

Board of County Commissioners

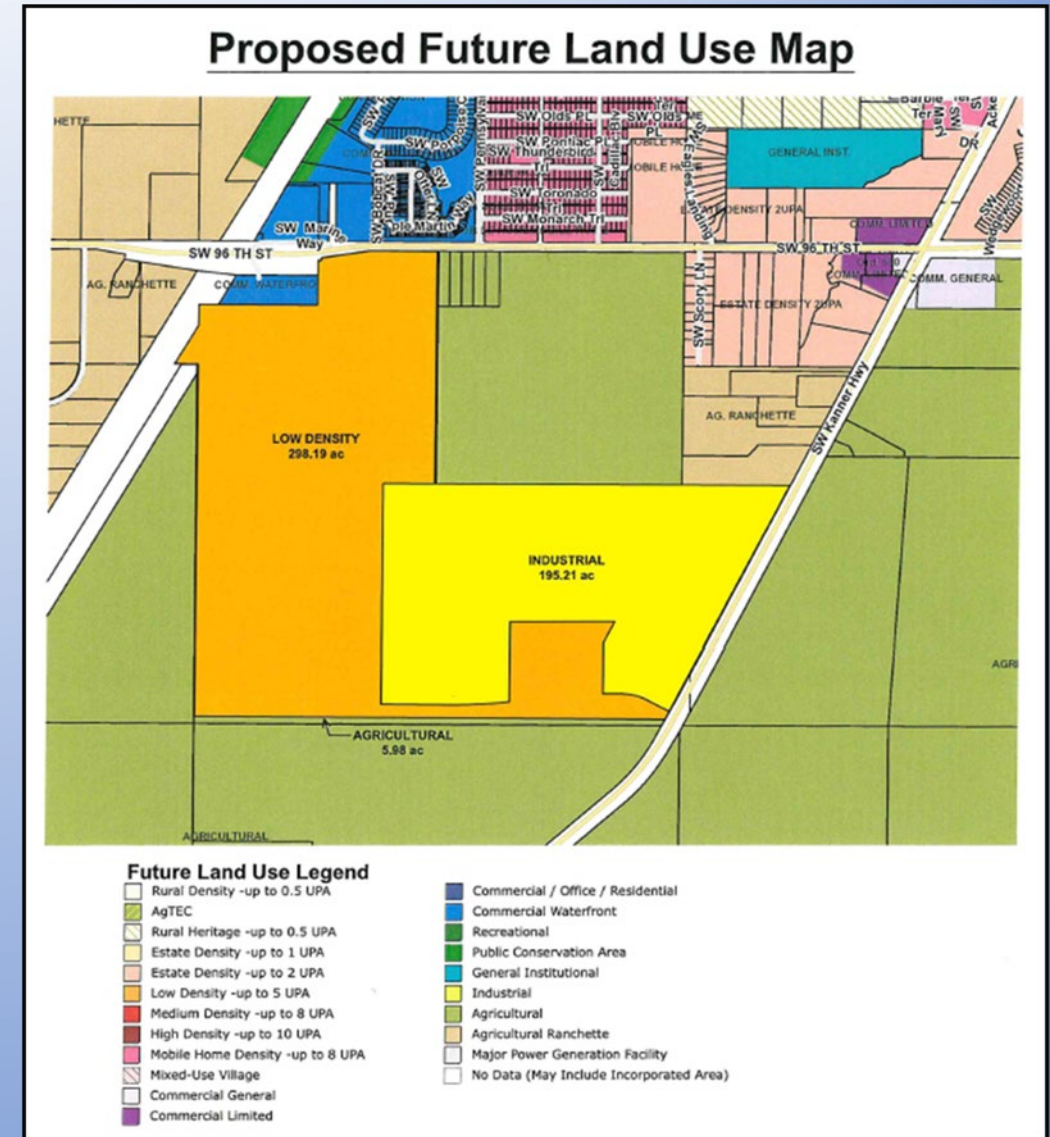
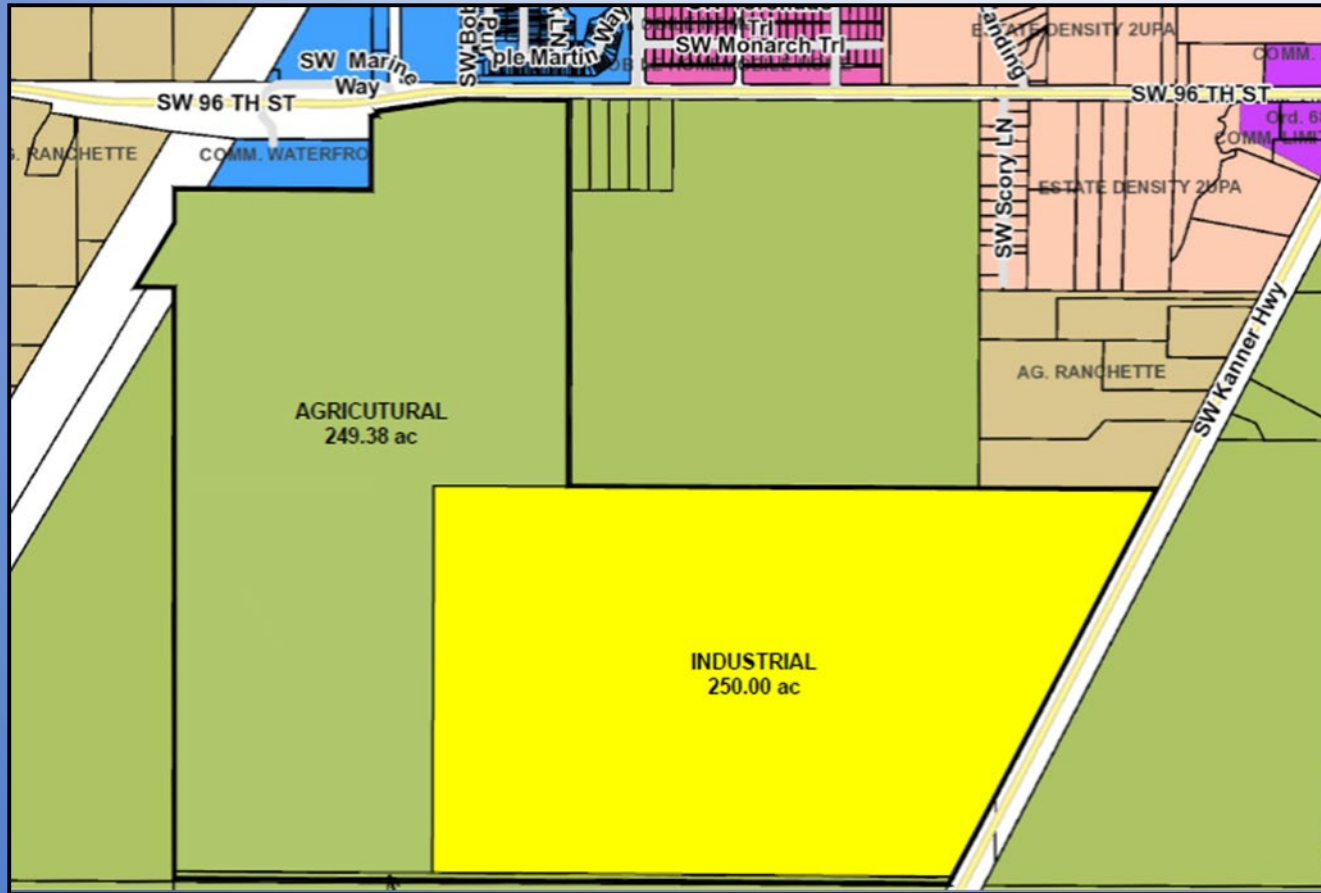
November 18, 2025

Jenna Knobbe, Senior Planner
Growth Management Department

CPA 21-11 Waterside Text Amendment

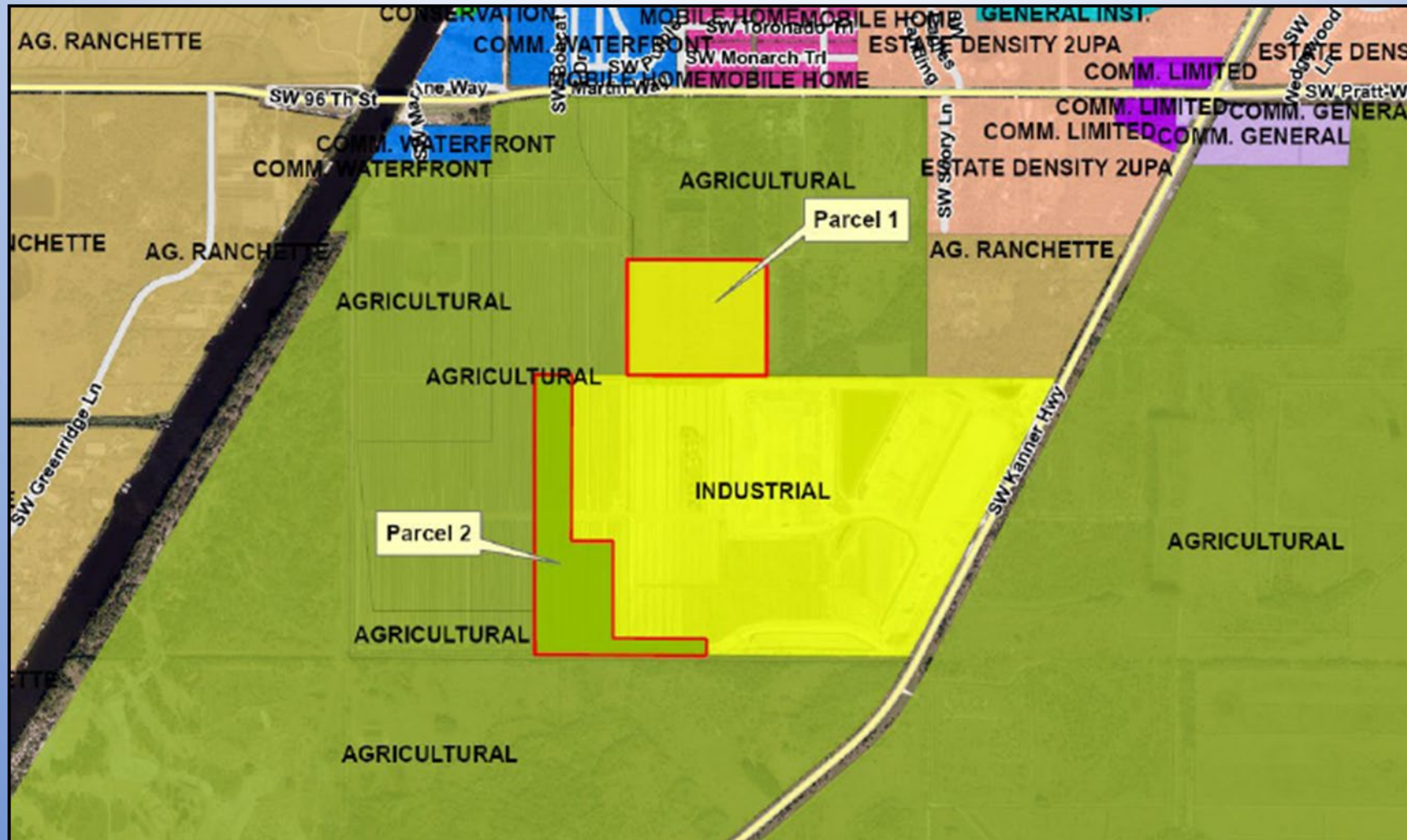
Requested by Lucido & Associates on behalf of the
owner, Kanner/96th St. Investments, LLC and South
Florida Gateway Industrial, LLC

CPA 21-12 Original Submittal 06/22/2021



Excerpt from application materials

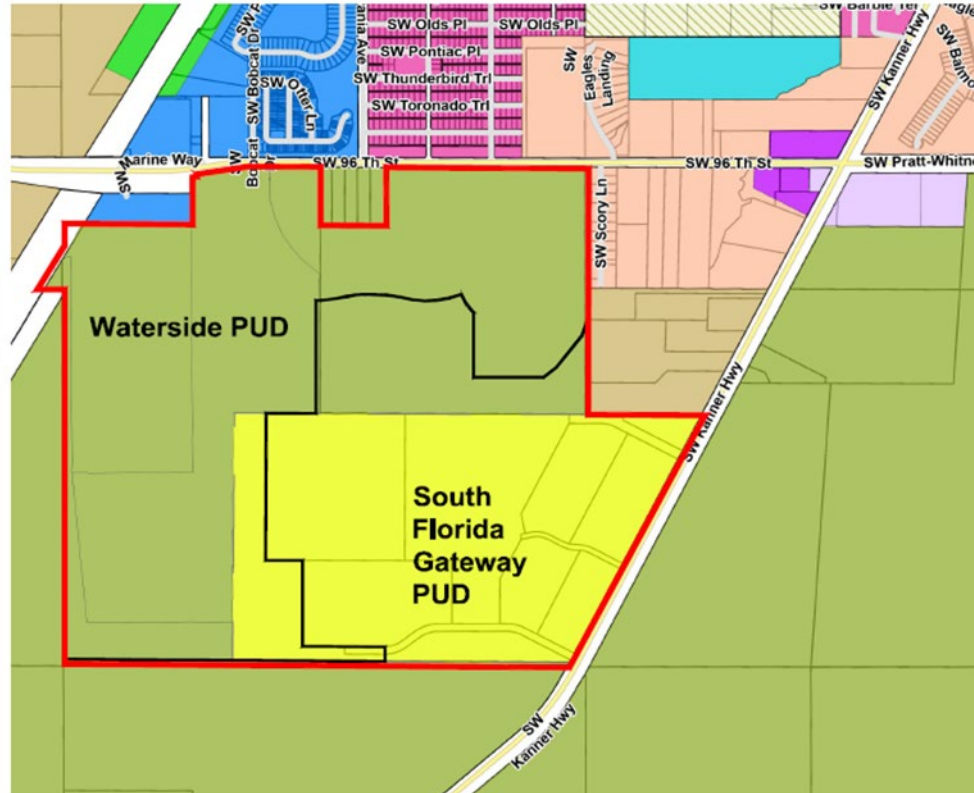
CPA 22-12 and 23-14, South FL Gateway Amendments



Excerpt from application materials

CPA 21-12 Submittal 04/03/2023

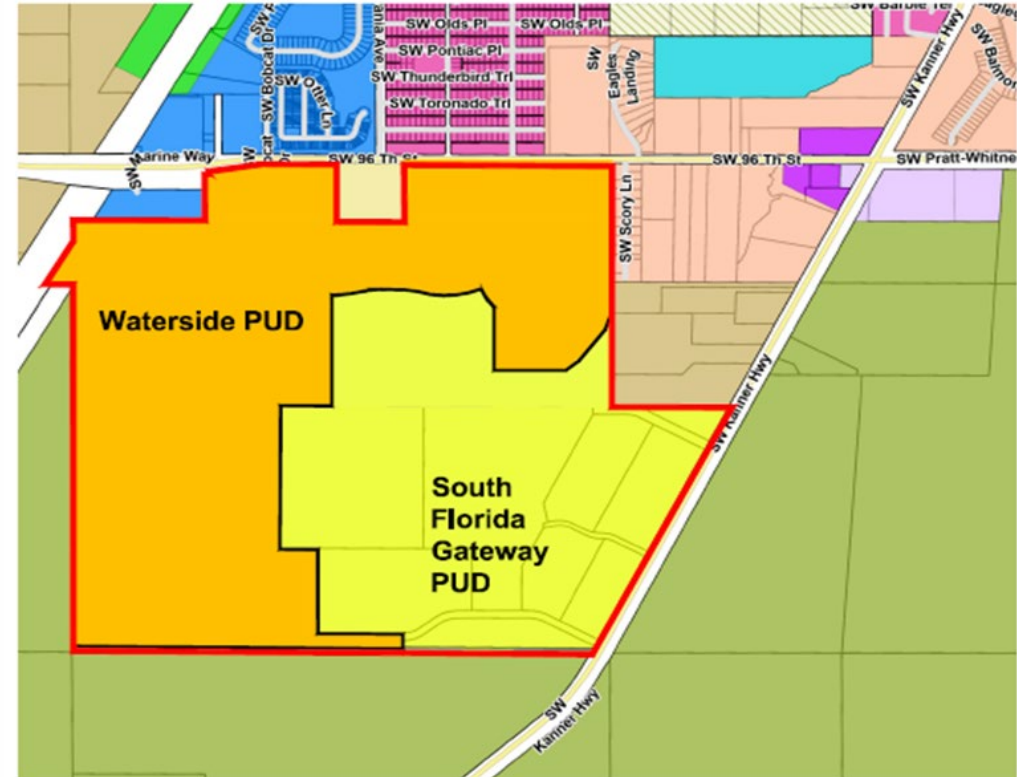
Existing Future Land Use Map



Future Land Use Legend

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

Proposed Future Land Use Map

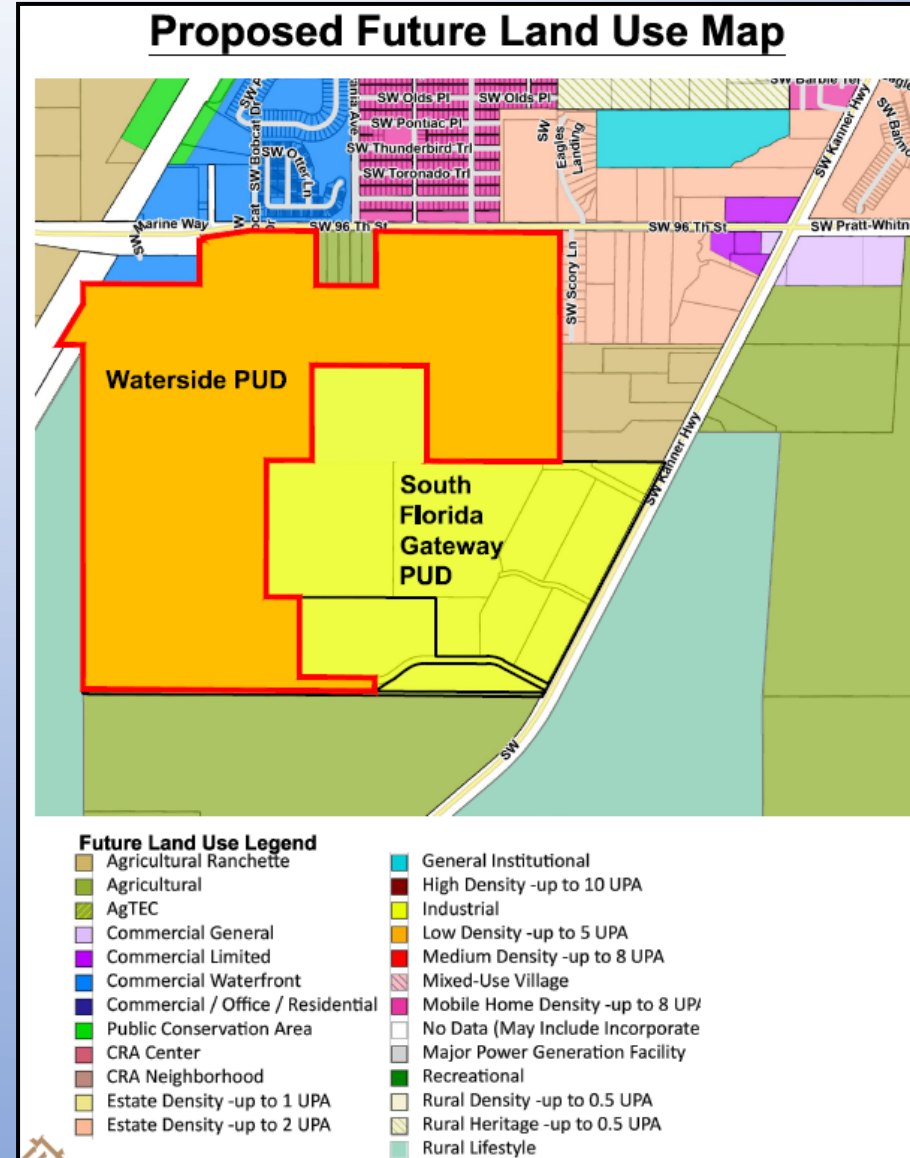
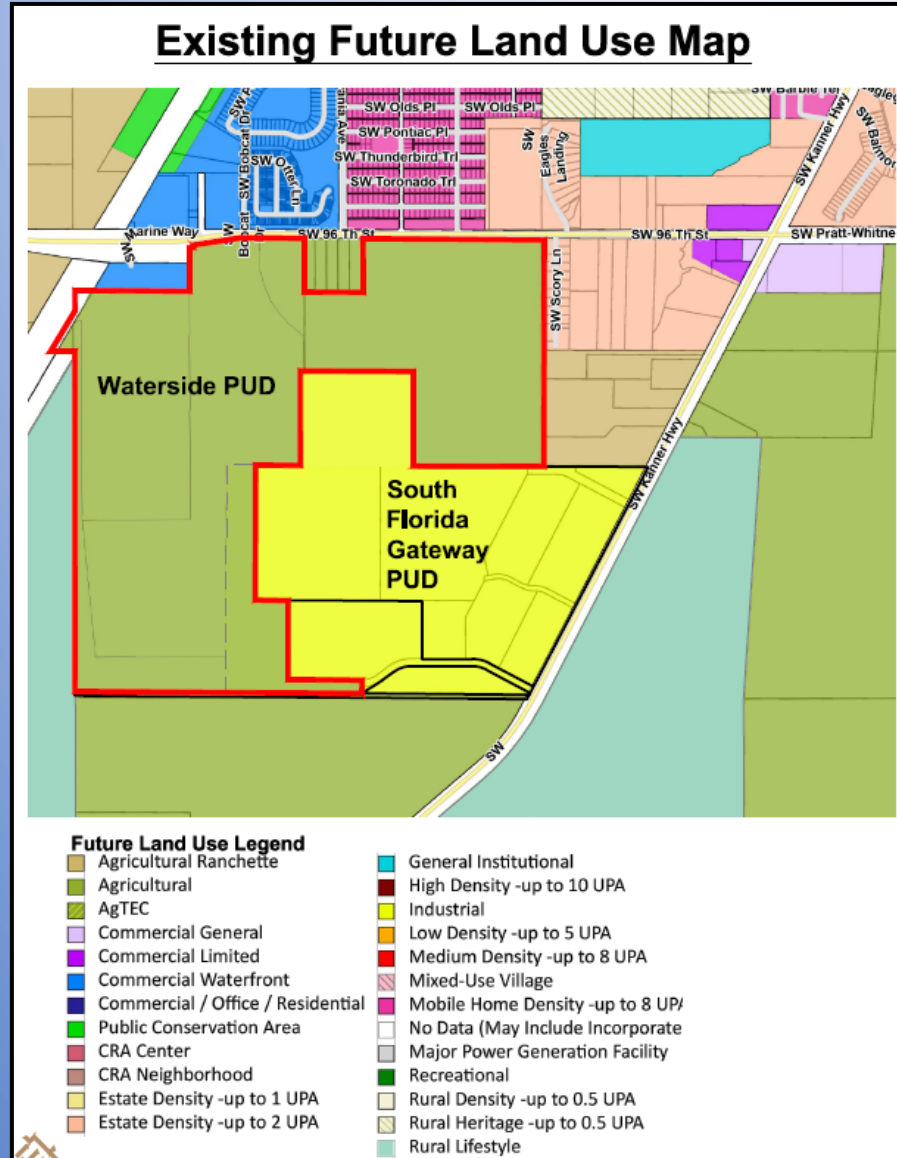


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Excerpt from application materials

CPA 21-12 Submittal 03/26/2024

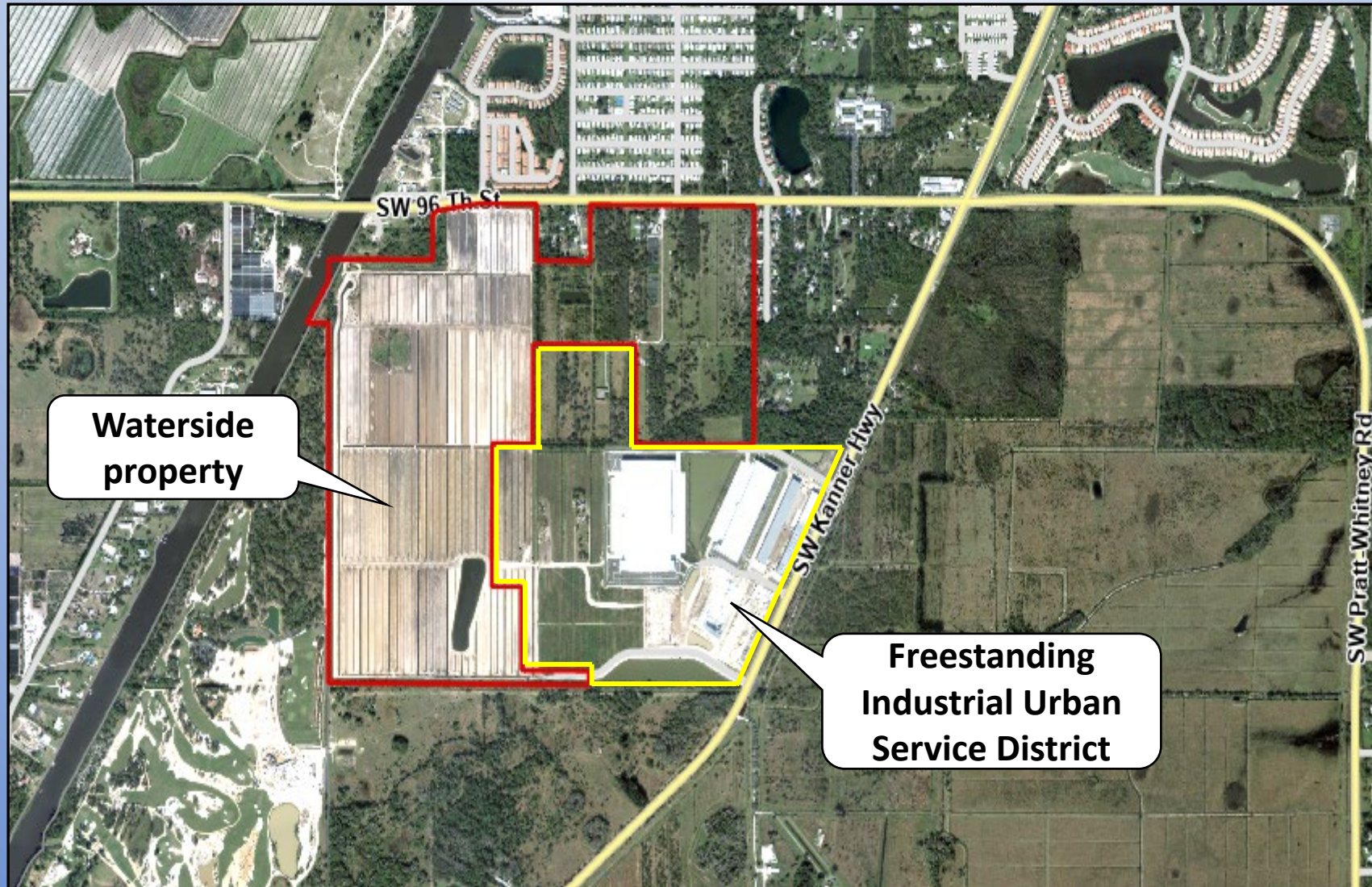


Excerpt from application materials

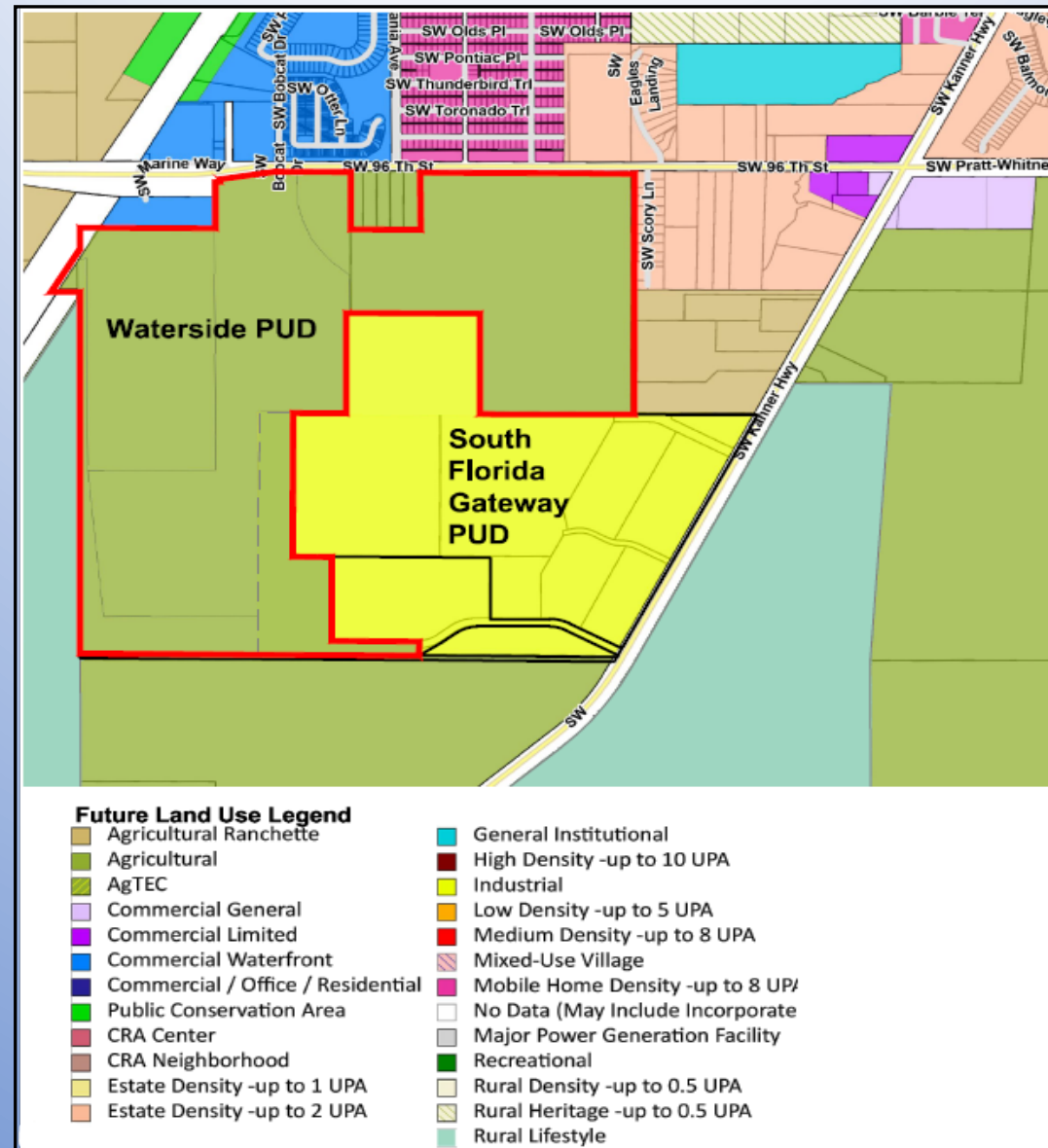
Text Amendment Request

- Proposes amendments to Chapter 1, Chapter 2, Chapter 4, and Chapter 11 of CGMP.
- Text amendment is concurrent with a Future Land Use Map (FLUM) amendment, CPA 21-12 (Waterside FLUM).
- Three main components to text amendment request:
 - 1) Site-specific policies that limit density of proposed residential use
 - 2) Expand Primary Urban Service District/eliminate Freestanding Urban Service District
 - 3) Amendments to residential capacity methodology
- Proposes to amend three figures in Comprehensive Plan:
 - Figure 4-2, Urban Service District
 - Figure 11-1, Areas Currently Served by Regional Utilities
 - Figure 11-2, Potential Service Areas

Location Map

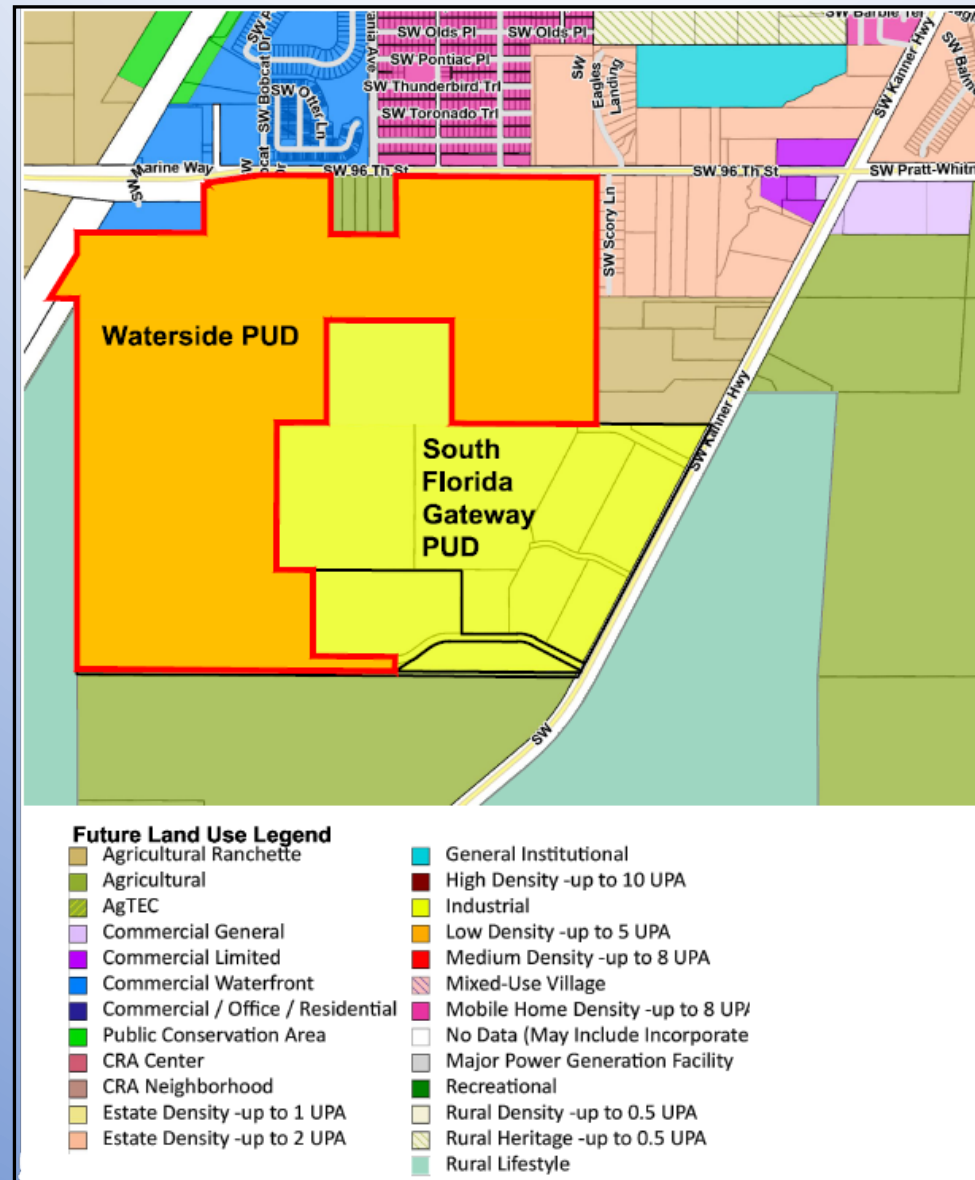


Existing Future Land Use Map



Excerpt from application materials

Proposed Future Land Use Map (CPA 21-12)



Excerpt from application materials

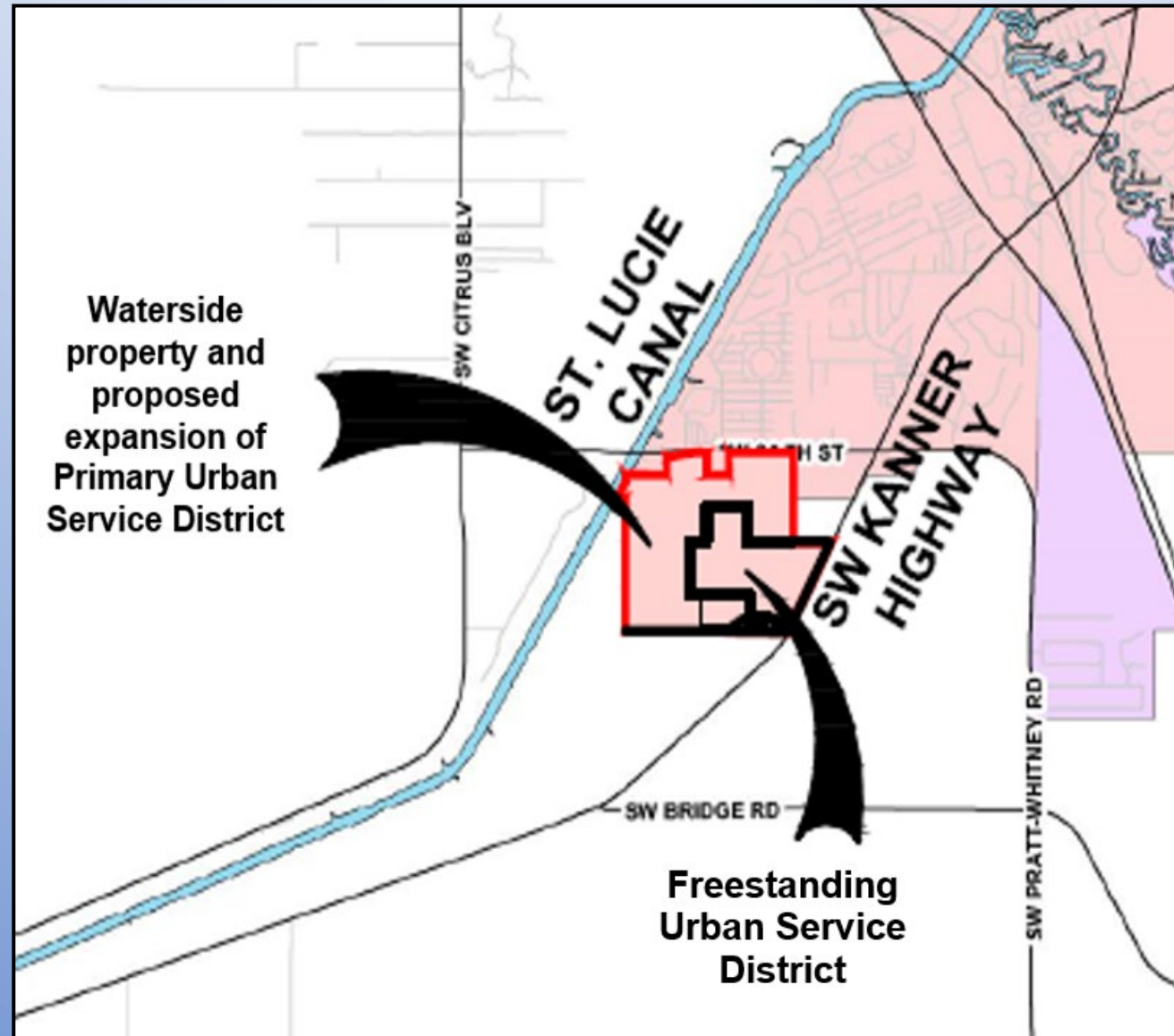
Site-Specific Policies – Policy 4.1B.2

- Amendments to Policy 4.1B.2 for policies specific to the proposed residential land that is subject to CPA 21-12, Waterside FLUM
- Proposed amendments:
 - a) Residential units shall be limited to a **maximum of 1,050 units**.
 - b) Prior to the issuance of the 100th building permit, a monetary contribution of \$1,000 per residential unit shall be donated to the Martin County Community Land Trust to address variable housing needs throughout the County.
 - c) All future applications for development approval shall be processed as a **Planned Unit Development (PUD)**.
 - d) The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2, which requires that future developments **pay the full cost of capital facilities** needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement and/or Development Agreement that addresses public facilities, infrastructure, and the timing of development.

Expansion of Primary Urban Service District

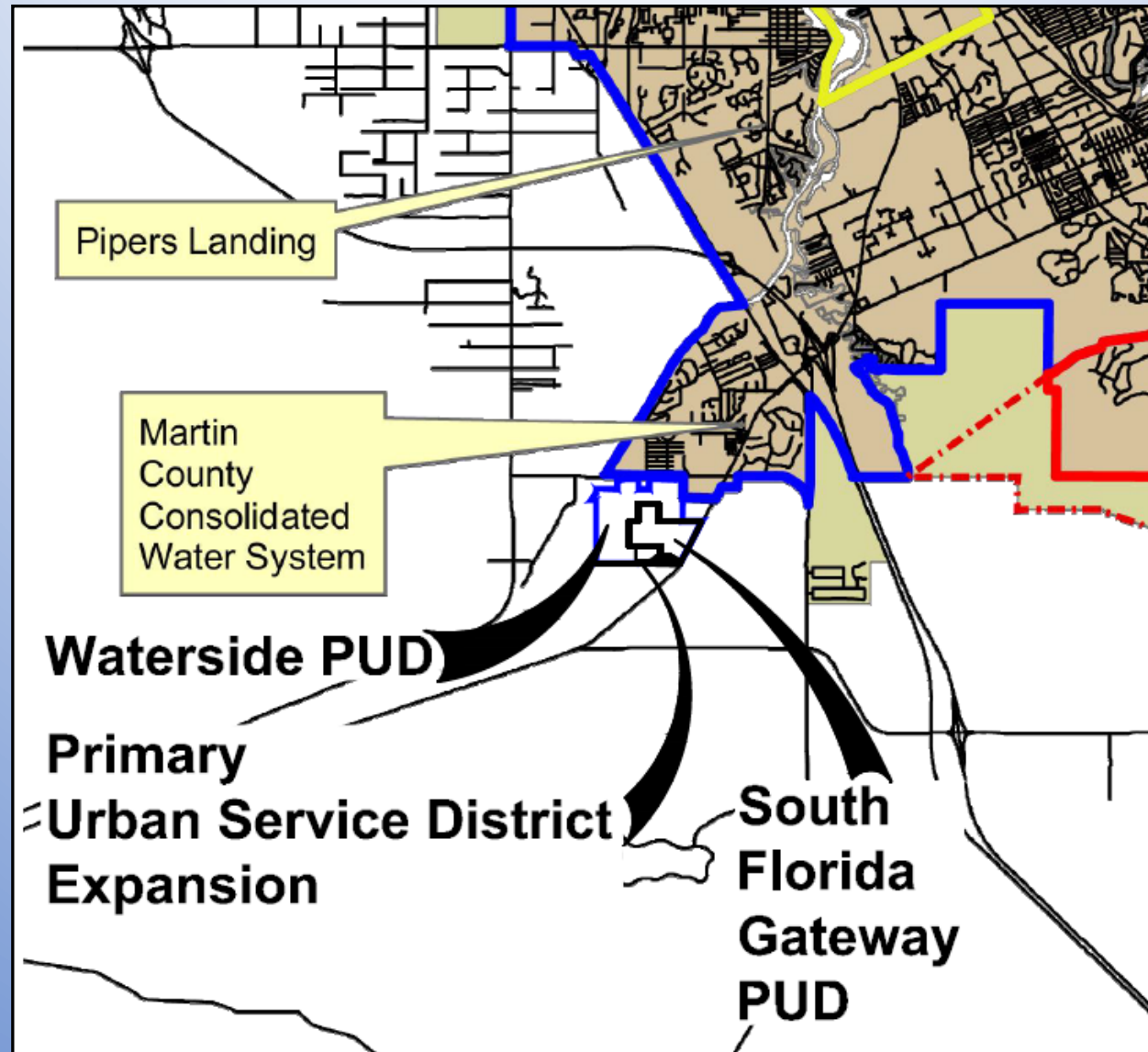
- Proposed expansion of Primary USD covers approximately 646 acres.
- Involves converting existing Freestanding USD to Primary USD on adjacent Industrial property.
- Amendments necessary in Chapter 4 to remove reference to Freestanding USD if this same land is converted to Primary USD
 - Policy 4.7A.3.(9), *Exceptions to location in the Primary Urban Service District*
 - Policy 4.7A.3.1.(3), *Exceptions to water and sewer service within the Primary Urban Services District*
 - Policy 4.7A.14.(9), *Allowable development outside the Primary Urban Service District*
 - Policy 4.13A.10, *Industrial development*
- Amendments to Figures 4-2, 11-1, and 11-2 would depict expansion of Primary USD.

Proposed Figure 4-2



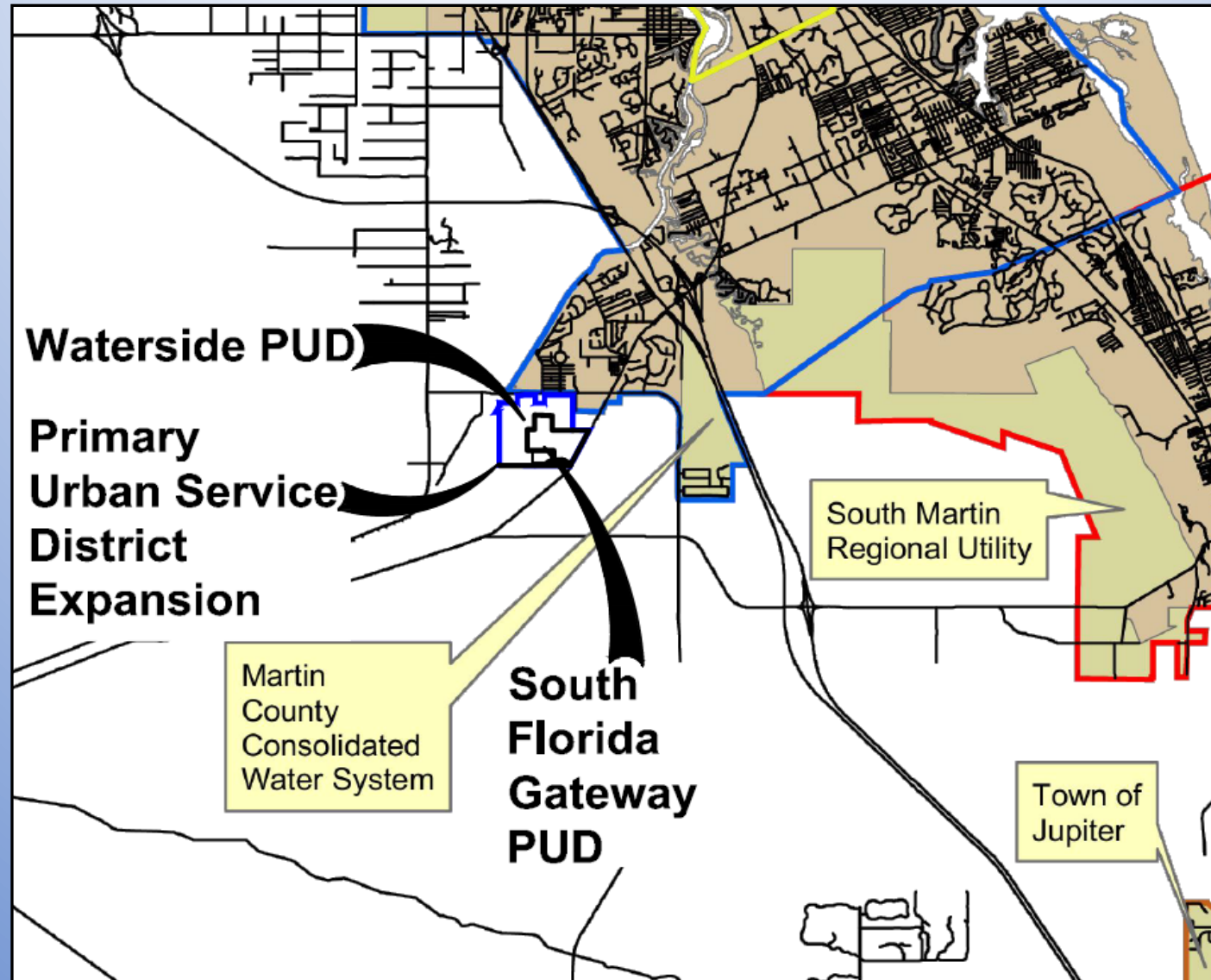
Excerpt from application materials

Proposed Figure 11-1



Excerpt from application materials

Proposed Figure 11-2



Excerpt from application materials

Primary Urban Service District Expansion Criteria

- Policy 4.7A.7 provides eight (8) criteria to be analyzed when the Board considers an expansion of the Primary USD.
- Staff found that compliance with criteria (1), (2), and (5) were not met.

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

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

(5) Demonstrate that reasonable capacity does not exist on suitable land in the existing Primary Urban Service District for the 20-year planning period. For the purpose of this subsection, “reasonable” means available for development from the standpoint of environmental concerns, efficient use and expansion of public facilities and services, or availability of development sites in relationship to the projected needs of the population;

Residential Capacity Analysis Amendments

- Amendments to methodology for Residential Capacity Analysis spans 3 chapters of Comprehensive Plan.

Chapter 1, Preamble

- Section 1.7.A, *Population estimates.*
- Section 1.7.B, *Housing unit demand projection.*
- Section 1.7.C, *Residential capacity calculations.*
- Section 1.7.D, *Peak population in residential housing units for the unincorporated area.*

Chapter 2, Overall Goals and Definitions

- Section 2.4, *Definitions*

Chapter 4, Future Land Use Element

- Section 4.2A.(8), *Population and projected residential demand for housing units.*
- Section 4.2A.(9), *Residential capacity determination.*
- Policy 4.1D.2, *Population technical bulletin.*
- Policy 4.1D.3, *Future residential housing unit demand.*
- Policy 4.1D.4, *Distribution of housing unit demand.*
- Policy 4.1D.5, *Residential capacity analysis.*
- Policy 4.1D.6

Conclusion

- Staff recommends denial of the applicant's proposed text amendments.
- Basis for staff's recommendation:
 - Compliance with Policy 4.7A.7, subsections (1), (2), and (5) have not been demonstrated for expansion of Primary USD.
 - Proposed amendments to Section 1.7.A, Section 1.7.B, Section 1.7.C, Section 4.2A.(8), Section 4.2A.(9), Policy 4.1D.2, Policy 4.1D.3, Policy 4.1D.4, and Policy 4.1D.5 are not clear. Until a methodology is applied and words describing calculations become calculations, it is unclear the result.
 - Elements of the proposed amendments to Population Technical Bulletin and Residential Capacity Analysis methodology would likely result in *multiple internal inconsistencies* within the text of the Comprehensive Growth Management Plan.