



Board of County Commissioners

County
EXHIBIT # 1
2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

Quasi-Judicial

File ID: 22-0759

DPQJ-1

Meeting Date: 5/17/2022

PLACEMENT: Departmental - Quasi-Judicial

TITLE:

REQUEST BY KL WATERSIDE, LLC FOR FINAL SITE PLAN APPROVAL FOR SOUTH FLORIDA GATEWAY PUD PLAT INFRASTRUCTURE PLAN (S265-002)

EXECUTIVE SUMMARY:

This is a request for approval of the South Florida Gateway Planned Unit Development (PUD) plat infrastructure final site plan for an approximate 180-acre parcel which is part of a 500-acre parent tract owned by KL Waterside, LLC. The project is located on the west side of SW Kanner Highway approximately 3/4 of a mile south of SW 96th Street. The property has been used for agricultural purposes, has been cleared and has no wetlands or existing native habitat. Included is a request for a Certificate of Public Facilities Exemption.

DEPARTMENT: Growth Management

PREPARED BY: Name: Peter Walden, AICP

Title: Deputy Growth Management Director

REQUESTED BY: Lucido and Associates, Morris Crady, AICP

PRESET:

PROCEDURES: Quasi-Judicial

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date: 5/17/22 Time: _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By: [Signature] D.C.

BACKGROUND/RELATED STRATEGIC GOAL:

The proposed plat infrastructure final site plan for the South Florida Gateway PUD will provide the basis for future industrial development by creating lots and the associated infrastructure to support the development. Access is proposed on SW Kanner Highway and water and waste water service will be provided by Martin County Utilities.

The South Florida Gateway PUD Zoning Agreement including the master site plan was approved on February 1, 2022. The project is part of a free standing urban service district.

The project has received expedited staff review due to the targeted industries proposed for the development.

A review of this application by the Local Planning Agency was not required pursuant to Section 10.5.F.9., LDR.

The following supporting items are attached:

Staff Report
Resolution to Approve
Final Site Plan
Approved Master Site Plan
Application Materials
Landscape Plans
Disclosure of Interest
Legal Description
Sign Certification
Draft Resolution to Deny
Staff PowerPoint

ISSUES:

None

LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process - to cross-examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

RECOMMENDED ACTION:

RECOMMENDATION

- Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board approve the request for the South Florida Gateway PUD Plat Infrastructure Final Site Plan.

ALTERNATIVE RECOMMENDATIONS

None

FISCAL IMPACT:

RECOMMENDATION

The applicant has paid the \$9,127.00 application fee and the \$290.00 completeness fee.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application | <input type="checkbox"/> Notice | <input type="checkbox"/> Ordinance |
| | | <input checked="" type="checkbox"/> Resolution |

☐ Other:

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MARTIN COUNTY, FLORIDA DEVELOPMENT REVIEW

STAFF REPORT

A. Application Information

SOUTH FLORIDA GATEWAY PUD PLAT INFRASTRUCTURE SITE PLAN

Applicant:	KL Waterside, LLC
Property Owner:	KL Waterside, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	S265-002
Record Number:	DEV2021050007
Report Number:	2022_0425_S265-001_Staff_Final
Application Received:	07/07/2021
Transmitted:	07/02/2021
Staff Report:	08/09/2021
Resubmittal Received:	11/03/2021
Transmitted:	11/04/2021
Date of Report:	11/29/2021
Resubmittal Received:	02/15/2022
Transmitted:	02/15/2022
Date of Report:	03/16/2022
Revised Report:	04/25/2022

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B. Project description and analysis

Request PUD plat infrastructure final site plan for an approximate 180 acre subject property which is part of a 500-acre parent tract owned by KL Waterside, LLC. The project is located on the west side of SW Kanner Highway approximately 3/4 of a mile south of SW 96th Street. The property has been used for agricultural purposes, has been cleared and has no wetlands or existing native habitat. Included is a request for a Certificate of Public Facilities Exemption.

The plat infrastructure site plan will provide the basis for future industrial development by creating lots and the associated infrastructure to support the development. Access is proposed on SW Kanner Highway

and water and waste water service is to be provided by Martin County Utilities.

The site received PUD zoning and master site plan approval on February 1, 2022.

The project has received expedited staff review due to the targeted industries proposed for the development.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Peter Walden	219-4923	Comply
F	ARDP	Samantha Lovelady	288-5664	N/A
G	Development Review	Peter Walden	219-4923	Comply
H	Urban Design	Santiago Abasolo	288-5485	N/A
H	Community Redevelopment	Santiago Abasolo	288-5485	N/A
I	Property Management	Ellen MacArthur	288-5794	N/A
J	Environmental	Shawn McCarthy	288-5508	Comply
J	Landscaping	Karen Sjoholm	288-5909	Comply
K	Transportation	Lukas Lambert	221-2300	N/A
L	County Surveyor	Tom Walker	288-5928	N/A
M	Engineering	Clark Bridgman	288-5416	Comply
N	Addressing	Emily Kohler	288-5692	Comply
N	Electronic File Submission	Emily Kohler	288-5692	Comply
O	Water and Wastewater	James Christ	320-3034	Comply
O	Wellfields	James Christ	320-3034	Comply
P	Fire Prevention	Doug Killane	288-5633	Comply
P	Emergency Management	Sally Waite	219-4942	N/A
Q	ADA	Clark Bridgman	288-5416	Comply
R	Health Department	Nicholas Clifton	221-4090	N/A
R	School Board	Kimberly Everman	223-3105	Comply
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Peter Walden	219-4923	Deferral

D. Review Board action

This application meets the threshold criteria for a major development, pursuant to Table 10.2.C.1.B., LDR, Martin County, Fla. (2019), and requires one public meeting before the Board of County Commissioners pursuant to Table 10.5.F.9., LDR, Martin County, Fla. (2019).

The applicant addressed the non-compliance findings from the staff report dated November 29, 2021 with its resubmittal dated February 15, 2021. The previous staff reports, and resubmittals are incorporated herein by reference. It shall at all times be the applicant's responsibility to demonstrate compliance with the Comprehensive Growth Management Plan (CGMP), Land Development Regulations (LDR) and the Code.

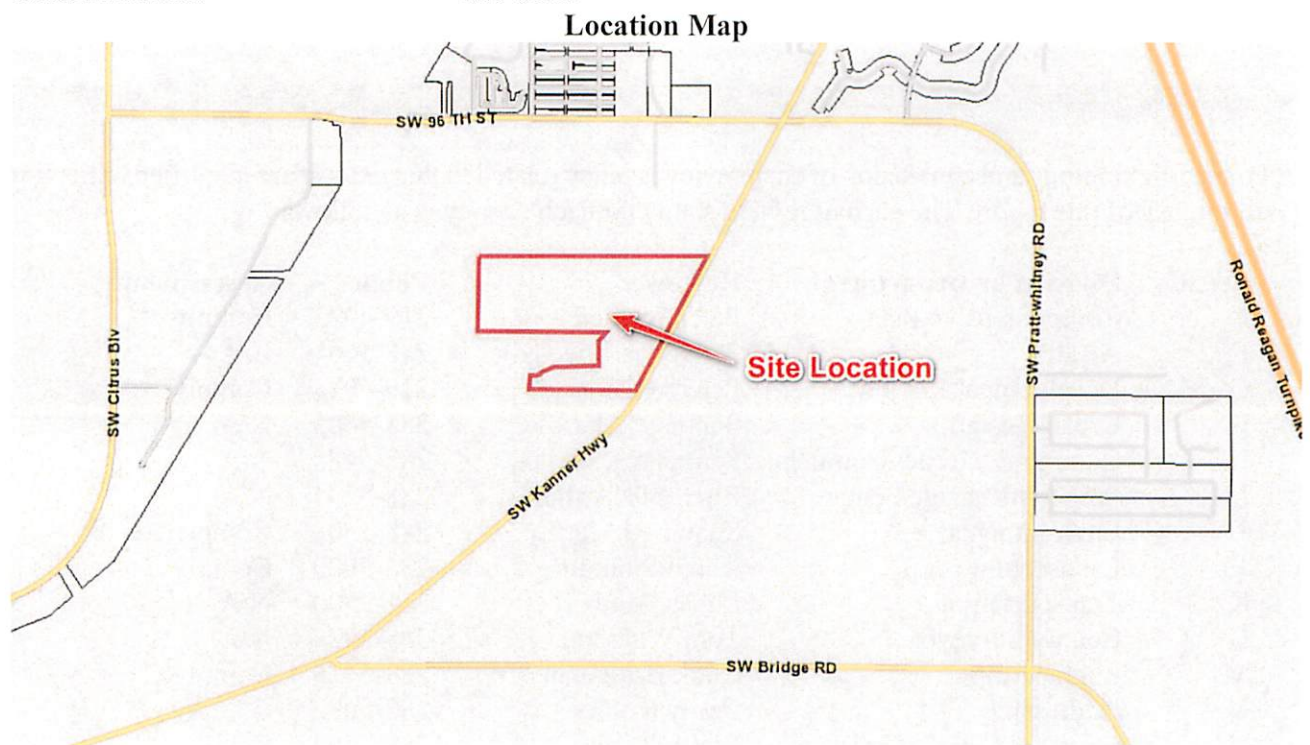
E. Location and site information

PCNs: 13-39-40-000-003-00000-1, 18-39-41-000-012-00010-7, 14-39-40-000-001-00020-9

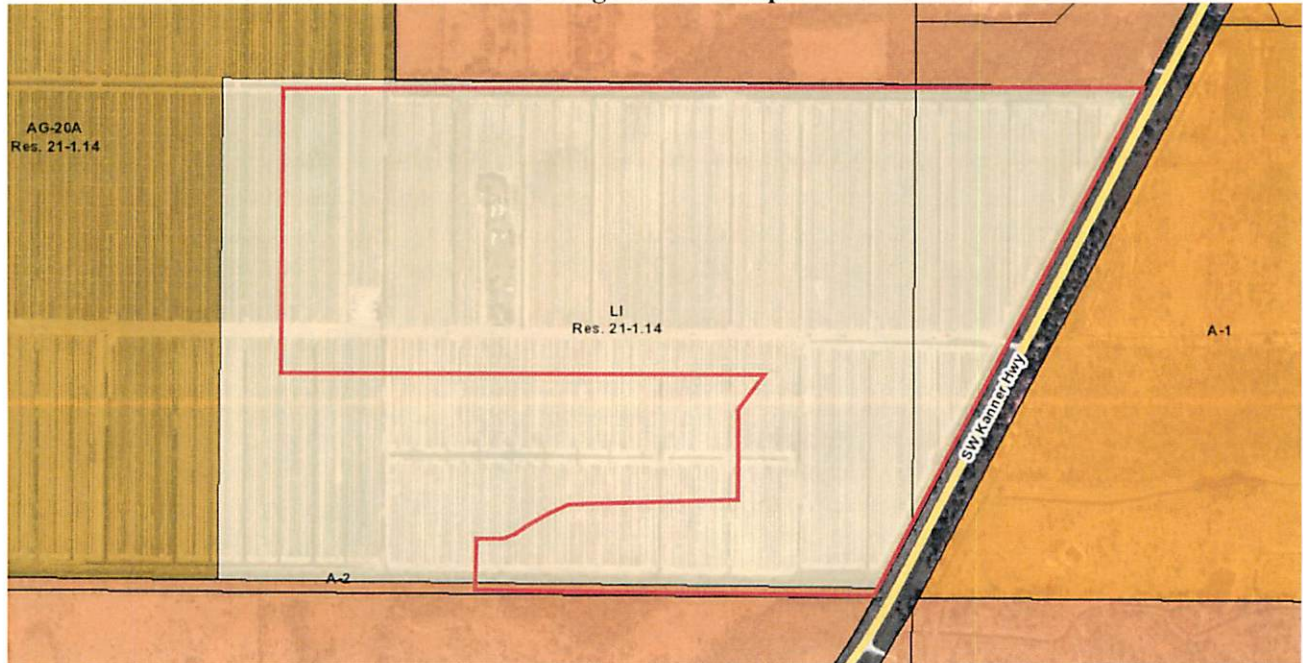
Existing Zoning: Industrial

Future land use: Industrial

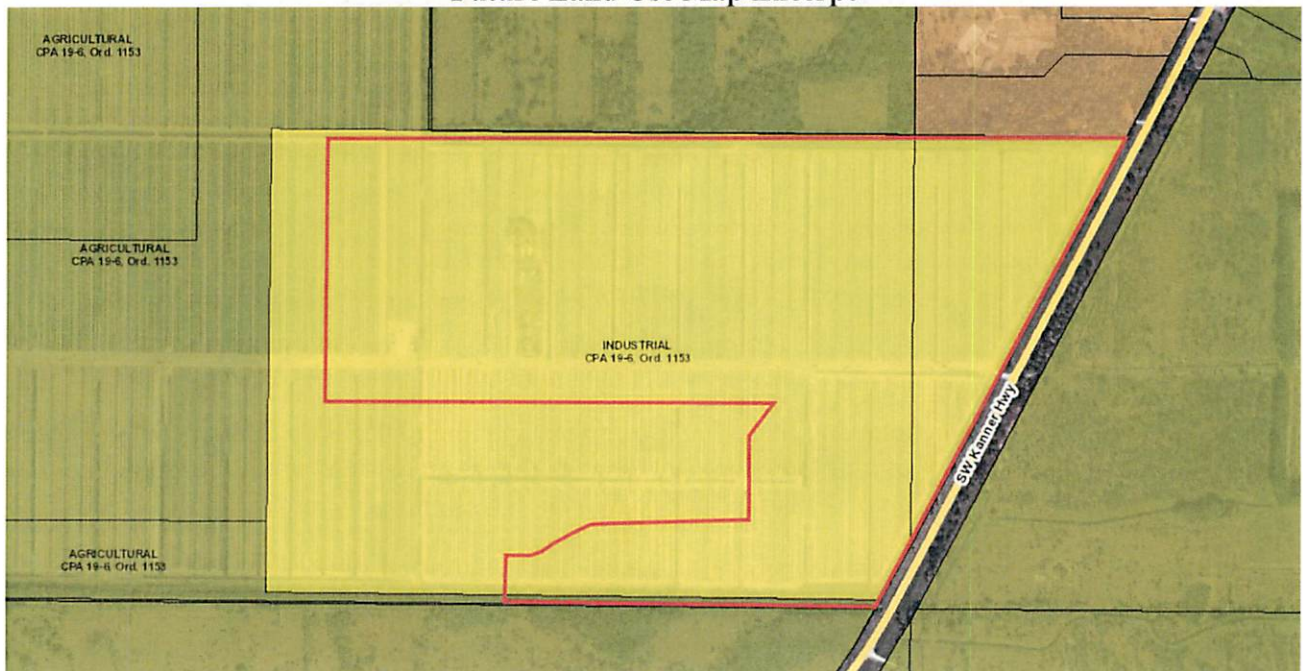
Total Site Area: 180 acres



Zoning Atlas Excerpt



Future Land Use Map Excerpt



F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Policy 4.1E.6. PUD

A planned unit development is a unified development that is (1) planned, approved and controlled

according to provisions of a binding written document negotiated between the developer and the County as a special PUD zoning district and (2) approved at a public hearing. The purpose of PUD districts is to introduce flexibility into the strict zoning and development regulations in a manner that is mutually beneficial to the County and the development. It is also to encourage enlightened and imaginative approaches to community planning. Benefits to the developer may include incentives to encourage affordable housing (consistent with the Housing Element); transfer of density from wetlands (consistent with the Conservation and Open Space Element, Chapter 9); flexibility in density distribution; flexibility and variety in land use, structure type and project design; and greater intensity than would be achievable under straight zoning. In exchange, the County may acquire such benefits as preservation zones, buffers, density transition zones and recreation facilities in excess of the County's minimum standards. Specific PUD district regulations are negotiated voluntarily by the developer and the County, and neither is guaranteed maximum benefits by right.

As stated in the project summary above, two comprehensive plan amendments were adopted regarding the project site.

Specifically, Ordinance 1153 provides the Industrial Future Land Use and Ordinance 1152 provides...

- 1) A free-standing urban service district,
- 2) Clarifies utility service by way of Martin County Utilities, and
- 3) Restricts development and uses on the property as follows:
 - (a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.
 - (b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).
 - (c) The net inbound AM peak hour trips generated by all uses shall be limited to 950 trips, as demonstrated during the review of final site plans consistent with Article 5, Adequate Public Facilities, Division 3, Traffic Impact Analysis, Land Development Regulations.
 - (d) All future applications for development approval shall be processed as a Planned Unit Development (PUD).
 - (e) The building footprint of any individual warehouse or distribution facility shall not exceed 1,050,000 square feet.
 - (f) No final site plan shall be approved, which provides access to SW 96th Street from that portion of the property designated as Industrial on the Future Land Use Map, unless it is restricted to provide access for emergency purposes only.

Findings of Compliance:

Staff has reviewed this application and finds that it complies with the LDR, as detailed within this report. Staff recommends approval of this development application as consistent with the guidelines and standards of the applicable Comprehensive Plan goals, objectives and policies, as implemented in the LDR.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Findings of Compliance:

The Growth Management Department Development Review Division staff has reviewed the application and finds it in compliance with the applicable regulations. There are no unresolved land use, zoning or procedural requirements issues associated with this application.

H. Determination of compliance with the urban design and community redevelopment requirements – Community Development Department

Commercial Design

There is no vertical development associated with this application. Therefore, review for urban design is not applicable.

Community Redevelopment Area

The proposed project is not located within a Community Redevelopment Area. Therefore, the Community Redevelopment Area reviewer was not required to review this application. MARTIN COUNTY, FLA., LDR ARTICLE 3, DIVISION 6 (2016)

I. Determination of compliance with the property management requirements – Engineering Department

No dedication of additional right of way is required or proposed by the Applicant pursuant to the Roadway Classifications set forth in Section 4.843.B, Land Development Regulations, Martin County, Fla. [2001] which includes Table 4.19.1 that lists the minimum right of way requirements. Therefore, the Applicant is not required to submit due diligence materials for review by the Martin County Real Property Division.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

Environmental

Finding of Compliance:

The Growth Management Department Environmental Division staff has reviewed the application and finds it in compliance with the applicable land development regulations.

Landscape

Findings of Compliance:

The Growth Management Department staff has reviewed the application and finds it in compliance with the applicable Land Development Regulations regarding landscaping. The applicant has proposed construction of infrastructure for a new Industrial Park Subdivision.

Section 4.663.A.3.b. Land Development Regulations, Martin County, Fla. (2013) requires that all nonresidential development provide at least one tree per 2,500 sq. ft. of site area; a total of 518 trees for this infrastructure project. To demonstrate compliance the applicant has proposed the preservation and/or planting of a minimum of 518 trees.

Landscaped bufferyards are required between differing land uses and along certain transportation corridors. Martin County, Fla Section 4.663.B.1.a, (2013). Surrounding land use on the south, east, and west is industrial so non-compatibility buffers are not required. On the north, adjacent landuse is agricultural and a Type 3 Buffer is required. Existing native vegetation within this buffer area is to be protected and supplemented if necessary to meet buffer criteria.

Section 4.666.E.Land Development Regulations, Martin County, Fla. (2013) requires that development activity preserve at least ten percent of the total number of protected trees on the site unless it can be shown that the property would be precluded of reasonable use if the trees are not removed. With the

exception of the north property line, this site has been previously cleared. The applicant has submitted Landscape and Construction Plans to provide for preservation of existing trees and understory within the north Type 3 Buffer.

Though not required, the applicant has proposed to also establish a 30 foot buffer along Kanner Highway. Alterations cannot be made to the plans after final site plan approval. Any alteration may require an application to amend the affected approved plans.

The applicant is cautioned to consider the placement of utilities and any underground or above ground site improvement that could cause a conflict with the landscaping and possibly cause a change or amendment. As-built landscape plans submitted prior to the release of a certificate of occupancy will be checked against the approved drawings. Inconsistencies may block the issuance of the certificate of occupancy and cause the applicant to begin the application process for a change or an amendment to the development order.

K. Determination of compliance with transportation requirements - Engineering Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed. The Adequate Public Facilities determination will occur for the Master Site Plan and any Final Site Plans that create additional impact on the roadway network.

L. Determination of compliance with county surveyor - Engineering Department

The applicant has provided a certified boundary and topographic survey for the proposed development, pursuant to Section 10.1.E., LDR, Martin County, Fla. (2019). Therefore, the Engineering Department was not required to review this application for consistency with the Martin County Codes for survey requirements contained in Article 4, LDR, Martin County, Fla.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

Findings of Compliance:

The application was reviewed for compliance with the following Divisions of the Land Development Regulations. Staff's finding is summarized after each:

1. Division 8- Excavation, Fill, and Mining: The applicant demonstrated in the Engineer's Opinion of Probable Excavation, Fill, and Hauling that the amount of proposed excavation balances with the amount of fill needed for the site; therefore, hauling material from the site is not approved with this Development Order. The applicant demonstrated compliance with Division 8.
2. Division 9- Stormwater Management:
 - a. The applicant has demonstrated the proposed development discharge rate for the 179.98 acre South Florida Gateway Planned Unit Development is 0.298 cfs/ac. The PUD is within the Roebuck Creek headwaters watershed with historic pre-development unit discharge of 0.298 cfs/ac. Flows from the development to the west will be adequately passed through the project via a series of interconnected stormwater pipes, catch basins, manholes retention ponds and are controlled with outfall control structures.
 - b. The applicant is proposing the minimum finished floor elevation be set above the predicted elevation of stormwater that will stage within the development after a 100-year storm having a three-day duration and without any discharge from the development.
 - c. The applicant is proposing the minimum edge of roadway elevation be set above the predicted

elevation of stormwater that will stage within the development after a 10-year storm having a one-day duration.

d. The applicant has demonstrated that the PUD development system provides 150% additional water quality criteria for the cumulative volume contained in Ponds A, C, D and E which will be constructed in the initial phase of infrastructure construction. The wet detention system recovers half of the water quality volume between 24 hours and 5 days and recovers 90% of the entire volume within 12 days after the storm event.

e. The water quantity volumes associated with Lots B-2, B-3 and C-1 are partially included in the construction of Ponds A, B, C, C1 D and E as a combined stormwater management system. Additional storage will be required within each of those lots depicted on the Conceptual Master Drainage Plan as vault storage when the lot development is proposed. Each individual Lot developer will decide the location, shape and volume configuration of these storage facilities at the time of development.

f. Thereby, the required attenuation, flood protection, and water quality treatment is in compliance with Division 9.

3. Division 10 - Flood Protection: This site does not fall within a Special Flood Hazard Area. The applicant demonstrated that the minimum finished floor elevation is set at or above the maximum predicted stage of the 100-year 3-day storm event; therefore, the applicant demonstrated compliance with Division 10.

4. Division 14 - Parking and Loading: The applicant demonstrated that compliance with the parking requirements set forth in Division 14 will be provided for at the final interior lot design and submittal.

5. Division 19- Roadway Design: The applicant is permitting access to the site from SR 76 (SW Kanner Highway), which is under the jurisdiction of FDOT. According to the Pre-Application Letter issued by FDOT on February 11, 2022, the off-site improvements to SR 76 shall consist of a full signalized access connection for SW Gateway Place and a right-in/right-out access connection for SW Neill Street. A raised median shall be constructed on SR 76 to restrict left-turning movements at SW Neill Street, and a SR 76 southbound U-turn lane and U-turn pad shall be constructed south of SW Neill Street. Final design will be reviewed, approved, and permitted by FDOT. Martin County will be the operating entity of the proposed traffic signal at SW Gateway Place. Final signalization plans shall be submitted to Martin County Public Works Department for review and approval prior to procurement of materials.

The Engineering Department finds this application in compliance provided the Development Order includes conditions for the following:

1. Hauling of fill from the site is prohibited. The routes and timing of any fill to be hauled to the site shall be coordinated with the County Engineer. Compliance with all County excavation and fill regulations is required.

2. Within 60 days of this Final Site Plan approval, the Owner shall submit to the County a security sufficient to guarantee the cost to construct the off-site improvements to SR 76 including, but not limited to, the installation of the traffic signal at the intersection of SR 76 and SW Gateway Place, left turn lanes and right turn lanes on SR 76 at SW Gateway Place, a right turn lane on SR 76 at SE Neill Street, intersection improvements on SR 76 necessary to prohibit left turns in to and out of SW Neill Street, and a southbound U-turn lane and U-turn pad on SR76 south of SW Neill Street. The security shall be posted in the amount of 110 percent of the estimated cost of improvements, which estimate shall be prepared by a professional engineer registered in the State of Florida and approved by the County Engineer. The form of the security shall be reviewed by the County Attorney.

3. Prior to the issuance of the first Certificate of Occupancy within the South Florida Gateway Planned Unit Development (PUD), the Owner shall:

a. Design, permit, and install the traffic signal at the intersection of SR 76 and SW Gateway Place. Final signalization plans shall be submitted to Martin County Public Works Department for review and approval prior to the procurement of materials; and

b. Design, permit, and construct the left turn lanes and right turn lanes on SR 76 at SW Gateway Place, the right turn lane on SR 76 at SE Neill Street, the intersection improvements on SR 76 necessary to prohibit left turns in to and out of SW Neill Street, and the southbound U-turn lane and U-turn pad south on SR 76 of SW Neill Street.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations. Martin County, Fla. (2021).

Electronic Files

Findings of Compliance:

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.2., Land Development Regulations, Martin County, Fla. (2021)

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.

Emergency Preparedness

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.to this project as currently proposed.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

Accessibility (ADA) [Martin County, Fla., LDR Section 4.627.E (2009)]

The Public Works Department staff will review the interior lot designs upon receipt to determine compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.to this project as currently proposed.

Martin County School Board

N/A - Staff review for compliance requirements associated with this area of regulations is not applicable to this project as currently proposed.to this project as currently proposed.

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

The Martin County Legal Department is working with the applicant's attorney with regards to the proposed PUD Zoning Agreement.

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve

- consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Please submit all of the following items in a single hard copy packet and in electronic pdf format (on disk or flash drive) with the documents arranged in the order shown in the list below. The 24" x 36" plans should be submitted rolled and in separate sets as itemized below.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. Submit a copy of the Post Approval Requirements List.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

Item #3:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

Item #4:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a certified letter stating that no title transfer has occurred.

Item #5:

One (1) 24" x 36" paper copy of the approved final site plan.

Item #6:

One (1) digital copy of final site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

Item #7:

One (1) 24" x 36" copy of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #8:

Original of the construction schedule.

Item #9:

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #10:

Original of the Cost Estimate, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

Item #11:

One (1) blank USB flash/thumb drive, which will be utilized to provide the applicant with the approved stamped and signed project plans.

V. Local, State, and Federal Permits

All permits will be required before the commencement of any construction.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Inspection Fees:	\$4,000.00		\$4,000.00
Advertising fees*:	TBD		
Recording fees**:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

X. General application information

Applicant: KL Waterside LLC
Jim Harvey
701 South Olive Avenue, Suite 104
West Palm Beach
813-615-1244 x. 201
jharvey@kolter.com

Owner: Same as above

Agent: Lucido and Associates
Morris A. Crady
701 SE Ocean Boulevard
Stuart FL 34994
772-220-2100
mcrady@lucidodesign.com

Y. Acronyms

ADA..... Americans with Disability Act
AHJ Authority Having Jurisdiction
ARDP Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP Comprehensive Growth Management Plan
CIE Capital Improvements Element
CIP Capital Improvements Plan
FACBC Florida Accessibility Code for Building Construction
FDEP Florida Department of Environmental Protection
FDOT Florida Department of Transportation
LDR..... Land Development Regulations
LPA Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA National Fire Protection Association
SFWMD South Florida Water Management District
W/WWSA Water/Waste Water Service Agreement

Z. Attachments

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER 22-

**[REGARDING FINAL SITE PLAN APPROVAL FOR SOUTH FLORIDA GATEWAY PUD
PLAT INFRASTRUCTURE WITH A CERTIFICATE OF PUBLIC FACILITIES EXEMPTION]**

WHEREAS, this Board has made the following determinations of fact:

1. KL Waterside, LLC submitted an application for final site plan approval for the South Florida Gateway Planned Unit Development (PUD) plat infrastructure plan (S265-002), located on lands legally described in Exhibit A, attached hereto.
2. Pursuant to Section 10.5.F.9., Land Development Regulations, Martin County, Fla., a review of this application is not required by the Local Planning Agency (LPA).
3. Upon proper notice of hearing this Board held a public meeting on the application on May 17, 2022.
4. At the public meeting, all interested parties were given an opportunity to be heard.
5. The final site plan for the South Florida Gateway PUD plat infrastructure project is consistent with the Comprehensive Plan and the Land Development Regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

A. The final site plan for South Florida Gateway PUD plat infrastructure project attached hereto as Exhibit B is approved. Development of South Florida Gateway PUD plat infrastructure plan shall be in accordance with the approved final site plan.

B. All required applicable state and federal permits and approvals shall be submitted to the Growth Management Department (GMD) prior to the commencement of any construction.

C. No permits for construction or development activity shall be issued until all required documents, plans, fees and federal and state permits and approvals are received and approved as required by Section 10.11, Land Development Regulations, Martin County Code.

D. Failure to submit the required documents, plans and fees as required by Section 10.11, Land Development Regulations, Martin County Code, shall render approval of the final site plan for the South Florida Gateway PUD plat infrastructure project null and void.

E. This application is hereby determined to meet the requirements for and shall serve as a Certificate of Public Facilities Exemption as set forth in Section 5.32.B., LDR, Martin County Code.

F. All permits for the South Florida Gateway PUD plat infrastructure plan must be obtained within one year, by May 17, 2023. Development must be completed within two years, by May 17, 2024.

G. The Owner is not authorized to haul fill off of the site and must coordinate with the County Engineer regarding the routes and timing of any fill to be hauled to the site. The Owner must comply with all County excavation and fill regulations.

H. No land clearing is authorized prior to the mandatory pre-construction meeting for the project. Property corners and preservation areas shall be located by a licensed land surveyor and clearly marked in the field prior to the pre-construction meeting. Authorization for clearing to install erosion control devices and preserve barricades will be granted at the pre-construction meeting. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained. Authorization for the relocation of gopher tortoises within the development, as provided for on state agency permits, may be granted by the Growth Management Department upon review of required permit materials.

I. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2022.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:

Exhibit A, Legal Description
Exhibit B, Final Site Plan

EXHIBIT A - LEGAL DESCRIPTION:

BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11, 14, 15, AND 16, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2646.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, SAID CORNER ALSO BEING THE **POINT OF BEGINNING**; THENCE S.89°44'18"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.92 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'02"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12, SECTION 18 OF SAID PLAT, A DISTANCE OF 1203.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.01 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 1924.71 FEET; THENCE N.00°27'25"E., A DISTANCE OF 151.61 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 300.00 FEET, AND A RADIAL BEARING OF N.00°27'25"E. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'09", A DISTANCE OF 193.57 FEET TO THE POINT OF TANGENCY; THENCE N.53°29'16"E., A DISTANCE OF 165.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 420.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°39'00", A DISTANCE OF 268.66 FEET TO A POINT OF TANGENCY; THENCE S.89°51'44"E., A DISTANCE OF 633.72 FEET; THENCE N.00°00'14"E., A DISTANCE OF 471.57 FEET; THENCE N.28°00'00"E., A DISTANCE OF 218.23 FEET; THENCE N.89°44'18"W., A DISTANCE OF 1970.19 FEET; THENCE N.89°44'18"W., A DISTANCE OF 563.00 FEET; THENCE N.00°15'42"E., A DISTANCE OF 1547.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 563.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 7,840,057 SQUARE FEET OR 179.983 ACRES, MORE OR LESS.

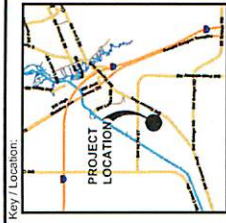




**South Florida
Gateway PUD**
Martin County, Florida
**Plat Infrastructure
Final Site Plan**



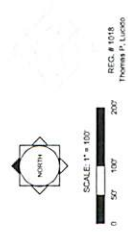
luedo & associates
770 1st Street, Suite 200
(772) 332-1000 Fax (772) 332-0200



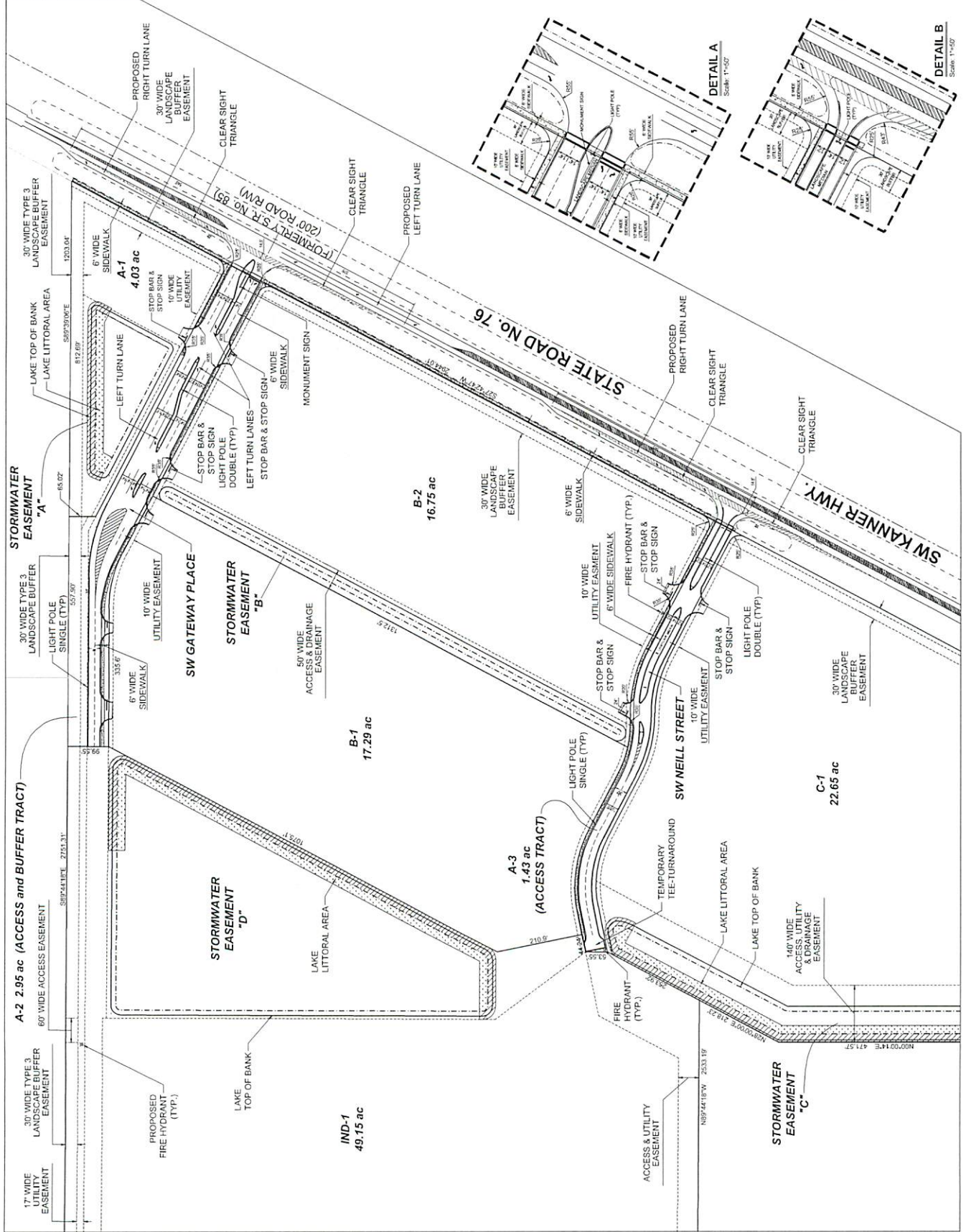
Project Name	South Florida Gateway PUD
Project Number	20-311
Lead Designer	Luedo & Associates
Lead Engineer	David Luedo
Engineer	David Luedo
Surveyor	David Luedo
Trainer	David Luedo
Consultant	David Luedo

South Florida Gateway PUD Plat Infrastructure Final Site Plan

Date	By	Description
3.11.2021	S.L.S.	Initial Submission
11.13.2021	S.L.S.	1st Resubmission
3.9.2022	S.L.S.	2nd Resubmission
4.4.2022	S.L.S.	3rd Resubmission



Designer	SLS	Sheet	2 of 2
Manager	MC	Project Number	20-311
Computer File			




DETAIL B
Scale: 1"=50'

DETAIL A
Scale: 1"=50'

lucido&associates

TRANSMITTAL

Date:	July 1, 2021		
To:	Pete Walden, Principal Planner		
From:	Morris Crady 		
Subject:	South Florida Gateway PUD Final Site Plan Application	Project No.	20-311
	M.C. Project No. S265-002		

In response to the attached completeness letter, please find the following responses to the comments contained therein and the enclosed application fee check in the amount of \$9,127.00 (for PUD final site plan) made payable to the Martin County Board of Commissioners. We have also provided the original application package, an additional set of the 24 x 36 plans and a CD with PDF copies of the application.

Item #1: SURVEY

RESPONSE: See enclosed signed and sealed survey.

Please note the application materials have been updated to be consistent with the PUD Master Site Plan resubmittal that was provided under separate cover.

Please feel free to contact me if you have any questions or comments.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

TARYN KRYZDA, CPM County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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May 11, 2021

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Record No: DEV2021050007
Project Number: S265-002

RE: Completeness Review
South Florida Gateway PUD Plat Infrastructure Final Site Plan

Dear Mr. Crady:

The above referenced application has been determined to be complete for review by the County. Peter Walden, Principal Planner, will be the County's project coordinator for this request. As such, please direct all future questions and correspondence to his attention.

Although the review was determined complete, the following items need additional attention.

Item #1: SURVEY: A boundary survey of the entire site including the legal description, parcel control number(s) and acreage, certified within 180 days of the date of this application, signed and sealed by a licensed Florida professional surveyor and mapper.

Comments: Required, please provide a signed and sealed survey.

You may review the application on-line at <https://aca3.accela.com/martinco>. Select Search Development Review and enter the Record Number above.

At this time, please submit the full application with a bookmarked disc and an extra set of plans, along with an application fee in the amount of \$8,750.00 (check payable to Martin County Board of County Commissioners) to the Growth Management Department, Development Review Division. Each set must duplicate the application submitted for completeness review. Each set must contain original signed and sealed documents. The review of the application will commence the date after the project coordinator distributes the copies to the various agencies and

Crady
May 11, 2021
Page 2 of 2

individuals who participate in the review process for this application. At the end of the review period, you will be provided with a completed staff report for this application.

In the meantime, it is required that a sign be erected on the subject property. The project number **S265-002** must be included on the sign(s). Prior to preparing your sign, please read Section 10.6, Land Development Regulations, Martin County, Fla., which contains the required information that must be on the sign. Please provide documentation (i.e., photograph and certification to the project coordinator) that the property has been posted in accordance to the notification requirements.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Schilling', with a stylized flourish at the end.

Paul Schilling
Growth Management Director

PS:PW:kk

cc: KL Waterside LLC, 701 S. Olive Avenue, Ste. 104, West Palm Beach, FL 33401

lucido&associates

May 6, 2021

HAND DELIVERY

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

**Re: South Florida Gateway PUD – Application for Plat Infrastructure Final Site Plan Approval
with Deferral of Public Facilities Reservation
(Our ref. #20-311)**

Dear Paul:

On behalf of the property owner, KL Waterside, LLC, we are pleased to submit this application for the Plat Infrastructure Final Site Plan in accordance with the PUD Agreement and master site plan application that has been submitted under separate cover.

As more particularly described in the enclosed project narrative, the 143-acre (+/-) subject property is part of a 500-acre parent tract owned by KL Waterside, LLC located south of SW 96th Street, between the St. Lucie Canal (Okeechobee Waterway) and SR 76 (SW Kanner Highway). The property has been farmed for several decades and contains no natural wetlands or native upland habitat. It is currently vacant and consists of Industrial future land use with an LI zoning district, which front on SW Kanner Highway.

The property is the subject of recently adopted Comprehensive Plan Amendment applications No. CPA 19-5 and 19-6. Specifically, Ordinance 1153 provides the Industrial Future Land Use and Ordinance 1152 provides...

- 1) A free-standing urban service district,
- 2) Clarifies utility service by way of Martin County Utilities, and
- 3) Restricts development and uses on the property as follows:
 - (a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.
 - (b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).
 - (c) The net inbound AM peak hour trips generated by all uses shall be limited to 950 trips, as demonstrated during the review of final site plans consistent with Article 5, Adequate Public Facilities, Division 3, Traffic Impact Analysis, Land Development Regulations.
 - (d) All future applications for development approval shall be processed as a Planned Unit Development (PUD).
 - (e) The building footprint of any individual warehouse or distribution facility shall not exceed 1,050,000 square feet.
 - (f) No final site plan shall be approved, which provides access to SW 96th Street from that portion of the property designated as Industrial on the Future Land Use Map, unless it is restricted to provide access for emergency purposes only.

The proposed PUD Agreement and Master Site Plan have been designed consistent with the adopted Comprehensive Plan future land use designation and text language.

Proposed Project

The enclosed South Florida Gateway Plat Infrastructure final site plan application provides the framework for future industrial development by creating individual development lots serviced by supporting infrastructure including access drives and turn lane improvements on SR 76 (SW Kanner Highway), a 30' wide landscape buffer tract along the Kanner Highway frontage, a 50' wide landscape buffer tract along the north property line and internal access and stormwater tracts that will be maintained by the property owner's association. The supporting infrastructure also includes the extension of potable water and wastewater services to be provided by Martin County Utilities. These improvements set the stage for a plat application.

Based on the significant employment and economic opportunities afforded by the South Florida Gateway PUD, the Martin County Business Development Board has qualified the project for an expedited review of the PUD Master Site Plan application and the Plat Infrastructure Final Site Plan (roads, drainage, utilities). Future development applications on individual lots that are deemed consistent with the PUD special conditions and master/final site plan and plat are intended to proceed under an expedited minor final site plan application, regardless of project size.

With this understanding, please find enclosed the sufficiency review fee check in the amount of \$290.00, the CD with PDF copies of the application materials, and the original application package containing the following materials (the additional copy of the 24 x 36 plans will be submitted upon a completeness determination):

- The completed application form;
- Affidavit for digital submittal;
- Project narrative;
- Owner's notarized power of attorney for representation by Lucido & Associates;
- Disclosure of interest affidavit;
- The recorded deed reflecting KL Waterside, LLC as the owner;
- No property transfer statement;
- The legal description;
- The parcel assessment/location map with the subject property outlined;
- Current aerial with the subject property outlined;
- Signed & sealed traffic impact analysis;
- Environmental assessment;
- Utility service letters;
- Signed & sealed survey, and electronic copy of same;
- The proposed final site plan, and electronic copy of same;
- Landscape plan;
- The proposed water sources (see SFWMD water use permit);
- Martin County utility worksheet
- Utility related calculations;
- Signed & sealed engineer's opinion of probable excavation, fill & hauling;
- Signed & sealed stormwater report; and

- Signed and sealed construction plans.

Exceptions to Standard Application Checklist:

Evacuation plan - Not applicable since the property is not located in a hurricane surge area.

Fire wildfire scoresheet – The site has been previously cleared and there are no adjacent lands that would be deemed a wildfire threat.

Preserve Area Management Plan (PAMP) – No preserve areas are required.

School impact worksheet – No residential units are proposed.

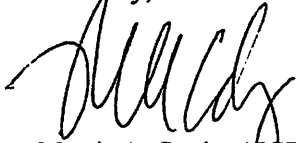
Groundwater model – Not applicable. See existing SFWMD water use permit. Potable water to be provided by Martin County Utilities.

List of surrounding property owners – Not required for final site plan applications.

Upon your determination of completeness, we will submit the required application fee of \$9,127.00 and the additional sets of 24x36 plans to begin the development review process.

If you have any questions or comments, please do not hesitate to contact me or Shirley Lyders.

Sincerely,



Morris A. Crady, AICP
Senior Vice President
Encl.

Copy to: Development team



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

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A. GENERAL INFORMATION

Type of Application: PUD Final Site Plan

Name or Title of Proposed Project: South Florida Gateway PUD

Brief Project Description:

See project narrative

Was a Pre-Application Held? ☐ YES/NO ☐ Pre-Application Meeting Date: _____

Is there Previous Project Information? ☒ YES/NO ☐

Previous Project Number if applicable: S265-001

Previous Project Name if applicable: _____

Parcel Control Number(s)

13-39-40-000-003-00000-1

18-39-41-000-012-00010-7

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): KL Waterside LLC

Company Representative: Jim Harvey

Address: 701 S. Olive Avenue, Suite 104

City: West Palm Beach, State: FL Zip: 33401

Phone: 813-615-1244 x. 201 Email: jharvey@kolter.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as property owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Morris A. Crady

Address: 701 SE Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: mcrady@lucidodesign.com

Contract Purchaser (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Same as agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): GeoPoint Surveying, Inc.

Company Representative: Steve McMahon

Address: 4152 W. Blue Heron Blvd., Suite 105

City: Riviera Beach, State: FL Zip: 33404

Phone: 561-444-2720 Email: stevem@geopointsurvey.com

Civil Engineer (Name or Company): Osborn Engineering

Company Representative: Jonathan Gotwald

Address: 360 Central Ave., Suite 1150

City: St. Petersburg, State: FL Zip: 33701

Phone: 727-209-0436 Email: jgotwald@osborn-eng.com.com

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): Susan O'Rourke P.E.

Company Representative: Susan O'Rourke

Address: 969 SE Federal Highway, Suite 402

City: Stuart, State: FL Zip: 34994

Phone: 772-781-7918 Email: seorourke@comcast.net

Architect (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Fox McCluskey Bush Robinson

Company Representative: Tyson Waters

Address: 3461 SE Willoughby Blvd.

City: Stuart, State: FL Zip: 34994

Phone: 772-287-4444 Email: twaters@foxmccluskey.com

Environmental Planner (Name or Company): EW Consultants

Company Representative: Ed Weinberg

Address: 1000 SE Monterey Commons Blvd., Suite 208

City: Stuart, State: FL Zip: 34996

Phone: 772-287-8771 Email: eweinberg@ewconsultants.com

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.


Applicant Signature

5-6-2021
Date

MORRIS A. CRADY

Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA

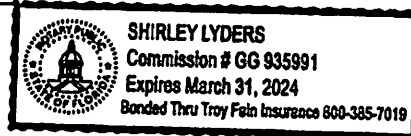
COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 6th day of May, 2021, by MORRIS A. CRADY.

He X is personally known to me or ___ has produced _____ as identification.

Printed name


Notary Public Signature



STATE OF: FLORIDA at-large

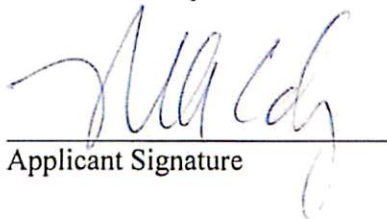


Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project South Florida Gateway PUD, Plat Infrastructure Final Site Plan is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

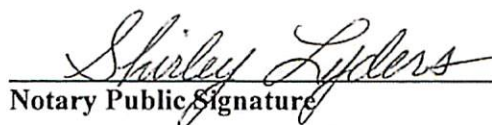
5-6-2021
Date

NOTARY ACKNOWLEDGMENT

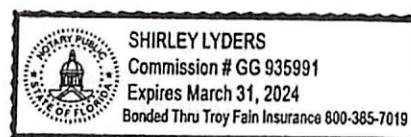
STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of May, 2021, by Morris A. Crady.

He or She ☒ is personally known to me or ☐ has produced _____ as identification.


Notary Public Signature

Printed name



STATE OF: FLORIDA at-large



PROJECT NARRATIVE
KL Waterside, LLC
South Florida Gateway PUD
Plat Infrastructure Final Site Plan Application
July 1, 2021

Property Characteristics

The 151-acre (+/-) subject property is part of a 500-acre parent tract owned by KL Waterside, LLC located south of SW 96th Street between the St. Lucie Canal (Okeechobee Waterway) and SR 76 (SW Kanner Highway). The property has been farmed for several decades and contains no natural wetlands or native upland habitat. It is currently vacant and consists of Industrial future land use with an LI zoning district, which fronts on SW Kanner Highway.

The property is the subject of recently adopted Comprehensive Plan Amendment applications No. CPA 19-5 and 19-6.

Specifically, Ordinance 1153 provides the Industrial Future Land Use and Ordinance 1152 provides...

- 1) A free-standing urban service district,
- 2) Clarifies utility service by way of Martin County Utilities, and
- 3) Restricts development and uses on the property as follows:
 - (a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.
 - (b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).
 - (c) The net inbound AM peak hour trips generated by all uses shall be limited to 950 trips, as demonstrated during the review of final site plans consistent with Article 5, Adequate Public Facilities, Division 3, Traffic Impact Analysis, Land Development Regulations.
 - (d) All future applications for development approval shall be processed as a Planned Unit Development (PUD).
 - (e) The building footprint of any individual warehouse or distribution facility shall not exceed 1,050,000 square feet.
 - (f) No final site plan shall be approved, which provides access to SW 96th Street from that portion of the property designated as Industrial on the Future Land Use Map, unless it is restricted to provide access for emergency purposes only.

The proposed PUD Agreement and Master Site Plan have been designed consistent with the adopted Comprehensive Plan future land use designation and text language.

Surrounding Property Characteristics

The properties to the south and west of the subject site includes vacant Industrial land use within the parent tract. The vacant Agricultural land use to the south beyond the Industrial land use, is physically

separated from the subject property by an existing 100' wide perpetual easement that includes a drainage canal maintained by the Florida Department of Transportation. The 50' portion of the canal easement on the parent tract is being retained in the Agricultural land use category and A-2 zoning district.

The majority of the property to the north consists of lands designated for Agricultural land use that has been previously cleared and maintained as improved pasture. Several single family ranches occur along the Kanner Highway frontage within the Agricultural Ranchette future land use category and A-2 zoning district. The properties at the intersection of Kanner Highway and along SW 96th Street, which are located within the Primary Urban Service District, include an existing gas station/convenience store within the Commercial General future land use category.

Proposed Project

The enclosed Plat Infrastructure Final Site Plan application provides the framework for future industrial development by creating individual development lots serviced by supporting infrastructure including access drives and turn lane improvements on SR 76 (SW Kanner Highway), a 30' wide landscape buffer tract along the Kanner Highway frontage, a 30' wide landscape buffer tract along the north property line and internal access and stormwater tracts that will be maintained by the property owner's association or community development district (CDD). The supporting infrastructure also includes the extension of potable water and wastewater services to be provided by Martin County Utilities. These improvements set the stage for a plat application.

The PUD Agreement and Master Site Plan, which were submitted under separate cover, also provide the development standards for each lot based on the preliminary drainage and utility plan prepared by Osborn Engineering, which anticipates the development of large-scale warehouse or distribution facilities, and related spin-off industrial and commercial uses.

Future development within the PUD will require compliance with PUD Master Site Plan development standards and PUD special conditions, which include a building exhibit for large-scale warehouse or distribution facilities prepared Foundry Commercial Group that documents compliance with the County's 40' height allowance. In addition, the PUD provides minimum open space requirements and minimum building setbacks from adjoining property lines and uses including a setback of 600 feet from the highway for warehouse or distribution facilities. All industrial and commercial buildings within 600 feet of the Kanner Highway frontage will be required to comply with the architectural standards within the County's Commercial Building Design Ordinance.

Expedited Review

Based on the significant employment and economic opportunities afforded by the South Florida Gateway PUD, the Martin County Business Development Board has qualified the project for an expedited review of the PUD Master Site Plan application and the Plat Infrastructure Final Site Plan (roads, drainage, utilities). Future development applications on individual lots that are deemed consistent with the PUD special conditions and master/final site plan and plat are intended to proceed under an expedited minor final site plan application, regardless of project size.

KL Waterside, LLC

March 8, 2021

Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 13-39-40-000-003-00000-1
PCN: 18-39-41-000-012-00010-7
PCN: 14-39-40-000-001-00020-9
South Florida Gateway PUD

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent KL Waterside, LLC during the governmental review process of the South Florida Gateway PUD applications.

Sincerely,



Jim Harvey, Authorized Agent

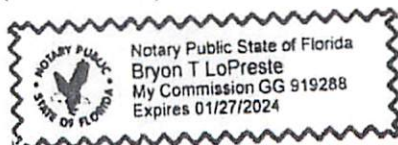
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

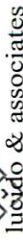
The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of March, 2021, by James P. Harvey who ☒ is personally known to me or ☐ has produced _____ as identification.



NOTARY PUBLIC
My Commission Expires:

(Notarial Seal)





9100 Hill Ocean Blvd., Inver, Ontario M3M 6M6
(772) 276-2700, Fax (772) 224-2220

Silver, Paula Marie

Martin County, Florida

Date	By	Description
5/04/2021	B.M.W.	Initial Submittal
7/01/2021	B.M.W.	Completeness Submittal
11/02/2021	B.M.W.	Revised per Comments
02/08/2022	K.V.	Revised per Comments



Designer: BMW
 Manager: MC
 Project Number: 20-311
 Sheet: LA-1 of 16

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- Adequate irrigation of technique areas will be provided by the first full growing season and thereafter as needed.
- Irrigation systems shall conform to the following standards. Irrigation systems shall be constructed immediately in working order and shall be designed not to overlap water zones to further improve water use.
- No irrigation system shall be installed or maintained during any public event which causes disruption to the event or impairs the appearance of the landscape or the safety of the public.
- Irrigation Plans shall be submitted with the certificate of completion prepared by a Landscape Architect under a Certificate of Occupancy is granted.
- The proposed drip irrigation areas shall be provided with permanent irrigation. All other landscape areas and structures shall be provided with temporary irrigation.

Total Development Lots: 6

Total Site Area: 179.98 ac.
Minimum Required Open Space: 36.00 ac. (20%)
Open Space Provided: 65.18 ac. (36%)

Landscaping: 1,568,828 s.f. 36.00 ac.
 1,271,478 s.f. 29.12 ac.
 297,350 s.f. 6.88 ac.

* Allowing pilot species for required inspections may be permitted subject to review and approval by the Marine County Growth Management Department prior to installation.
* All prohibited needs or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
* Any required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
* No Cyprusis Math is to be used on site. Conditions or Mediterranean Math is to be used in a 2' consistent zone in all planting beds.
* All required landscaping beyond the minimum required landscaping shall be provided to the Marine County Growth Management Department (see below). Annuals shall be provided to the Marine County Growth Management with Certification of Landscaping Installation and Maintenance.
* This plan has been designed to meet the best planning requirements contained within the PPA document entitled "Design the Right Tree, the Right Place".

- Future maintenance.



Sheet LA-1	Overall Plan
Sheet LA-2	Plant Schedule
Sheet LA-2	Utiltinal Calculations & Details
Sheet LA-2	Typical Buffer Section
Sheets LA-3 - LA-13	Landscape Plans
Sheet LA-14	Tree Disposition Plans
Sheet LA-15	Landscape Details
Sheet LA-16	Landscape Specifications

270

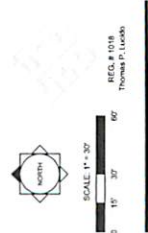


Project Team:

Client & Property Owner:	FL Properties, LLC, Suite 100 100 N. West Ave., Suite 1000 Tampa, FL 33609
Lead Designer:	Lucido & Associates 100 N. West Ave., Suite 1000 Tampa, FL 33609
Engineer:	Stanton Engineering, Inc. 100 N. West Ave., Suite 1000 Tampa, FL 33609
Surveyor:	Stanton Engineering, Inc. 100 N. West Ave., Suite 1000 Tampa, FL 33609
Utility Engineer:	Stanton Engineering, Inc. 100 N. West Ave., Suite 1000 Tampa, FL 33609
Environmental Consultant:	Stanton Engineering, Inc. 100 N. West Ave., Suite 1000 Tampa, FL 33609

South Florida Gateway PUD Martin County, Florida **Plat Infrastructure Landscape Plan**

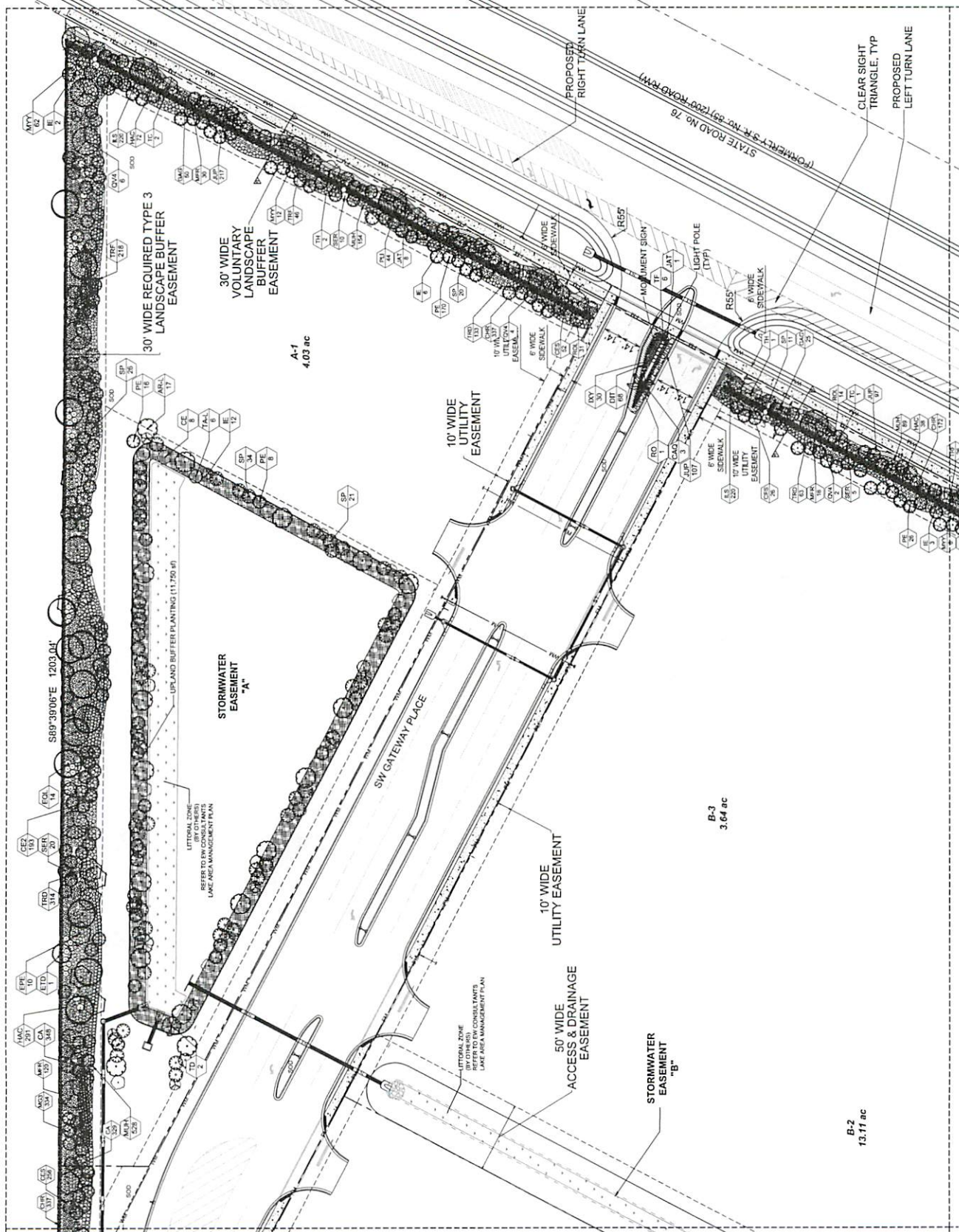
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5/5/2011	R.M.W.	Initial Survey
7/1/2011	R.M.W.	Comprehensive Submittal
11/22/2011	R.M.W.	Revised per Comments
02/01/2012	R.M.W.	Revised per Comments



LA-3 of 16

Project Number: 21-100
Municipal Number: —
Computer File: South Florida Gateway - Landscape Plan.dwg

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B-2
13.11 ac

B-3
3.64 ac

A-1
4.03 ac

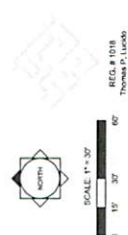


PROJECT TEAM:

Client & Property Owner:	St. Vincent 201 N. 1st Street, Suite 100 Tampa, FL 33601
Lead Planner / Landscape Architect:	Luccio & Associates 10115 Sunset Blvd., Suite 100 Tampa, FL 33626
Engineer:	Chapman Engineering 10115 Sunset Blvd., Suite 100 Tampa, FL 33626
Surveyor:	Survey & Mapping, Inc. 10115 Sunset Blvd., Suite 100 Tampa, FL 33626
Traffic Engineer:	Stark Consulting, LLC 10115 Sunset Blvd., Suite 100 Tampa, FL 33626
Environmental Consultant:	TRC Consultants 10115 Sunset Blvd., Suite 100 Tampa, FL 33626

South Florida Gateway PUD Martin County, Florida **Plat Infrastructure Landscape Plan**

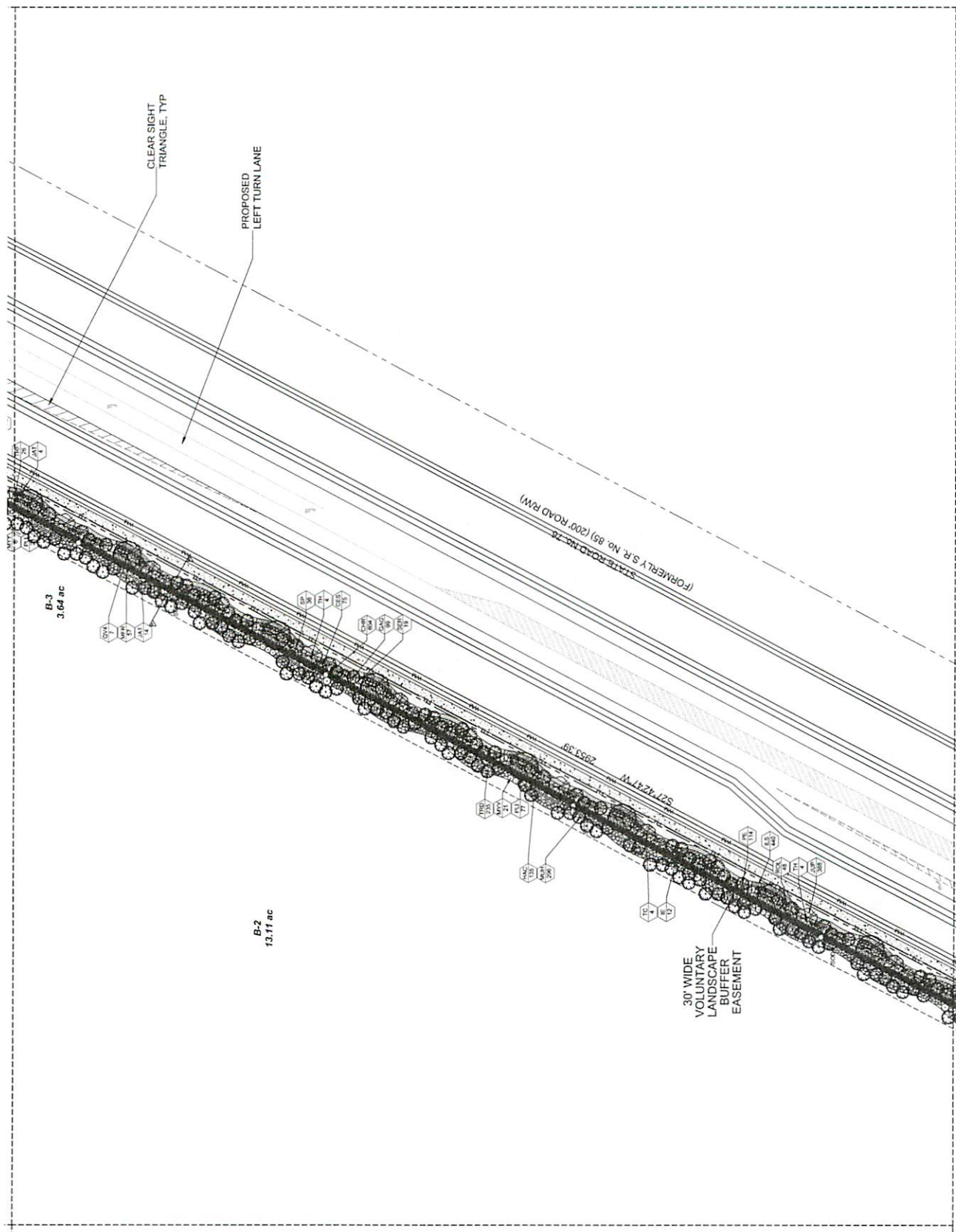
Date	By	Description
5.12.2011	RLW	Initial Draft
7.11.2011	RLW	Comments Incorporated
11.02.2011	RLW	Revised per Comments
02.08.2012	RLW	Revised per Comments



Designer:	RLW
Checker:	RLW
Project Number:	21-102
Revision Number:	—
Computer File:	South Florida Gateway - Landscape Plan.dwg

LA-4 of 16

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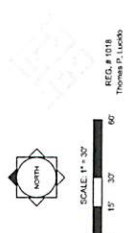


Project Team:

Client:	City of Fort Lauderdale
Property Owner:	City of Fort Lauderdale
Land Planner:	Luodo & Associates
Engineer:	Luodo & Associates
Surveyor:	Luodo & Associates
Traffic Engineer:	Luodo & Associates
Environmental Consultant:	Luodo & Associates

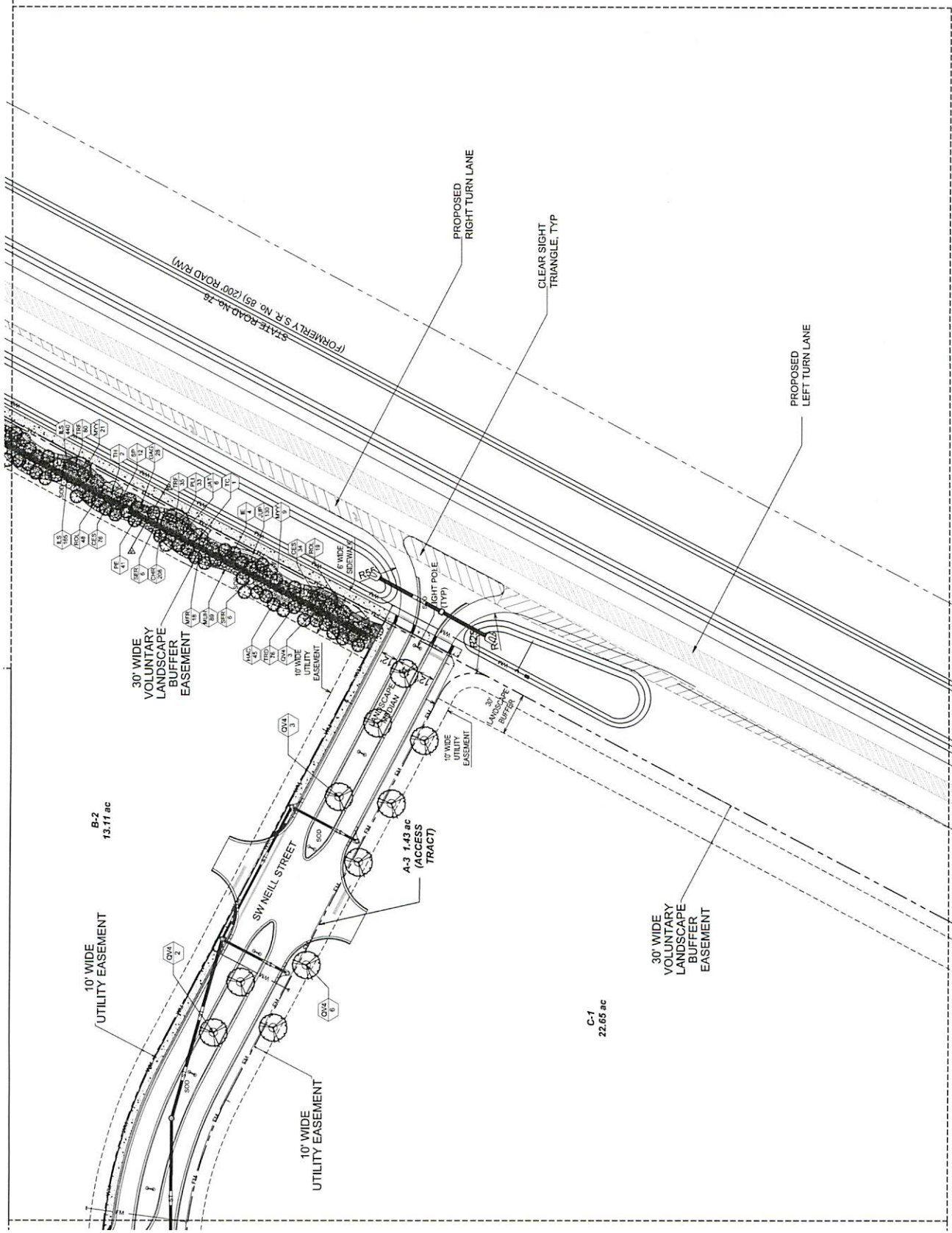
South Florida Gateway PUD Martin County, Florida **Plat Infrastructure Landscape Plan**

Date	By	Description
11.02.2021	BMW	Initial Design
11.02.2021	BMW	Comments Submittal
11.02.2021	BMW	Revised per Comments
02.08.2022	K.V.	Revised per Comments



Designer:	BMW	Sheet
Manager:	MC	LA-5 of 16
Project Number:	21-100	
Contract No.:	South Florida Gateway - Landscape Planning	

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Project Team:

Client & Property Owner:
H. Volante
10000 SW 10th Ave, Suite 100
West Palm Beach, Florida 33411

Lead Designer / Landscape Architect:
LUCIDO & ASSOCIATES
10000 SW 10th Ave, Suite 100
West Palm Beach, Florida 33411

Engineer:
O'Brien Engineering
10000 SW 10th Ave, Suite 100
West Palm Beach, Florida 33411

Surveyor:
LUCIDO & ASSOCIATES
10000 SW 10th Ave, Suite 100
West Palm Beach, Florida 33411

Traffic Engineer:
LUCIDO & ASSOCIATES
10000 SW 10th Ave, Suite 100
West Palm Beach, Florida 33411

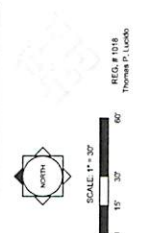
Environmental Consultant:
LUCIDO & ASSOCIATES
10000 SW 10th Ave, Suite 100
West Palm Beach, Florida 33411

South Florida Gateway PUD

Plat Infrastructure Landscape Plan

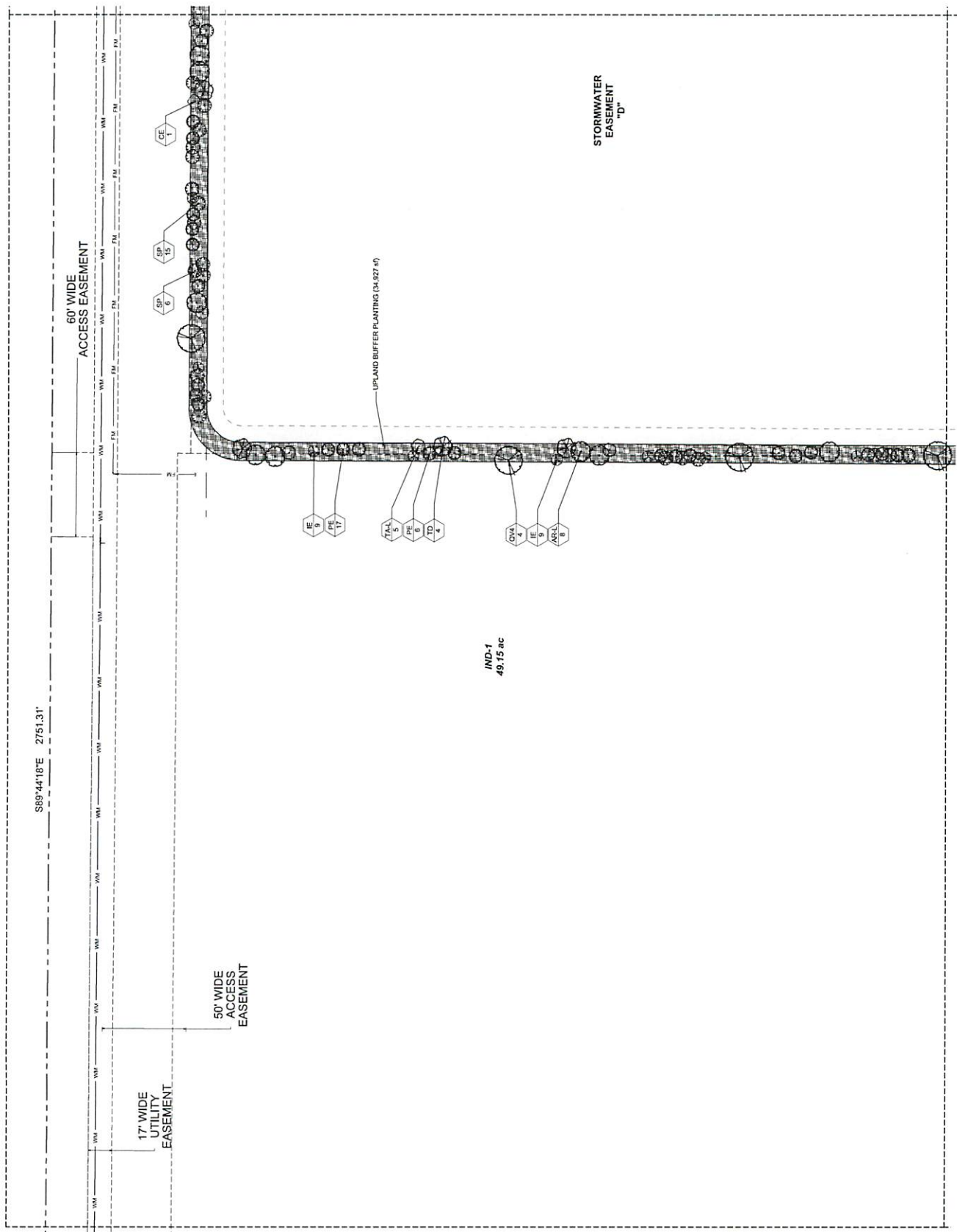
Martin County, Florida

DATE	BY	DESCRIPTION
5.09.2021	B.M.W.	Initial Schematic
7.21.2021	B.M.W.	Completions Schematic
11.02.2021	B.M.W.	Revised per Comments
02.08.2022	K.V.	Revised per Comments



Designer: B.M.W. Sheet
Manager: K.V. 21-1100
Manual Number: 21-1100
Computer File: South Florida Gateway - Landscape Plan.dwg

LA-7 of 16



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Project Team:

Client: South Florida Gateway PUD
17015 South Rd., Suite 100
Tampa, FL 33613

Design: Luedo & Associates
17015 South Rd., Suite 100
Tampa, FL 33613

Engineer: Luedo & Associates
17015 South Rd., Suite 100
Tampa, FL 33613

Surveyor: Luedo & Associates
17015 South Rd., Suite 100
Tampa, FL 33613

Plat Engineer: Luedo & Associates
17015 South Rd., Suite 100
Tampa, FL 33613

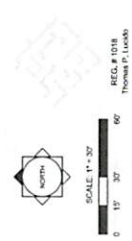
Environmental Consultant: Luedo & Associates
17015 South Rd., Suite 100
Tampa, FL 33613

South Florida Gateway PUD

Plat Infrastructure Landscape Plan

Martin County, Florida

Date	By	Description
7/23/2021	R.M.W.	Initial Design
7/23/2021	R.M.W.	Comments Received
11/02/2021	R.M.W.	Revised per Comments
02/08/2022	K.V.	Revised per Comments

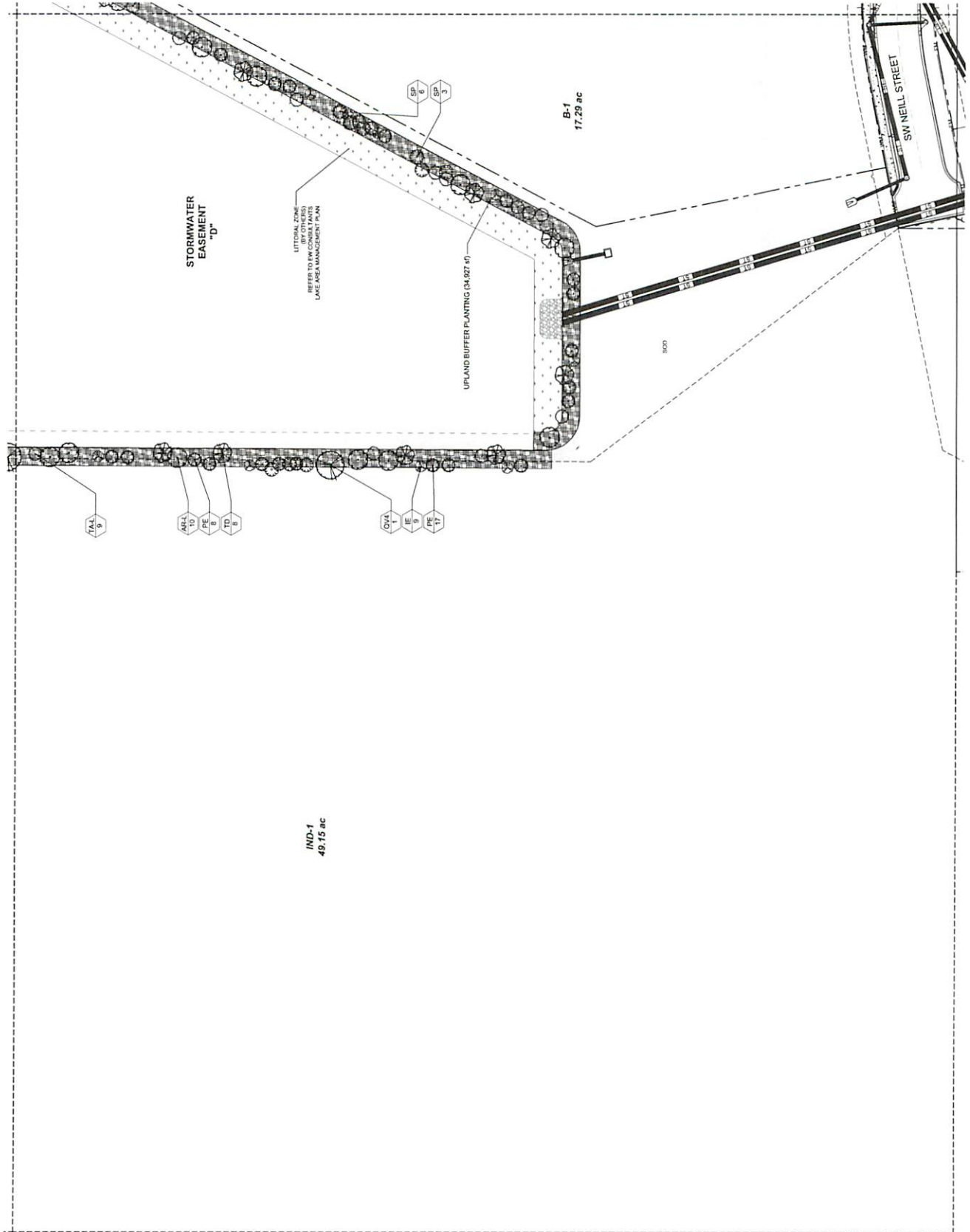


LA-8 of 16

Sheet

Designer: BMW
Manager: MC
Plat Number: 21-100
Map Number: 21-100
Computer File: South Florida Gateway - Landscape Plan.dwg

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Project Team:

Client & Property Owner:	City of Miami, Department of Public Works, Bureau of Engineering, Bureau of Planning and Development, Bureau of Transportation
Lead Engineer:	Lucido & Associates, Inc., 10000 SW 15th Ave, Suite 100, Miami, FL 33184
Engineer:	City of Miami, Department of Public Works, Bureau of Engineering, Bureau of Planning and Development, Bureau of Transportation
Surveyor:	Lucido & Associates, Inc., 10000 SW 15th Ave, Suite 100, Miami, FL 33184
Traffic Engineer:	City of Miami, Department of Public Works, Bureau of Engineering, Bureau of Planning and Development, Bureau of Transportation
Environmental Consultant:	City of Miami, Department of Public Works, Bureau of Engineering, Bureau of Planning and Development, Bureau of Transportation

South Florida Gateway PUD **Gateway PUD** Martin County, Florida **Plat Infrastructure Landscape Plan**

Drawn By Description

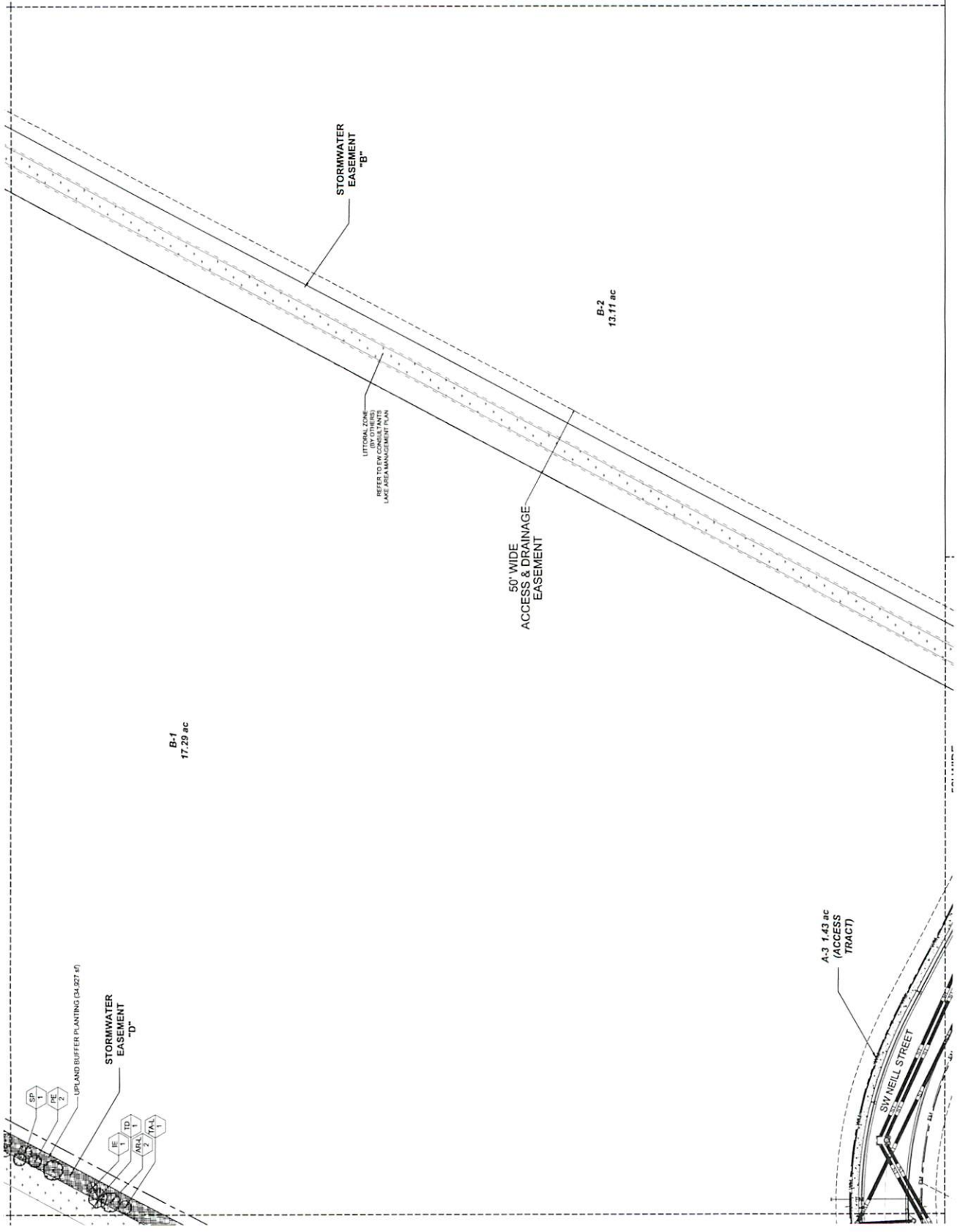
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11/22/2021	BMW	Revised per Comments
02/28/2022	K.V.	Revised per Comments

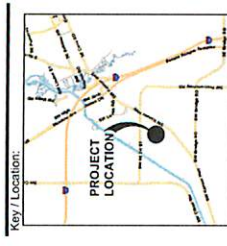


LA-9 of 16

Designer:	BMW	Sheet
Manager:	MC	21-100
Project Engineer:	BMW	
Consultant:	Lucido & Associates	

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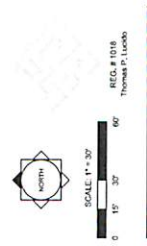


Project Team:

Client & Property Owner:	FL Industrial Development, Inc. 10000 E. Bay Street, Suite 100 Fort Lauderdale, FL 33304
Lead Designer / Landscape Architect:	Lucido & Associates 10000 E. Bay Street, Suite 100 Fort Lauderdale, FL 33304
Engineer:	General Engineering, Inc. 10000 E. Bay Street, Suite 100 Fort Lauderdale, FL 33304
Surveyor:	Survey Engineering, Inc. 10000 E. Bay Street, Suite 100 Fort Lauderdale, FL 33304
Utility Engineer:	Utility Engineering, Inc. 10000 E. Bay Street, Suite 100 Fort Lauderdale, FL 33304
Environmental Consultant:	Environmental Consultants, Inc. 10000 E. Bay Street, Suite 100 Fort Lauderdale, FL 33304

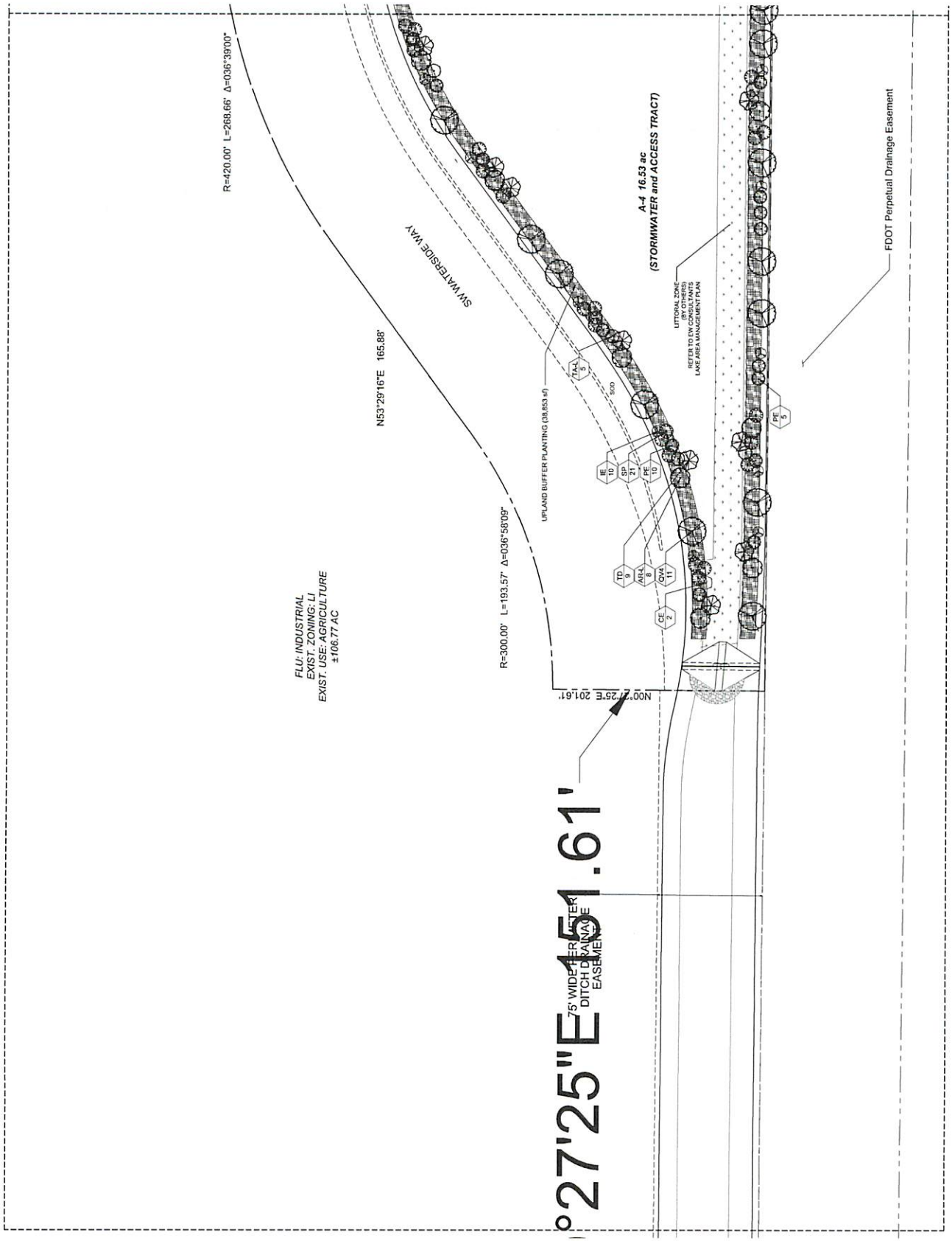
South Florida Gateway PUD Martin County, Florida **Plat Infrastructure Landscape Plan**

Date	By	Description
5/5/2021	B.M.W.	Initial Submittal
7/21/2021	B.M.W.	Comprehensive Submittal
11/22/2021	B.M.W.	Revised per Comments
02/03/2022	A.C.	Revised per Comments



Designer:	Lucido & Associates
Project Number:	21-000
Map Sheet Number:	LA-11 of 16
Computer File:	South Florida Gateway - Landscape Plan.dwg

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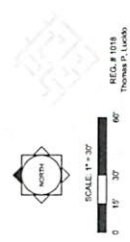


Project Team:

Client & Property Owner:	South Florida Gateway PUD 10100 S.W. 15th Avenue, Suite 100 Fort Lauderdale, Florida 33325
Lead Designer:	Lucido & Associates, Inc. 10100 S.W. 15th Avenue, Suite 100 Fort Lauderdale, Florida 33325
Engineer:	Charles Engineering, Inc. 10100 S.W. 15th Avenue, Suite 100 Fort Lauderdale, Florida 33325
Surveyor:	Charles Engineering, Inc. 10100 S.W. 15th Avenue, Suite 100 Fort Lauderdale, Florida 33325
Traffic Engineer:	Charles Engineering, Inc. 10100 S.W. 15th Avenue, Suite 100 Fort Lauderdale, Florida 33325
Environmental Consultant:	Charles Engineering, Inc. 10100 S.W. 15th Avenue, Suite 100 Fort Lauderdale, Florida 33325

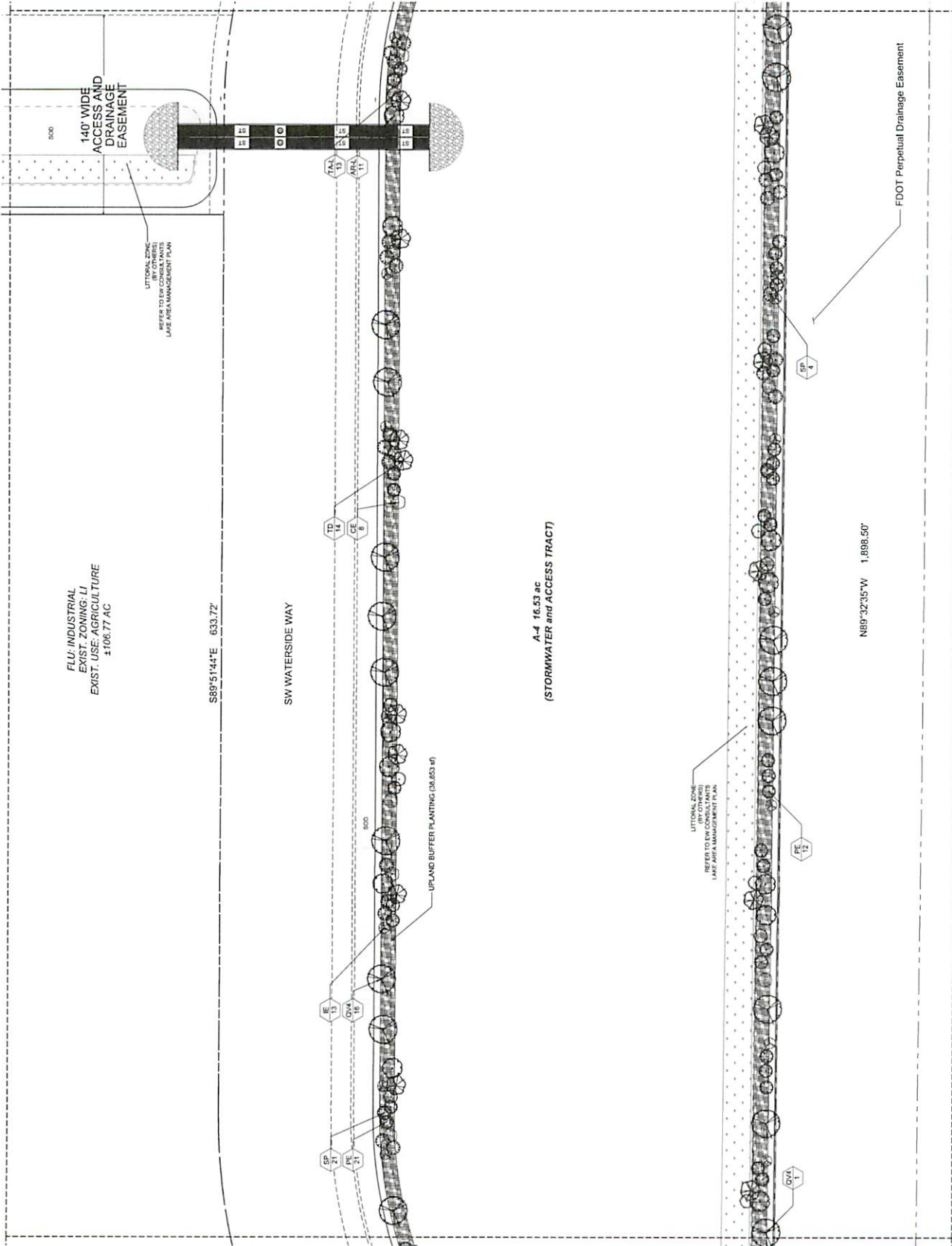
South Florida Gateway PUD Martin County, Florida **Plat Infrastructure Landscape Plan**

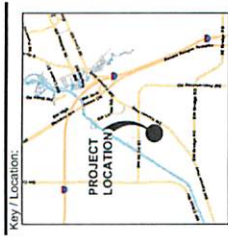
Date	By	Description
5/05/2017	B.M.W.	Initial Survey
7/31/2017	B.M.W.	Comprehensive Submittal
11/02/2017	B.M.W.	Revised per Comments
02/08/2018	A.C.	Revised per Comments



Client:	South Florida Gateway PUD
Project Manager:	MC
Project Number:	21-100
Municipal Number:	
Computer File:	South Florida Gateway - Landscape Plan.dwg

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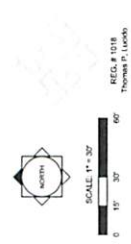


Project Team:

Client & Property Owner:	City of Miami, Miami, FL 33134
Lead Designer:	Lucido & Associates
Lead Engineer:	2000 N. University Ave., Suite 100, Coral Gables, FL 33134
Engineer:	2000 N. University Ave., Suite 100, Coral Gables, FL 33134
Surveyor:	2000 N. University Ave., Suite 100, Coral Gables, FL 33134
Transportation Engineer:	2000 N. University Ave., Suite 100, Coral Gables, FL 33134
Environmental Consultant:	2000 N. University Ave., Suite 100, Coral Gables, FL 33134

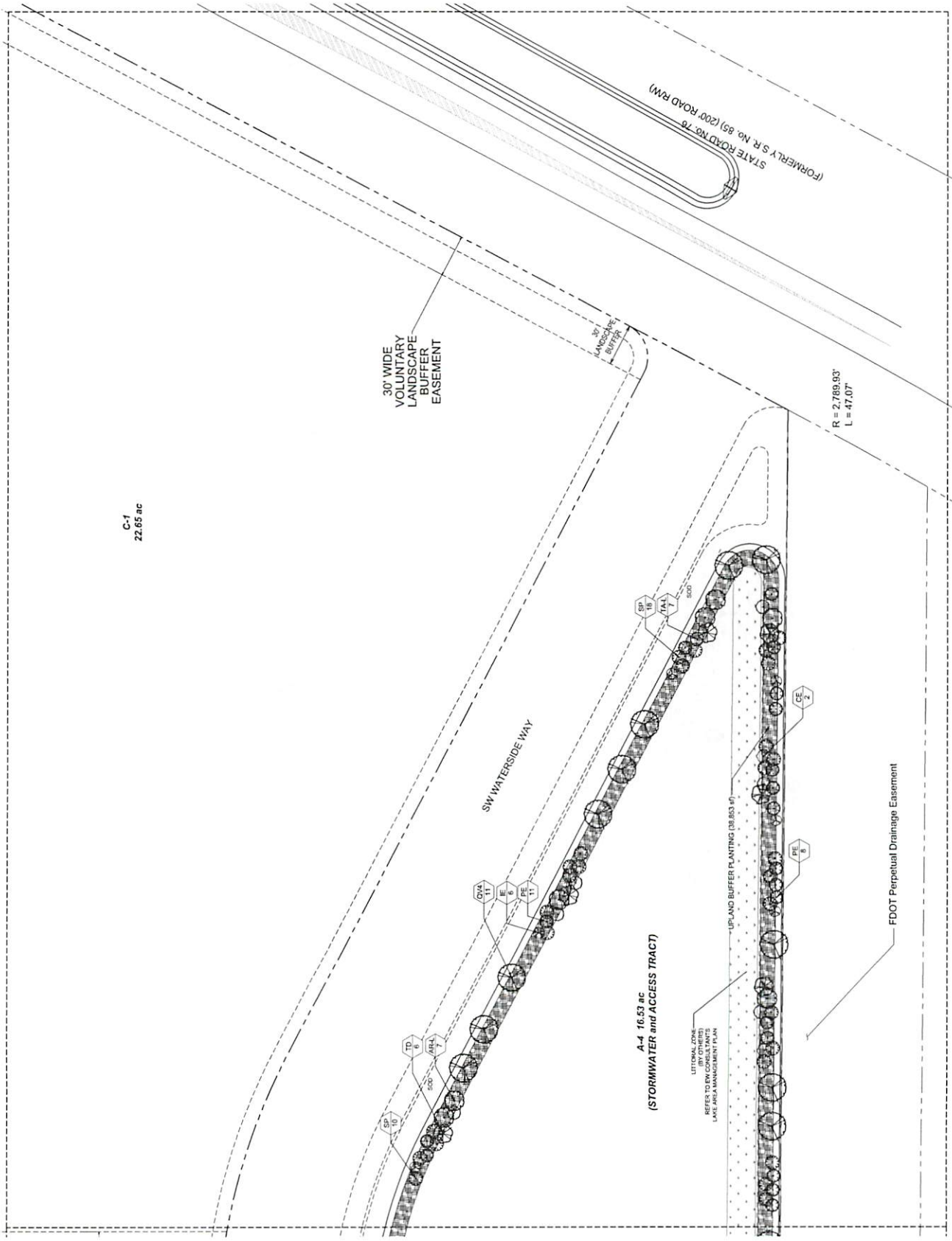
South Florida Gateway PUD Martin County, Florida **Plat Infrastructure Landscape Plan**

Date	By	Description
5/05/2021	R.M.W.	Initial Submittal
7/01/2021	R.M.W.	Completeness Submittal
11/02/2021	R.M.W.	Revised per Comments
02/08/2022	A.L.	Revised per Comments



Designer:	R.M.W.
Project Number:	21-002
Project Name:	South Florida Gateway - Landscape Planning
Sheet:	LA-13 of 16

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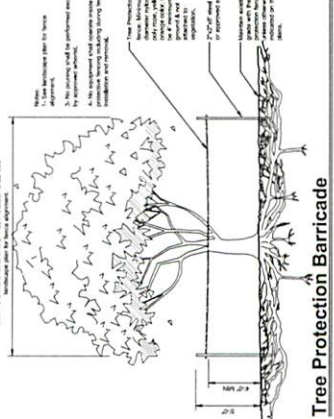


Existing Trees:

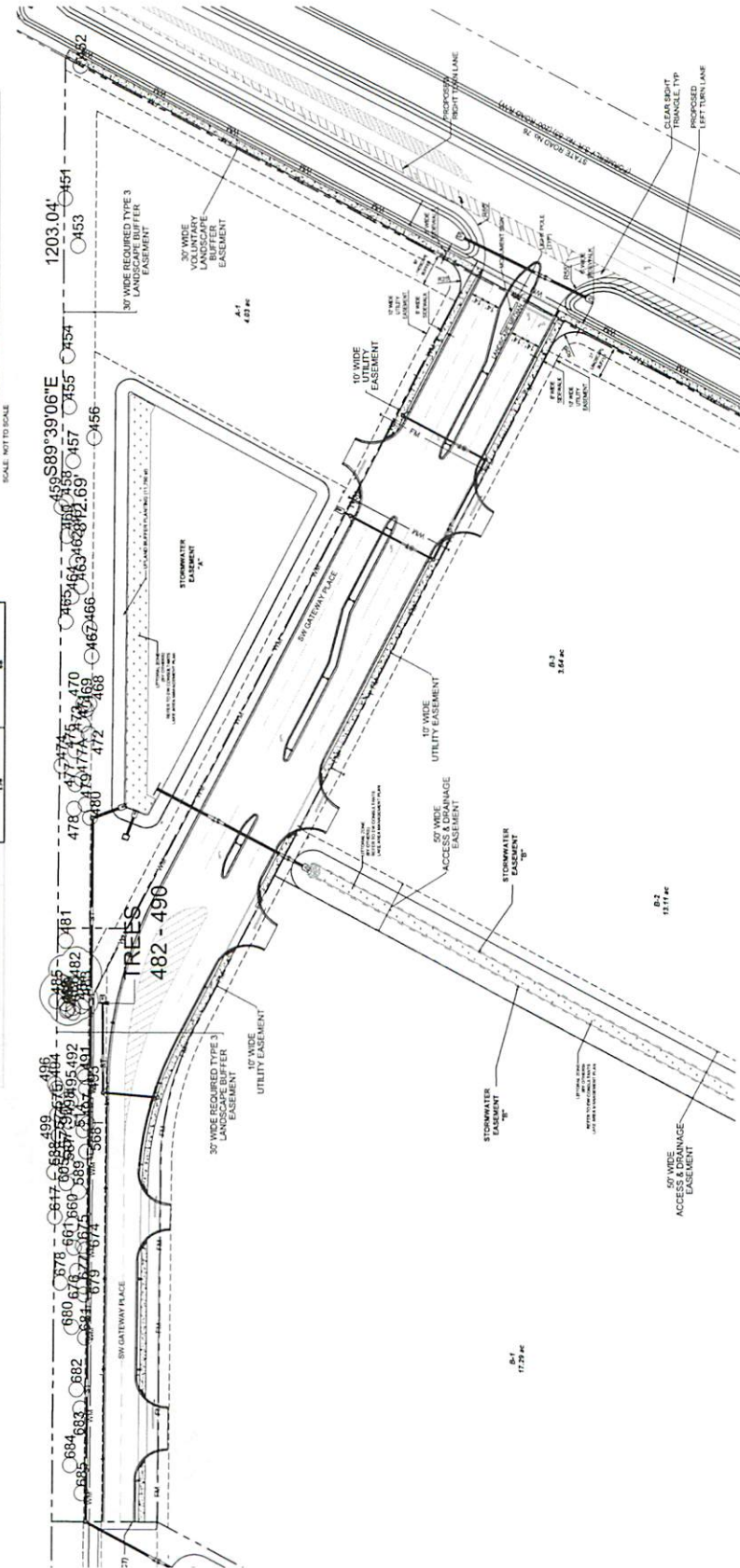
Tree #	Species	Common Name	DBH (in.)	Remains (Preserve Credits)	Removes (Replacement Credits)	Tree #	Species	Common Name	DBH (in.)	Remains (Preserve Credits)	Removes (Replacement Credits)
451	<i>Quercus laevis</i>	Lavender Oak	13	3		465	<i>Prunus effertii</i>	Slack Pine	25		
452	<i>Quercus laevis</i>	Lavender Oak	15		4	466	<i>Prunus effertii</i>	Slack Pine	10.5	2	
453	<i>Quercus laevis</i>	Lavender Oak	17	4		467	<i>Prunus effertii</i>	Slack Pine	16	3	
454	<i>Prunus effertii</i>	Slack Pine	19.5			468	<i>Prunus effertii</i>	Slack Pine	25	2	
455	<i>Prunus effertii</i>	Slack Pine	17	3		469	<i>Prunus effertii</i>	Slack Pine	25	3	
456	<i>Quercus laevis</i>	Lavender Oak	41		14	470	<i>Prunus effertii</i>	Slack Pine	9	2	
457	<i>Quercus laevis</i>	Lavender Oak	11	2		471	<i>Prunus effertii</i>	Slack Pine	8	2	
458	<i>Quercus laevis</i>	Lavender Oak	11	2		472	<i>Prunus effertii</i>	Slack Pine	8	2	
459	<i>Quercus laevis</i>	Lavender Oak	7	2		473	<i>Prunus effertii</i>	Slack Pine	12.5	1	
460	<i>Quercus laevis</i>	Lavender Oak	17	3		474	<i>Prunus effertii</i>	Slack Pine	12.5	8	
461	<i>Quercus laevis</i>	Lavender Oak	17	3		475	<i>Prunus effertii</i>	Slack Pine	16	3	
462	<i>Quercus laevis</i>	Lavender Oak	35			476	<i>Prunus effertii</i>	Slack Pine	8	2	
463	<i>Quercus laevis</i>	Lavender Oak	35			477	<i>Prunus effertii</i>	Slack Pine	14	3	
464	<i>Quercus laevis</i>	Lavender Oak	8	2		478	<i>Prunus effertii</i>	Slack Pine	14	3	
465	<i>Quercus laevis</i>	Lavender Oak	12.5			479	<i>Prunus effertii</i>	Slack Pine	13	3	4
466	<i>Quercus laevis</i>	Lavender Oak	12	2		480	<i>Prunus effertii</i>	Slack Pine	14	3	
467	<i>Quercus laevis</i>	Lavender Oak	20	2		481	<i>Prunus effertii</i>	Slack Pine	14	3	
468	<i>Quercus laevis</i>	Lavender Oak	20	2		482	<i>Prunus effertii</i>	Slack Pine	14	3	
469	<i>Quercus laevis</i>	Lavender Oak	20	2		483	<i>Prunus effertii</i>	Slack Pine	14	3	
470	<i>Quercus laevis</i>	Lavender Oak	20	2		484	<i>Prunus effertii</i>	Slack Pine	14	3	
471	<i>Quercus laevis</i>	Lavender Oak	20	2		485	<i>Prunus effertii</i>	Slack Pine	14	3	
472	<i>Quercus laevis</i>	Lavender Oak	20	2							
473	<i>Quercus laevis</i>	Lavender Oak	20	2							
474	<i>Quercus laevis</i>	Lavender Oak	20	2							
475	<i>Quercus laevis</i>	Lavender Oak	20	2							
476	<i>Quercus laevis</i>	Lavender Oak	20	2							
477	<i>Quercus laevis</i>	Lavender Oak	20	2							
478	<i>Quercus laevis</i>	Lavender Oak	20	2							
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481	<i>Quercus laevis</i>	Lavender Oak	20	2							
482	<i>Quercus laevis</i>	Lavender Oak	20	2							
483	<i>Quercus laevis</i>	Lavender Oak	20	2							
484	<i>Quercus laevis</i>	Lavender Oak	20	2							
485	<i>Quercus laevis</i>	Lavender Oak	20	2							

Tree Preservation Data:

Total DBH Inches To Be Preserved:	890"
Credits for Preserved Trees:	158 Credits
Total DBH Inches Removed:	250"
Credits for Removed Trees:	68 Credits
Total Replacement Credits Required:	0 Credits
Total Credits Applied to Landscape:	90 Credits



Tree Protection Barricade

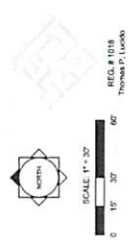


**South Florida
Gateway PUD**

Martin County, Florida

Plat Infrastructure
Landscape Plan
Tree Disposition

Date	By	Description
5.04.2021	R.M.W.	Initial Submittal
7.01.2021	R.M.W.	Completeness Submittal
11.02.2021	R.M.W.	Revised per Comments
02.06.2022	K.V.	Revised per Comments



Designer	BMW	Sheet
Manager	MC	
Project Number	21-100	
Municipal Number	—	
Computer File		

LA-14 of 16

South Florida Gateway - Landscape Plan.dwg

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Plat Infrastructure Landscape Plan Details



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DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
KL Waterside LLC, a Delaware limited liability company	105 NE 1st Street Delray Beach, Florida 33444

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
SIP Waterside Member LLC a Delaware limited liability company	c/o Stonehill Capital Management 885 3rd Avenue, 30th Floor New York, New York 10022	90%
KL Waterside Funding LLC a Florida limited liability company	c/o The Kolter Group 105 NE 1st Street Delray Beach, Florida 33444	10%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
James David Neill, Bearron, LLC, a Florida LLC, Richard V. Neill, Jr., as trustee of NexGen Neill Trust dated 4-15-20, and George T. Pantuso, as Trustee of Pantuso Family Irrevocable Trust dated 2-1-05	c/o David Neill P.O. Box 2547 Fort Pierce, FL 34954	Mortgagee

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
S265-001	KL Waterside LLC 105 NE 1st Street Delray Beach, Florida 33444	3-18-21	PUD Zoning and Master Site Plan	Pending

(If more space is needed attach separate sheet)

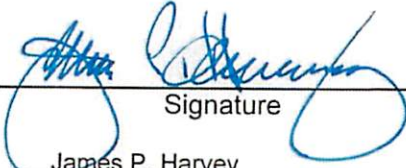
¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT


Signature
James P. Harvey
Print name

STATE OF: FLORIDA

COUNTY OF: HILLSBOROUGH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of MARCH, 2021, by James P. Harvey, who ☒ is personally known to me or ☐ has produced _____ as identification.


Signature

(Notary Seal) Notary Public, State of FLORIDA
Print Name: Bryon T LoPreste
My Commission Expires: 01/27/2024

DISCLOSURE OF INTEREST AFFIDAVIT

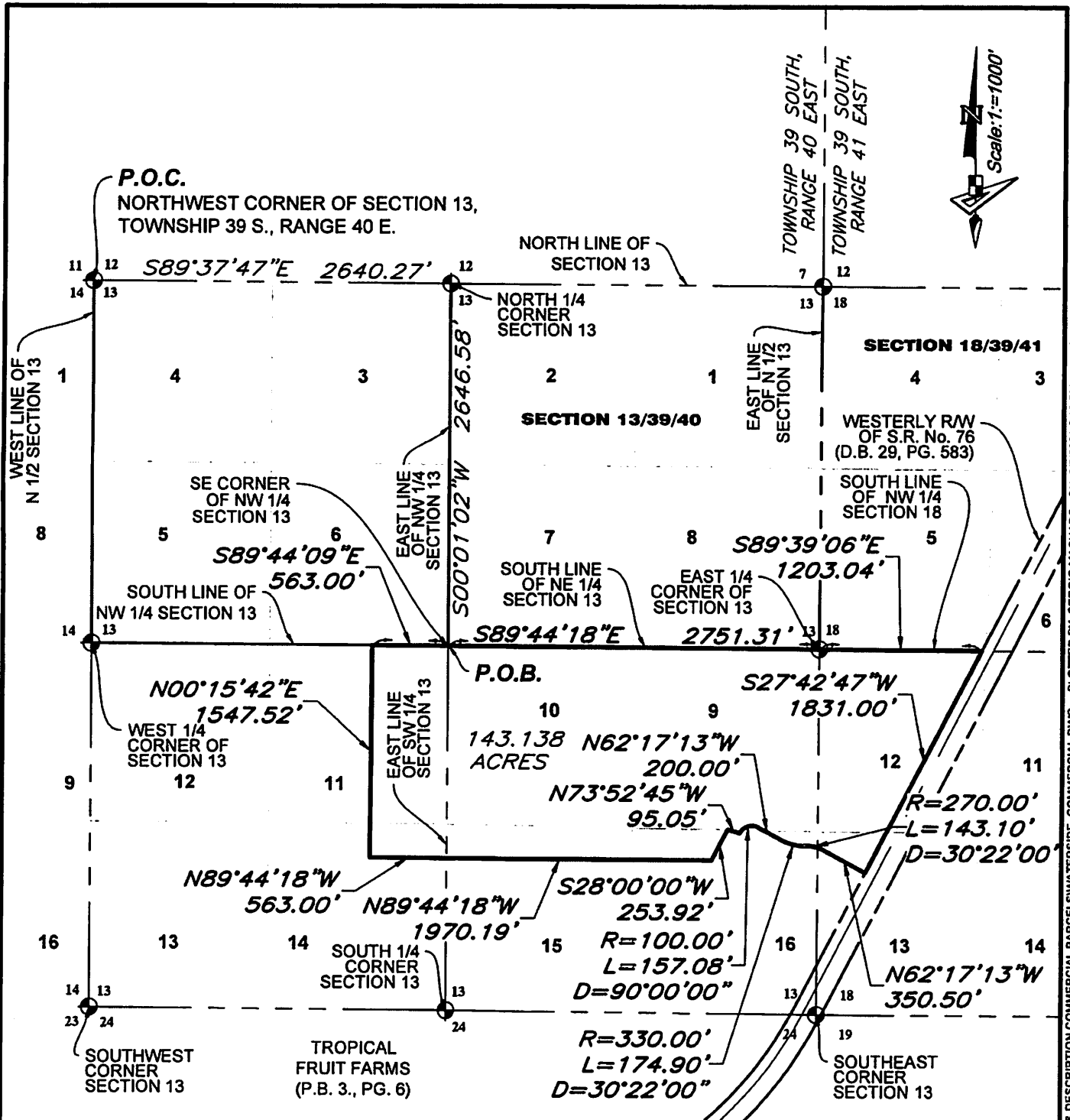
Exhibit "A"
**(Disclosure of Interest and Affidavit) (Legal
Description)**

DWG NAME: W\KOLIER-WATERSIDESURVEYS\KITCH & DESCRIPTION COMMERCIAL PARCELS\WATERSIDE_COMMERCIAL.DWG
PLOTTED BY: SERGIO MACHADO ON: 3/9/2021 5:19 PM
LAST SAVED BY: SERGIOM ON: 3/9/2021 12:06 PM

CONTAINING: 6,235,102 SQUARE FEET OR 143.138 ACRES, MORE OR LESS.

int

295



SOUTH FLORIDA GATEWAY PUD - INDUSTRIAL PARCEL SKETCH AND DESCRIPTION

LEGEND

P.O.B. --- POINT OF BEGINNING
 P.O.C. --- POINT OF COMMENCEMENT
 PG./PG(s) --- PAGE(s)
 13-39-40 --- SECTION-TOWNSHIP-RANGE
 S.R. --- STATE ROAD
 R/W --- RIGHT-OF-WAY

Prepared For: KL WATERSIDE, LLC
 Last Date of Field Survey: NA

P.B. --- PLAT BOOK
 D.B. --- DEED BOOK
 R --- RADIUS
 L --- ARC LENGTH
 D --- delta (central angle)


GeoPoint
 Surveying, Inc.

4152 W. Blue Heron Blvd.
 Suite 105
 Riviera Beach, FL 33404
 Phone: (561) 444-2720
 www.geopointsurvey.com
 Licensed Business Number LB 7768
 Drawn: GAR Date: 03/03/21 Data File: waterside_NAVD88_8 03-23-20
 Check: AT P.C.: DC-8 Field Book: 2020 11w/28-30, 40
 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1

Sheet No. 2 of 2 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SOUTH FLORIDA GATEWAY PUD

EXHIBIT A - LEGAL DESCRIPTION:

BEING A REPLAT OF A PORTION OF LOTS 9, 10, 11, 14, 15, AND 16, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2646.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, SAID CORNER ALSO BEING THE **POINT OF BEGINNING**; THENCE S.89°44'18"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.92 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'02"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12, SECTION 18 OF SAID PLAT, A DISTANCE OF 1203.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.01 FEET TO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID PARALLEL LINE, A DISTANCE OF 1924.71 FEET; THENCE N.00°27'25"E., A DISTANCE OF 151.61 FEET TO A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 300.00 FEET, AND A RADIAL BEARING OF N.00°27'25"E. AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°58'09", A DISTANCE OF 193.57 FEET TO THE POINT OF TANGENCY; THENCE N.53°29'16"E., A DISTANCE OF 165.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 420.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°39'00", A DISTANCE OF 268.66 FEET TO A POINT OF TANGENCY; THENCE S.89°51'44"E., A DISTANCE OF 633.72 FEET; THENCE N.00°00'14"E., A DISTANCE OF 471.57 FEET; THENCE N.28°00'00"E., A DISTANCE OF 218.23 FEET; THENCE N.89°44'18"W., A DISTANCE OF 1970.19 FEET; THENCE N.89°44'18"W., A DISTANCE OF 563.00 FEET; THENCE N.00°15'42"E., A DISTANCE OF 1547.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 563.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 7,840,057 SQUARE FEET OR 179.983 ACRES, MORE OR LESS.



RECEIVED
JUN 15 2021
GROWTH MANAGEMENT
DEPARTMENT

**TRANSMITTAL
(VIA EMAIL & HAND DELIVERY)**

Date:	June 15, 2021		
To:	Peter Walden Martin County Growth Management Dept.		
From:	Shirley Lyders		
Subject:	South Florida Gateway PUD Plat Infrastructure Final Site Plan Application S265-002	Project No.	20-311

Pursuant to Article 10.6.B of the Development Review Procedures, attached is the certification regarding the posting of the project sign.

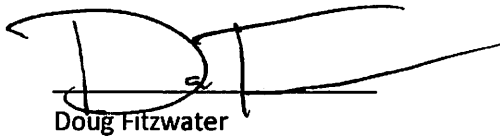
Doug Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Notice Proposed Rezoning and Development
South Florida Gateway PUD
File Number S265-002

Dear Mr. Crady:

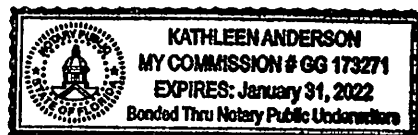
This is to certify that the above referenced sign was installed per Martin County requirements and complies with the standards of the notice provisions of Article 10, Section 10.6: Public Notice Requirements.


Doug Fitzwater

State of Florida
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE
NOTARIZATION, THIS 14 DAY OF June, 2021 BY Doug Fitzwater,
WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____
AS IDENTIFICATION.


Notary Public, State of Florida



MY COMMISSION EXPIRES



Sign 1

Side 1



Sign 1
Side 2

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF THE PLAT INFRASTRUCTURE SITE PLAN
FOR THE SOUTH FLORIDA GATEWAY PROJECT]**

WHEREAS, this Board has made the following determinations of fact:

1. KL Waterside, LLC, submitted an application for the South Florida Gateway plat infrastructure project, located on lands legally described in Exhibit A, attached hereto.
2. Upon proper notice of hearing this Board held a public meeting on the application on May 17, 2022.
3. At the public hearing, all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

- A. The request for the South Florida Gateway plat infrastructure site plan approval is hereby denied, for the following XXXX.
- B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2021.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
DOUG SMITH, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: _____
KRISTA A. STOREY
SENIOR ASSISTANT COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Legal Description

South Florida Gateway Plat Infrastructure Site Plan

Requested by: KL Waterside LLC

Provides the framework for future industrial
development

Consistent with the PUD Master Plan Approved on
February 1, 2022

Infrastructure Plan

- ▶ Approximately 180 acres
- ▶ Industrial land use
- ▶ Provides development criteria for: Lots for future development, Open Space, Building and lot coverage setbacks, Access and road construction, Stormwater Management, Infrastructure landscaping
- ▶ Does not provide for any vertical construction





Tract 534 Area:	7,840.057 Acre	175.88 AC
Existing Zoning:	Unlimited Industrial	Unlimited Industrial
Proposed Zoning:		Unlimited Industrial
Future Land Use Description:	Industrial	Industrial
Existing Use:	Vacant	Vacant
Parcel Control Number:	1539-40-00001-00000000	1539-40-00001-00000000
	1539-40-00001-00000000	1539-40-00001-00000000
	1539-40-00001-00000000	1539-40-00001-00000000
Total Development Lots:	0	0

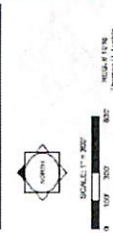
Building Details	25 From Ltd (10)
From:	25 From Ltd (10)
Year:	25 From Ltd (10)
Cost:	25 From Ltd (10)
Contractor:	25 From Ltd (10)
Material:	25 From Ltd (10)
Minimum:	25 From Ltd (10)
Maximum:	25 From Ltd (10)
Building:	25 From Ltd (10)
Coverage:	25 From Ltd (10)

Total Site Area: 179.93 ac.
Minimum Required Open Space: 79.00 ac. (29.9%)
Open Space Provided: 65.19 ac. (36.2%)

Service Area: 558,878 s.f. (5,600 ac.)
Nonresidential: 1,211,878 s.f. (29.18 ac.)

Model	Log-likelihood	AIC	BIC	Bayesian information criterion
Model 1	-103.03	210.06	214.14	214.14
Model 2	-101.09	206.18	210.26	210.26
Model 3	-101.09	206.18	210.26	210.26
Model 4	-101.09	206.18	210.26	210.26
Model 5	-101.09	206.18	210.26	210.26
Model 6	-101.09	206.18	210.26	210.26
Model 7	-101.09	206.18	210.26	210.26
Model 8	-101.09	206.18	210.26	210.26
Model 9	-101.09	206.18	210.26	210.26
Model 10	-101.09	206.18	210.26	210.26
Model 11	-101.09	206.18	210.26	210.26
Model 12	-101.09	206.18	210.26	210.26
Model 13	-101.09	206.18	210.26	210.26
Model 14	-101.09	206.18	210.26	210.26
Model 15	-101.09	206.18	210.26	210.26
Model 16	-101.09	206.18	210.26	210.26
Model 17	-101.09	206.18	210.26	210.26
Model 18	-101.09	206.18	210.26	210.26
Model 19	-101.09	206.18	210.26	210.26
Model 20	-101.09	206.18	210.26	210.26
Model 21	-101.09	206.18	210.26	210.26
Model 22	-101.09	206.18	210.26	210.26
Model 23	-101.09	206.18	210.26	210.26
Model 24	-101.09	206.18	210.26	210.26
Model 25	-101.09	206.18	210.26	210.26
Model 26	-101.09	206.18	210.26	210.26
Model 27	-101.09	206.18	210.26	210.26
Model 28	-101.09	206.18	210.26	210.26
Model 29	-101.09	206.18	210.26	210.26
Model 30	-101.09	206.18	210.26	210.26
Model 31	-101.09	206.18	210.26	210.26
Model 32	-101.09	206.18	210.26	210.26
Model 33	-101.09	206.18	210.26	210.26
Model 34	-101.09	206.18	210.26	210.26
Model 35	-101.09	206.18	210.26	210.26
Model 36	-101.09	206.18	210.26	210.26
Model 37	-101.09	206.18	210.26	210.26
Model 38	-101.09	206.18	210.26	210.26
Model 39	-101.09	206.18	210.26	210.26
Model 40	-101.09	206.18	210.26	210.26
Model 41	-101.09	206.18	210.26	210.26
Model 42	-101.09	206.18	210.26	210.26
Model 43	-101.09	206.18	210.26	210.26
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Model 45	-101.09	206.18	210.26	210.26
Model 46	-101.09	206.18	210.26	210.26
Model 47	-101.09	206.18	210.26	210.26
Model 48	-101.09	206.18	210.26	210.26
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Model 57	-101.09	206.18	210.26	210.26
Model 58	-101.09	206.18	210.26	210.26
Model 59	-101.09	206.18	210.26	210.26
Model 60	-101.09	206.18	210.26	210.26
Model 61	-101.09	206.18	210.26	210.26
Model 62	-101.09	206.18	210.26	210.26
Model 63				

Date	By	Description
5-1-1929	K-L-S	Initial Survey
7-5-1929	K-L-S	Compassionate Settlement
11-13-1929	S-L-S	1st Measurement
2-6-1932	S-L-S	2nd Measurement
4-4-1932	S-L-S	3rd Measurement

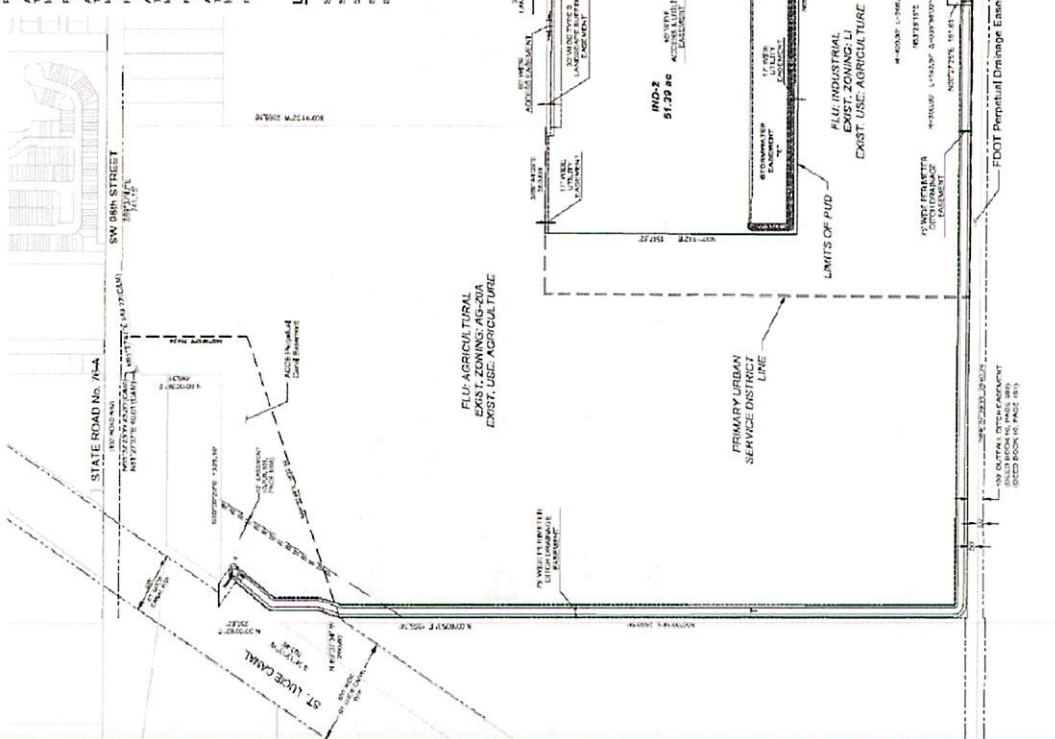


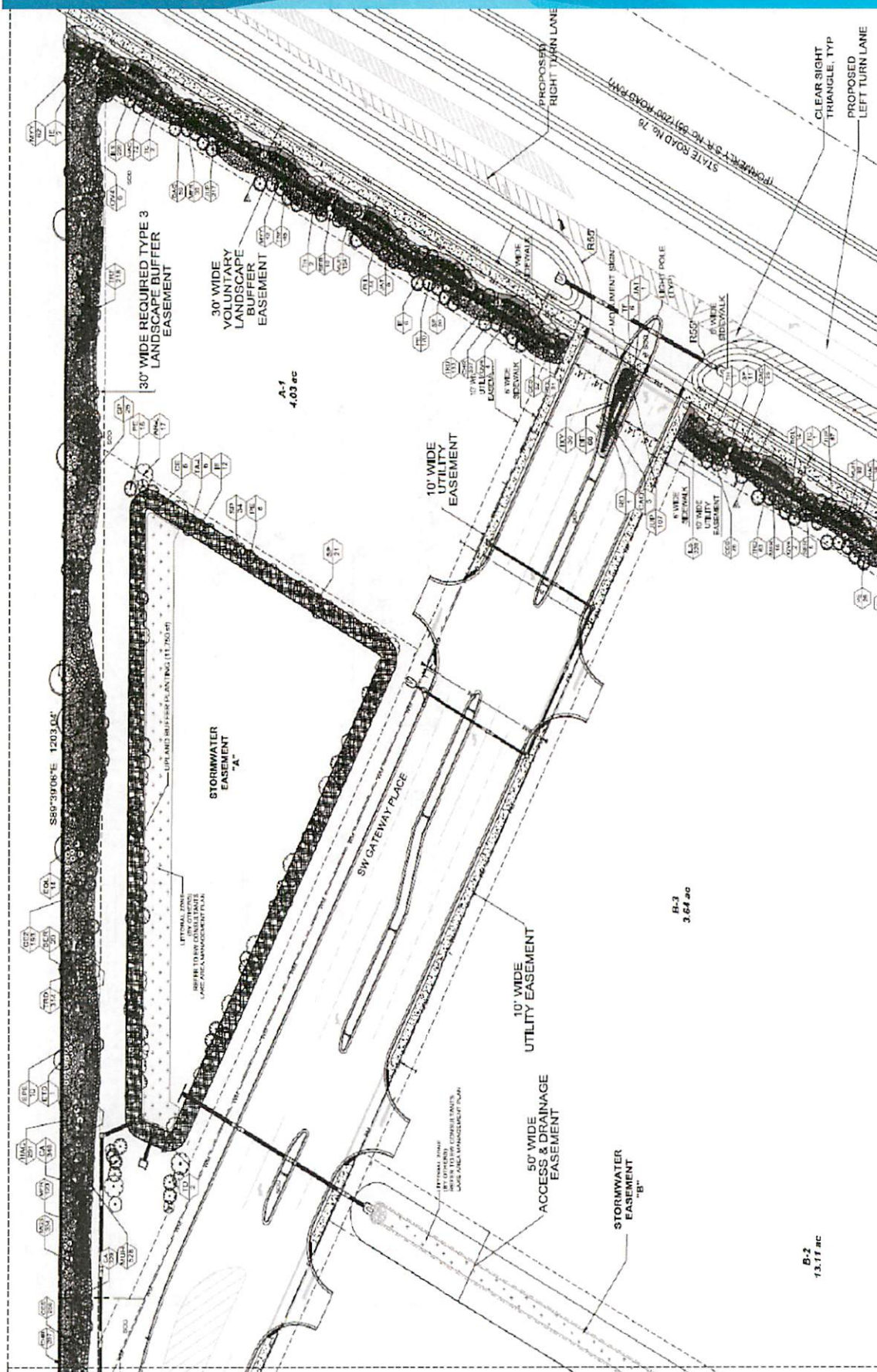
1 of 2
 Sheet
 Date: 11/11/2011
 Time: 11:11:11
 User: Administrator
 Project: New Project
 Location: New Location
 Status: New Status
 Type: New Type
 Color: New Color
 Font: New Font
 Size: New Size
 Weight: New Weight
 Style: New Style
 Color: New Color
 Font: New Font
 Size: New Size
 Weight: New Weight
 Style: New Style

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Site	Site Area	1972-1973	1974-1975	1976-1977	1978-1979	1980-1981	1982-1983	1984-1985	1986-1987	1988-1989	1990-1991	1992-1993	1994-1995	1996-1997	1998-1999	2000-2001	2002-2003	2004-2005	2006-2007	2008-2009	2010-2011	2012-2013	2014-2015	2016-2017	2018-2019	2020-2021	2022-2023	2024-2025	2026-2027	2028-2029	2030-2031	2032-2033	2034-2035	2036-2037	2038-2039	2040-2041	2042-2043	2044-2045	2046-2047	2048-2049	2050-2051	2052-2053	2054-2055	2056-2057	2058-2059	2060-2061	2062-2063	2064-2065	2066-2067	2068-2069	2070-2071	2072-2073	2074-2075	2076-2077	2078-2079	2080-2081	2082-2083	2084-2085	2086-2087	2088-2089	2090-2091	2092-2093	2094-2095	2096-2097	2098-2099	2100-2101	2102-2103	2104-2105	2106-2107	2108-2109	2110-2111	2112-2113	2114-2115	2116-2117	2118-2119	2120-2121	2122-2123	2124-2125	2126-2127	2128-2129	2130-2131	2132-2133	2134-2135	2136-2137	2138-2139	2140-2141	2142-2143	2144-2145	2146-2147	2148-2149	2150-2151	2152-2153	2154-2155	2156-2157	2158-2159	2160-2161	2162-2163	2164-2165	2166-2167	2168-2169	2170-2171	2172-2173	2174-2175	2176-2177	2178-2179	2180-2181	2182-2183	2184-2185	2186-2187	2188-2189	2190-2191	2192-2193	2194-2195	2196-2197	2198-2199	2200-2201	2202-2203	2204-2205	2206-2207	2208-2209	2210-2211	2212-2213	2214-2215	2216-2217	2218-2219	2220-2221	2222-2223	2224-2225	2226-2227	2228-2229	2230-2231	2232-2233	2234-2235	2236-2237	2238-2239	2240-2241	2242-2243	2244-2245	2246-2247	2248-2249	2250-2251	2252-2253	2254-2255	2256-2257	2258-2259	2260-2261	2262-2263	2264-2265	2266-2267	2268-2269	2270-2271	2272-2273	2274-2275	2276-2277	2278-2279	2280-2281	2282-2283	2284-2285	2286-2287	2288-2289	2290-2291	2292-2293	2294-2295	2296-2297	2298-2299	2300-2301	2302-2303	2304-2305	2306-2307	2308-2309	2310-2311	2312-2313	2314-2315	2316-2317	2318-2319	2320-2321	2322-2323	2324-2325	2326-2327	2328-2329	2330-2331	2332-2333	2334-2335	2336-2337	2338-2339	2340-2341	2342-2343	2344-2345	2346-2347	2348-2349	2350-2351	2352-2353	2354-2355	2356-2357	2358-2359	2360-2361	2362-2363	2364-2365	2366-2367	2368-2369	2370-2371	2372-2373	2374-2375	2376-2377	2378-2379	2380-2381	2382-2383	2384-2385	2386-2387	2388-2389	2390-2391	2392-2393	2394-2395	2396-2397	2398-2399	2400-2401	2402-2403	2404-2405	2406-2407	2408-2409	2410-2411	2412-2413	2414-2415	2416-2417	2418-2419	2420-2421	2422-2423	2424-2425	2426-2427	2428-2429	2430-2431	2432-2433	2434-2435	2436-2437	2438-2439	2440-2441	2442-2443	2444-2445	2446-2447	2448-2449	2450-2451	2452-2453	2454-2455	2456-2457	2458-2459	2460-2461	2462-2463	2464-2465	2466-2467	2468-2469	2470-2471	2472-2473	2474-2475	2476-2477	2478-2479	2480-2481	2482-2483	2484-2485	2486-2487	2488-2489	2490-2491	2492-2493	2494-2495	2496-2497	2498-2499	2500-2501	2502-2503	2504-2505	2506-2507	2508-2509	2510-2511	2512-2513	25
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Area	Perimeter	Lateral Zone	Upflow Fraction
Reinhardt-Schmidt's "A"	35,791 ft	9,570 ft	9.510 ft
Reinhardt-Schmidt's "C"	18,503 ft	19,820 ft	19.820 ft
Reinhardt-Schmidt's "D"	22,971 ft	22,971 ft	22.971 ft
Reinhardt-Schmidt's "E"	32,818 ft	31,773 ft	31.773 ft
Reinhardt-Schmidt's "F"	34,545 ft	31,773 ft	31.773 ft





B-2
13.11 HC

H-3
3.64 ac

Development review staff
have found the application
to be in compliance with
all applicable codes



MARTIN COUNTY, FLORIDA
DEVELOPMENT REVIEW
STAFF REPORT

A. / Application Information

**SOUTH FLORIDA GATEWAY PUD
PLAT INFRASTRUCTURE SITE PLAN**

Applicant:	KL Waterside, LLC
Property Owner:	KL Waterside, LLC
Agent for the Applicant:	Lucido and Associates, Morris A. Crady, AICP
County Project Coordinator:	Peter Walden, AICP, Deputy Growth Management Director
Growth Management Director:	Paul Schilling
Project Number:	S265-002
Record Number:	DEV2021050007
Report Number:	2022_0425_S265-001_Staff_Final
Application Received:	07/07/2021
Transmitted:	07/02/2021
Staff Report:	08/09/2021
Resubmittal Received:	11/03/2021
Transmitted:	11/04/2021
Date of Report:	11/29/2021
Resubmittal Received:	02/15/2022
Transmitted:	02/15/2022
Date of Report:	03/16/2022
Revised Report:	04/25/2022

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Move that the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1

Move that the Board approve the request for the South Florida Gateway PUD Plat Infrastructure Final Site Plan

County
EXHIBIT # 2

Peter W. Walden, AICP
Deputy Growth Management Director
Martin County Growth Management Department
pwalden@martin.fl.us Office 772-219-4923
2401 SE Monterey Road Stuart, FL 34996

FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 5/17/22 Time _____
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By [Signature] D.C.

Experience

Public Sector Work History

Deputy Growth Management Director

2021-Present

- Oversee the review of all development projects and building permits.
- Assist the Growth Management Director with all aspects of the department.

Principal Planner, AICP Martin County, FL

2018- 2021

- Project Coordinator- development application and land development regulation review.
- Project Coordinator for all County projects for development review.
- Manage and process all zoning variances.
- Provide assistance with building permitting and zoning inquiries.
- Draft Land Development Regulation amendments.

Senior Planner, Martin County, FL.

2015- 2018

- **Development Review:** Project coordinator for development and zoning applications.
- Provide review of development applications for consistency with the Comprehensive Growth Management Plan and the Land Development Regulations.

Development Compliance Planner, City of Palm Beach Gardens, Palm Beach Gardens, FL.

2014- 2015

- **Development Review:** Review development and permit applications for compliance with land development code. Monitor development construction for compliance with development orders and environmental compliance.

Zoning Compliance, Village of North Palm Beach, NPB, FL.

2012- 2014

- **Plan Review:** Member of the DRC, participate in all development review, focus on zoning regulations and land development policy and compliance. Review building permits for code compliance. Prepare and present projects to the Planning Commission.

Private Sector Work History

- Over 20 years' experience in community development and home construction including landscape design and construction, infrastructure development and vertical construction.

Education & Certifications

Florida Atlantic University, Boca Raton, FL

B.P.M. Bachelor of Public Management minor in Geography, Magna Cum Laude

Course work in: Urban Planning, GIS, Emergency Management, Program Evaluation, Transportation

Indian River State College, Stuart, FL

A.A., Environmental Science, Magna Cum Laude

Government Internship, Town of Jupiter, FL. 2011 Planning and Zoning, Business Development

Member of the American Institute of Certified Planners, AICP