lucido&associates

October 28, 2020 VIA E-MAIL

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

Re: KL Waterside, LLC, CPA 19-5 and 19-6 – Response to County Commission Transmittal Hearing on October 27, 2020.
(Our ref. #20-310)

Dear Paul:

On behalf of the property owner, KL Waterside, LLC, and Kolter Land Partners, please accept this correspondence as confirmation that the request for a height increase per proposed Policy 4.1B.2 (2) (f) has been withdrawn.

As per the power point presentation during the transmittal hearing on October 27, 2020, the applicant is in agreement with the County Commission's approval of staff's recommended language as may be amended by the Legal Department for clarity.

If you have any questions or comments, please feel free to contact me.

Sincerely,

Morris A. Crady, AICP
Senior Vice President
ENCL.

Lucido & Associates 701 SE Ocean Boulevard Stuart, Florida 34994
tel 772.220.2100 fax 772.223.0220 web www.lucidodesign.com

lucido&associates

July 27, 2020 **VIA E-MAIL**

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

Re: CPA 19-5 (Text) and CPA 19-6 (FLUM) KL Waterside, LLC (fka Neill Parcels) (Our ref. #20-310) Revised Application

Dear Paul:

On behalf of the current property owner, KL Waterside, LLC, please accept this correspondence and the enclosed materials as a revised application for pending Comprehensive Plan Amendments (CPA) 19-5 and CPA 19-6.

As you know, the 500-acre (+/-) subject property is located south of SW 96th Street between the St. Lucie Canal (Okeechobee Waterway) and SR 76 (SW Kanner Highway).

As more particularly described in the enclosed project narrative, approximately half of the property is located within the Primary Urban Service District. It is currently vacant and consists of approximately 250 acres of Industrial and Waterfront Commercial future land use, which fronts on the St. Lucie Canal and SW 96th Street, and approximately 250 acres of Agricultural land use, which fronts on SW Kanner Highway. Existing Comprehensive Plan Policy 4.1B.2 (2)(c) restricts the maximum non-residential development intensity on the property to 1.6 million square feet (sf).

The primary purpose of the revised Comprehensive Plan amendments is to relocate the existing 1.6 million square feet of non-residential land uses allocated in Comprehensive Plan Policy 4.1B.2 (2)(e) from the SW 96th Street frontage to the Kanner Highway frontage to support final site plan applications for limited industrial and targeted business industries such as a warehouse/distribution or logistics company or a data center.

The proposed amendment converts the existing Waterfront Commercial land use to Industrial and relocates the Industrial future land use to the Kanner Highway frontage. It does not result in the expansion of the Primary Urban Service District or increase the intensity of non-residential development allowed on the property.

With this understanding, please find enclosed the following materials:

- Project narrative;
- Location map;
- Parcel map;
- Current aerial with proposed land use and zoning;
- Current and proposed future land use map;
- Current and proposed zoning map;
- Current and proposed Primary Urban Service District;
- Current and Proposed Figure 4-2;

- Revised Figures 11-1 and 11-2; and
- CPA Policies (revised text).

As you know, we have submitted a request for a pre-application workshop for a logistics company and are scheduled for the August 20th meeting agenda. In order to move forward with a final site plan application please confirm scheduling the CPAs for the September 3rd Local Planning Agency (LPA) public hearing and the September 29, 2020 County Commission meeting.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Morris A. Crady, AICP
Senior Vice President
ENCL.

lucido&associates

PROJECT NARRATIVE
KL Waterside, LLC
CPA 19-5 (Text) and 19-6 (FLUM)
July 27, 2020

Property Characteristics
The 500-acre (+/-) subject property is 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 approximately 250 acres of Industrial and Waterfront Commercial future land use, which fronts on the St. Lucie Canal and SW 96th Street, and approximately 250 acres of Agricultural land use, which fronts on SW Kanner Highway. Existing Comprehensive Plan *Policy 4.1B.2 (2)(c)* restricts the maximum non-residential development intensity on the property to 1.6 million square feet (sf).

Surrounding Property Characteristics
The properties to the south and west of the subject site includes vacant Agricultural land use with an A-2 zoning district. These properties have not been developed or farmed and contain wetlands and native upland habitat consistent with the natural soil type. The property to the south 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 subject property 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.

Comprehensive Plan Amendments
The primary purpose of the pending Comprehensive Plan amendments is to relocate the existing 1.6 million square feet of non-residential land uses allocated in Comprehensive Plan *Policy 4.1B.2 (2)(c)* from the SW 96th Street frontage to the Kanner Highway frontage to support final site plan applications for limited industrial and targeted business industries such as a warehouse/distribution or logistics company or a data center. The relocation of the Industrial land use does not increase or expand the area of the Primary Urban Service District (PUSD) or increase the development intensity currently allowed within the PUSD.

CPA 19-5 (Text)
The proposed text amendment to *Policy 4.1B.2 (2)* is also designed to…

- Prohibit industrial truck traffic from accessing SW 96th Street;
- Allow approval of projects by way of a standard minor or major development application; and
- Allow the building footprint of warehouse/distribution facilities to be up to a 1,050,000 sf with a 40' interior ceiling height.

To accommodate the relocation of the Industrial land use to the Kanner Highway frontage, a text amendment to relocate the existing Primary Urban Service District is also included. Specifically, *Policy 4.13A.10 Industrial development*, has been revised to recognize the Industrial land use category on the property as a "Freestanding Urban Service Area".

Figure 4-2, Urban Service Districts has been revised accordingly.

To ensure consistency with similar Comprehensive Plan policies, the Industrial land use category on the subject property has also been added as an exception to location within the PUSD per *Policy 4.7A.3.1* and *Policy 4.7A.C., Exceptions to location within the Primary Urban Service District*, and *Policy 4.7A.14. Allowable density outside the Primary Urban Service District*.

According to preliminary investigations, Martin County water and wastewater service lines are available at the intersection of Kanner Highway and SW 96th Street and the County currently has sufficient capacity to service the proposed project. To ensure service by Martin County Utilities, the proposed Comprehensive Plan text amendment includes an amendment to *Figures 11-1* and 11-2 to show the subject property within the service area of Martin County Utilities.

CPA 19-6 (FLUM)

To be consistent with the text amendments described above, the following changes to the Future Land Use Maps (FLUM) are proposed:

Future Land Use (Zoning)	**Existing**	**Proposed**
Agricultural (AG-20A)	0 acres	243.4 acres
Agricultural (A-2)	249.1 acres	6.0 acres
Industrial (LI)	175.4 acres	250.0 acres
Commercial Waterfront (WGC)	74.9 acres	0.00 acres
Total:	499.4 acres	499.4 acres

Proposed Project (Submitted as Pre-Application Workshop)

Concept plans for two alternatives for the development of approximately 80 to 100 acres of the Kanner Highway frontage have been submitted that could include a warehouse building with an interior ceiling height of 40 feet and single building footprint of approximately 1,050,000 square feet (sf).

One alternative shows a series of smaller 200,000 sf buildings with a similar access point on Kanner Highway and future mixed use development to the south with a southern access road to Kanner Highway. The site plan concepts include potential warehouse building locations, proposed private roads, proposed access onto Kanner Highway, retention areas, access and surface parking for employees and access and loading areas for truck-loading and maneuvering.

Both concepts are expected to generate approximately 100 million in taxable value and 200 to 400 high wage jobs.

Both concepts identify warehouse buildings set back a minimum of 600 feet from the highway to avoid the need for architectural enhancements required by the County's commercial building design ordinance.

"Future development" has been shown on the frontage of Kanner Highway, which may consist of flex-warehouse, office and retail space in buildings that will be required to meet the architectural requirements of the commercial building design ordinance.

Both concepts provide road connections to the west property to provide access for future development. However, industrial truck traffic will be prohibited from accessing SW 96th Street by way of the pending CPA text amendment.

Traffic Impact

The proposed Comprehensive Plan amendments relocate the existing 1.6 million square feet of non-residential building area allocated in *Policy 4.1B.2 (2)(c)* from the SW 96th Street frontage to the Kanner Highway frontage and prohibits industrial truck traffic from using SW 96th Street. There is no increase in development intensity or expansion of the area within the Primary Urban Service District. The allocation of Industrial land use on SR 76 is supported by market demand for highway frontage and the Florida Department of Transportation's (FDOT) widening of SR 76 from the I-95 Interchange to the intersection of SW 96th Street, which is currently underway. No additional traffic impact is generated by the proposed Comprehensive Plan amendments.

KL Waterside LLC

May 25, 2020

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
Comprehensive Plan Amendment

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 comprehensive plan amendment 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 26th day of May, 2020 by James P. Harvey who [✓] is personally known to me or [ ] has produced _____ as identification.

NOTARY PUBLIC
My Commission Expires: 01·27·24

(Notarial Seal)

Notary Public State of Florida
Bryon T LoPreste
My Commission GG 919288
Expires 01/27/2024

Disclosure of Interest Information

a. If the property is owned fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary).

Name and Address	% of Ownership

b. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	% of Ownership
See attached.	

c. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with the percentage of Interest.

Name and Address	% of Ownership

d. If the properly is in the name of a **GENERAL or LIMITED PARTNERSHIP**, list the name of the general and/or limited partners.

Name and Address	% of Ownership

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% of the Interest
KL Waterside Funding LLC, a Florida limited liability company c/o The Kolter Group LLC 105 NE 1st Street Delray Beach, FL 33444	- 10% of the Interest

e. If there is a **CONTRACT FOR PURCHASE**, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	% of Ownership

f. If any contingency clause or contract terms involve **ADDITIONAL PARTIES**, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	% of Ownership

Recorded in Martin County, FL 4/20/2020 2:04 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $44.00Deed Tax: $74,452.00
CFN#2810539 BK 3124 PG 1023 PAGE 1 of 5

Prepared by and return to:
Richard V. Neill, Jr.
Neill Griffin Marquis, PLLC
P.O. Box 1270
Fort Pierce, FL 34954
(772) 464-8200
File Number: **2020-4**
Parcel Identification No. **14-39-40-000-001-00020.9000**
18-39-41-000-012-00010.70000
13-39-40-000-003-00000.10000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **16th day of April, 2020** between **James David Neill, Richard V. Neill, Jr., as Trustee of the NexGen Neill Trust dated April 15, 2020, Bearron, LLC, a Florida limited liability company, and George T. Pantuso as Trustee of the Pantuso Family Irrevocable Trust Dated February 1, 2005** (collectively "Grantor"), whose address is in care of Richard V Neill, Jr., at the address above, each as to an undivided one-fifth (1/5th) interest, and **KL WATERSIDE LLC, a Delaware limited liability company** ("Grantee"), whose post office address is 105 NE 1st Street, Delray Beach, FL, 33444 of the County of **Palm Beach**, State of **Florida**,

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to-wit:

AN UNDIVIDED FOUR-FIFTHS (4/5) INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

Lot 3, South 1/2 of Lot 4, Lots 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, Section 13; Lot 1 lying Southeast of St. Lucie Canal, Section 14, all in Township 39 South, Range 40 East; and Lots 12 and 13 Northwest of State Road 76, Section 18, Township 39 South, Range 41 East, of Tropical Fruit Farms, according to plat thereof filed August 18, 1913, recorded in Plat Book 3, Page 6, Palm Beach(now Martin) County, Florida.

Less and Excepting: That part of;
Tract 3 in Section 13, Township 39 South, Range 40 East, according to the plat of Tropical Fruit Farms as recorded in Plat Book 3, Page 6 in the public records of Palm-Beach County, Florida, said part of said Tract 3 more particularly described as follows:

Commencing at the common corner of Sections 11, 12, 13 and 14, Township 39 South, Range 40 East, run Easterly along the North line of said Section 13 a distance of 1320.16 feet to the West line of said Tract 3 and the Point of Beginning: Thence run Southerly along the West line of said Tract 3 a distance of 160.94 feet; Thence North 81° 43' 46" East a distance of 40.05 feet; Thence North 8° 16' 14" West a distance of 25 feet; Thence North 81° 43' 46" East a distance of 549.08 feet to a point in said existing Southerly Right-of-Way line; Thence North 0° 08' 37" East a distance of 50 feet to the North line of said Section 13; Thence North 89° 51' 23" West along the North line of said Section 13 a distance of 579.15 feet to the Point of Beginning; Less and excepting the existing Right-of-Way of State Road No. S-76A, all as shown on the Right-of-Way Map of Section 89531-¬2602, State Road No. S-76-A.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, WHICH REFERENCE SHALL NOT OPERATE TO REIMPOSE THE SAME, AND TAXES FOR THE YEAR 2020 AND THEREAFTER.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE PROPERTY BEING CONVEYED IS NOT THE HOMESTEAD PROPERTY OF ANY GRANTOR.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Ian E. Osking

Witness
Printed Name: Gregory Neill

James David Neill

Copy Copy Copy

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 16 day of April, 2020, by James David Neill who [ ] is personally known or [✓] has produced driver licenses as identification.

[Seal]

IAN E. OSKING
Commission # GG 365699
Expires October 27, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Print Name: Ian E. Osking
My Commission Expires: 10/27/23

(Grantor Signatures Continue on Pages 3-5)

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Ian E. Osking

Witness
Printed Name: Gregory Neill

Richard V. Neill, Jr., as Trustee of the
NexGen Neill Trust dated April 15, 2020

Copy Copy Copy

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 10th day of April, 2020, by Richard V. Neill, Jr., as Trustee of the NexGen Neill Trust dated April 15, 2020, who [✓] is personally known or [ ] has produced driver licenses as identification.

[Seal]

IAN E. OSKING
Commission # GG 365699
Expires October 27, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Print Name: Ian E. Osking
My Commission Expires: 10/27/2023

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Gregory Nepill

Witness
Printed Name: Ian E. Osking

Bearron, LLC, a Florida limited liability company

By: _____
Joseph G. Miller, as Manager

Copy Copy Copy

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 16th day of April, 2020, by Joseph G. Miller as Manager of Bearron, LLC, a Florida limited liability company, who [ ] is personally known or [✓] has produced driver licenses as identification.

[Seal]

IAN E. OSKING
Commission # GG 365699
Expires October 27, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Print Name: Ian. E. Osking
My Commission Expires: 10/27/2023

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Ian E. Osking

Witness
Printed Name: Gregory Neill

George T. Pantuso, as Trustee of the
Pantuso Family Irrevocable Trust Dated
February 1, 2005

Copy Copy Copy

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 16th day of April, 2020, by George T. Pantuso as Trustee of the of the Pantuso Family Irrevocable Trust Dated February 1, 2005, a Florida Trust who [ ] is personally known or [✓] has produced driver licenses as identification.

[Seal]

IAN E. OSKING
Commission # GG 365699
Expires October 27, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public
Print Name: Ian E. Osking
My Commission Expires: 10/27/2023

CPA 19-5 (KL Waterside LLC)

Comprehensive Plan Text Amendments

(underlined text added, ~~strike-thru~~ text deleted, highlighted for clarity)

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 development 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.

   (d) All future applications for development approval within the Industrial future land use category shall be processed as a Planned Unit Development (PUD) or as a major or minor development pursuant to the LI zoning district.

(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~~. Warehouse and distribution facilities shall be allowed a building footprint up to 1,050,000 square feet.

(f) Notwithstanding Policy 2.1A.1(3) and Policy 4.13A.10, warehouse and distribution facilities shall be allowed a maximum building height of 47 feet.

(g) Truck traffic generated by the Industrial future land use category shall be prohibited from accessing SW 96th Street.

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.

Editor's note— Figure 4-2 is on file in the office of the Martin County Growth Management Department.

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 Industrial land use category on the tract of real property described in 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.

Industrially designated areas are not generally adaptive to residential use, and they shall not be located in areas designated for residential development unless planned for in a mixed-use development allowed under Goal 4.3 or in a large-scale PUD.

This provision shall not prohibit residences for night watchmen or custodians whose presence on industrial sites is necessary for security purposes. Such a use may be permitted through the Land Development Regulations.

Residential use is permitted in the Industrial future land use designation as part of a mixed-use project in a CRA, pursuant to Policy 18.2G.1. or Policy 18.3A.2.(1), except as restricted by the LDR. Residential densities shall not exceed 15 dwelling units per acre and may be further limited in the LDR.

Based on the extensive impacts that industrial development frequently generates, industrial development shall be encouraged to develop under provisions of a PUD zoning district to give the applicant maximum design flexibility and to avoid major unanticipated adverse impacts.

The Land Development Regulations shall be amended to include performance standards for regulating the nuisance impacts sometimes associated with intense commercial and industrial development. Sites acceptable for development by limited impact industries shall contain a minimum of 15,000 square feet, maximum building coverage of 40 percent and maximum building height of 30 feet. Sites better suited for development by extensive impact industries shall have a minimum lot size of 30,000 square feet, maximum building coverage of 50 percent and maximum building height of 40 feet. Minimum open space for either use shall be 20 percent. The FAR shall be governed by the parking standards of the Land Development Regulations. Salvage yards shall be considered an industrial use due to the potential intensity and nature of the use, acreage requirements, aesthetic impact and associated heavy truck traffic.

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 Tuscawilla 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 07-38-40-000-000-00020-7.

(6) Martingale Commons PUD f/k/a Palm City 95 PUD.

(7) Sheriff's Shooting Range, parcel number 08-38-40-000-000-00011-0.

(8) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, 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 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.

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 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.

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 07-38-40-000-000-00020-7.

(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.

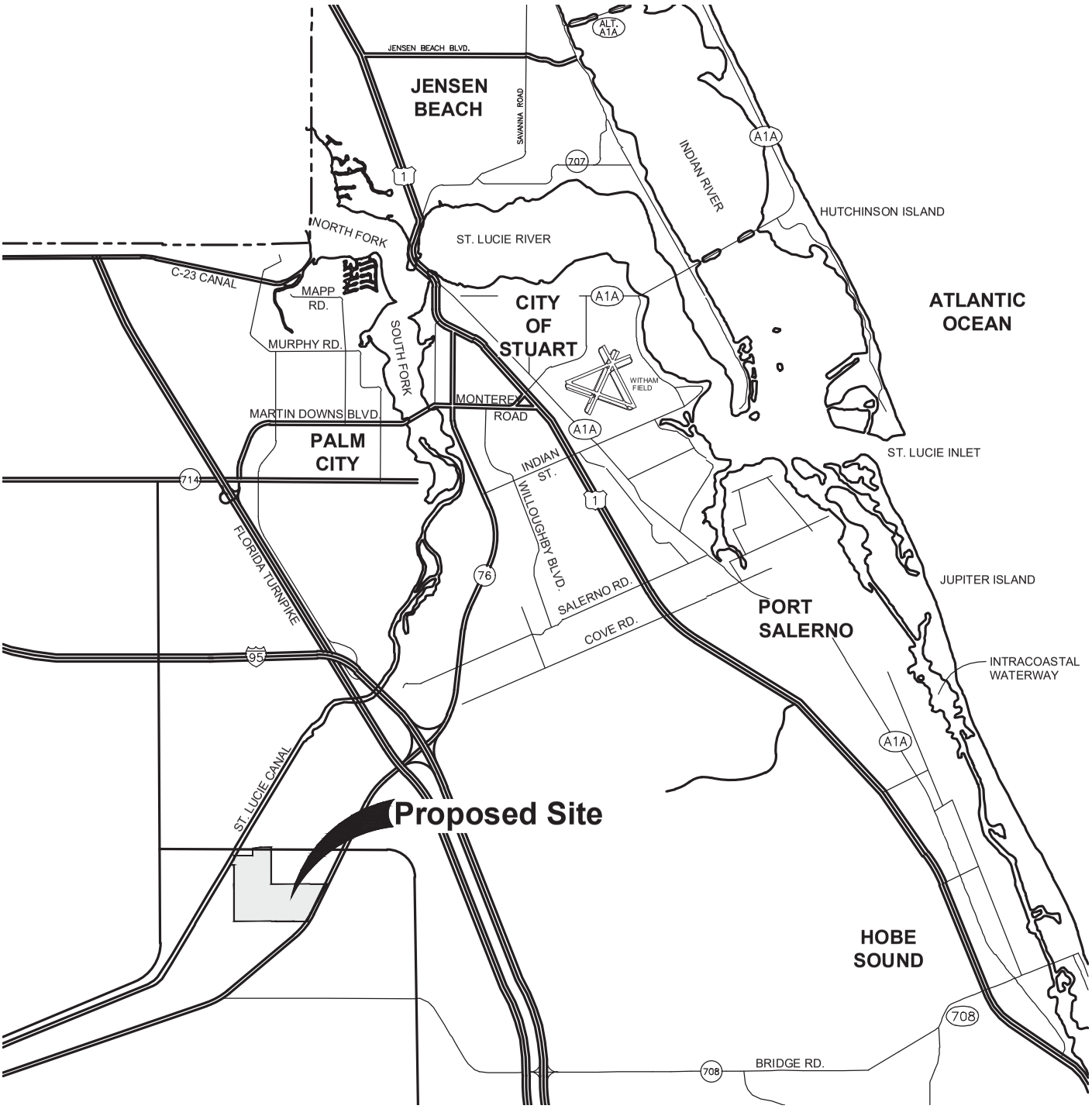
(6) Sheriff's Shooting Range, parcel number 07-38-40-000-000-00030-5.

(7) Parcel number 28-40-42-000-000-00020-5, parcel number 28-40-42-000-000-00040-1, 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 03-40-39-000-000-00011-0 and parcel number 34-39-39-000-000-00021-0.

(9) 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.

Location Map



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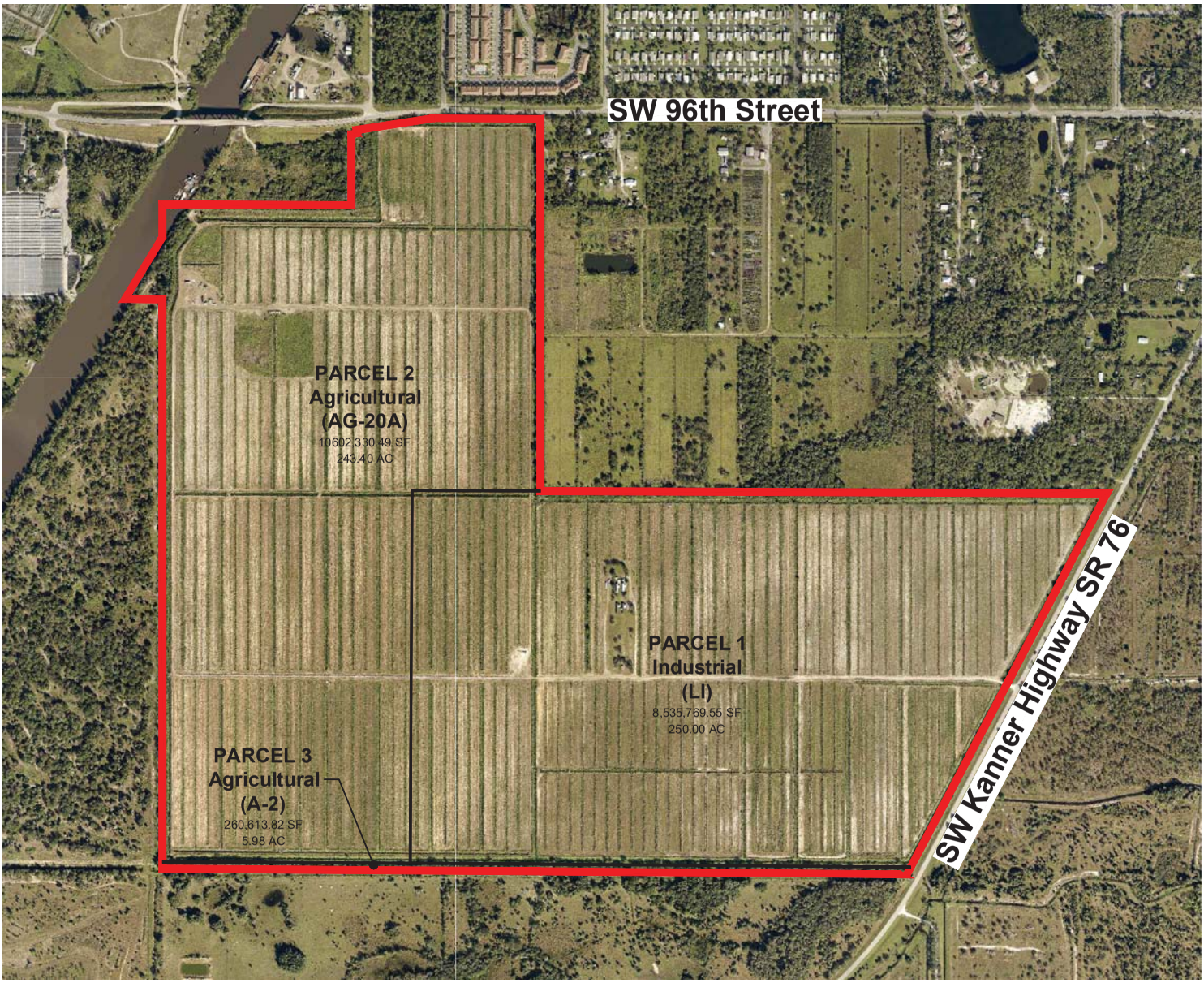
NORTH

KL Waterside, LLC (fka Neill Parcels)

CPA19-5 & 19-6

Martin County, Florida

Aerial Graphic
Proposed - Land Use / Zoning



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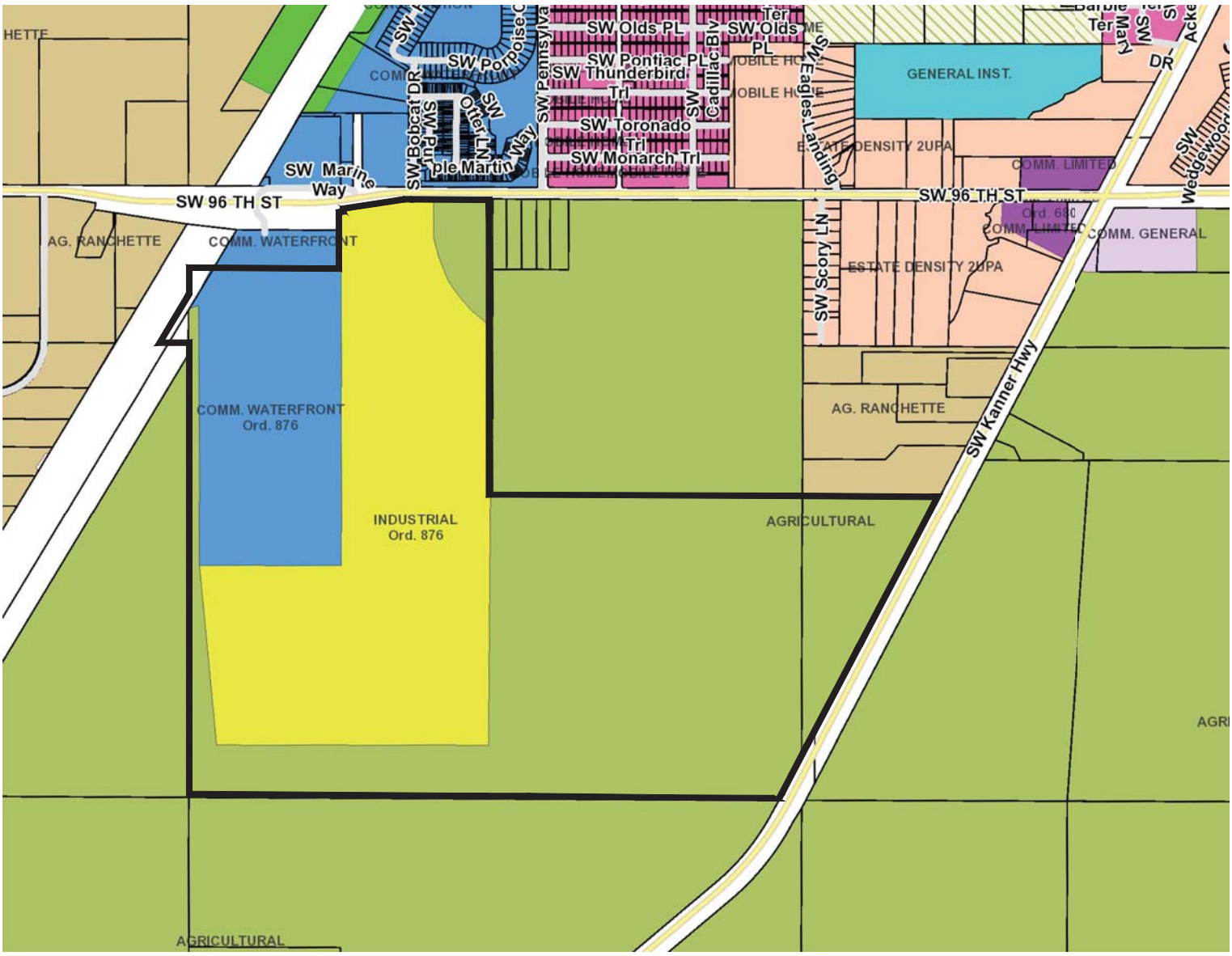
Current Future Land Use Map



Future Land Use Legend

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

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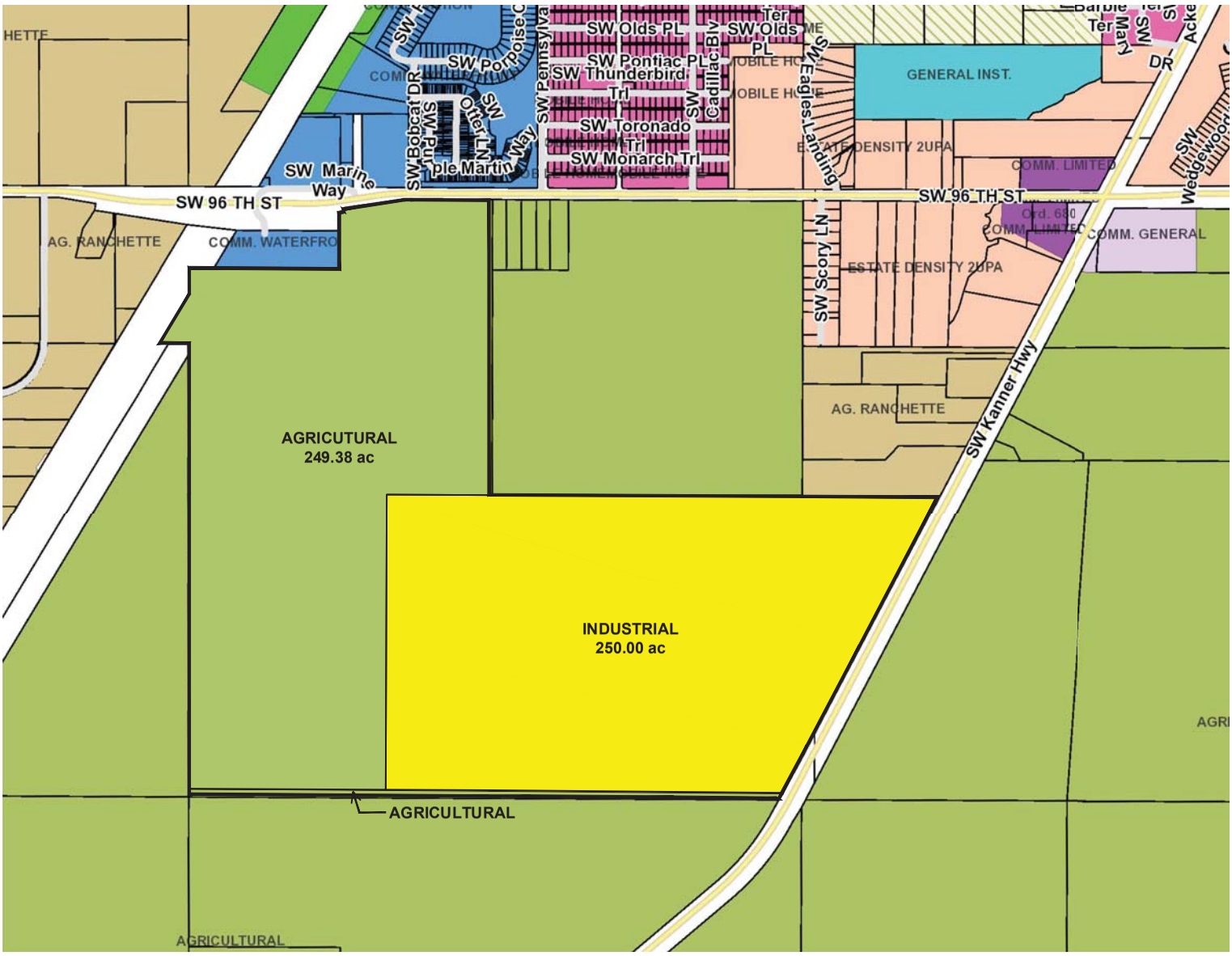
CPA19-5 & 19-6

Martin County, Florida

Proposed Future Land Use Map



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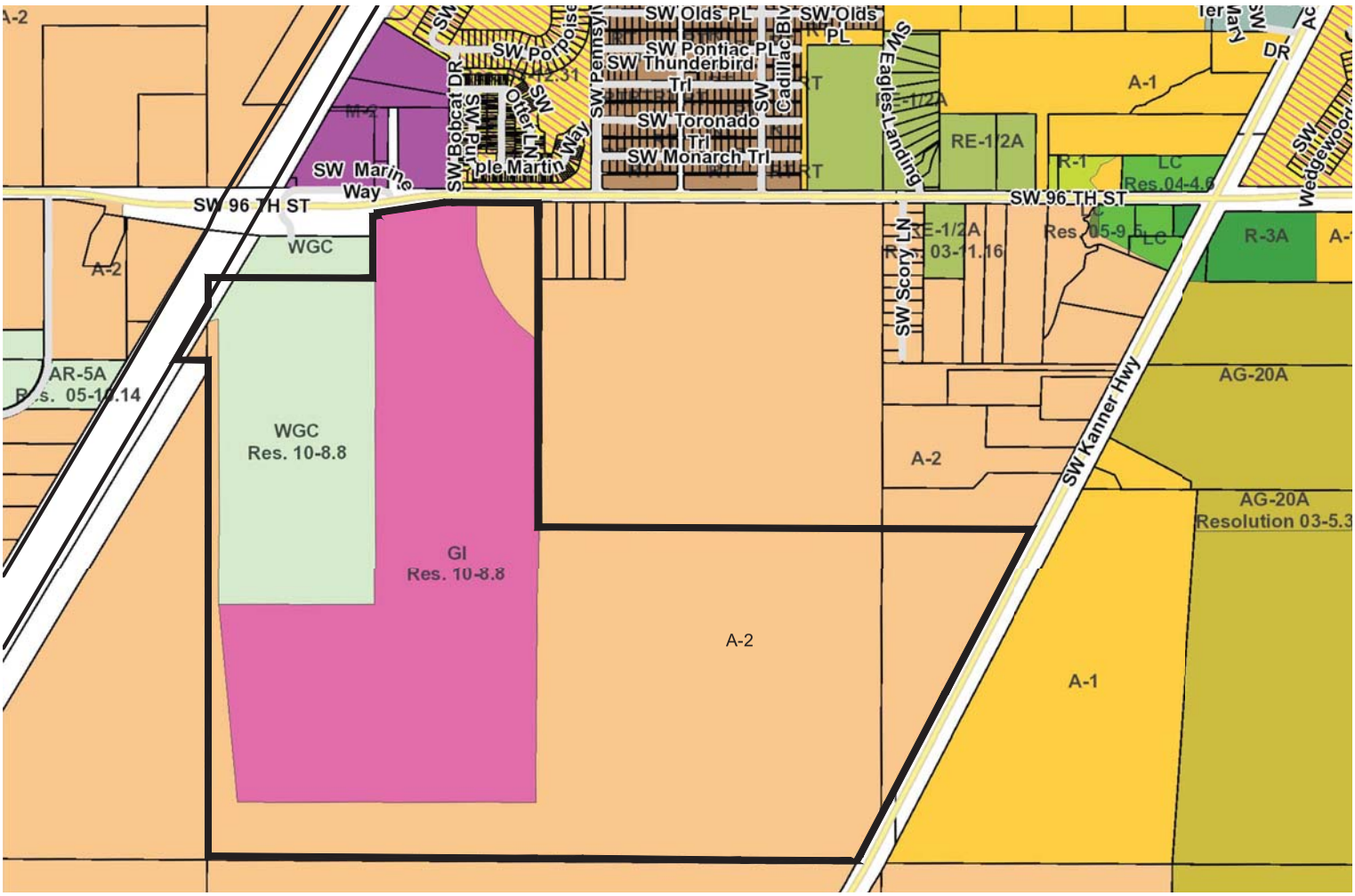
CPA19-5 & 19-6

Martin County, Florida

Current Zoning Map



Zoning Legend

- A-1 (Small Farms)
- A-1A (Agricultural)
- A-2 (Agricultural)
- A-3 (Conservation)
- AG-20A (General Agricultural District)
- AR-10A (Agricultural Ranchette District)
- AR-5A (Agricultural Ranchette District)
- B-1 (Business)
- B-2 (Business Wholesale)
- B-3 (Rural Business)
- CC (Community Commercial District)
- CO (Commercial Office)
- COR-1 (Commercial Office/Residential District)
- COR-2 (Commercial Office/Residential District)
- E (Estates and Suburban Homes District)
- E-1 (Estates and Suburban Homes District)
- GC (General Commercial District)
- GI (General Industrial District)
- HB-1 (Limited Business)
- HB-1A (Hotel & Motel)
- HB-1AA (Hotel & Motel)
- HI (Heavy Industrial District)
- HR-1 (Single-family Residential District)
- HR-1A (Single-family Residential District)
- HR-2 (Multi-Family Residential)
- HR-2A (Multi-Family Dwelling)
- IZ - Interim Zoning
- Jupiter Island
- LC (Limited Commercial District)
- LI (Limited Industrial District)
- LI-1 (Limited Industrial District)
- M-1 (Industrial)
- M-2 (Industrial)
- M-3 (Industrial)
- MH-P (Mobile Home Park District)
- MH-S (Mobile Home Subdivision District)
- Ocean Breeze
- PAF (Public Airport Facilities District)
- PC (Public Conservation District)
- PR (Public Recreation District)
- PS (Public Servicing District)
- PS-1 (Public Service District)
- PS-2 (Public Service District)
- PUD
- PUD-C (Commercial)
- PUD-I (Industrial)
- PUD-MH (Mobile Home)
- PUD-R (Residential)
- PUD-WJ (PUD West Jensen)
- PMUV (Planned Mixed-Use Village)
- R-1 (Single-family Residential District)
- R-1A (Single-family Residential District)
- R-1B (Single-family Residential District)
- R-1C (Single-family Residential District)
- R-2 (Single-family Residential District)
- R-2A (Two-Family Residential District)
- R-2B (Single-family Residential District)
- R-2C (Single-family Residential District)
- R-2T (Single-family Residential District)
- R-3 (Multi-Family Residential)
- R-3A (Liberal Multi-Family)
- R-3B (Multi-Family Residential)
- R-4 (Multi-Family Residential)
- R-5 (Multi-Family Med. Density)
- RE-1/2A (Residential Estate District)
- RE-1A (Residential Estate District)
- RE-2A (Rural Estate District)
- RM-10 (High Density Residential District)
- RM-3 (Low Density Residential District)
- RM-4 (Low Density Residential District)
- RM-5 (Low Density Residential District)
- RM-6 (Medium Density Residential District)
- RM-8 (Medium Density Residential District)
- RS-10 (High Density Residential District)
- RS-3 (Low Density Residential District)
- RS-4 (Low Density Residential District)
- RS-5 (Low Density Residential District)
- RS-6 (Medium Density Residential District)
- RS-8 (Medium Density Residential District)
- RS-BR3 (Low Density Residential District, Beau Rivage)
- RT (Mobile Home Subdivision District)
- SY (Salvage Yard)
- Sewalls Point
- Stuart
- TP (Mobile Home Park District)
- WE-1 (Waterfront Estates District)
- WGC (Waterfront General Commercial District)
- WRC (Waterfront Resort Commercial District)

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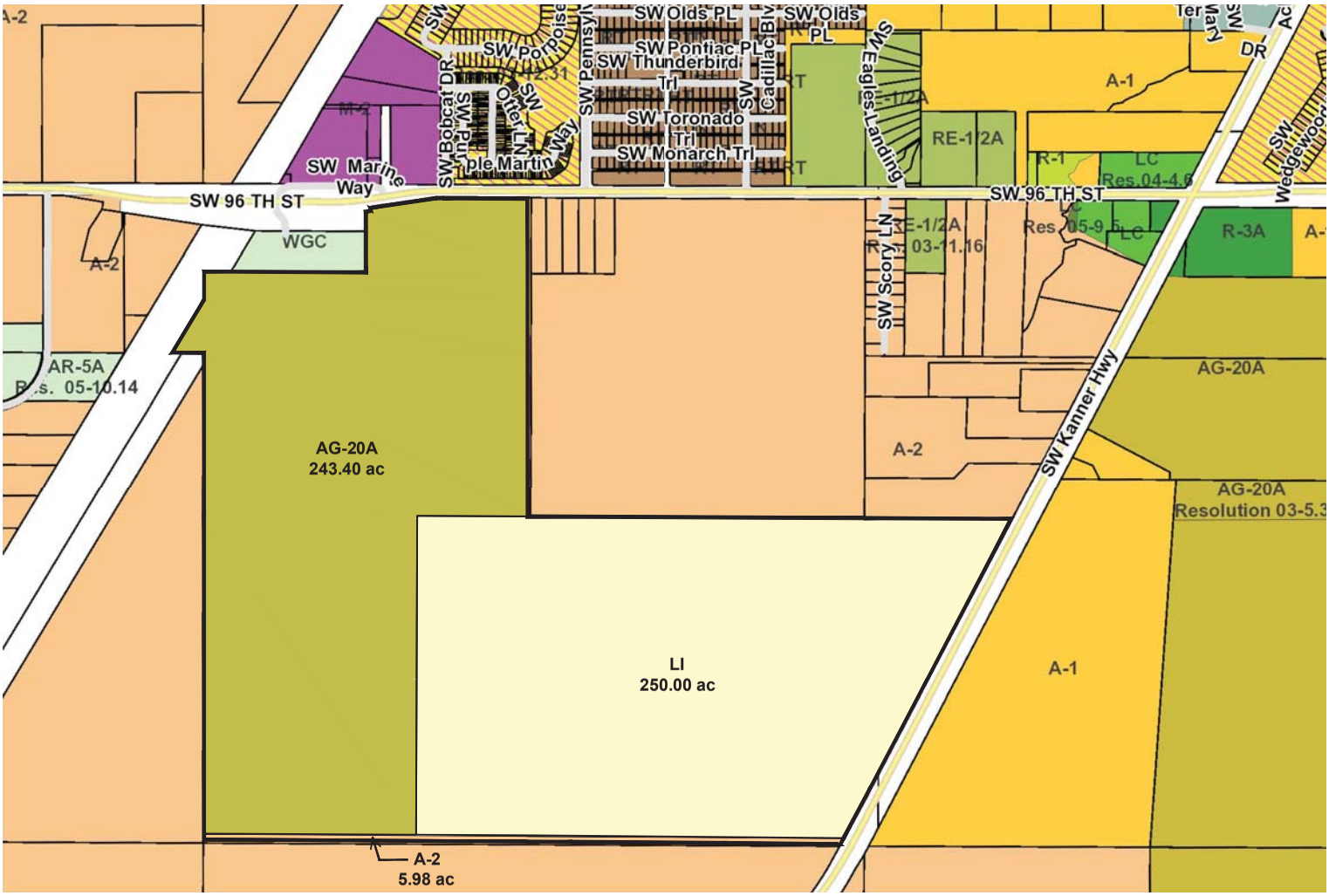
CPA19-5 & 19-6

Martin County, Florida

Proposed Zoning Map



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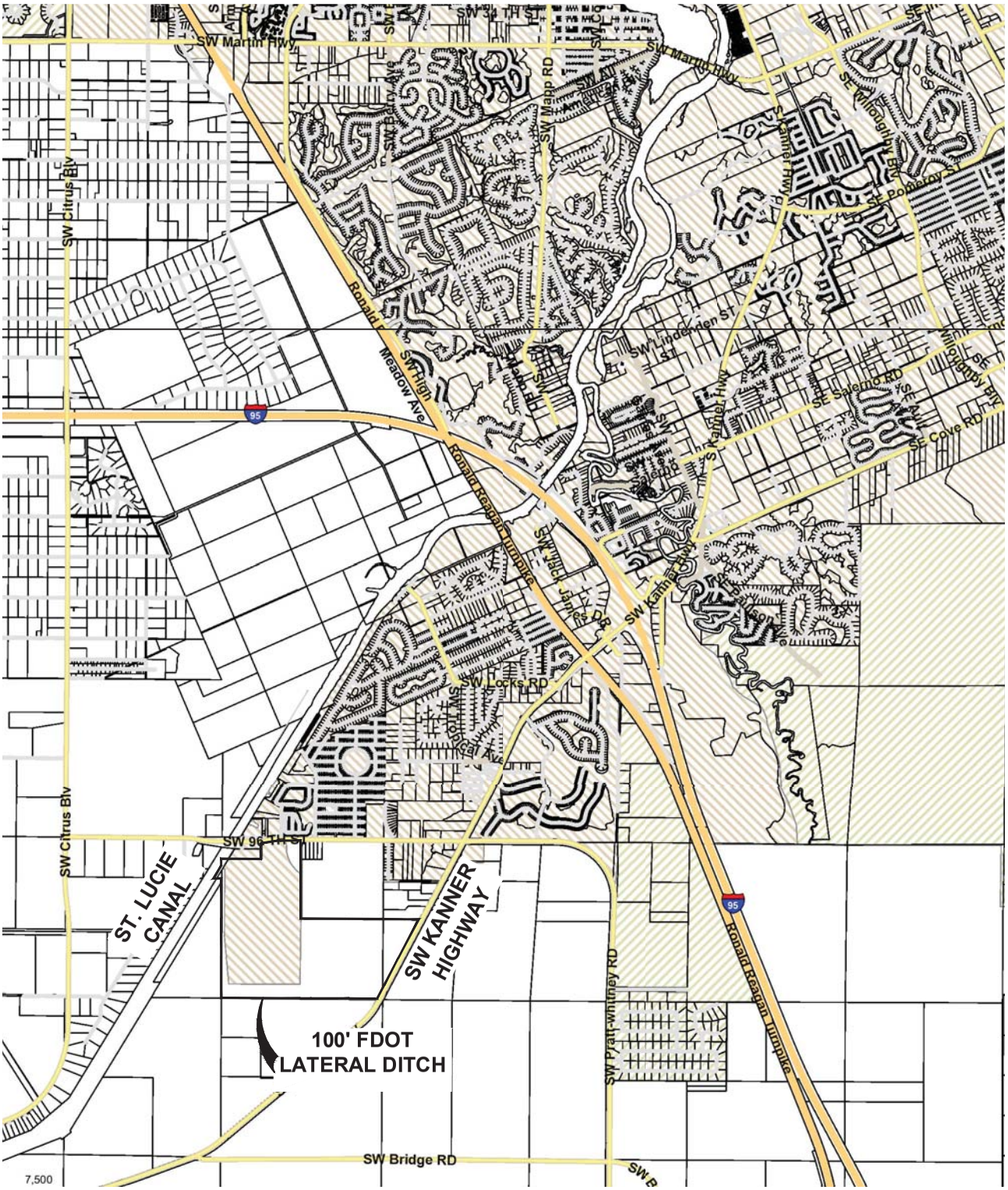
Martin County, Florida

Current Urban Service Districts



Urban Service District Legend

Primary USD

Secondary USD

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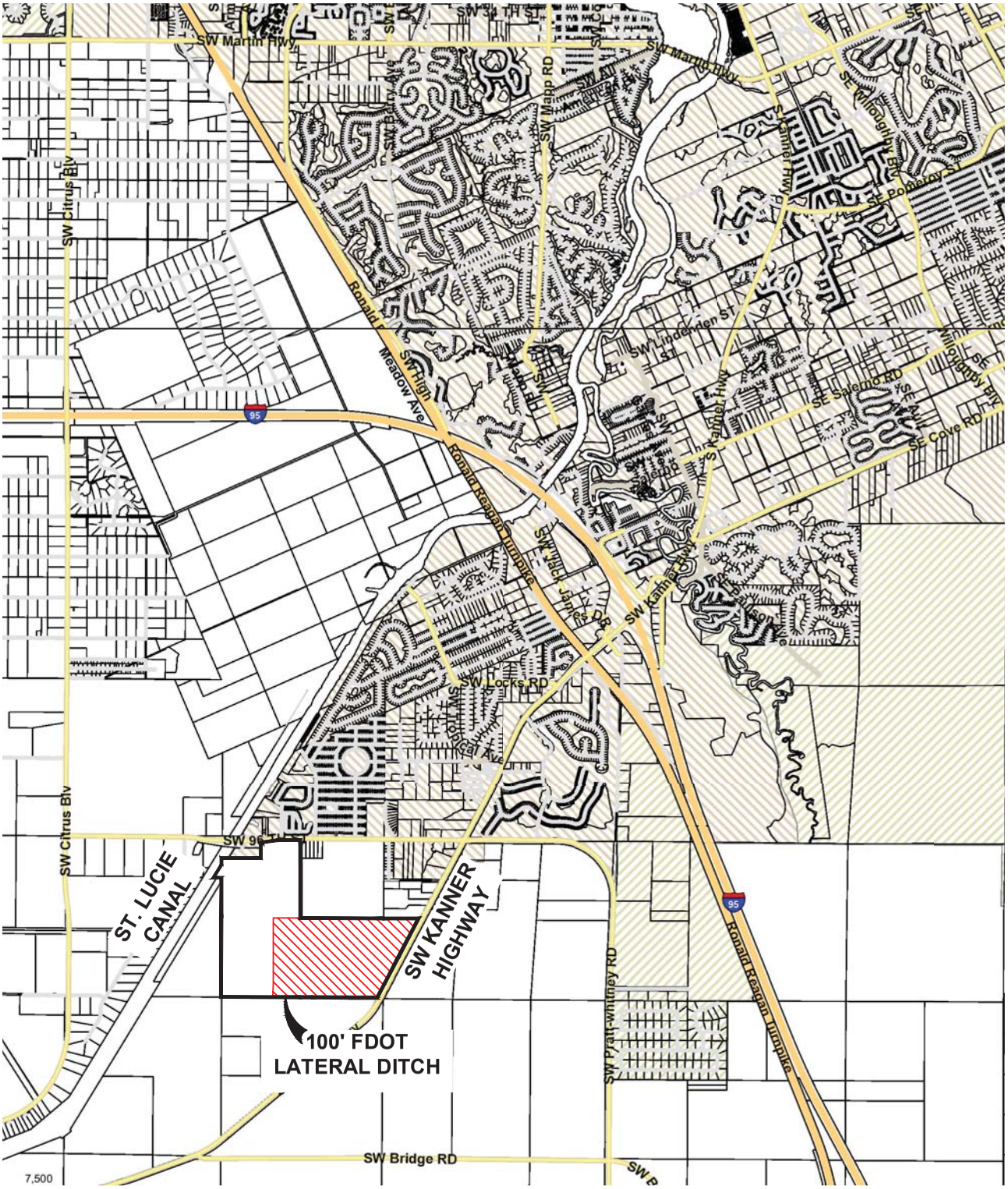
CPA19-5 & 19-6

Martin County, Florida

Proposed Urban Service District



Urban Service District Legend

- Primary USD
- Secondary USD
- Proposed Freestanding Urban Service District

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CPA19-5 & 19-6

Martin County, Florida

Martin County

Existing
Urban Service District - Figure 4-2

File: G:\projects\lfs\rlawton\CPAs\CGMP_Figures
Created By: Emily Kohler (GMD)
Plot Date: July 9, 2013

0 2 4 8 12 Miles

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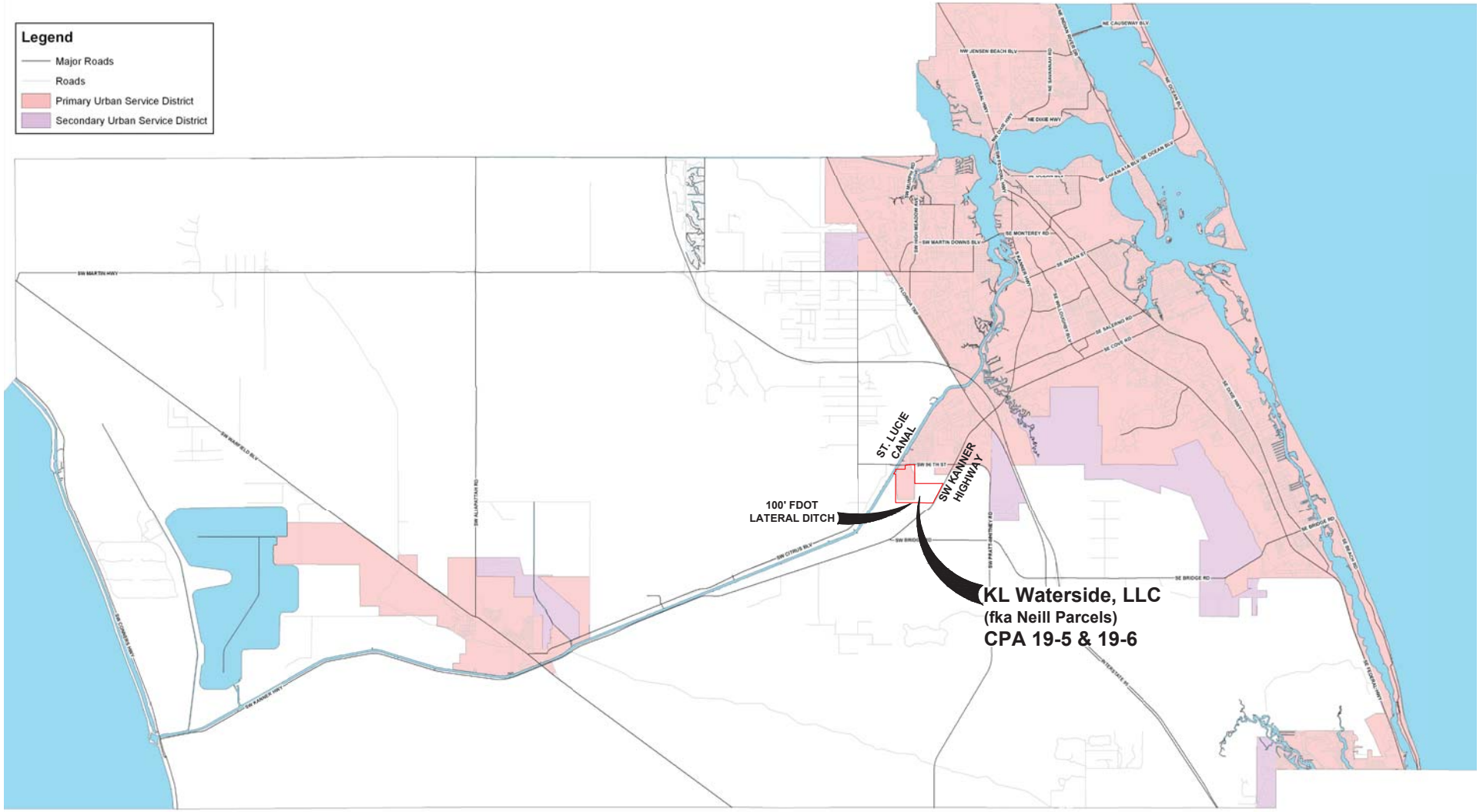
N

Location Map



Martin County

Proposed
Urban Service District - Figure 4-2

File: G:\projects\ftsi\lawton\CPAs\CGMP_Figures
Created By: Emily Kohler (GMD)
Plot Date: July 9, 2013

0 2 4 8 12 Miles

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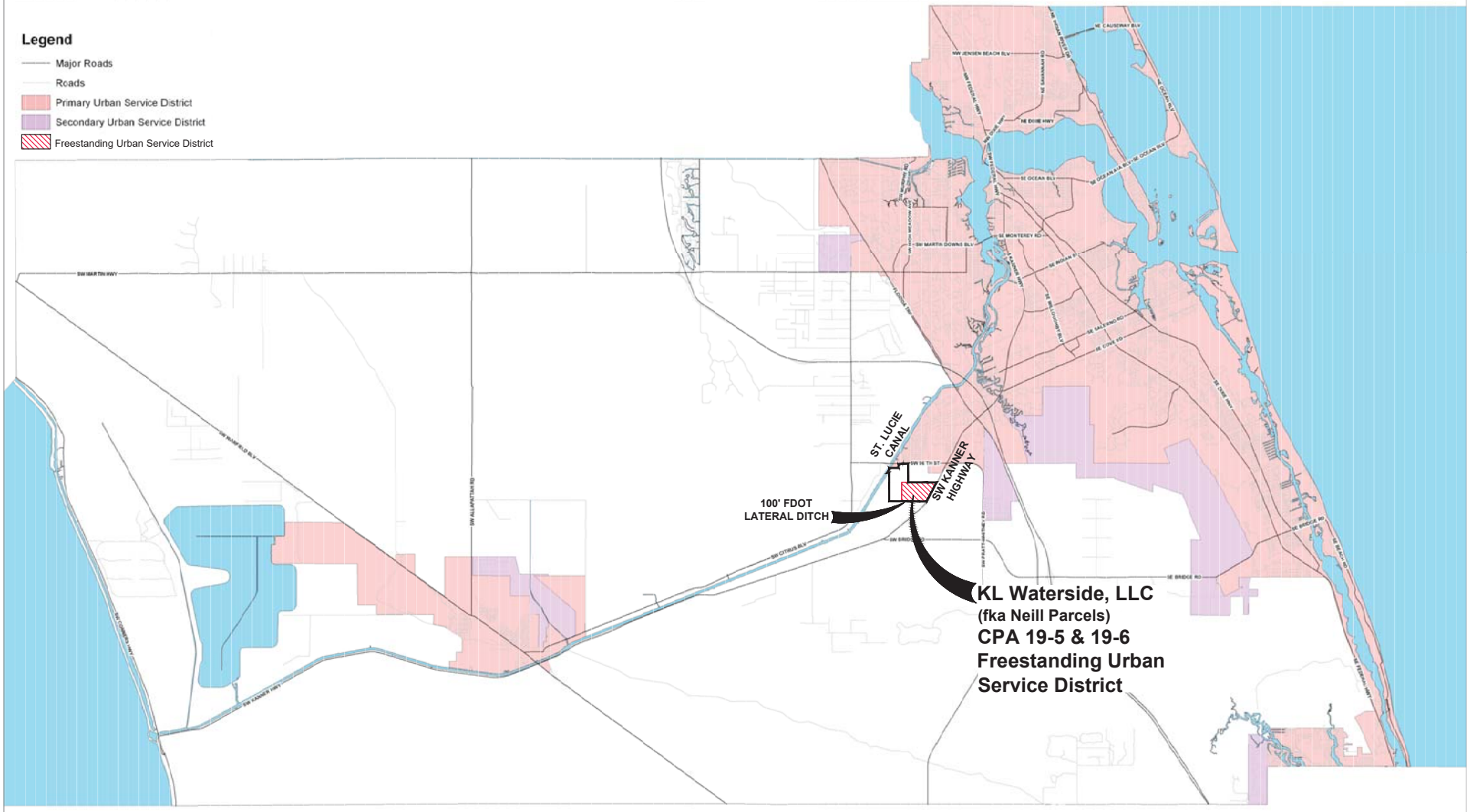
N

Location Map



Martin County

Figure 11-1, Areas Currently Served By Regional Utilities

Martin County Consolidated Water System

Plantation

City of Stuart

Sailfish Point

Miles Grant

Pipers Landing

South Martin Regional Utility

Martin County Consolidated Water System

See also Figure 3-1 in Chapter 3, Intergovernmental Coordination Element

KL Waterside, LLC
(fka Neill Parcels)
CPA 19-5 & 19-6

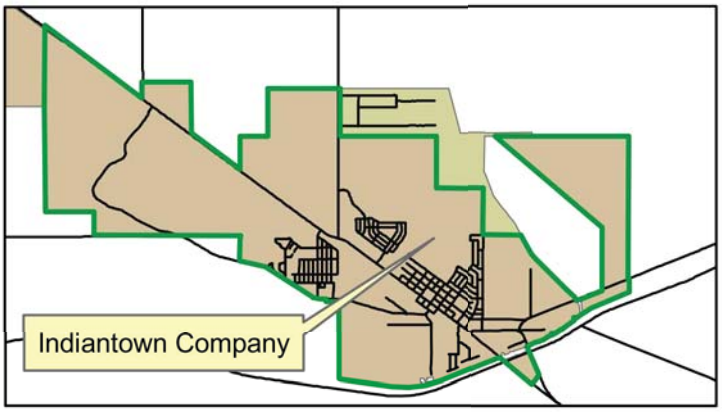
Town of Jupiter

Village of Tequesta

Legend

- StuartServArea
- SMRU Exclusive
- SMRU Presumed
- MCSerArea
- Tequesta
- Jupiter
- Primary USD
- Secondary USD

0 6,500 13,000 26,000 39,000 52,000 Feet



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Plot Date: August 23, 2007
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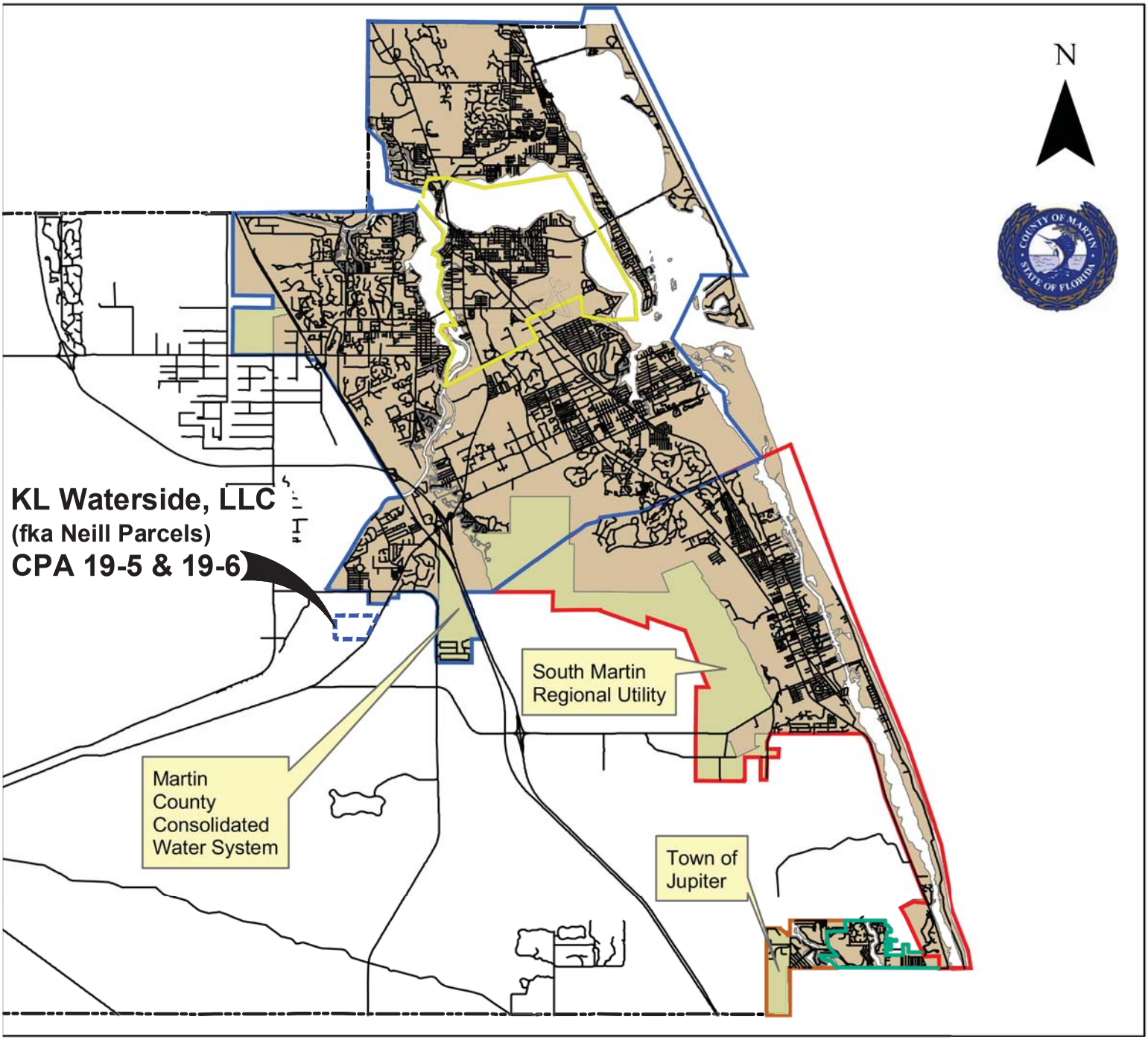
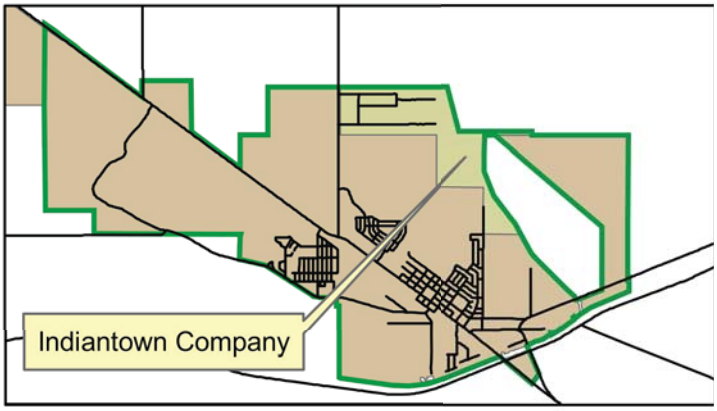
Figure 11-2, Potential Service Areas



Legend

- StuartServArea
- Indiantown_Polygon
- MCSerArea_Polygon
- SMRU_Polygon
- Jupiter_Polygon
- Primary USD
- Secondary USD

0 6,500 13,000 26,000 39,000 52,000 Feet



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Project File T:gmd\div_comp_plan\cpas\cpa03.04\cpa04-11

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