

# Currently Active Comprehensive Plan Amendment Summary Sheet

## Application Name: CPA 21-11, Waterside Text

- **ACA Permit Number:** GMD2021060407 [ACA Application Search Link](#)
- **Project description:** Site specific Text Amendment to extend the Primary Urban Service District (Figure 4-2) to include FLUM CPA21-12 (396.06 acres) and the conversion of the adjacent Freestanding Urban Service District, which includes South Florida Gateway PUD (184.11 acres) and County Operations Center (29.6 acres) and the 2<sup>nd</sup> PUD amendment to the South Florida Gateway PUD/FLUM CPA 22-12 (60.47 acres). (Amendments to chapters 1, 2, 4, and 11).
- **Parcel(s):** 13-39-40-000-00300000-1; 13-39-40-000-001300000-5; 13-39-40-000-00700000-0
- **Agent:** Morris Crady, 772-220-2100, [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)
- **Applicant:** Kanner/96<sup>th</sup> St Investments, LLC
- **Planner:** Jenna Knobbe, Senior Planner, 772-288-5495, [iknobbe@martin.fl.us](mailto:iknobbe@martin.fl.us)
- **LPA meeting date:** November 6, 2025
  - **LPA recommendation:** Recommended denial by a vote of 4-1
- **Board of County Commissioners (Board) transmittal meeting date:** November 18, 2025
  - **Board decision:** Voted 5-0 to deny transmittal
- **Board adoption meeting date:** N/A
- **Additional note:** Kanner/96<sup>th</sup> St Investments LLC filed civil complaint in the Nineteenth Judicial Circuit Court of Florida (Case No. 2025-1240-DCA)

## Application Name: CPA 21-12, Waterside FLUM

- **ACA Permit Number:** GMD2021060409 [ACA Application Search Link](#)
- **Project description:** A proposed future land use change from Agricultural to Low Density Residential on 396.06 acres. Concurrently, there is a zoning district change proposed from AG-20A and A-2 to Planned Unit Development (PUD).
- **Parcel(s):** 13-39-40-000-00300000-1; 13-39-40-000-001300000-5; 13-39-40-000-00700000-0
- **Agent:** Morris Crady, 772-220-2100, [mcrady@lucidodesign.com](mailto:mcrady@lucidodesign.com)
- **Applicant:** Kanner/96<sup>th</sup> St Investments, LLC
- **Planner:** Jenna Knobbe, Senior Planner, 772-288-5495, [iknobbe@martin.fl.us](mailto:iknobbe@martin.fl.us)
- **LPA meeting date:** November 6, 2025
  - **LPA recommendation:** Recommended denial by a vote of 4-1

- **Board of County Commissioners (Board) transmittal meeting date:** November 18, 2025
  - **Board decision:** Voted 5-0 to deny transmittal
- **Board adoption meeting date:** N/A
- **Additional note:** Kanner/96<sup>th</sup> St Investments LLC filed civil complaint in the Nineteenth Judicial Circuit Court of Florida (Case No. 2025-1240-DCA)

**Application Name: CPA 23-06, Sandy Cove Plaza FLUM**

- **ACA Permit Number:** GMD2023050147 [ACA Application Search Link](#)
- **Project description:** Proposed amendment to the Future Land Use Map from Limited Commercial to General Commercial on 0.84 acres. Includes a concurrent rezoning application from LC (Limited Commercial) to GC (General Commercial).
- **Parcel:** 2438410000000000125
- **Applicant:** Sandy Cove Plaza, LLC
- **Planner:** Amy Offenbach, Planner, 772-288-5495, [aoffenbach@martin.fl.us](mailto:aoffenbach@martin.fl.us)
- **LPA meeting date:** October 19, 2023, withdrawn from the agenda. No action taken.
  - **LPA recommendation:** TBD
- **Board of County Commissioners (Board) transmittal meeting date:** N/A
- **Board adoption meeting date:** TBD
  - **Board decision:** TBD
    - **Ordinance:** TBD
    - **Effective date:** TBD

**Application Name: CPA 23-15, Storie Text**

- **ACA Permit Number:** GMD2023090089 [ACA Application Search Link](#)
- **Project description:** Amendment to Policy 4.13A.14 of the Comprehensive Growth Management Plan to create a new future land use designation, Storie Mixed-Use Village.
- **Parcel(s):** Multiple
- **Applicant:** Hobe Sound Ranch, Ltd.
- **Planner:** Clyde Dulin, AICP Comprehensive Planning Administrator
- **LPA meeting date:** TBD
  - **LPA recommendation:** TBD
- **Board of County Commissioners (Board) transmittal meeting date:** TBD

- **Board decision:** TBD
- **Board adoption meeting date:** TBD
  - **Board decision:** TBD
    - **Ordinance:** TBD
    - **Effective date:** TBD

**Application Name: CPA 23-16, Storie FLUM**

- **ACA Permit Number:** GMD2023090105 [ACA Application Search Link](#)
- **Project description:** Amendment to the Future Land Use Map to change a 2,716.51-acre parcel from Agricultural to Storie Mixed Use Village.
- **Parcel(s):** Multiple
- **Applicant:** Hobe Sound Ranch, Ltd.
- **Planner:** Clyde Dulin, AICP Comprehensive Planning Administrator
- **LPA meeting date:** TBD
  - **LPA recommendation:** TBD
- **Board of County Commissioners (Board) transmittal meeting date:** TBD
  - **Board decision:** TBD
- **Board adoption meeting date:** TBD
  - **Board decision:** TBD
    - **Ordinance:** TBD
    - **Effective date:** TBD

**Application Name: CPA 25-03, P3 Public Facility with Clinic FLUM**

- **ACA Permit Number:** GMD2025120067 [ACA Application Search Link](#)
- **Project description:** This is a request initiated by the Board of County Commissioners (Resolution 25-10.30) to amend the Future Land Use on a 2.65-acre piece of property from Institutional-General to Commercial Office/Residential.
- **Parcel(s):** 383841002004000004
- **Applicant:** Martin County Board of County Commissioners
- **Planner:** Jenna Knobbe, Senior Planner, 772-288-5495
- **LPA meeting date:** TBD
  - **LPA recommendation:** TBD
- **Board of County Commissioners (Board) transmittal meeting date:** TBD

- **Board decision:** TBD
- **Board adoption meeting date:** TBD
  - **Board decision:** TBD
    - **Ordinance:** TBD
    - **Effective date:** TBD

**Application Name: CPA 25-04, Accessory Dwelling Units (ADU) Text**

- **ACA Permit Number:** GMD2025080456 [ACA Application Search Link](#)
- **Project description:** This is a request initiated by the Board of County Commissioners (Resolution 25-8.16) to amend the text of Chapter 4, the Future Land Use Element, of the Comprehensive Growth Management Plan for the subject of accessory dwelling units in various policies.
- **Parcel(s):** N/A
- **Applicant:** Martin County Board of County Commissioners
- **Planner:** Amy Offenbach, Planner, 772-288-5495, [aoffenbach@martin.fl.us](mailto:aoffenbach@martin.fl.us)
- **LPA meeting date:** December 4, 2025
  - **LPA recommendation:** Vote 4-0 to recommend approval
- **Board of County Commissioners (Board) transmittal meeting date:** December 9, 2025
  - **Board decision:** Voted 3-2 to approve transmittal to the State Land Planning Agency
- **Board adoption meeting date:** January 27, 2026
  - **Board decision:** Voted 3-2 to adopt the amendment
    - **Ordinance:** 1267
    - **Effective date:** March 12, 2026

**Application Name: CPA 25-05, Port Salerno Greenspace FLUM**

- **ACA Permit Number:** GMD2025100062 [ACA Application Search Link](#)
- **Project description:** This is a request initiated by the Board of County Commissioners to amend the Future Land Use Map of the Comprehensive Growth Management Plan for a 0.94-acre located within the Port Salerno CRA. The request includes amending the future land use designation of the subject property from CRA Center to Institutional-General.
- **Parcel(s):** 51-38-41-001-040-00010-0
- **Applicant:** Martin County Board of County Commissioners
- **Planner:** Samantha Lovelady, AICP, Principal Planner, 772-288-5495, [slove@martin.fl.us](mailto:slove@martin.fl.us)
- **LPA meeting date:** TBD

- **LPA recommendation:** TBD
- **Board of County Commissioners (Board) transmittal meeting date:** TBD
  - **Board decision:** TBD
- **Board adoption meeting date:** TBD
  - **Board decision:** TBD
    - **Ordinance:** TBD
    - **Effective date:** TBD

**Application Name: CPA 26-01, 2050 Long Range Transportation Plan (LRTP) Text**

- **ACA Permit Number:** GMD2026020185 [ACA Application Search Link](#)
- **Project description:** This is a request initiated by the Board of County Commissioners to amend Chapter 5, Transportation Element, of the Comprehensive Growth Management Plan (CGMP) and all other applicable CGMP chapters to be consistent with the 2050 LRTP recently adopted by the Martin County Metropolitan Planning Organization.
- **Parcel(s):** N/A
- **Applicant:** Martin County Board of County Commissioners
- **Planner:** Samantha Lovelady, AICP, Principal Planner, 772-288-5495, [slove@martin.fl.us](mailto:slove@martin.fl.us)
- **LPA meeting date:** TBD
  - **LPA recommendation:** TBD
- **Board of County Commissioners (Board) transmittal meeting date:** TBD
  - **Board decision:** TBD
- **Board adoption meeting date:** TBD
  - **Board decision:** TBD
    - **Ordinance:** TBD
    - **Effective date:** TBD