

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

December 2, 2020

The Honorable Stacey Hetherington
Chair, Martin County Board of County Commissioners
2401 S.E. Monterey Road
Stuart, Florida 34996

Dear Chair Hetherington:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Martin County (Amendment No. 20-07ESR) received on November 2, 2020. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

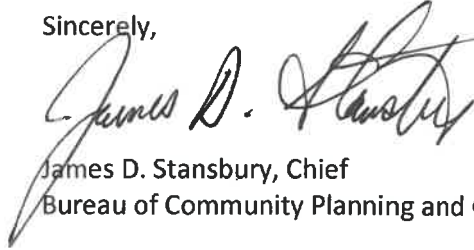
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Melissa Corbett, Planning Analyst, by telephone at 850-717-8505 or by email at Melissa.Corbett@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with the first name "James" being the most prominent.

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/mc

Enclosure(s): Procedures for Adoption

cc: Don Donaldson, Deputy County Administrator, Martin County Board of County Commissioners
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Martin County

From: Staff

Date: November 24, 2020

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 20-07ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Martin County was received on October 30, 2020 and contains one Future Land Use Map (FLUM) amendment and text amendments to the Future land Use and Potable Water Services elements of the Comprehensive Growth Management Plan. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendments

The proposed FLUM and text amendments exchange future land use designations on approximately 500 acres of land to relocate industrial uses adjacent to SW Kanner Highway. Within the subject property, the existing 175.4 acres of Industrial and 74.9 acres of Commercial Waterfront will be assigned an Agricultural future land use. The remaining land, approximately 250 acres, will be given an Industrial future land use designation. Therefore, there will be no net loss of Agricultural land, an increase in Industrial land, and no net increase in urban uses of urban services. The site is situated with access to both C.R. 76A (S.W. 96th Street) and S.R.76 (Kanner Highway). The property fronts on the Okeechobee Waterway, which eventually leads to the Atlantic Ocean on the east coast and the Gulf of Mexico on the west coast (via Lake Okeechobee). Adjacent future land uses include Commercial Waterfront to the north (beyond

SW 96th Street); Agricultural Ranchette to the northeast; and Agricultural to the immediate east, south, and west.

The text amendments will revise Policy 4.13A.10 to create a Freestanding Urban Service District (FUSD) on the subject property, which will only apply to property with an Industrial land use designation. Amendments to Policy 4.7A.14 propose to extend centralized water and sewer services to the FUSD. For internal consistency, Policies 4.7A.3, 4.7A.3.1, and 4.1B.2 are being revised to permit the extension of water and sewer service to the FUSD. The text amendments, shown in ~~strikeout~~ and underline format, are shown in Exhibit 5.

Additionally, amendments are proposed to Figure 4-2 Urban Service Districts; Figure 11-1, Areas Currently Served by Regional Utilities; and Figure 11-2, Potential Service Areas. The proposed amendment to Figure 4-2 would retract 250.3 acres of the Primary Urban Service District and relocate the Industrial land use to face Kanner Highway to implement the policy text. Revisions to Figure 11-1, Areas Currently Served by Regional Utilities, and Figure 11-2, Potential Service Areas, which are considered text amendments to the Potable Water Services Element, are being proposed to provide internal consistency with the proposed changes to Figure 4-2.

Regional Impacts

No adverse effects on regional resources or facilities have been identified. The provision of Industrial land supports Regional Goal 3.6 of the Economic Development Element of the Strategic Regional Policy Plan concerning diversification of the economy.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 3, 2020. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Council Action – December 2, 2020

The next scheduled Council meeting is December 11, 2020. In order to avoid unnecessary delay and meet the 30 day agency review deadline, Council's Executive Director, Thomas J. Lanahan, approves this report and authorizes its transmittal to Martin County and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Amendment Location Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map
- 5 Proposed Text Amendments in ~~Strikeout~~ and Underline Format
- 6 Proposed Amendment to Figure 4-2, Urban Service Districts
- 7 Proposed Amendment to Figure 11-1, Areas Currently Served by Regional Utilities
- 8 Proposed Amendment to Figure 11-2, Potential Service Areas

Exhibit 1

General Location Map

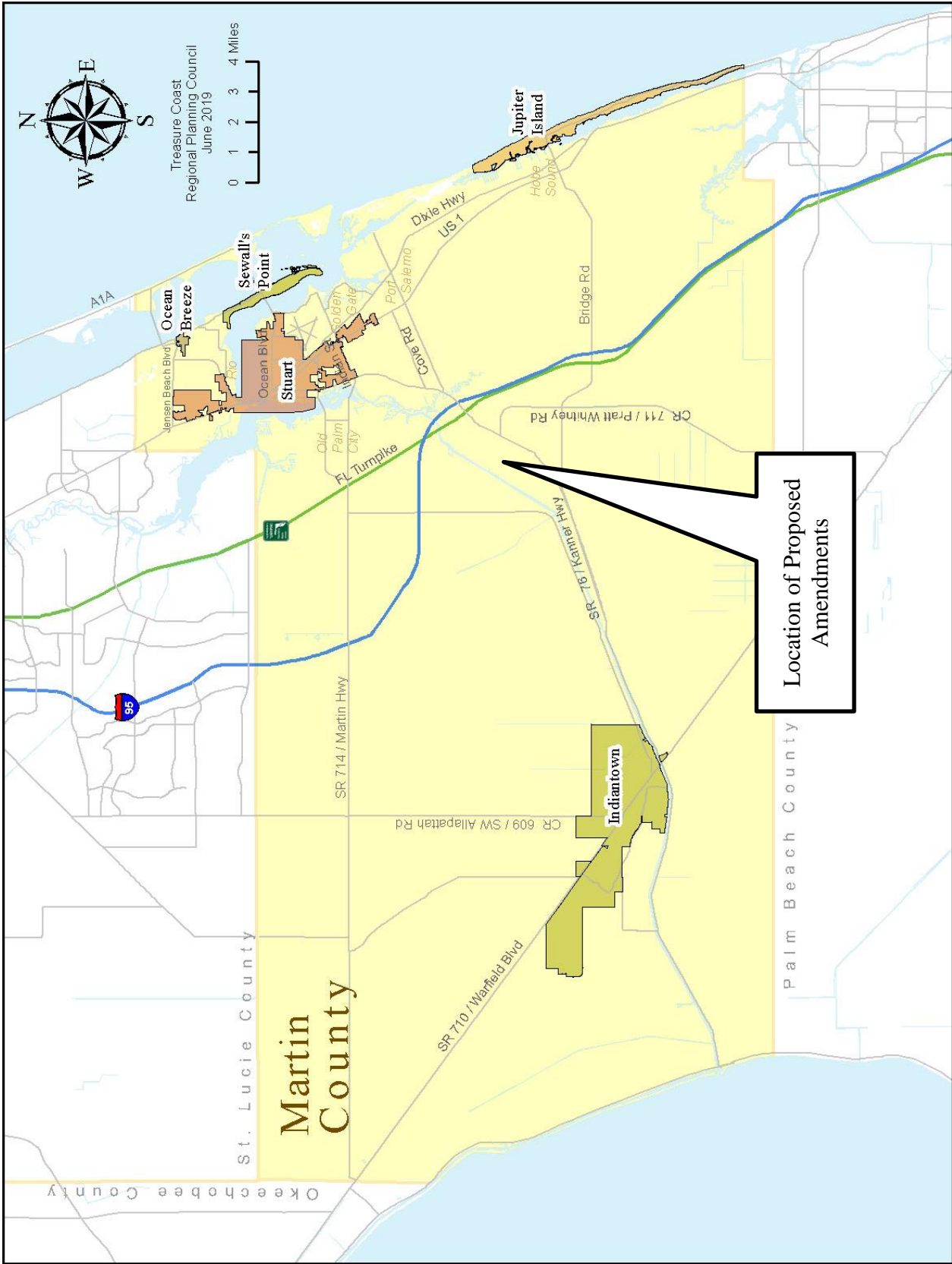
























Exhibit 2 Amendment Location Map



[illegible]

Future Land Use Legend

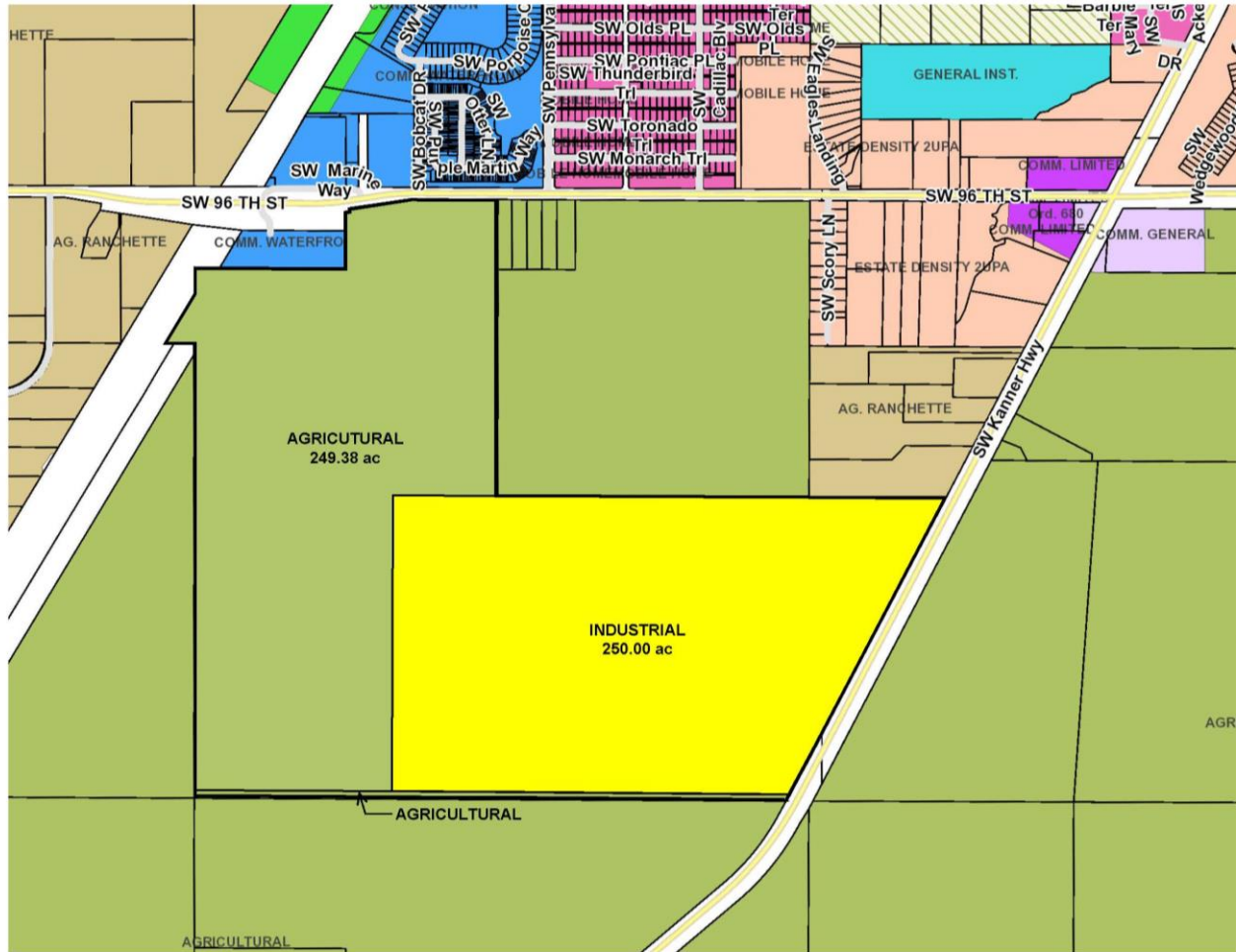
	Rural Density -up to 0.5 UPA		Commercial / Office / Residential
	AgTEC		Commercial Waterfront
	Rural Heritage -up to 0.5 UPA		Recreational
	Estate Density -up to 1 UPA		Public Conservation Area
	Estate Density -up to 2 UPA		General Institutional
	Low Density -up to 5 UPA		Industrial
	Medium Density -up to 8 UPA		Agricultural
	High Density -up to 10 UPA		Agricultural Ranchette
	Mobile Home Density -up to 8 UPA		Major Power Generation Facility
	Mixed-Use Village		No Data (May Include Incorporated Area)
	Commercial General		
	Commercial Limited		



(772) 220-2100 Fax (772) 223-0020



Exhibit 4 Proposed Future Land Use Map



Future Land Use Legend

- | | |
|-----------------------------------|---|
| Rural Density - up to 0.5 UPA | Commercial / Office / Residential |
| AgTEC | Commercial Waterfront |
| Rural Heritage - up to 0.5 UPA | Recreational |
| Estate Density - up to 1 UPA | Public Conservation Area |
| Estate Density - up to 2 UPA | General Institutional |
| Low Density - up to 5 UPA | Industrial |
| Medium Density - up to 8 UPA | Agricultural |
| High Density - up to 10 UPA | Agricultural Ranchette |
| Mobile Home Density - up to 8 UPA | Major Power Generation Facility |
| Mixed-Use Village | No Data (May Include Incorporated Area) |
| Commercial General | |
| Commercial Limited | |



lucido & associates

701 E. Owen Blvd., Stuart, Florida 34994

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



KL Waterside, LLC (fka Neill Parcels)

CPA19-5 & 19-6

Martin County, Florida

Exhibit 5

Proposed Text Amendments in ~~Strikeout~~ and Underline Format

Policy 4.13A.10. Industrial development. *The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District (Figure 4-2). Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.*

Private development of airport property shall be subject to an Airport Zoning District or Planned Unit Development (Airport) Zoning District, when such a district is adopted to implement this policy.

The locational criteria require that all development in areas designated Industrial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system, as described in the Sanitary Sewer Services Element and the Potable Water Services Element. Areas of the County where freestanding urban services (i.e., regional utility system) can be provided by a group of industrial users may be considered as independent or freestanding urban service districts. They may be illustrated as such on Figure 4-2 in conjunction with formal amendments to the FLUM as provided in section 1.11, Amendment Procedures. All such freestanding urban service districts must comply with the adopted LOS standards in this Plan and the Capital Improvements Element.

The Seven Js Industrial Area (which covers the same area as the plat of Seven Js Subdivision, recorded in Plat Book 15, Page 97 of the Public Records of Martin County, Florida) is hereby established as a Freestanding Urban Service District. Any package wastewater treatment plants constructed in it shall be fully funded and maintained by the landowner.

The AgTEC future land use category 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 in Ordinance No. XXX within the Warranty Deed recorded in OR Book 3124, Page 1923, Public Records of Martin County, Florida, is hereby established as a Freestanding Urban Service District.

Policy 4.7A.14. Allowable development outside the Primary Urban Service District. *The following forms of development are recognized exceptions to the general prohibitions on development outside of the Primary Urban Service District set forth in Policies 4.7A.1. through 4.7A.13.:*

- (1) The County landfill, parcel number 07-38-40-000-00020-7.*
- (2) The AgTEC land use category as set forth in Policy 4.13A.9.*
- (3) Facilities in Jonathan Dickinson State Park, as set forth in Policy 10.1A.7. and Policy 11.1C.10.*

- (4) Seven J's Industrial Area, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.
- (5) Martingale Commons PUD f/k/a Palm City 95 PUD.
- (6) Sheriff's Shooting Range, parcel number 07-38-40-000-00030-5.
- (7) Parcel number 28-40-42-000-00020-5, parcel number 28-40-42-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0 on S.E. Island Way.
- (8) The 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000011-0 and parcel number 34-39-39-000-000021-0.
- (9) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. XXX within the Warranty Deed recorded in OR Book 3124, Page 1023, Public Records of Martin County, Florida.

Policy 4.7A.3. Exceptions to location in the Primary Urban Service District. All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only in the Primary Urban Service District. The only exceptions are for the currently approved developments below:

- (1) Jonathan Dickinson State Park, as contained in Policy 10.1A.7. and Policy 11.1C.10.;
- (2) Lots 67, 68, 75, 89, 90, 119 through 122 and lots 191 through 220 of Canopy Creek PUD (f/k/a Tusawilla PUD as recorded in Plat Book 16, Pages 039-001 to 039-036, Public Records of Martin County, Florida).
- (3) Bridgewater Preserve as recorded in Plat Book 16, Pages 033-001 to 033-007, Public Records of Martin County, Florida. Any increase in residential density shall require approval by the Board of County Commissioners for a PUD Zoning Agreement and revised master/final site plan which is consistent with the Rural Density future land use designation and requires that the project connect to the existing potable water and sanitary sewer lines.
- (4) Seven J's Industrial Subdivision, as recorded in Plat Book 15, Page 97 and/or any replat or redevelopment of the property contained within the plat recorded in Plat Book 15, Page 97.
- (5) The County landfill, parcel number 07-38-40-000-000020-7.
- (6) Martingale Commons PUD f/k/a Palm City 95 PUD.
- (7) Sheriff's Shooting Range, parcel number 08-38-40-000-000011-0.
- (8) Parcel number 28-40-42-000-00020-5, parcel number 28-40-42-000-00040-1, parcel number 28-42-000-000-00011-0, and parcel number 21-40-42-004-000-00005-0 on S.E. Island Way.
- (9) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. XXX within the Warranty Deed recorded in OR Book 3124, Page 1023, Public Records of Martin County, Florida.

Policy 4.7A.3.1. *All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only within the Primary Urban Service District, except the following facilities may be served with water and sewer service:*

(1) The Martin Correctional Institution, consistent with an interlocal agreement between Martin County, the City of Port St. Lucie and the Florida Department of Corrections for service to be provided by the City of Port St. Lucie.

(2) The 107-acre parcel of County owned land located on the north side of SW Citrus Boulevard, approximately 2,000 feet east of the Indiantown airport, parcel number 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0.

(3) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. XXX within the Warranty Deed recorded in OR Book 3124, Page 1023, Public Records of Martin County, Florida.

Policy 4.1B.2. Analysis of availability of public facilities. All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element or other relevant plan provisions and the FLUMs may be amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.

Compliance with this provision is in addition to, not in lieu of, compliance with the provisions of Martin County's Concurrency Management System. When a map amendment is granted under this provision, it does not confer any vested rights and will not stop the County from denying subsequent requests for development orders based on the application of a concurrency review at the time such orders are sought.

Martin County may adopt sub-area development restrictions for a particular site where public facilities and services, such as arterial and collector roads, regional water supply, regional wastewater treatment/disposal, surface water management, solid waste collection/disposal, parks and recreational facilities, and schools, are constrained and incapable of meeting the needs of the site if developed to the fullest capacity allowed under Goal 4.13 of this Growth Management Plan. The master or final site plan for a site that is subject to such sub-area development restrictions shall specify the maximum amount and type of development allowed. Sub-area development restrictions apply to the following sites:

(1) The tract of real property described in the Warranty Deed recorded at OR Book 2157, Page 2403, of the Public Records of Martin County, which is limited to 365,904 square feet of nonresidential use, consistent with the assigned future land use designation, and on which residential uses shall not be allowed.

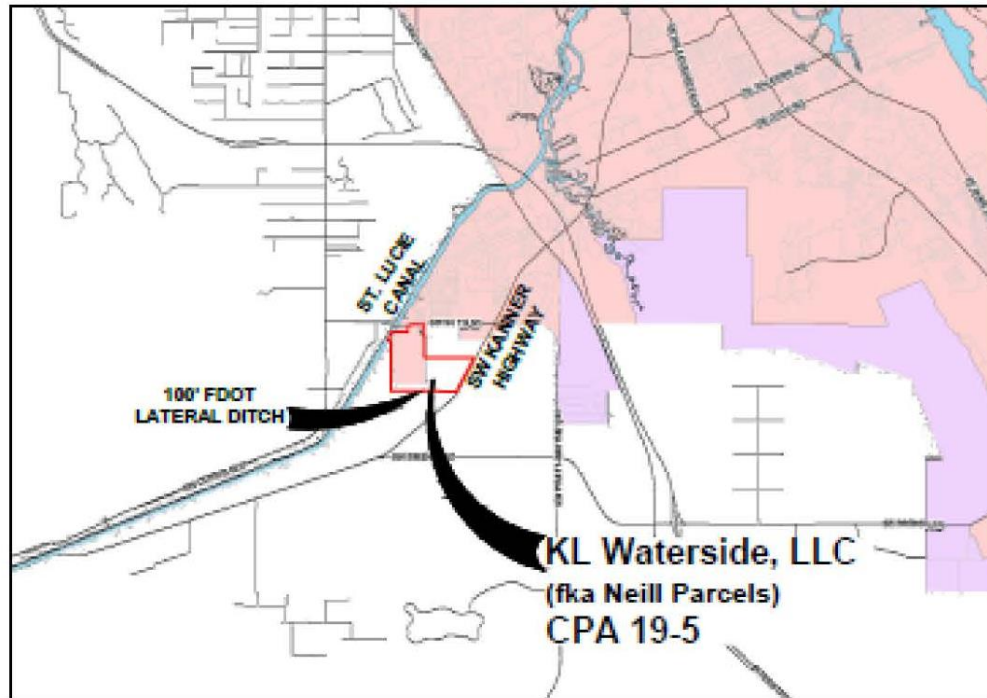
(2) The industrial development described in Ordinance XXX within of the tract of real property described in the Warranty Deed recorded in OR Book 22393124, Page 24981023, Public Records of Martin County, Florida, shall be restricted and managed as follows:

- (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) 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.

Exhibit 6

Proposed Amendments to Figure 4-2, Urban Service Districts

Excerpt of Existing Figure 4-2, Urban Service Districts



Excerpt of Proposed Figure 4-2, Urban Service Districts

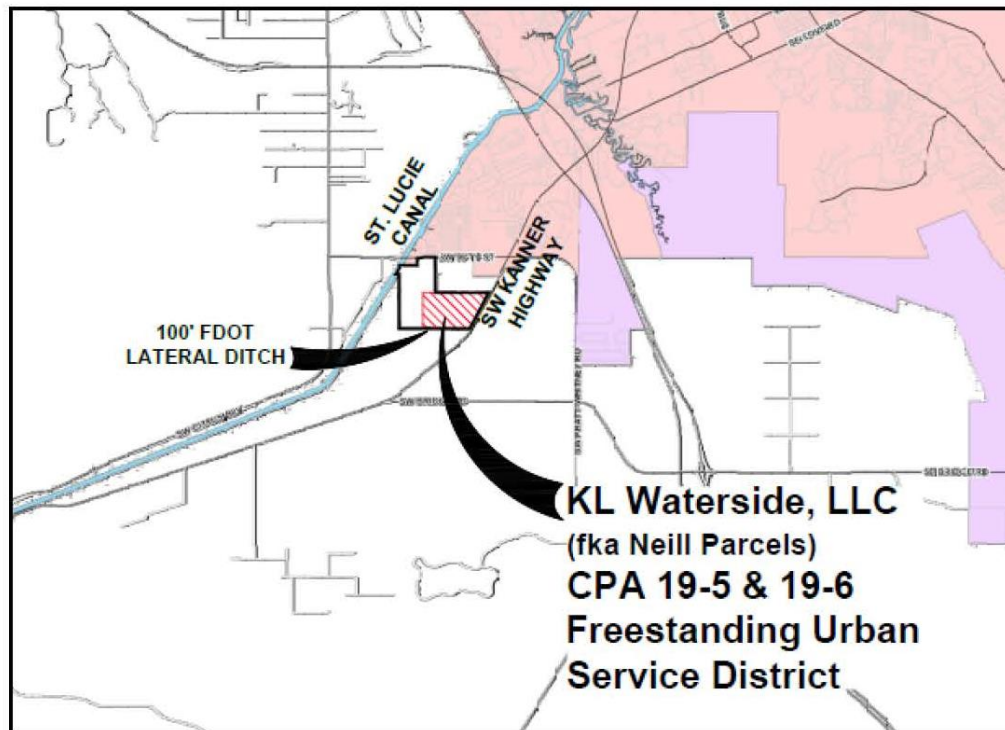
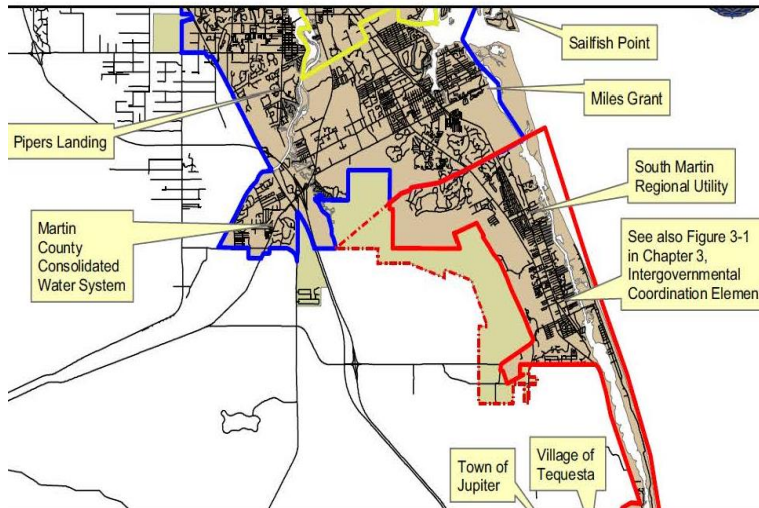


Exhibit 7

Proposed Amendments to

Figure 11-1, Areas Currently Served by Regional Utilities

Excerpt of Existing Figure 11-1, Areas Currently Served by Regional Utilities



Proposed Figure 11-1, Areas Currently Served By Regional Utilities

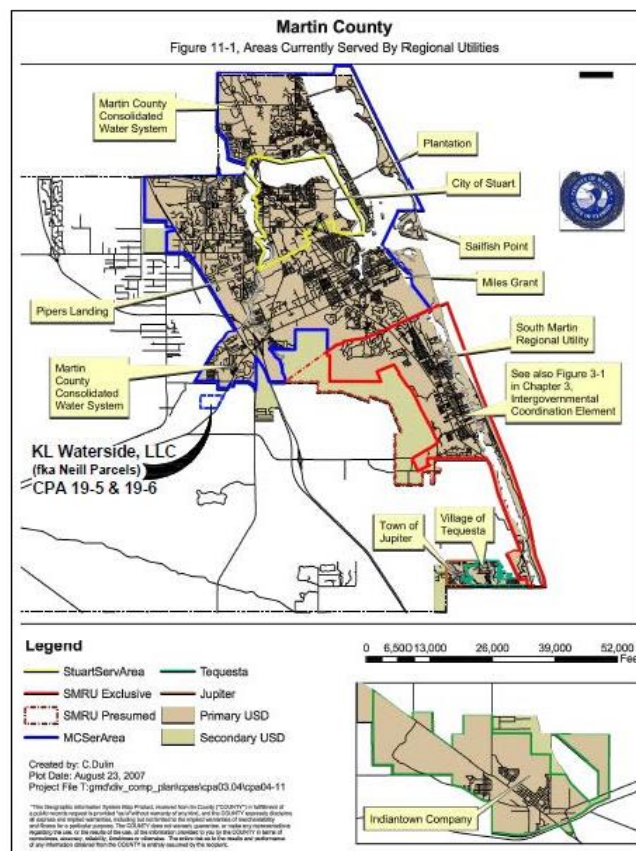
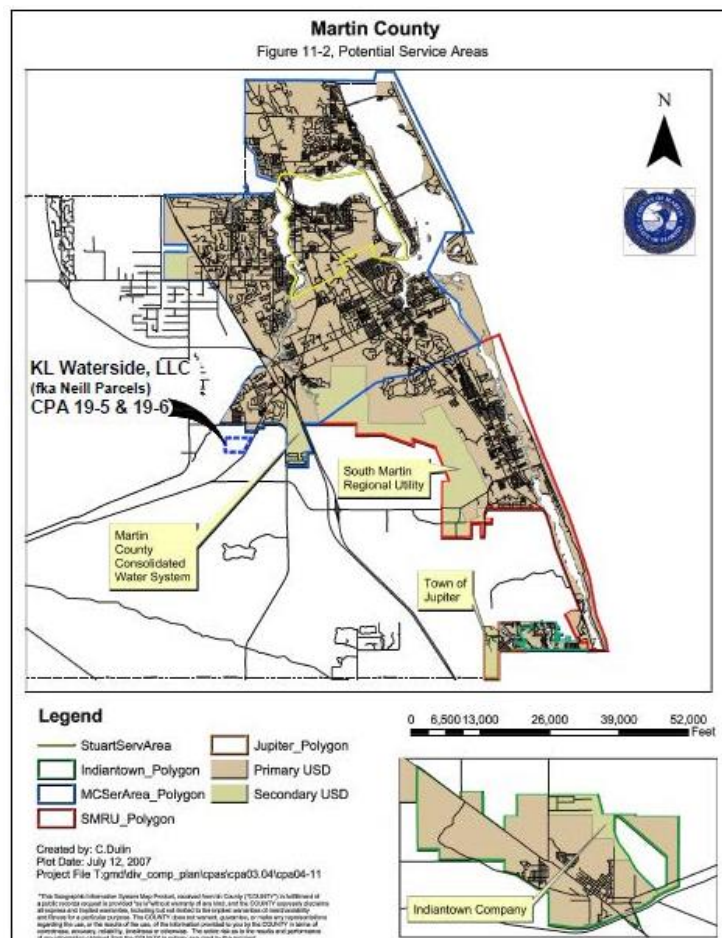
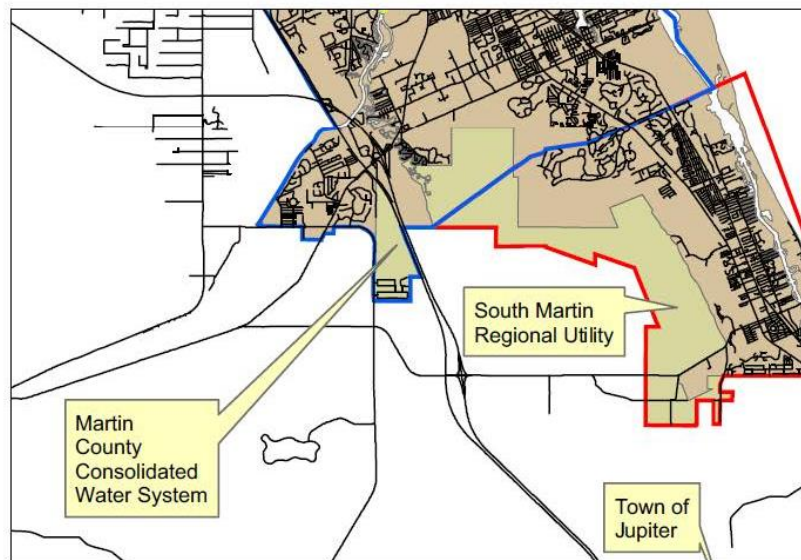


Exhibit 8

Proposed Amendments to Figure 11-2, Potential Service Areas

Excerpt of Existing Figure 11-2, Potential Service Areas



From: [Paul Schilling](#)
To: [Samantha Lovelady](#); [Clyde Dulin](#)
Subject: FW: Martin County 20-07ESR (CPA 19-5 and CPA19-6)
Date: Wednesday, November 25, 2020 4:43:48 PM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Cucinella, Josh <Josh.Cucinella@MyFWC.com>
Sent: Wednesday, November 25, 2020 3:00 PM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: DCPexternalagencycomments@deo.myflorida.com; DiGruttolo, Laura <Laura.DiGruttolo@MyFWC.com>; Conservation Planning Services <conservationplanningservices@MyFWC.com>
Subject: Martin County 20-07ESR (CPA 19-5 and CPA19-6)



Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

If you have specific technical questions, please contact Laura DiGruttolo at (352) 433-5499 or Laura.DiGruttolo@myfwc.com. All other inquiries may be directed to our office by email at ConservationPlanningServices@MyFWC.com.

Sincerely,

Josh Cucinella
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1239 SW 10th Street
Ocala, Florida 34471
(352) 620-7330

Martin County 20-07ESR_42731

From: [Paul Schilling](#)
To: [Samantha Lovelady](#); [Clyde Dulin](#)
Subject: FW: Martin County 20-07ESR Proposed
Date: Wednesday, November 25, 2020 4:44:47 PM
Attachments: [image001.png](#)

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Wednesday, November 25, 2020 3:23 PM
To: Paul Schilling <pschilli@martin.fl.us>; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Martin County 20-07ESR Proposed



To: Paul Schilling, Growth Management Department Director

Re: Martin County 20-07ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

From: [Paul Schilling](#)
To: [Samantha Lovelady](#); [Clyde Dulin](#)
Subject: FW: Martin County, DEO #20-7ESR Comments on Proposed Comprehensive Plan Amendment Package
Date: Friday, November 20, 2020 11:18:57 AM

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Friday, November 20, 2020 11:18 AM
To: Don Donaldson <ddonalds@martin.fl.us>
Cc: 'kelly.corvin@deo.myflorida.com' <kelly.corvin@deo.myflorida.com>; Ray Eubanks (ray.eubanks@deo.myflorida.com) <ray.eubanks@deo.myflorida.com>; Stephanie Heidt (sheidt@tcrpc.org) <sheidt@tcrpc.org>; tlanahan@tcrpc.org; Paul Schilling <pschilli@martin.fl.us>; DEO Planning Group Email (DCPexternalagencycomments@deo.myflorida.com) <DCPexternalagencycomments@deo.myflorida.com>
Subject: Martin County, DEO #20-7ESR Comments on Proposed Comprehensive Plan Amendment Package



Dear Mr. Donaldson:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Martin County (County). The amendment includes a map and a text amendment changing the land use designations from Agricultural, Industrial, and Marine Waterfront Commercial to Industrial, and Agricultural on 499.4 acres. The proposed changes do not appear to adversely impact the water resources within the District; therefore, the District has no comments on the proposed amendment package.

The District requests that the County forward a copy of the adopted amendments to the District. Please contact me if you have any questions or need additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit

Please be advised I am working from home until further notice. I can be contacted at:
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
Email: doblaczy@sfwmd.gov or
Cell Phone: 561-315-1474

From: [Hymowitz, Larry](#)
To: "DCPexternalagencycomments"; [Paul Schilling](#)
Cc: [Gardner-Young, Caryn](#); [Krane, John](#); [Shanmugam, Raj](#); [D4 Access Management](#); [Stephanie Heidt](#); [Beth Beltran](#); [Clyde Dulin](#); [Samantha Lovelady](#); [Lisa Wichser](#); [Carver, Jennifer](#)
Subject: Martin County 20-7ESR - FDOT District Four Review (Waterside Industrial Warehouse/Distribution Facility)
Date: Wednesday, November 25, 2020 1:58:30 PM
Attachments: [image003.png](#)



I am writing to advise you that the Department will not be issuing comments for the proposed Martin County comprehensive plan amendments (Waterside FLUA & Text) with DEO reference number 20-7ESR.

As this proposed warehouse/distribution facility progresses to the County's site development impact review process, the Department seeks to have early coordination with the County regarding potential traffic impacts to State Road 76 and nearby Strategic Intermodal System facilities, including I-95 and the Florida's Turnpike. Your cooperation is appreciated in this regard. Some items of specific interest are access permitting, site impact analysis, infrastructure needed to support the development, and development order conditions. Please feel free to contact me to initiate development review coordination. For access permitting, the applicant may contact Dalila Fernandez by email at: D4AccessManagement@dot.state.fl.us or they can complete an online request for an access pre-application meeting by filling out the [District 4 Access Management Pre-Application Request Form](#). Once scheduled, the County is encouraged to attend the pre-app meeting via teleconference.

The Department requests an electronic copy in Portable Document Format (PDF), of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
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**Teleworking, 8-4:45 Monday through Friday,
can be reached by e-mail or by phone (954-777-4663)**

From: [Kristopher McCrain](#)
To: [Joan Seaman](#)
Cc: [Linda Pendarvis](#); [Leslie Olson](#); [Kori Benton](#)
Subject: Martin County Transmittal - CPA 19-6, KL Waterside
Date: Monday, November 9, 2020 8:22:46 AM
Attachments: [image005.png](#)



Good morning,

St. Lucie County has reviewed the proposed Comprehensive Plan Text Amendment and Future Land Use Text Amendment for Martin County (CPA 19-6, KL Waterside).

No impacts are anticipated at this time.

Thank you for the opportunity to review the proposal.

Respectfully,

Kristopher M. McCrain | Associate Planner | Planning & Development Services Department

Ph: 772-462-1265 | 2300 Virginia Ave. Fort Pierce 34982

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Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.