



lucido&associates

TRANSMITTAL

Date:	July 1, 2021		
To:	Pete Walden, Principal Planner		
From:	Morris Crady <i>MAC</i>		
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

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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

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



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.

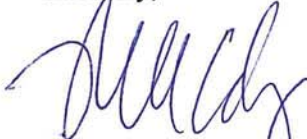
Groundwater model – Not applicable. See existing SFWMD water use permit. Potable water to be provided by Martin County Utilities.

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,

A handwritten signature in blue ink, appearing to read 'M. Crady', is written over the printed name.

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:

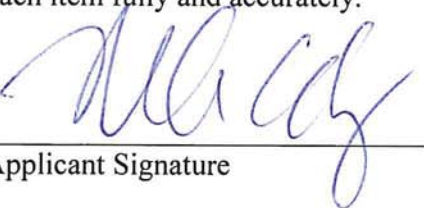
When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the 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

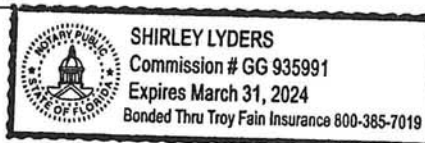
COUNTY OF: MARTIN

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.

[Signature]
Applicant Signature

5-6-2021
Date

NOTARY ACKNOWLEDGMENT

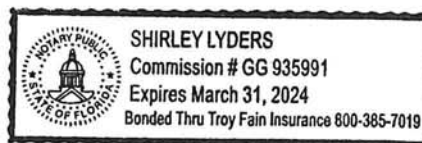
STATE OF: FLORIDA COUNTY OF: MARTIN

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.

[Signature]
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)

