

**MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM**

TO: Honorable Members of the Board of County Commissioners **DATE:** October 7, 2020

VIA: Taryn Kryzda
County Administrator

FROM: Samantha Lovelady, AICP
Principal Planner

REF: 20-1112

**SUBJECT: LEGISLATIVE PUBLIC HEARING TO CONSIDER TRANSMITTAL OF
COMPREHENSIVE PLAN AMENDMENT (CPA) 19-5, KL WATERSIDE,
LLC, A TEXT AMENDMENT**

Staff has continued to review the text proposed by the applicant and has additional recommendations intended to clarify the meaning of the proposed text. The text provided in this supplemental memo replaces the recommendations in the staff report. The recommendations are not material changes to the text reviewed in the staff report. For instance, in Policy 4.13A.10 staff believes that the language proposed by the applicant and shown in black, should be changed to that shown in red.

The Industrial land use category on the tract of real property described in the Warranty Deed recorded in OR Book 3124, Page 1023, Public Records of Martin County, Florida, is hereby established as a Freestanding Urban Service District.

The tract of real property designated as Industrial on the Future Land Use Map and described as XXXX (industrial legal description) within the Warranty Deed recorded in OR Book 3124, Page 1023 is hereby established as a Freestanding Urban Service District.

Similarly, the proposed changes to Policy 4.7A.14(9), Policy 4.7A.3(9) and Policy 4.7A.3.1(3) reviewed on pages 13 and 14 of the staff report should read as follows:

The tract of real property designated as Industrial on the Future Land Use Map and described as XXXX (industrial legal description) within the Warranty Deed recorded in OR Book 3124, Page 1023.

Staff recommends that the language in Policy 4.1B.2(2), reviewed on pages 15 thru 18 of the staff report, should read as follows.

- (2) The Industrial development described as XXXX within ~~of~~ the tract of real property described in the Warranty Deed recorded in OR Book ~~2239~~3124, Page ~~2498~~1023, Public Records of Martin County, Florida, shall be restricted and managed 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 maximum intensities of uses on the subject property contained within a building or buildings shall not exceed 1,600,000 square feet. 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 maximum intensities of all uses contained within a building or buildings shall not exceed 500,000 square feet on the subject property (of which up to 25,000 square feet may be in marina uses) prior to December 1, 2015. A warehouse or distribution facility shall not exceed a building footprint of 1,050,000 square feet.~~
- (f) ***Staff cannot recommend approval of the text, as proposed in subsection (f).***
- (g) 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.

Finally, please see the attached public comment.

TK/sl
Attachments

Reviewed by County Attorney's Office.