

CPA 23-01,
South Florida Gateway PUD
TEXT Amendment

Public Notice



November 1, 2023

RE: Notice of Public Hearing regarding Application CPA 22-12: An application submitted by South Florida Gateway Industrial LLC to change the Future Land Use on a parcel of land (Parcel 1) consisting of 32.26 acres from Agricultural to Industrial. The site is formerly known as KL Waterside.

LOCATION: As shown on the enclosed Location-Aerial Map, the Parcel 1 property is located west of SW Kanner Highway and south of SW 96th Street in unincorporated Martin County.

Dear Property Owner:

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

FROM: AGRICULTURAL

TO: INDUSTRIAL

The application includes a companion text amendment, CPA #23-01 to amend Figure 4-2 (to add the property within the adjacent Freestanding Urban Service District), Figure 11-1, Figure 11-2 and amendments to Policy 4.1B.2, Policy 4.13A.10, Policy 4.7A.3(3) and Policy 4.7A.14 for internal consistency.

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

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

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

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

Accessibility arrangements: Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, the County Administration Office at (772) 288-5400, or in writing

to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

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

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

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

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

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

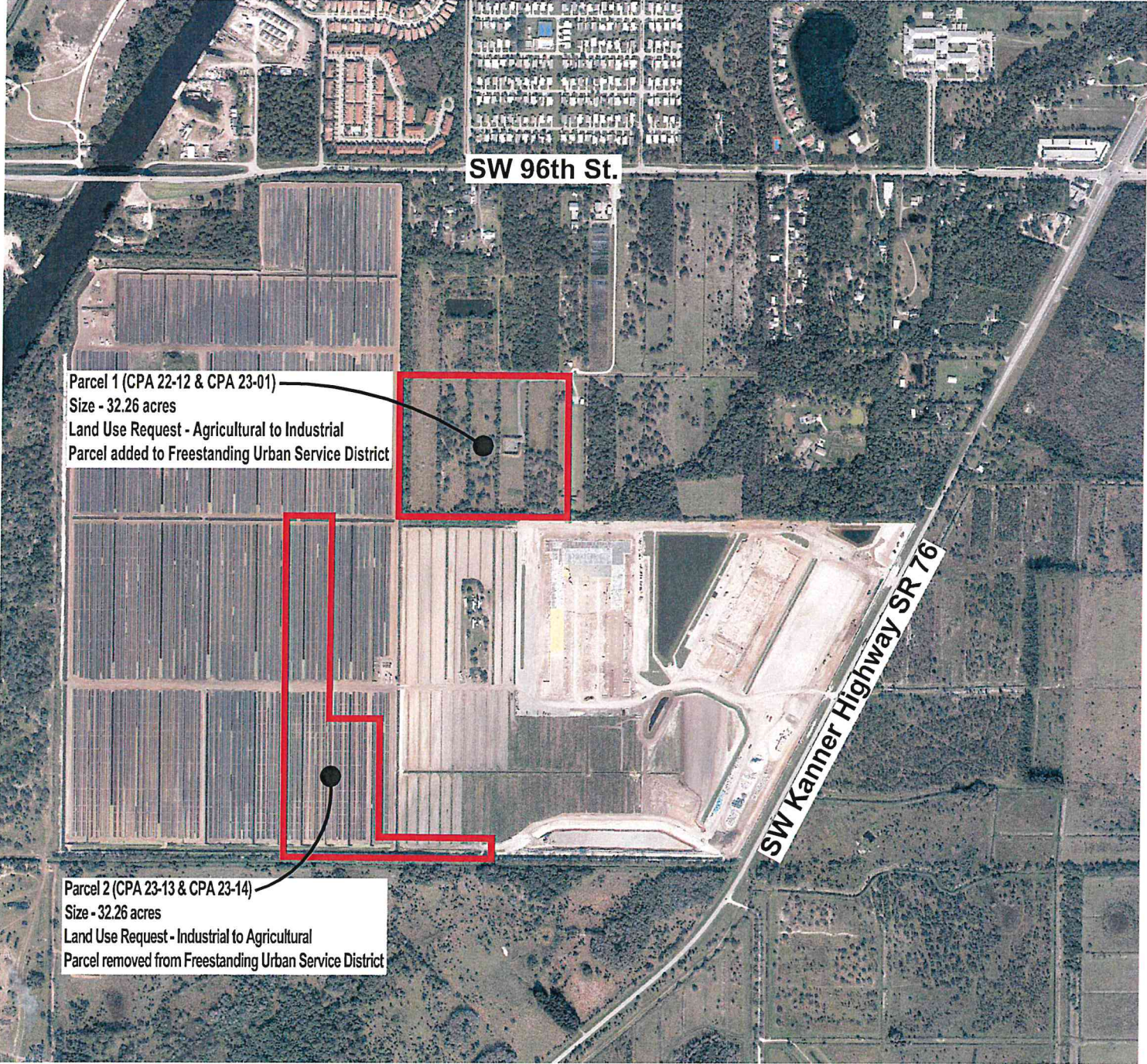
For further information, including copies of the original application documents or agenda items, please call the Growth Management Department at 772-288-5495 or feel free to contact me directly at 772 220-2100.

Sincerely,

Morris A. Crady, AICP
Senior Partner

Enclosure: Parcel 1 Location-Aerial Map

Location - Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



South Florida Gateway PUD

Martin County, Florida