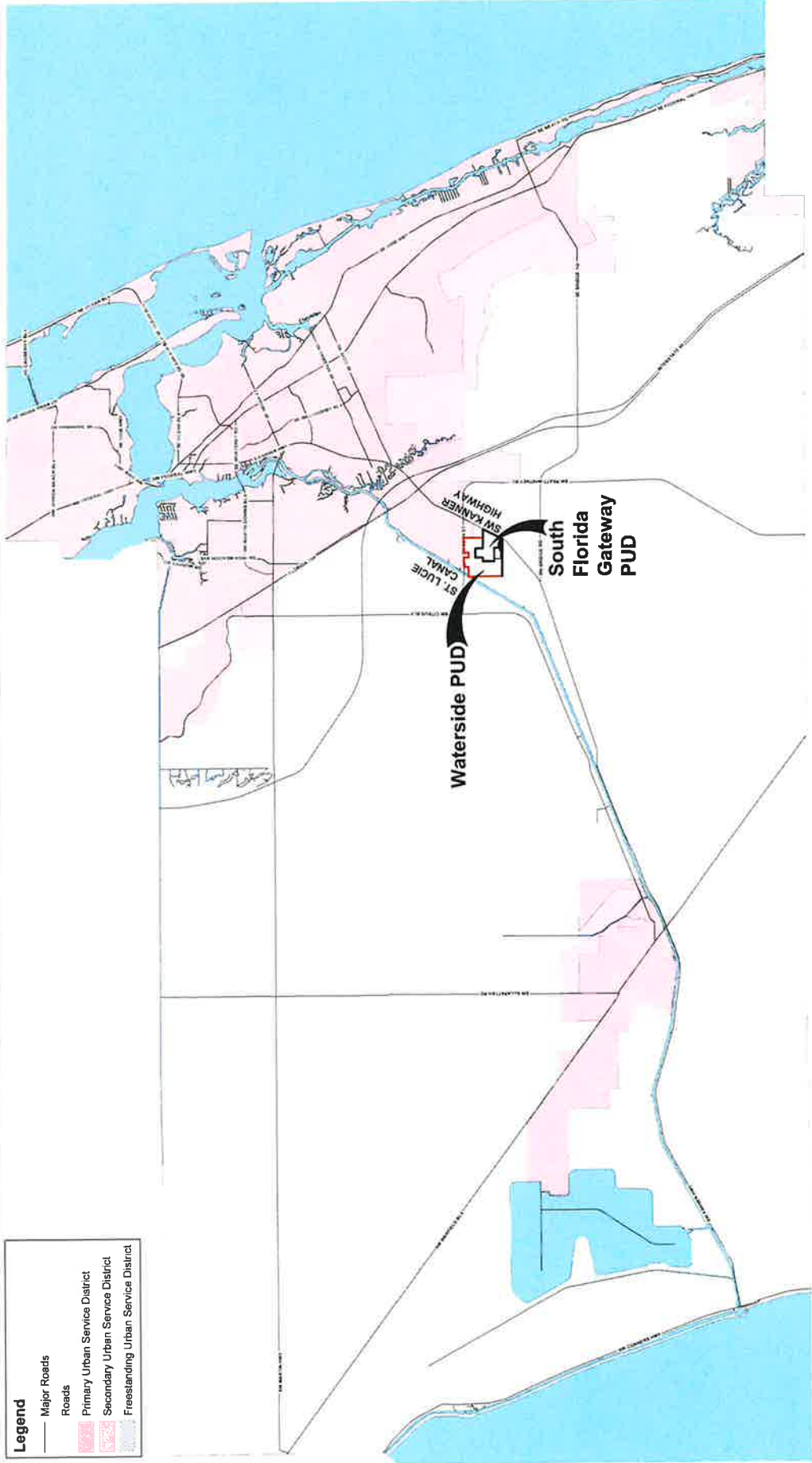
0 2 4 8 12 Miles



This map was prepared by the Martin County Planning Department, based on data provided by the Florida Department of Transportation, the Florida Department of Environmental Protection, the Florida Department of Agriculture and Forestry, and the Florida Department of Banking and Finance. The map is for informational purposes only and does not constitute a legal document. The map is subject to change without notice. The map is not to be used for any purpose other than that for which it was prepared.

Legend

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





Martin County

Official Map of Martin County, Florida
Created By: GIS Department/Map Services
Print Date: May 14, 2014

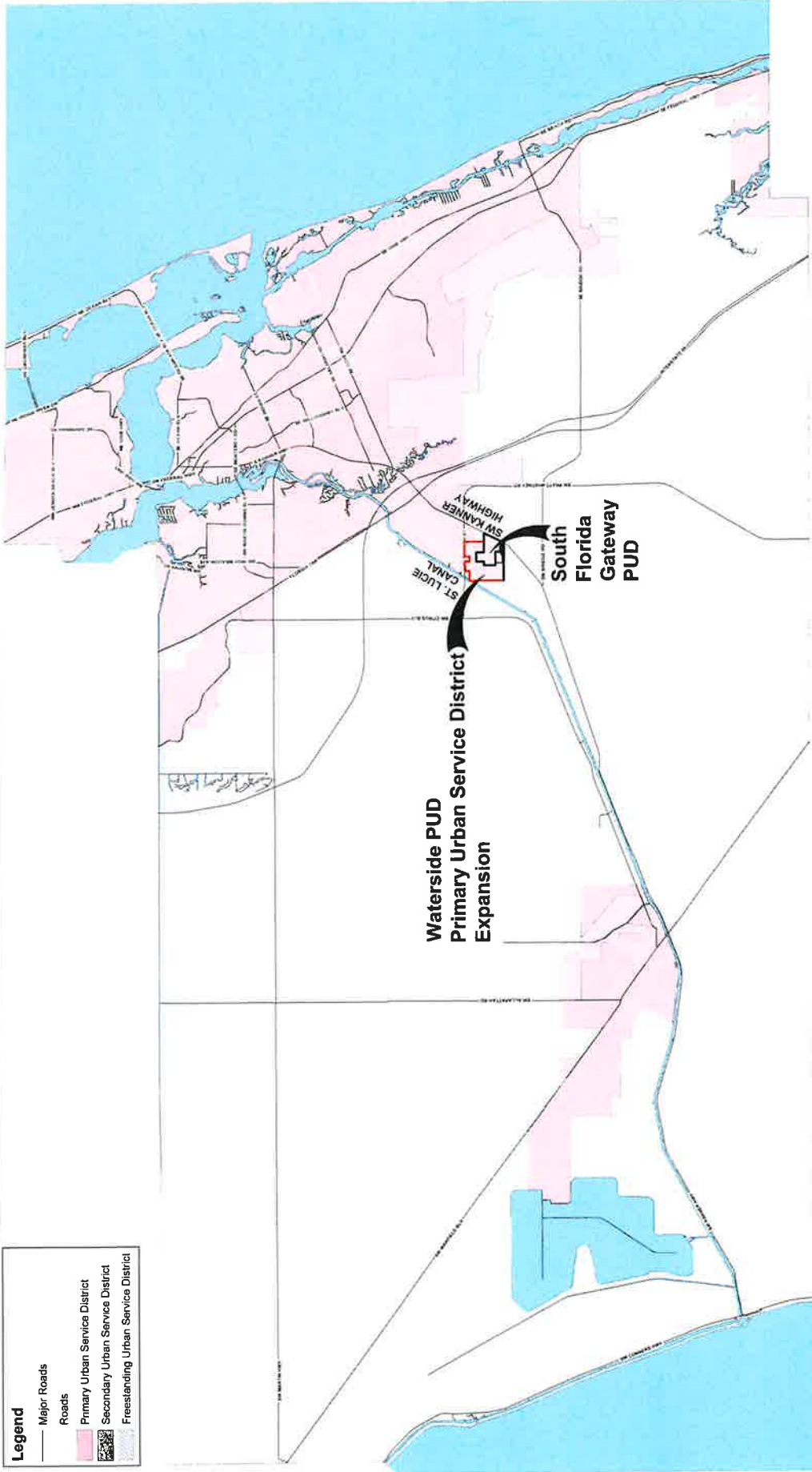
Proposed Urban Service District - Figure 4-2

0 2 4 8 12 Miles

Disclaimer:
This map was prepared by the GIS Department of Martin County, Florida, and is intended to provide a general overview of the subject matter. It is not intended to be used for legal purposes. The County is not responsible for any errors or omissions on this map. The County is not responsible for any damages, including consequential damages, arising from the use of this map. The County is not responsible for any damages, including consequential damages, arising from the use of this map.



- Legend**
- Major Roads
 - Roads
 - Primary Urban Service District
 - Secondary Urban Service District
 - Freestanding Urban Service District



Special ed cuts have families on edge

Erin Mansfield
USA TODAY

Angela Powell had few options left before deciding to pull her autistic son from a traditional public school. The Tennessee mother said her son wasn't getting the services he was entitled to, even in the state's wealthiest district. Now she teaches him at home. "A lot of families can't do what we did," she said. "And a lot of families in Tennessee can't send their children to private school, either."

The federal Individuals with Disabilities Education Act is supposed to ensure children with disabilities receive instruction in the least restrictive environment possible, often alongside their peers without disabilities. But in practice, staffing and funding challenges can sometimes prevent that.

Enforcement of IDEA often is what some families need to ensure their children receive proper services from their local school districts. But parents of children with disabilities are on edge after the Trump administration laid off a significant part of the Department of Education office that administers and enforces the law. A judge has temporarily paused the layoffs.

The Education Department has been silent on why it laid off 121 people from the Office of Special Education and Rehabilitation Services, according to a court filing. The office allocates funding and enforces the IDEA, the law that facilitates accommodations for 7.5 million kids with disabilities. The office had 179 people in September 2024, the latest available number, which does not include any layoffs or buyouts that came earlier this year.

Additionally, the Education Department laid off 137 people in the office that enforces civil rights laws, including handling complaints about disability discrimination; 132 people in an office dedicated to elementary and secondary school, including supporting equal access for students; 64 people in a key higher ed office; seven people in the communications department; and four people in the secretary's office.

"No education funding is impacted by the (layoffs), including funding for special education, and the clean (funding bill) supported by the Trump Administration will provide states and schools the funding they need to support all students," Linda McMahon, the secretary of education, said in a statement Oct. 15.

Denise Marshall, the CEO of the Council of Parent Attorneys and Advocates, called it "disingenuous" to say the Office of Special Education and Rehabilitation Services is still open with only a handful of people on staff.

"There's no way they can fulfill their obligations under the law with such a skeleton crew," she said. "We can't even get answers from them."

And the state of education for students with disabilities is already tenuous: As of June, only 19 states were fully compliant with the requirements under the IDEA to serve students between ages 3 and 21, according to the Education Department. The majority of states have had shortfalls for two or more years.



The Education Department, led by Secretary Linda McMahon, has been silent on why it laid off 121 people from the Office of Special Education and Rehabilitation Services, according to a court filing. CARLOS BARRIA/REUTERS

Courtney Hansen, of LaPorte, Colorado, is a mother of three who has put her 13-year-old son with Down syndrome in public schools in five different states. The family moved sometimes because the military was transferring her husband, but also to find the best schools.

Hansen said she had good experiences in Nebraska and Ohio, two of the 19 states that met expectations under the IDEA this year. Hansen had concerns about specific school districts in Washington that were segregating kids, so she found a district that integrated children with disabilities.

In Idaho, she was so unhappy with her son's school that they left after a week. On her way out, she filed a complaint with the Education Department's Office of Civil Rights and went to journalists. The district closed the school at the end of the 2024 school year, citing issues related to enrollment and budget.

USA TODAY left a message for the superintendent of Moscow School District in Idaho seeking comment. Hansen's family now chooses to live in a district in northern Colorado instead of a district closer to her husband's job in southern Wyoming. The Education Department ranked Colorado as "needs assistance" for two or more years, similar to Tennessee's ranking.

Jake Fishbein, a father of three who runs an app to help parents navigate plans for their children with disabilities, lives in Washington.

The Education Department said in June the district "needs intervention" to meet the requirements of IDEA – the lowest rating given to states and territories in

2025. And in March, the department announced it was investigating DC Public Schools after another inquiry found it had more special education-related complaints per 10,000 students than any other state or territory.

Fishbein's 14-year-old daughter is on an Individualized Education Program in Maryland, one of the 19 states that met requirements under the IDEA this year. His 3-year-old and 5-year-old go to DC Public Schools.

Fishbein, who taught in urban schools for 15 years, said the federal government's job is to help bridge the divide between the schools that are meeting standards and the ones that aren't.

But he said if the federal government reduces its role in disability services, then the quality of the education – and parents' ability to advocate – will depend entirely on where a child lives.

"If I happen to live in Maryland or I happen to live in Tennessee, my ability to advocate as a parent is entirely dependent on those laws if there's no federal oversight to guarantee what's there for my family," he said.

Alexis Rhodes, of Knoxville, Tennessee, knows all about that advocacy.

She said she wishes she could go back to work but spends the majority of her time advocating to make sure her third grader gets what he's entitled to in his individualized education plan for his ADHD, dyslexia, and autism.

USA TODAY reached out to Knox County Schools for comment.

NOTICE OF PUBLIC HEARING

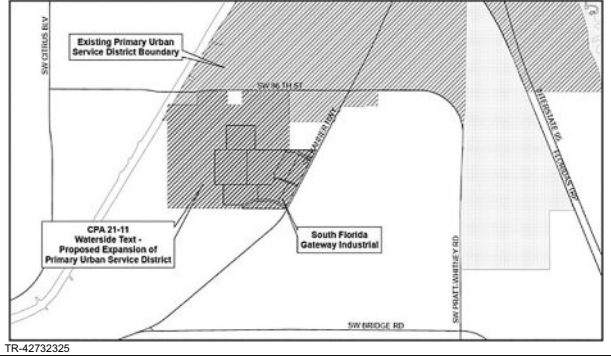
Notice is hereby given that the Martin County Local Planning Agency will conduct a public hearing on November 6, 2025 beginning at 7:00 P.M., or as soon thereafter as the item may be heard. The Martin County Board of County Commissioners will conduct a public hearing on November 18, 2025 beginning at 9:00 A.M., or as soon thereafter as the item may be heard. The following item will be considered at both public hearings:

1. Comprehensive Plan Amendment 21-11, Waterside Text, a request to amend Chapter 1, Preamble, Chapter 2, Overall Goals and Definitions, Chapter 4, Future Land Use Element, and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan Element of the Comprehensive Growth Management Plan. There are three components to the text amendment application: 1) amend Figure 4-2, Urban Service District, to expand the Primary Urban Service District to match CPA 21-12, a future land use change known as Waterside FLUM, and change the adjacent Freestanding Urban Service District to Primary Urban Service District, 2) site-specific text amendments applicable to the same property as CPA 21-12, a future land use change known as Waterside FLUM, and 3) amendments to the methodology of the residential capacity analysis. Kanner/96th St. Investments, LLC and South Florida Gateway Industrial, LLC requested the text amendments described above.

All interested persons are invited to attend and be heard. The meetings 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 Jenna Knobbe, Senior Planner, Growth Management Department, at (772) 288-5495.

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.

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NOTICE OF PUBLIC HEARINGS

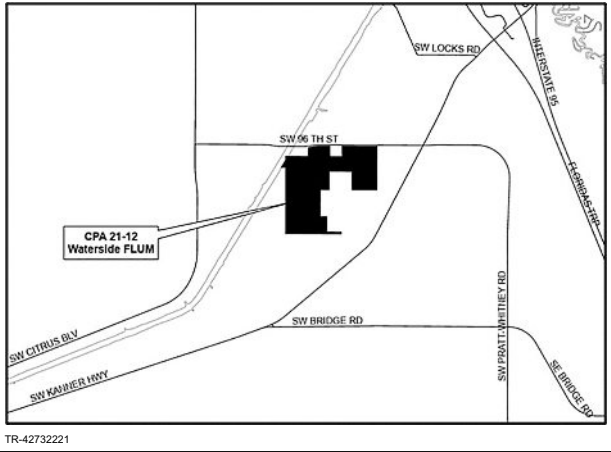
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1. Comprehensive Plan Amendment 21-12, Waterside FLUM: A Future Land Use Map change from Agricultural (allowing a maximum of one unit per 20 acres) to Low Density Residential (allowing a maximum of five units per acre) on ±396 acres. Kanner/96th St. Investments, LLC and South Florida Gateway Industrial, LLC requested this change to property also known as Neill Parcels and located east of the St. Lucie Canal, west of SW Kanner Highway, and south of SW 96th Street.

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 Jenna Knobbe, Senior Planner, Growth Management Department, at (772) 288-5495.

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CITY OF PORT ST. LUCIE
PLANNING AND ZONING DEPARTMENT
NOTICE OF PUBLIC MEETING

A Public and Virtual Meeting will be conducted before the PLANNING AND ZONING BOARD of the City of Port St. Lucie on **Tuesday, November 4, 2025 at 6:00 pm.** on the following:

PUBLIC HEARINGS:

A.

P17-066-A1

GATLIN PLAZA – MASTER SIGN PROGRAM AMENDMENT NO. 4

This is a request to amend the Master Sign Program for Gatlin Plaza to include an increase to perimeter monument sign square footage, an increase to the required monument setback, provide facade signage requirements, provide a monument sign regulation for BJs, and to remove irrelevant language.

B.

P24-131

FPL SAVANNAH SUBSTATION CELL TOWER – SPECIAL EXCEPTION USE

Property Location: The property is located north of SE Veterans Memorial Parkway and west of US Highway 1.
This is a request for a special exception use to allow a 150-foot monopole wireless communication tower on a 2.52-acre developed parcel with a General Use (GU) zoning designation. Section 158.213(D), of the City of Port St. Lucie Code of Ordinances, states that wireless communication antennas and towers shall be considered as special exception use within the General Use Zoning District.

C.

P24-153

VERANO SOUTH ACCESS ROAD AND NORTH-SOUTH A ROAD – STREET NAME CHANGES

Property Location: The property is located north of Crosstown Parkway.
Legal Description: Verano South, POD "H".
This is a request to rename the road right-of-ways known as School Access Road to Legacy Lion Drive and North-South A Road to Sundance Vista Boulevard. The road right-of-ways were created by the Verano South Pod H Plat No. 1 plat and the North-South A Road plat.

D.

P25-099

CASHMERE TOWNHOMES – PLANNED UNIT DEVELOPMENT (PUD)

Property Location: The property is located at the southeast corner of Cashmere Boulevard and Old Inlet Drive.
Legal Description: A portion of St. Lucie West Plat No. 178.
This is a request to amend the following: adding use of a model home and temporary sales center, update the maximum building height to 35 feet, decrease all side setbacks to 10 feet and allow lot 72 to have a 9'-foot side setback, to add parking criteria for the proposed cabana facility, and updating the concept plan to show the proposed layout of the buildings and the proposed recreation areas.

E.

P25-120

MEDSQUARE BECKER ROAD – COMPREHENSIVE PLAN AMENDMENT/SMALL SCALE

Property Location: The property is located at 190 SW Becker Road.
Legal Description: Becker Commons, Lots 1-3.
This is a request to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) for the 5.8-acre property.

F.

P25-121

MEDSQUARE BECKER ROAD – PLANNED UNIT DEVELOPMENT (PUD) REZONING

Property Location: The property is located at 190 SW Becker Road.
Legal Description: Becker Commons, Lots 1-3.
This is a request to rezone approximately 5.8 acres of land from the Professional (P) Zoning District to Planned Unit Development (PUD). The proposed rezoning would allow for uses consistent with the Commercial General (CG) Zoning District, with the primary intent of developing a Freestanding Emergency Department (FSED). The application also includes provisions for supplemental professional and medical office uses.

G.

P25-159

SOUTHERN GROVE - TRADITION SG2 – AMORE FAÇADE SIGN – VARIANCE

Property Location: The property is located at 10200 SW Discovery Way.
Legal Description: SG-3 Commercial Shoppes at the Heart, Parcel A.
This is a request to allow 317.52 square feet more signage than is allowed for a single-tenant-building in the Shoppes of the Heart Plaza. The applicant is seeking to disperse this increased square footage between 3 façade signs.

H.

P25-162

CITY OF PORT ST. LUCIE PUBLIC WORKS – COMPREHENSIVE PLAN/SMALL SCALE

Property Location: The property is located at 1501 SW Cameo Boulevard.
Legal Description: Crosstown Parkway, Parcel 1.
This is a request to amend the Future Land Use Map to change the designation of approximately 38.93 acres from Utility (U) to Institutional (I).

I.

P25-176

CITY OF PORT ST. LUCIE – ZONING TEXT AMENDMENT

This is a request to amend Chapter 153 "Definitions" to modify the definition for Microbrewery and to add a definition for Craft Distillery, and to modify Subsections 158.135 and 158.136 of the Zoning Code to add Craft Distillery as a permitted use.

• You may attend the meeting in person and express your views. If you do not wish to attend, you may file any comments you desire in writing or via mail. The Planning and Zoning Board and the City Council will consider your comments.

• If you would like to speak on the item at the meeting and do not desire to attend in person, please contact the Clerk's Office at 772-871-5157 and TDD Number 772-873-6340 by 11:00 a.m. on the day of the meeting and a staff member will provide you with the required call-in information.

NOTICE: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, 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. (F.S. 286.0105)

NOTICE: Public and Press are invited to review all the backup for meetings. Copies are available in the City Clerk's Office.

NOTICE: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

AS A COURTESY TO THE PEOPLE RECORDING THE MEETING, PLEASE TURN ALL CELL PHONES TO SILENT.