

CPA 23-09,
Martin Commerce Text
Amendment

Public Notice

**NOTICE OF FUTURE LAND USE
AND ZONING CHANGE
APPLICATION NUMBER #23-10 & 23-09**

This property is the subject of an application to change the Future Land Use designation:
FROM: AGRICULTURAL & AGRICULTURAL RANCHETTE TO: INDUSTRIAL

And to change the zoning designation:

FROM: AG-20A, A-2 & AR-9A TO: I1

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) 288-9495



Lucido & Associates

September 4, 2024

RE: Notice of Public Hearing regarding Application CPA 23-09 (TEXT) and CPA 23-10 (FLUM): An application submitted by Martin Commerce Park, LLC to change the Future Land Use on a parcel of land consisting of 167 acres from Agricultural and Agricultural Ranchette to Industrial. The site is formerly known as Martingale Estates.

The application includes a companion text amendment, CPA #23-09, to amend Chapter 4, Future Land Use Element, Chapter 10, Sanitary Sewer Services, and Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan of the Martin County Comprehensive Growth Management Plan. The applicant is requesting to add the subject property to the list of exceptions to receive water and sewer services and to be designated as a Freestanding Urban Service District. The application amends Policy 4.1B.2 to add certain development restrictions and amends related Plan policies and figures to maintain internal consistency, including Figure 4-2 Urban Service District, Figure 11-1, Areas Currently Served by Regional Utilities and Figure 11-2 Potential Service Areas.

LOCATION: As shown on the enclosed Location-Aerial Map, the property is located east of and immediately adjacent to I-95 and south of SW Martin Highway 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: AGRICULTURAL & AGRICULTURAL RANCHETTE TO: INDUSTRIAL

and to change the zoning designation:

FROM: AG-20A & AR-5A TO: LI

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

MEETING: Local Planning Agency
DATE: September 19, 2024
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: September 24, 2024
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:

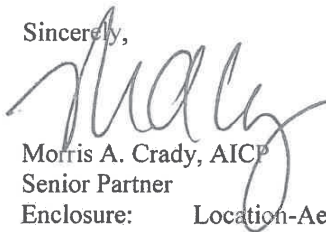
1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

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.

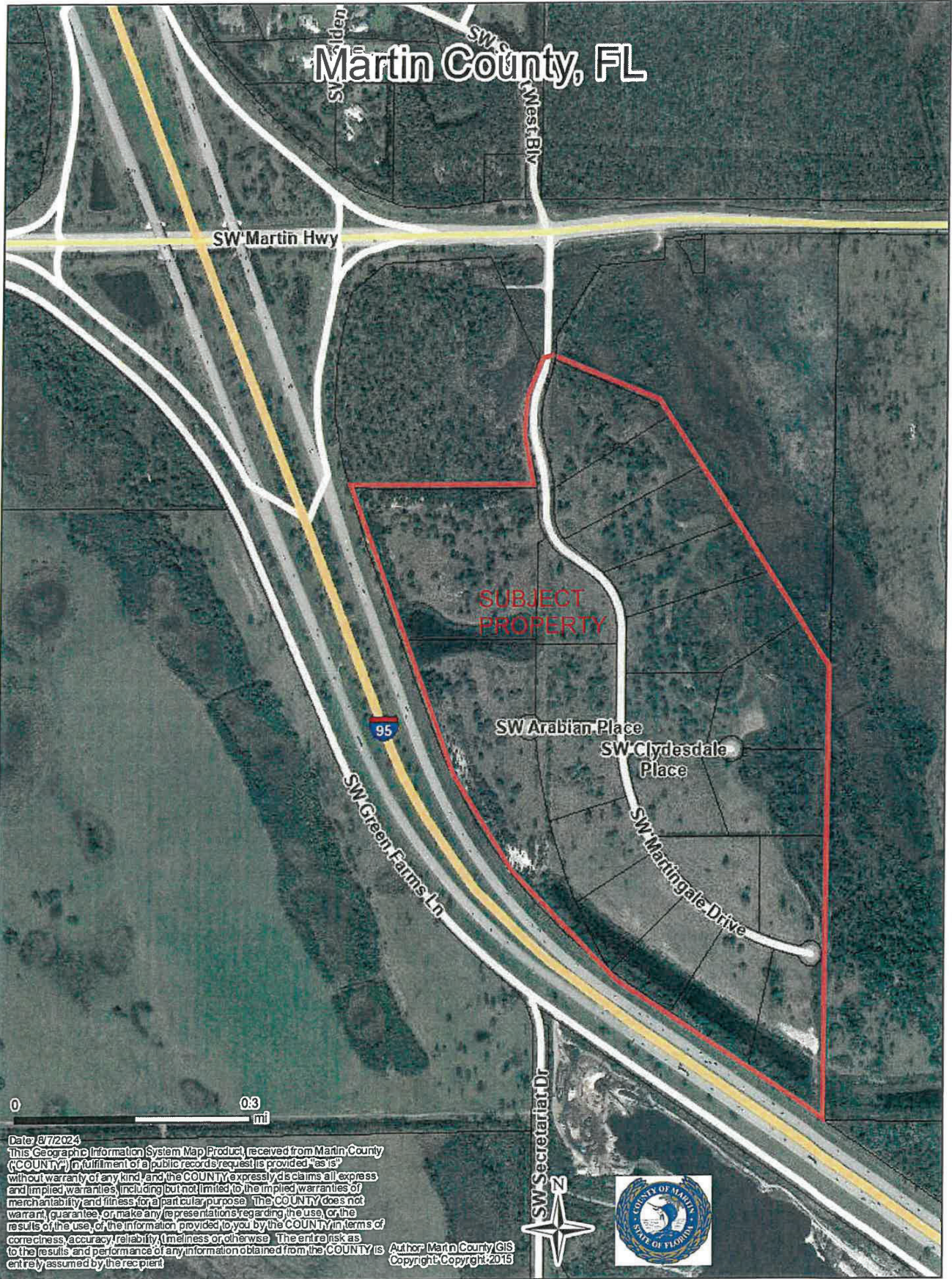
Sincerely,



Morris A. Crady, AICP
Senior Partner

Enclosure: Location-Aerial Map
Proposed Policy 4.1B.2(6) – Development Restrictions

CURRENT AERIAL-LOCATION MAP



**Martin Commerce Park LLC
Comprehensive Growth Management Plan
Text Amendment
CPA #23-09**

(Proposed text revisions are ~~struck through~~ or underlined for clarity.)

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

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

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

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

- (a) Residential uses shall be prohibited by this policy and deed restriction recorded in OR Bk ?, Pg ?.
- (b) The maximum non-residential building square footage on the entire project site shall be limited to cumulative total of 1,100,000 square feet.
- (c) All future applications for development approval shall be processed as a Planned Unit Development (PUD).
- (d) Prior to the issuance of the first Certificate of Occupancy, the owner/developer of Martin Commerce Park shall construct a traffic signal at the intersection of SW Martin Highway and SW Stuart West Boulevard.
- (e) The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2 which requires that future development 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 that addresses public facilities, infrastructure, and the timing of development.