

Sunrise Grove Amendment

Public Comment

From: [OB](#)
To: [J. Blake Capps](#)
Subject: Land use change
Date: Thursday, February 27, 2025 3:35:55 PM



I watched the meeting online (youtube) and now I read this:

=====

MARTIN COUNTY — More than 200 acres here may soon no longer be designated as agriculture. Instead, it may get the same land use designation as an adjacent potential commerce center that hopes to draw Fortune 500 companies.

The county's Local Planning Agency last week approved a change in the land use on 205 acres just west of Interstate 95 and north of Martin Highway. Ashley Capital owns the site along with the adjacent 1,717 acres, known as the Sunrise Grove Commerce Center. just south of the Martin-St. Lucie County line.

Agency members voted 3-1 Thursday to change the land use from agricultural to AgTEC, also known as agricultural and targeted employment center. An AgTEC land use allows for "economically viable agriculture," "targeted businesses," and open space "or the restoration of natural systems."

LPA member and Indian RiverKeeper Jim Moir opposed the change, and Ricou Hartman recused himself because he manages the lease of the land that was under consideration.

=====

Is this the land with the 9 houses?

I don't get it, now is this in one moment commercial use?

Thanks Mark

Sent with [Proton Mail](#) secure email.

Colleen Pachowicz

From: Dana Joyce <danarn2012@gmail.com>
Sent: Sunday, March 2, 2025 2:52 PM
To: J. Blake Capps
Subject: No to Ag to Agtec change at Martin Highway

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

Hello Commissioner Capps,

I am a homeowner in Stuart West, and I am totally against the proposed approval to convert 200 acres on Martin Highway across from our Development, next to Ashley Capital, from Ag to Agtec. We do not want warehouses and trucks instead of Ag there. Please vote NO.

--

Dana Forman RN

CPA 23-04,
Sunrise Grove TEXT
Amendment

Public Notice



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Maria Harrison
Joan Seaman
Martin County - Growth Mgmt
2401 SE Monterey RD
Stuart FL 34996

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Main Legal CLEGL, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

02/05/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/05/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$529.12

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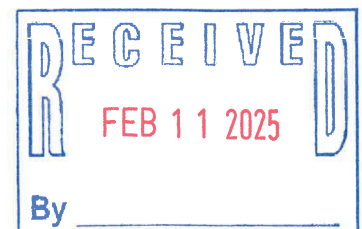
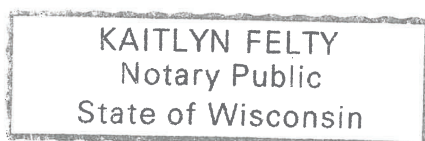
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PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



NOTICE OF PUBLIC HEARING

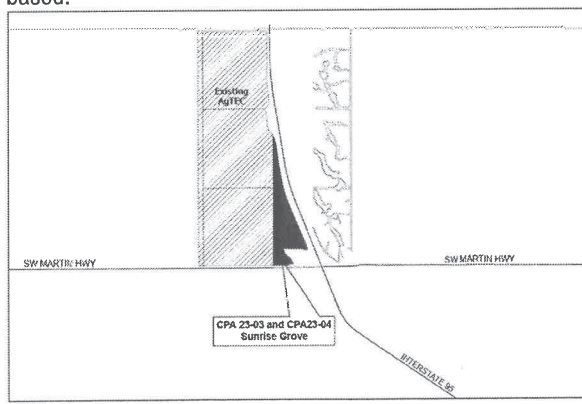
Notice is hereby given that the Martin County Local Planning Agency will conduct public hearings on February 20, 2025 beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following items:

1. Comprehensive Plan Amendment 23-03, Sunrise Grove: Lucido and Associates, on behalf of Martin Triangle Property, LLC, is seeking a change to the Future Land Use Map (FLUM) from Agricultural Ranchette (allowing one unit per five acres) to the future land use designation of AgTEC on 205± acres that is adjacent to the existing AgTEC Freestanding Urban Service District. The subject property is just west of Interstate 95, and north of Martin Highway (State Road 714).
2. Comprehensive Plan Amendment 23-04, Sunrise Grove, a Text Amendment. This a request by Lucido and Associates, on behalf of Martin Triangle Property, LLC and Sunrise Grove Commerce Center, LLC, for site-specific text amendments to Chapter 4, Future Land Use Element and Figure 4-2, Urban Service Districts. The amendment proposes to change the name of the future land use designation from AgTEC to Sunrise Grove and add a permitted use to the future land use. It would add 205± acres to the existing 1,717-acre Freestanding Urban Service District currently known as AgTEC.

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, Principal 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.



Dysentery cases on rise in Portland

Mary Walrath-Holdridge
USA TODAY

An uptick in dysentery, the diarrhea-inducing disease often associated with frontier times past, is on the rise in the Portland, Oregon, metro area, according to new health data.

First reported by local outlets KOIN and The Oregonian, the increase in cases of the contagious gastrointestinal condition was reflected in new health data shared by the Multnomah County Health Department, which reported 40 cases in January. Portland is the county seat of Multnomah.

Known for causing stomach cramps, vomiting, bloody diarrhea and fever, dysentery has been consistently on the rise in the Portland region year-over-year since 2012, officials told KOIN.

Data released by the health department showed several spikes in cases between 2017 and 2024, though last year's infection number of 158 in Multnomah County blew past years out of the water. That end-of-the-year number likewise represented a 62-case increase between 2024 and 2023 (96 infections).

The Multnomah County Health Department did not immediately respond to request for comment.

The dysentery infection currently spreading most prominently among Multnomah County is shigellosis, the most common form of dysentery infection caused by the shigella bacteria.

Data from the Centers for Disease Control and Prevention shows that in the U.S., approximately half a million people per year become infected with shigellosis.

In the Portland area, health officials said 56% of cases were from people experiencing homelessness and 55% of cases reported methamphetamine and/or opiate usage.

The rising rate of people with unstable housing situations in the metro area – and therefore less access to plumbing and other hygiene needs – has likely been a major contributor to the spread, something the city previously tried to address by maintaining public toilets near areas with a high unhoused population.

The local health department is working to provide temporary housing for those who do test positive, both local outlets reported.

There are two main types of dysentery, according to the Cleveland Clinic. The first type is amoebic dysentery (amoebiasis), which is caused by a parasite, most commonly one called Entamoeba histolytica. People in the U.S. are more likely to become infected with this form of dysentery if they recently traveled to a country with poorer water sanitation.

The second type, Bacillary dysentery, is caused by a bacterial infection and is the most common type of dysentery. Some of the most common bacteria that cause this form of dysentery include shigella, salmonella, campylobacter and E. coli.



Handwashing is one of the most effective ways to curb the spread of dysentery. GETTY IMAGES

The most common form is dysentery caused by the shigella bacteria, in which case the infection is called shigellosis.

Dysentery of any kind is most often spread via the ingestion of food or water that has been handled by an infected person. Because it spreads through trace fecal particles, unwashed hands are often the culprit for the spread.

Some major symptoms, like diarrhea, are consistent across infection types. Some dysentery symptoms, however, depend on whether you have a parasitic or bacterial infection, according to the Cleveland Clinic.

Amoebic dysentery

Most people who have amoebic dysentery don't have any symptoms, and they can take two to four weeks after infection to appear. However, if symptoms may occur and include diarrhea, blood in stool, nausea, vomiting, weight loss, upset stomach, dehydration.

In rare cases, an abscess may form as a result of parasite moving.

Bacillary dysentery

Symptoms of bacillary dysentery often occur one to three days after infection and may include diarrhea containing blood or mucus, high fever, nausea, vomiting, abdominal pain and dehydration.

In severe cases, it may cause extreme inflammation, widening (dilation) of your large intestine and acute kidney disease.

Dysentery not only is highly contagious but can and does result in death.

In fact, diarrheal disease, which includes dysentery and cholera, is the third-leading cause of death in children under 5 worldwide and is responsible for killing around 443,832 children every year, according to the World Health Organization.

Most people can recover on their own with basic care like drinking plenty of water within seven to 14 days. Certain groups of people are more prone to developing severe cases of dysentery, including young children, people 50 years of age and older, and people who have dehydration or malnutrition.

Practicing good hygiene is the best way to prevent contracting or spreading dysentery. Thoroughly washing your hands with soap and running water after using the bathroom and before and after handling or eating food is the surest way to stay safe.

Other ways to prevent dysentery, according to the Cleveland Clinic:

- Don't share personal items with other people, including toothbrushes, drinking glasses and towels.
- Don't use water unless you're sure it's sanitized or sterile (free of germs). This includes water for drinking, cooking and brushing your teeth.
- Wash all fruits and vegetables with clean running water. Peel them before eating them.
- Thoroughly cook all food.
- If you're traveling to an area where dysentery is common, avoid ice cubes, fountain drinks, water or soft drinks that aren't in a sealed container and unpasteurized dairy and juice products.

If you end up contracting dysentery, you can avoid spreading it to others:

- Avoid other people.
- Do not have sexual contact with anyone.
- Don't prepare food for other people.
- Don't swim.
- Regularly clean toilets, sinks and door handles with disinfecting products.
- Wash your laundry in hot water at temperatures at least 130°F.

If you end up with an amoebic infection, a medical professional will prescribe medication. Otherwise, supportive care is generally used, such as IV fluids for dehydration, antibiotics to assist with infection symptoms, anti-nausea medications and, if needed, blood transfusions.

Martin County - Growth Management

Advertiser:

11089259

Ad Number:

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Agency:

N/A

Insertion Number:

A-12-All

Section-Page-Zone(s):

2 Col x 11.5 in

Size:

Sunrise Grove 3/7/25

Description:

N/A

Color Type:

ST. LUCIE COUNTY PLANNING AND ZONING COMMISSION PUBLIC HEARING AGENDA

March 20, 2025

NOTICE OF A PROPOSED AMENDMENT TO THE OFFICIAL ZONING ATLAS AND PRELIMINARY PUD SITE PLAN.

The St. Lucie County Planning and Zoning Commission is scheduled to review and act upon the following proposal for adoption by Resolution:

RESOLUTION

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. LUCIE COUNTY AMENDING THE OFFICIAL ZONING ATLAS FOR V-32.92 ACRES OF LAND LOCATED ON THE NORTH SIDE OF DYER ROAD APPROXIMATELY 400 FEET EAST OF US HIGHWAY 1 SOUTH (see map below).

Parcel ID #: 3414-501-0705-450-9
Purpose: Request to amend V-32.92 acres of land from RF (Religious Facilities) to PUD (Planned Unit Development), including an associated Preliminary PUD Site Plan for a townhome community with up to 159 dwelling units. The map below depicts the land proposed for rezoning.



The Planning and Zoning Commission's PUBLIC HEARING to review the proposed Rezoning will be held in the Commission Chambers, Roger Polinas Annex, 3rd Floor, St. Lucie County Administration Building, 2300 Virginia Avenue, Fort Pierce, Florida on Thursday, March 20, 2025, 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 3 days prior to the scheduled hearing. The petition file is available for review at the Planning and Development Services Department offices located at 2300 Virginia Avenue, 2nd Floor, 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 Planning and Zoning Commission has the power to review and make a recommendation of approval or disapproval to the Board of County Commissioners on all matters within its jurisdiction.

The proceedings are electronically recorded. PURSUANT TO SECTION 286.009, FLORIDA STATUTES, if a person decides to appeal any final decision made with respect to a matter considered for approval 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.

PLANNING AND ZONING COMMISSION
ST. LUCIE COUNTY, FLORIDA
3/5 Ryan Birnir, CHAIR
PUBLISH DATE: Friday, March 7, 2025

NOTICE OF PUBLIC HEARINGS

The Planning and Zoning Commission acting as the Local Planning Agency for the City of Fellsmere will hold a Public Hearing and proposes to adopt the following resolution on Wednesday, March 19, 2025 at 5:05 p.m., or shortly thereafter.

RESOLUTION 2025-25

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION, ACTING AS THE LOCAL PLANNING AGENCY FOR THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, RECOMMENDING THE ADOPTION OF ORDINANCE NO. 2025-09 FOR THE ANNUAL UPDATE TO THE TEXT OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN.

The City Council of the City of Fellsmere will hold a Public Hearing and proposes to adopt the following Ordinance on Thursday, March 20, 2025 beginning at 7:00 p.m., or shortly thereafter.

ORDINANCE 2025-09

AN ORDINANCE OF THE CITY OF FELLSMERE, INDIAN RIVER COUNTY, FLORIDA, ADOPTING THE ANNUAL UPDATE TO THE TEXT OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF FELLSMERE, COMPREHENSIVE PLAN; PROVIDING FOR RATIFICATION; AUTHORITY; COMPREHENSIVE PLAN TEXT MODIFICATION; TRANSMITTAL; SEVERABILITY; CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

Public Hearings are held in the City Council Chambers, 22 S. Orange Street, Fellsmere, Florida, Public Hearings may be continued from time to time as may be necessary.



Copies of the proposed Ordinance and Resolution and other information is available for review in the Office of the City Clerk, 22 S. Orange Street, Fellsmere, Florida between the hours of 8:30 a.m. and 12:00 noon and 1:00 p.m. to 5:00 p.m., Monday through Friday. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinance and Resolution.

Any person who may wish to appeal any decision which may be made at these hearings will 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. Any person who may need special accommodations for this meeting must contact the City Clerk's Office at (772) 646-6301 at least 48 hours in advance of the meeting.

Cualquiera que desee apelar cualquier decisión que se puede hacer en esta reunión, necesitará tomar en cuenta que un registro al pie de la letra de los actos se hace, que el registro incluye el testimonio y la evidencia sobre la que la apelación se basará. Cualquier persona que puede necesitar los alojamientos especiales para esta reunión debe contactar al Empleado de la Ciudad (772) 646-6301 por lo menos 48 horas en avance de la reunión.

CITY OF FELLSMERE, FL
Maria F. Suarez-Sanchez, CMC, City Clerk
PUBLISH - Display - Run Date: March 7, 2025

NOTICE OF PUBLIC HEARINGS

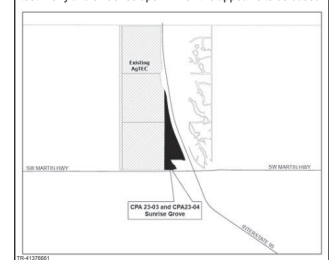
Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on March 25, 2025, beginning at 9:00 A.M., or as soon thereafter as the items may be heard, to review the following for transmittal to the State Land Planning Agency:

1. Comprehensive Plan Amendment 23-03, Sunrise Grove. Lucido and Associates, on behalf of Martin Triangle Property, LLC, is seeking a change to the Future Land Use Map (FLUM) from Agricultural Ranchette (allowing one unit per five acres) to the future land use designation of AgTEC on 205+ acres that is adjacent to the existing AgTEC Freestanding Urban Service District. The subject property is just west of Interstate 95, and north of Martin Highway (State Road 714).
2. Comprehensive Plan Amendment 23-04, Sunrise Grove, a Text Amendment. This request by Lucido and Associates, on behalf of Martin Triangle Property, LLC and Sunrise Grove Commerce Center, LLC, for site-specific text amendments to Chapter 4, Future Land Use Element and Figure 4-2, Urban Service Districts. The amendment proposes to change the name of the future land use designation from AgTEC to Sunrise Grove and add a permitted use to the future land use. It would add 205+ acres to the existing 1,717-acre Freestanding Urban Service District currently known as AgTEC.

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 S.E. Monterey Road, Stuart, Florida. 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 documents or agenda items, contact Clyde Dulin, Comprehensive Planning Administrator, 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.

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.



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 Change
File Number: 23-03 & 23-04

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.

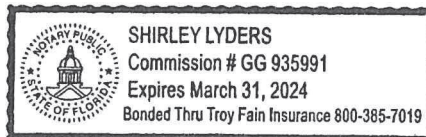

Lisa Fitzwater

State of Florida
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 28th DAY OF September, 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 CHANGE

APPLICATION NUMBER #23-03 & #23-04

THIS PROPERTY IS THE SUBJECT OF AN APPLICATION
TO CHANGE THE FUTURE LAND USE DESIGNATION:

FROM: AGRICULTURAL TO: AgTEC

FOR MORE INFORMATION, VISIT THE COUNTY'S WEBSITE AT
WWW.MARTIN.FL.US/DEPTS/GMD/

OR CONTACT THE MARTIN COUNTY GROWTH MANAGEMENT
DEPARTMENT COMPREHENSIVE PLANNING DIVISION AT (772) 288-5495



February 5, 2025

RE: Notice of Public Hearing regarding Application CPA 23-03 Future Land Use Map (FLUM) Amendment and CPA 23-04 (Text Amendment):

An application submitted by Martin Triangle Property LLC to change the Future Land Use on a parcel of land consisting of 205 acres (+/-) from Agricultural Ranchette (allowing up to 1 unit per 5 acres) to the AgTEC future land use designation.

LOCATION: As shown on the enclosed Location-Aerial Map, the site is north of SW Martin Highway (SR 714) and immediately adjacent to the existing AgTEC future land use (to the west) and Interstate Highway 95 (to the east) in unincorporated Martin County.

The application includes site specific text amendments, CPA #23-04, submitted by Martin Triangle Property LLC and Sunrise Grove Commerce Center LLC, to Chapter 4, Future Land Use Element, and Figure 4-2 Urban Service Districts. The amendment proposes to change the name of the future land use designation from "AgTEC" to "Sunrise Grove" and add a permitted use to the list of existing allowable uses. It would also add 205 acres (+/-) to the existing 1,717-acre Freestanding Urban Service District currently known as AgTEC including an increase in open space by 122 acres, from 817 acres to 939 acres. It also increases the development area, which may be used to support the existing allocation of Targeted Employment Uses, by 100 acres, from 900 acres to 1,000 acres.

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: AGRICULTURAL RANCHETTE (up to 1 unit per 5 acres) TO: "AgTEC" Future Land Use Designation (title to be changed to "Sunrise Grove" by text amendment)

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

MEETING: Local Planning Agency
DATE: February 20, 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: March 25, 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 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: Location-Aerial Map
Proposed AgTEC Text Amendment

Martin County, FL



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

Policy 4.13A.9. AgTEG Sunrise Grove policies. The AgTEG Sunrise Grove land use category, is intended to allow the continuation of permitted economically viable agriculture, support the development of targeted businesses, tax base and employment opportunities, and facilitate environmental enhancement through the protection of common open space or restoration of natural systems while protecting and enhancing the Martin Grade Scenic Corridor. The AgTEG Sunrise Grove land use category shall apply solely to the 1,939-acre parcel located west of Interstate 95 and north of SW Martin Highway and further described in Exhibit "A" attached to Ordinance #884 (insert new ordinance no.)

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

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

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

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

(b) Ancillary Uses:

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

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

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

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

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

	Min. Area (Acres)	Max. Area (Acres)
Non-agricultural development/Targeted Employment Uses:	0	900 <u>1,000</u>
Common Open Space/Agriculture:	817 <u>939</u>	1,717 <u>1,939</u>

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

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

Development within AgTEG Sunrise Grove shall meet the following requirements:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 4.13A.10. Industrial development. The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District (Figure 4-2). Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.

Editor's note— Figure 4-2 is on file in the office of the Martin County Growth Management Department.

Private development of airport property shall be subject to an Airport Zoning District or Planned Unit Development (Airport) Zoning District, when such a district is adopted to implement this policy.

The locational criteria require that all development in areas designated Industrial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system, as described in the Sanitary Sewer Services Element and the Potable Water Services Element. Areas of the County where freestanding urban services (i.e., regional utility system) can be provided by a group of industrial users may be considered as independent or freestanding urban service districts. They may be illustrated as such on Figure 4-2 in conjunction with formal amendments to the FLUM as provided in section 1.11, Amendment Procedures. All such freestanding urban service districts must comply with the adopted LOS standards in this Plan and the Capital Improvements Element.

The Seven Js Industrial Area (which covers the same area as the plat of Seven Js Subdivision, recorded in Plat Book 15, Page 97 of the Public Records of Martin County, Florida) is hereby established as a Freestanding Urban Service District. Any package wastewater treatment plants constructed in it shall be fully funded and maintained by the landowner.

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