

**MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM**

TO: Honorable Members of the Board of County Commissioners **DATE:** June 14, 2022

VIA: Taryn Kryzda
County Administrator

FROM: Peter Walden, AICP, Deputy Growth Management Director

REF: 22-0953

**SUBJECT: REQUEST REZONING APPROVAL TO PLANNED UNIT
DEVELOPMENT (PUD) THROUGH A PUD AGREEMENT INCLUDING
A MASTER SITE PLAN FOR THE DISCOVERY PROJECT (H123-022)**

The following modifications to the draft PUD Zoning Agreement attached to the agenda item have been proposed:

1. Special Condition 15. Sustainable Design Standards
Within Paragraph 15.A., remove the following struck through language: "Pedestrian walkways, bicycle paths and/or multi-use paths shall link neighborhood pods and shall provide linkage to natural and man made open spaces and recreation areas, whenever possible. ~~See master trail system attached as Exhibit G.~~" Information regarding the trail system is included within the proposed master site plan and accordingly, a separate exhibit is not needed.
2. Special Condition 16. Public Benefits
Within Paragraph 16.C, add the following underlined language: "...Within sixty (60) days of approval of this PUD Agreement, OWNER shall place the Becker Tree Farm Parcel (800 acres +/-), further described in Exhibit G, attached hereto, into a permanent agricultural easement, benefitting the COUNTY, and restricting the future use of the Becker Tree Farm Parcel to agricultural purposes only and prohibiting any development of the Becker Tree Farm Parcel. However, the agricultural easement shall not prohibit the conveyance of the Becker Tree Farm Parcel to other entities or persons that use it for bonafide agricultural purposes. Within sixty (60) days of approval of Phase 2A, the permanent agricultural easement shall be amended to include a 501(c)(3) organization as a benefitted party to the easement." Including the legal description of the Becker Tree Farm Parcel as an exhibit to the PUD Zoning Agreement is appropriate.

Staff recommends that if the BCC is amenable to approving the requested rezoning to PUD, that the revisions set forth above be included in the PUD Zoning Agreement. In addition, staff requests authorization to work with the applicant to correct any outstanding formatting and/or scrivener's errors within the draft PUD Agreement.

Reviewed by County Attorney's Office

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