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 2nd 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
- **Applicant:** Kanner/96th St Investments, LLC
- **Planner:** Jenna Knobbe, Senior Planner, 772-288-5495, jknobbe@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/96th 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
- **Applicant:** Kanner/96th St Investments, LLC
- **Planner:** Jenna Knobbe, Senior Planner, 772-288-5495, jknobbe@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/96th St Investments LLC filed civil complaint in the Nineteenth Judicial Circuit Court of Florida (Case No. 2025-1240-DCA)

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 25-05, Port Salerno Greenspace FLUM *(small-scale)*

- **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
- **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
- **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 26-02, Pratt-Whitney Conservation Parcel FLUM *(small-scale)*

- **ACA Permit Number**: GMD2026060342 ACA Application Search Link
- **Project description:** This request is to amend the Future Land Use Map (FLUM) to change the future land use designation from Agricultural to Institutional, Public Conservation on approximately 40 acres. A concurrent rezoning request to change the zoning district from A-2, Agricultural to PC, Public Conservation will be considered in a separate hearing.
- **Parcel(s):** 08-40-41-000-000-00012-0
- **Applicant:** Martin County Board of County Commissioners
- **Planner:** Amy Offenbach, Planner, 772-288-5520, aoffenbach@martin.fl.us
- **LPA meeting date:** December 3, 2026
    - **LPA recommendation:** TBD
- **Board adoption meeting date:** December 15, 2026
    - **Board decision:** TBD
        - **Ordinance:** TBD
        - **Effective date:** TBD

Application Name: CPA 26-03, 9447 Wedgewood LLC FLUM *(small-scale)*

- **ACA Permit Number:** GMD2026070040 **ACA Application Search Link**
- **Project description:** This request is to amend the Future Land Use Map (FLUM) from Limited Commercial and Estate Density 2UPA to Limited Commercial on 9.97 acres. A concurrent rezoning request to change the zoning district from LC (Limited Commercial), RE-1A and A-2 to LC (Limited Commercial) will be considered in a separate hearing.
- **Parcel(s):** 18-39-41-000-003-00020-4 and 18-39-41-000-003-00040-0
- **Applicant:** 9447 Wedgewood LLC/ Brownie Land and Ag Services LLC

- **Planner:** Jenna Knobbe, Senior Planner, 772-288-5495, jknobbe@martin.fl.us
- **LPA meeting date:** TBD
    - **LPA recommendation:** TBD
- **Board adoption meeting date:** TBD
    - **Board decision:** TBD
        - **Ordinance:** TBD
        - **Effective date:** TBD

Application Name: CPA 25-02, Banner Lake Parcel FLUM *(small-scale)*

- **ACA Permit Number**: GMD2026060339 ACA Application Search Link
- **Project description:** This request is to amend the Future Land Use Map (FLUM) to change the future land use designation from Institutional-General to the CRA Neighborhood on a ±2.09-acre, County-owned parcel. A concurrent rezoning request to change the zoning district from PS-2, Public Service, to the most appropriate CRA zoning district and sub-district will be considered in a separate hearing.
- **Parcel(s):** 34-38-42-000-195-00004-0
- **Applicant:** Martin County Board of County Commissioners
- **Planner:** Amy Offenbach, Planner, 772-288-5520, aoffenbach@martin.fl.us
- **LPA meeting date:** TBD
    - **LPA recommendation:** TBD
- **Board adoption meeting date:** TBD
    - **Board decision:** TBD
        - **Ordinance:** TBD
        - **Effective date:** TBD

Application Name: CPA 26-04, Sheriff's Shooting Range FLUM *(expedited)*

- **ACA Permit Number**: GMD2026110031 ACA Application Search Link
- **Project description:** This request is to amend the Future Land Use Map (FLUM) to change the future land use designation from Agricultural Ranchette to Institutional, General on a ±40-acre, County-owned parcel. A concurrent rezoning request to change the zoning district from A-2, Agricultural to PS-2, Public Service will be considered in a separate hearing.
- **Parcel(s):** 08-38-40-000-000-00011-0
- **Applicant:** Martin County Board of County Commissioners

- **Planner:** Amy Offenbach, Planner, 772-288-5520, aoffenbach@martin.fl.us
- **LPA meeting date:** TBD
    - **LPA recommendation:** TBD
- **Board transmittal meeting date:** TBD
    - **Board decision:** TBD
- **Board adoption meeting date:** TBD
    - **Board decision:** TBD
        - **Ordinance:** TBD
        - **Effective date:** TBD