



February 5, 2021

Hand Delivery

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

**Re: Loblolly Community Service Corporation – Application for Future Land Use
Amendment and Concurrent Rezoning (Our Reference: #20-005)**

Dear Paul:

On behalf of the Loblolly Community Service Corporation, we are pleased to submit this application for a future land use amendment from Estate Density Residential to Conservation and for a concurrent rezoning from E-1 and IZ to PC (Public Conservation). The land use and concurrent rezoning is part of a property transfer between FIND and Loblolly Community Service Corporation (LCSC) in which the two land uses will be exchanged. The proposed changes are as follows:

Florida Inland Navigation District Property:

Total Site Area: 64.3 acres
Land Use Change from Conservation to Estate Density: 51.2 acres
Land Use to Remain Conservation/ Zoning A1-A: 13.1 acres

Loblolly Community Service Corporation Property:

Total Site Area: 51.8 acres
Land Use Change from Estate Density to Conservation: 51.8 acres

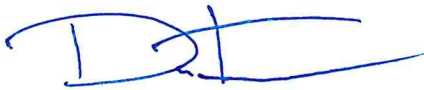
With this understanding, please find attached the application fee for a future land use amendment and concurrent rezoning in the amount of \$6,100.00, one compact disk containing the survey in AutoCad, and one compact disk containing the following materials in PDF format:

1. The completed Comprehensive Planning Amendment application form
2. The completed rezoning application form;
3. The Comprehensive Plan Amendment Justification;
4. Ownership certificate for the Loblolly Community Service Corporation (LCSC) property;
5. LCSC Ownership Disclosure form
6. LCSC Agent authorization for Lucido & Associates;
7. Sketch and Legal of LCSC parcel to Conservation;
8. Legal description of LCSC parcel;
9. Parcel assessment map;
10. Aerial map;
11. Location map;
12. Existing land use map;
13. Proposed land use map;
14. Existing zoning map;
15. Proposed zoning map;

16. Flood rate insurance map;
17. USDA soils map;
18. Urban service district map;
19. School impact worksheet;
20. Traffic memorandum prepared by Susan O'Rourke, PE.

The certified list of surrounding property owners within 1,000 feet will be provided prior to the first public hearing. South Martin Regional Utilities stated that they cannot provide a service availability form for the land use change unless there is a specific, pending development. Since this proposal is for a land use exchange no impacts to South Martin Regional Utilities would be proposed beyond the existing land uses. Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Doug Fitzwater, RLA



COMPREHENSIVE PLAN AMENDMENT APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Future Land Use Application with Concurrent Zoning Application

Name or Title of Project:

Loblolly Community Service Corporation Land Use Amendment

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

Loblolly Community Service Corporation (LCSC) will be conducting an exchange of property with the Florida Inland Navigation District (FIND). The LCSC property consists of approximately 51.82-acres of land with a land use designation of Estate Density. The FIND property consists of approximately 64.3- acres with a land use of conservation. The FIND plans to transfer 51.20-acres of that property to the LCSC, which will result in an even swap of land uses and upland area. As part of that transfer LCSC is requesting to modify the 51.82-acre portion from Estate Density (2upa) to Public Conservation. FIND is requesting to modify 51.20- acres from Conservation to Estate Density (2upa) under a separate application.

Parcel Control Number(s)

34-38-42-000-036-00000-5

34-38-42-000-037-00000-3

Project within a CRA? ☐ YES/NO ☒ Which One? Select CRA

Size of Project (Acres): 51.82-acres

Current Future Land Use Designation: Estate Density (2 upa)

Current Zoning Designation: IZ & E-1

Proposed Future Land Use Designation: Public Conservation

Proposed Zoning Designation: PC

Text Amendment

Proposed Elements to Amend:

Not applicable

B. APPLICANT INFORMATION**Property Owner:** Loblolly Community Service CorporationCompany Representative: Brent HanlonAddress: 7407 SE Hill TerraceCity: Hobe Sound, State: FL Zip: 33455Phone: 772-349-0656 Email: bhanlon@loblollyinfo.com**Agent:** Lucido & AssociatesCompany Representative: Doug FitzwaterAddress: 701 East Ocean BoulevardCity: Stuart, State: FL Zip: 34997Phone: 772-220-2100 Email: dfitzwater@lucidodesign.com**Contract Purchaser:** _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: See Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Traffic Engineer: : Susan O'Rourke Engineering & PlanningCompany Representative: Susan O'RourkeAddress: 22 SE Seminole StreetCity: Stuart, State: FL Zip: 34994Phone: 772-781-7918 Email: seorourke@comcast.net**Attorney:** : Becker & PoliakoffCompany Representative: Jane CornettAddress: 759 SW Federal HighwayCity: Stuart, State: FL Zip: 34994Phone: 772.403.8955 Email: JCornett@beckerlawyers.com**Other Professional:** : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

C. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

[Signature]
Applicant Signature

2-4-21
Date

Doug Firman
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 4 day of February, 20 21, by Doug Fitzwater.

He or She ☒ is personally known to me or ☒ has produced identification.

[Signature]
Notary Public Signature



Kathleen Anderson
printed name

STATE OF: Florida at-large: Florida

Applicant declares:

He/she understands that this application is submitted pursuant to Chapter I, Section 1-11 of the Martin County Comprehensive Growth Management Plan and Chapter 163, Part II (The Community Planning Act) of the Florida Statutes. The public record of this matter will consist of this application, the exhibits, documents or other materials prepared by the applicant and submitted to the Martin County Growth Management Department; information or materials the Martin County Growth Management Department may submit; public comment submitted through the Martin County Growth Management Department; and comments made at public hearings related to this application.

He/she understands the application must be submitted during the established submission period to: Martin County, Growth Management Department, 2401 SE Monterey Road, Stuart, FL 34996. Completeness of application is the responsibility of the applicant.

Applications not complete by the sufficiency due date will be returned to the applicant.

Applicant/Owner:

[Signature]
Signature of Applicant

[Signature]
Printed Name

Applicant Agent:

[Signature]
Signature of Agent

Doug Fitzwater
Printed Name

Note: The above noted agent, or owner, if no agent is listed, address and phone number will be used by the County as the single contact for all correspondence and other communication.



Martin County, Florida
Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

DEVELOPMENT REVIEW APPLICATION

This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback

A. GENERAL INFORMATION

Type of Application: Zoning Change

Name or Title of Proposed Project: Loblolly Community Service Corporation Zoning Change

Brief Project Description:

Loblolly Community Service Corporation (LCSC) will be conducting an exchange of property with the Florida Inland Navigation District (FIND). The LCSC property consists of approximately 51.82-acres of land with a land use designation of Estate Density. The FIND property consists of approximately 64.3- acres with a land use of conservation. The LCSC plans to transfer 51.82-acres of that property to FIND, which will result in an even swap of upland area, land use and zoning. As part of that transfer LCSC is requesting to modify the 51.82-acre portion to a Conservation land use. This application is requesting a change to the zoning from IZ and E-1 to PC to be consistent with the requested Conservation land use.

Was a Pre-Application Held? ☒ YES/NO ☐ Pre-Application Meeting Date: June 17, 2020

Is there Previous Project Information? ☐ YES/NO ☒

Previous Project Number if applicable: Not Applicable

Previous Project Name if applicable: Not Applicable

Parcel Control Number(s)

34-38-42-000-036-00000-5

34-38-42-000-037-00000-3

B. PROPERTY OWNER INFORMATION

Owner (Name or Company): Loblolly Community Service Corp

Company Representative: Brent Hanlon

Address: 7407 SE Hill Terrace

City: Hobe Sound, State: FL Zip: 33455

Phone: (772) 349-0656 Email: bhanlon@loblollyinfo.com

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as Property Owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Doug Fitzwater

Address: 701 East Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: dfitzwater@lucidodesign.com

Contract Purchaser (Name or Company): Not applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Northstar Geomatics

Company Representative: Greg Fleming

Address: 617 NW Baker Road

City: Stuart, State: FL Zip: 34996

Phone: 772-781-6400 Email: gregf@nsgeo.com

Civil Engineer (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering & Planning

Company Representative: Susan E. O'Rourke, P.E.

Address: 22 SE Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 7727817918 Email: seorourke@comcast.net

Architect (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Becker & Poliakoff

Company Representative: Jane L. Cornett

Address: 759 SW Federal Highway

City: Stuart, State: FL Zip: 34994

Phone: 772-403-8955 Email: JCornett@beckerlawyers.com

Environmental Planner (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. APPLICANT or AGENT CERTIFICATION

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Doug Fitzwater
Applicant Signature

2-4-21
Date

Doug Fitzwater
Printed Name

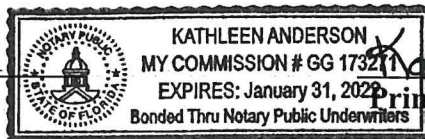
NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 4 day of February, 20 21, by Doug Fitzwater.

☒ He or She ☒ is personally known to me or ☒ has produced _____ as identification.

Kathleen Anderson
Notary Public Signature



Kathleen Anderson
Printed name

STATE OF: Florida at-large

Comprehensive Plan Amendment

APPLICATION JUSTIFICATION**1.0 Comprehensive Growth Management Plan Future Land Use Amendment Criteria.**

According to Section 1.11.C(2) of the Comprehensive Growth Management Plan (CGMP), staff can recommend approval of the requested change from Estate Density (2 upa) to Public Conservation provided it is consistent with all other elements of the CGMP and at least one of the following three situations has been demonstrated by the applicant to exist:

(Please note that the language *italicized* is actual language from the CGMP. Justification for the proposed change and applicant's responses are provided within the "boxed-in" sections that follow.)

- 1.1** *"(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available, and growth in the area – in terms of development of vacant land, redevelopment and availability of public services – has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics."*

This comprehensive plan amendment request will modify the land use of a 51.82-acre portion of the Loblolly Community Service Corporation (LCSC) Property from Estate Density (2upa) to Public Conservation. Under a separate application the Florida Inland Navigation District will modify the land use of the adjacent 51.2-acre property owned by FIND from Public Conservation to Estate Density (2 upa). The two land use changes will be a part of an exchange of property between FIND and Loblolly Community Services Corporation.

This land use change is appropriate because it will place the conservation land use adjacent to the existing conservation land to the north. In the separate application by FIND, the proposed land use change to Estate Density (2 upa) would place proposed Estate Density (2 upa) lands adjacent to the Loblolly Bay PUD which is also Estate Density (2 upa). This land use change will allow for the consolidation of conservation land uses.

- 1.2** *"(b) The proposed change would correct an inappropriately assigned land use designation."*

The proposed change in land use will allow for the consolidation conservation land uses, and the separate application by FIND will allow for the consolidation of Estate Density (2 upa) lands.

- 1.3** *"(c) The proposed change is a County initiated amendment that would correct a public facility deficiency in a County facility that provides for the health, safety, or general welfare of County residents and cannot otherwise be adequately provided in a cost effective manner at locations where the proposed land use is currently consistent with the CGMP."*

Comprehensive Plan Amendment

This criterion is not applicable to the subject request. However, the proposed amendment clearly meets 2 of the 3 criteria. Staff can recommend approval of the requested change provided at least one of the three criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

2.0 Physical Characteristics of the Site.

The upland portion of the property has been partially cleared for for a vacant mobile home. The remaining balance of the property is a wetland for an approximate depth of 1,800 lf and is appropriate for public conservation.

2.1 Compatibility with Surrounding Uses.

The property is located immediately south of the property owned by Martin County and is set aside for conservation. This application will consolidate conservation lands. As part of the proposed land use swap, the FIND property to the south will be modified to an estate density (2 upa) land use, which allows for consolidation of estate density lands to the south. Therefore, with the two land use amendments the consolidation of land uses will enhance the compatibility with adjacent properties.

2.2 Analysis of Applicable Comprehensive Growth Management Plan (CGMP) Policies

The following CGMP policies support the proposed land use amendment from Estate Density (2 upa) to Public Conservation:

Policy 4.13A.11.(2) Public Conservation. The Public Conservation category recognizes publicly owned areas designed for conservation uses. In addition, privately owned land subject to perpetual easements as provided under Objective 4.5F may be designated Institutional Public Conservation. Only development compatible with conservation and passive recreation uses shall be permitted in the Public Conservation category. This may include access, parking and other facilities that enable the management of the resource and the public's enjoyment of it. Conservation areas include the DuPuis Preserve in south Martin County and the Savannas in north Martin County. Environmentally sensitive lands acquired by the County shall be reclassified to the Institutional-Conservation land use designation during the next plan amendment cycle.

The subject property is located adjacent to an existing, undeveloped conservation land use and is located in the primary urban service district. The proposed change to Public Conservation from Estate Density (2upa) will consolidate the conservation lands together keeping an orderly transition of land uses.

Comprehensive Plan Amendment

2.3 Urban Sprawl.

Urban Sprawl is defined in HB 7207 as a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

The two applications by the Florida Inland Navigation District and Loblolly Community Service Corporation are exchanging land uses with the same land area. The proposed land use changes consolidate conservation and estate density land uses. In addition this change will bring the estate density land use closer public utilities, thereby reducing inefficiencies and will consolidate conservation land uses.

2.4 Availability of Public Facilities And Services.

"Policy 4.1B.2. Analysis of Availability of Public Services. 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..."

The subject site is within the Primary Urban Service District and all mandatory public facilities and services are currently in place or planned to be available when development occurs. The following documents are included in the application to substantiate these findings:

Traffic Study prepared by Susan O'Rourke, P.E.; and
School Impact Worksheet prepared by Lucido & Associates

2.5 Justification Statement for Rezoning Application from RE-1/2A to RS-5

a. Whether the proposed rezoning is consistent with all applicable Provisions of the CGMP;

The requested rezoning from IZ & E-2 to the PC, Public Conservation zoning district, implements the proposed Conservation future land use category. The proposed zoning is consistent with the CGMP policies for allocating conservation land use and with all applicable provisions of the Comprehensive Growth Management Plan, including density transition policies and buffering requirements.

b. Whether the proposed rezoning is consistent with all applicable provisions of the Martin County Land Development Regulations (LDR);

The PC zoning district implements the requested Conservation future land use category and is consistent with all applicable provisions of the Land Development Regulations.

c. Whether the proposed zoning district is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use;

Comprehensive Plan Amendment

The PC zoning district will provide allow for the consolidation of conservation areas. The property to the north is owned by Martin County and has a conservation land use.

d. Whether and to what extent there are documented changed conditions in the area;

The growth in the area over the past 30 years, particularly the improvements to public infrastructure and services, and the development of Loblolly Pines/Bay makes the proposed land use exchange appropriate.

e. Whether and to what extent the proposed zoning would result in demands on public facilities;

The property is located in the Primary Urban Service District, and all required public facilities and services are in place or will be available to support future development in accordance with the PC zoning district. This land use change is part of a land use exchange between the Florida Inland Navigation District and the Loblolly Service Corporation with no increase in demand on public facilities.

f. Whether and to what extent the proposed zoning would result in a logical, timely and orderly development pattern which conserves the value of existing development and is an appropriate use of the county's resources;

The PC zoning district is consistent with the pattern of growth that has occurred since the Comprehensive Growth Management Plan (CGMP) land use plan was originally adopted in 1982. The proposed request will conserve and enhance the value of existing development and provide equitable treatment to the property owner, consistent with CGMP policies, while furthering CGMP policies that support a mix of housing types and the efficient and economical use of the county's resources through the proposed land use exchange.

Jane L. Cornett
Office Managing Shareholder
Board Certified Specialist, Condominium and
Planned Development Law
Phone: 772.403.8955 Fax: 772.286.2996
jcornett@beckerlawyers.com



Becker & Poliakoff
Royal Palm Financial Center
759 SW Federal Highway, Suite 213
Stuart, FL 34994

TO: Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

RE: Ownership Search

EFFECTIVE
DATE: November 30, 2020

Pursuant to your request, we have caused to be made a search of the public records of Martin County, Florida, relative to the following described lands. As of the effective date of this Report the apparent record fee simple title owner is:

Owner: Loblolly Community Service Corporation, a Florida non-profit corporation by Warranty Deed recorded at Official Records Book 2610, Page 223, 224 and 225, Public Records Martin County, Florida and Warranty Deed recorded at Official Records Book 3120, Page 1418, 1419 and 1420, Martin County, Florida.

LEGAL DESCRIPTION

LOT THIRTY-SIX (36) ACCORDING TO THE PLAT OF GOMEZ GRANT (WEST OF THE INDIAN RIVER) RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN PLAT BOOK "A" AT PAGE 17 COPY OF WHICH IS DULY RECORDED IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN THE PLAT BOOK 1 AT PAGE 80.

LOT 37, LESS THE NORTH 10 ACRES THEREOF, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THAT CERTAIN 33 FOOT-WIDE RIGHT-OF-WAY LYING BETWEEN LOT 36 AND LOT 37, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID 33 FOOT-WIDE RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE, BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID LOT 37, BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 36.

CONTAINING 51.82 ACRES MORE OR LESS.

Attached hereto is a copy of the most recent deeds relative to the land under search.

This Report does not reflect those instruments, if any, which may have been recorded prior to the recording date of the deed, or subsequent to the effective date referenced above which may disclose the possible existence of encumbrances, liens, rights, interest or other matters which may affect the lands under search.

If there are any questions, do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jane L. Cornett', is written over a light blue circular background.

Jane L. Cornett, Esq.

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Loblolly Community Service Corporation	7407 SE Hill Terrace Hobe Sound, FL 33455

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application *

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved
P = Pending
D = Denied
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

FURTHER AFFIANT SAYETH NOT.

AFFIANT

BHPL
Print Name: Brent P. Hanton
Title: GM

STATE OF Florida
COUNTY OF Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December 2020, by Brent P. Hanton, who ☒ is personally known to me or ☐ has produced _____ as identification.



LORI J BACIGALUP
Commission # GG 270545
Expires December 17, 2022
Bonded Thru Budget Notary Services

(Notary Seal)

Lori J. Bacigalup
Notary Public, State of Florida
Print Name: Lori J. Bacigalup
My Commission Expires: Dec 17, 2022

EXHIBIT A

LEGAL DESCRIPTION

LOT THIRTY-SIX (36) ACCORDING TO THE PLAT OF GOMEZ GRANT (WEST OF THE INDIAN RIVER) RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN PLAT BOOK "A" AT PAGE 17 COPY OF WHICH IS DULY RECORDED IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN THE PLAT BOOK 1 AT PAGE 80.

LOT 37, LESS THE NORTH 10 ACRES THEREOF, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THAT CERTAIN 33 FOOT-WIDE RIGHT-OF-WAY LYING BETWEEN LOT 36 AND LOT 37, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID 33 FOOT-WIDE RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE, BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID LOT 37, BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 36.

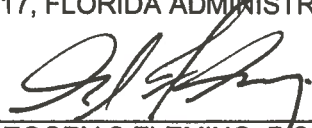
CONTAINING 51.82 ACRES MORE OR LESS.

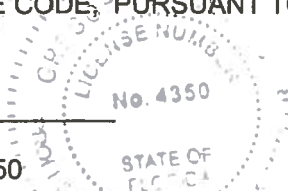
SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTH LINE OF LOT 36, PLAT OF GOMEZ GRANT AND JUPITER ISLAND HAVING A BEARING OF NORTH 68°22'50" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. GEOMETRY AND SUBSEQUENTLY THE ACREAGE FOR THIS SKETCH AND LEGAL DESCRIPTION WAS OBTAINED FROM A DIGITAL FILE (MSA 504-BE.DWG) REPRESENTING A PROPOSED BOUNDARY SURVEY PERFORMED BY WHIDDEN SURVEYING & MAPPING, INC. FOR THE FLORIDA INLAND NAVIGATION DISTRICT. THE DIGITAL FILE WAS PROVIDED TO THIS SURVEYOR IN A .ZIP FILE FORMAT WITH A MODIFIED DATE OF JULY 20, 2020.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350



10/21/20
DATE



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
LOT 36 AND A PORTION OF LOT 37
PLAT OF GOMEZ GRANT AND JUPITER ISLAND
FOR LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 2
PROJECT NO.
20-046

Appendix
Article 10.2.B.3. Article 10, Development Review Procedures;
Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

Loblolly Community Service Corporation
7407 SE Hill Terrace. Hobe Sound, Florida 33455

November 13, 2020

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

Re: 34-38-42-000-037-00000-3 & 34-38-42-000-036-00000-5

Dear Mr. Schilling:

As the owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Loblolly Community Service Corporation, a Florida not for profit corporation**, during the governmental review process of the land use amendment application.

Sincerely,

LOBLOLLY COMMUNITY SERVICE CORPORATION,
a Florida not for profit corporation,

By: BRL
Print Name: Brent P. Hanlon
Print Title: GM

STATE OF Florida
COUNTY OF Martin

The foregoing was acknowledged before me by means of [] physical presence or [] online notarization, on this 18 day of December, 2020, by Brent P. Hanlon. He/she [X] is personally known to me or [] has produced _____ as identification.

(Notarial Seal)

Lori J. Bacigalup
NOTARY PUBLIC
My Commission Expires: Dec 17, 2022

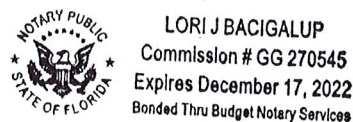


EXHIBIT A

LEGAL DESCRIPTION

LOT THIRTY-SIX (36) ACCORDING TO THE PLAT OF GOMEZ GRANT (WEST OF THE INDIAN RIVER) RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN PLAT BOOK "A" AT PAGE 17 COPY OF WHICH IS DULY RECORDED IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN THE PLAT BOOK 1 AT PAGE 80.

LOT 37, LESS THE NORTH 10 ACRES THEREOF, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THAT CERTAIN 33 FOOT-WIDE RIGHT-OF-WAY LYING BETWEEN LOT 36 AND LOT 37, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID 33 FOOT-WIDE RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE, BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID LOT 37, BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 36.

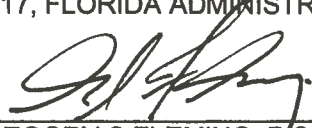
CONTAINING 51.82 ACRES MORE OR LESS.

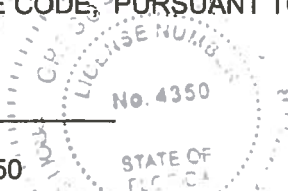
SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTH LINE OF LOT 36, PLAT OF GOMEZ GRANT AND JUPITER ISLAND HAVING A BEARING OF NORTH 68°22'50" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. GEOMETRY AND SUBSEQUENTLY THE ACREAGE FOR THIS SKETCH AND LEGAL DESCRIPTION WAS OBTAINED FROM A DIGITAL FILE (MSA 504-BE.DWG) REPRESENTING A PROPOSED BOUNDARY SURVEY PERFORMED BY WHIDDEN SURVEYING & MAPPING, INC. FOR THE FLORIDA INLAND NAVIGATION DISTRICT. THE DIGITAL FILE WAS PROVIDED TO THIS SURVEYOR IN A .ZIP FILE FORMAT WITH A MODIFIED DATE OF JULY 20, 2020.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350



10/21/20
DATE



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
LOT 36 AND A PORTION OF LOT 37
PLAT OF GOMEZ GRANT AND JUPITER ISLAND
FOR LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

SHEET NO.

1
OF 2

PROJECT NO.

20-046

LOT 38

PORTION OF
LOT 37
NOT INCLUDED
235.99'

LESS THE NORTH 10 ACRES OF LOT 37

N68°22'50"E - 2031.12'

LOT 37

S40°07'17"E - 128.61'

S14°12'24"E - 162.74'

S22°41'31"E - 99.29'

S32°44'44"E - 42.19'

S32°44'44"E - 14.29'

N12°48'12"W - 19.21'

S12°48'12"E - 80.79'

S00°05'01"W - 14.21'

S52°09'17"W - 32.07'

S17°24'37"E - 114.24'

S09°56'58"E - 66.29'

S19°36'15"E - 55.64'

S04°21'10"W - 80.83'

S09°58'31"W - 72.58'

S04°30'31"E - 57.75'

S26°02'30"E - 13.13'

INDIAN RIVER

LEGEND

ORB = OFFICIAL RECORDS BOOK
PG = PAGE

S.E. GOMEZ ROAD (60' RIGHT-OF-WAY)

N21°37'10"W - 660.00'

N21°37'10"W
424.01'

N21°37'10"W - 33.00'

33' RIGHT-OF-WAY
(PB 1, PG 80)

S68°22'50"W - 2060.93'

N68°22'50"E - 2060.74'

51.82 ACRES ±

LOT 36

GOMEZ GRANT AND JUPITER ISLAND
(PLAT BOOK 1, PAGE 80)
PUBLIC RECORDS OF PALM BEACH
(NOW MARTIN) COUNTY, FLORIDA

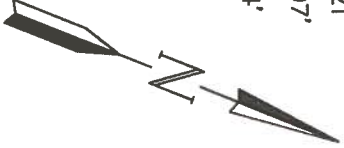
S68°22'50"W - 1908.53'

LOT 35

NORTH 265.99'
OF LOT 35



(IN FEET)
1 inch = 300 ft.



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
LOT 36 AND A PORTION OF LOT 37
PLAT OF GOMEZ GRANT AND JUPITER ISLAND
FOR LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

SHEET NO. 2
OF 2
PROJECT NO. 20-046

EXHIBIT A

LEGAL DESCRIPTION

LOT THIRTY-SIX (36) ACCORDING TO THE PLAT OF GOMEZ GRANT (WEST OF THE INDIAN RIVER) RECORDED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN PLAT BOOK "A" AT PAGE 17 COPY OF WHICH IS DULY RECORDED IN THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN THE PLAT BOOK 1 AT PAGE 80.

LOT 37, LESS THE NORTH 10 ACRES THEREOF, GOMEZ GRANT, WEST OF THE INDIAN RIVER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

THAT CERTAIN 33 FOOT-WIDE RIGHT-OF-WAY LYING BETWEEN LOT 36 AND LOT 37, GOMEZ GRANT AND JUPITER ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 PAGE 80, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, SAID 33 FOOT-WIDE RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF SE GOMEZ AVENUE, BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID LOT 37, BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE INDIAN RIVER AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID LOT 36.

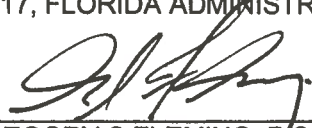
CONTAINING 51.82 ACRES MORE OR LESS.

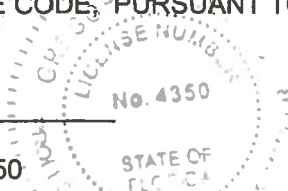
SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTH LINE OF LOT 36, PLAT OF GOMEZ GRANT AND JUPITER ISLAND HAVING A BEARING OF NORTH 68°22'50" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. GEOMETRY AND SUBSEQUENTLY THE ACREAGE FOR THIS SKETCH AND LEGAL DESCRIPTION WAS OBTAINED FROM A DIGITAL FILE (MSA 504-BE.DWG) REPRESENTING A PROPOSED BOUNDARY SURVEY PERFORMED BY WHIDDEN SURVEYING & MAPPING, INC. FOR THE FLORIDA INLAND NAVIGATION DISTRICT. THE DIGITAL FILE WAS PROVIDED TO THIS SURVEYOR IN A .ZIP FILE FORMAT WITH A MODIFIED DATE OF JULY 20, 2020.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350



10/21/20
DATE

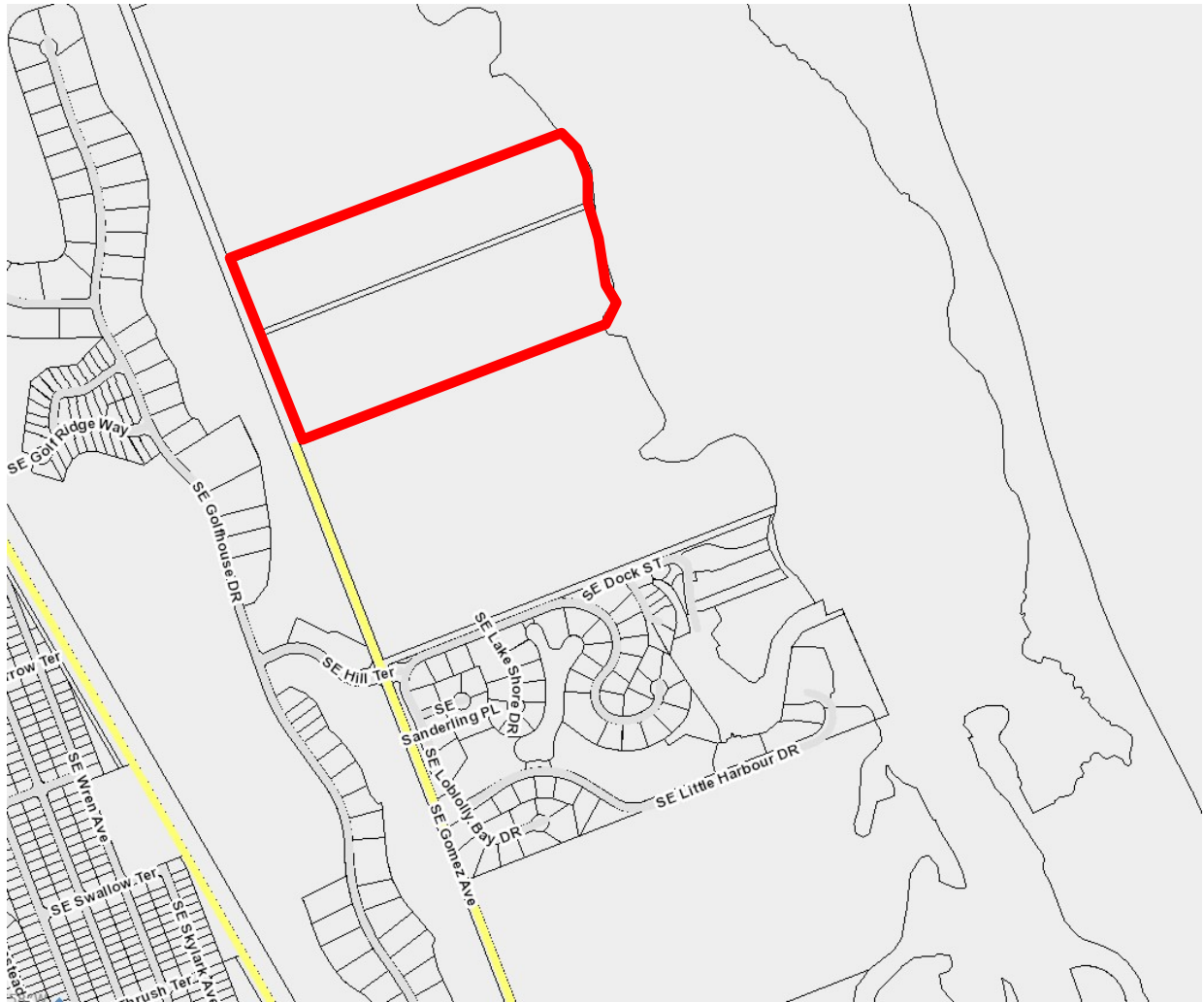


**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
LOT 36 AND A PORTION OF LOT 37
PLAT OF GOMEZ GRANT AND JUPITER ISLAND
FOR LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 2
PROJECT NO.
20-046



Loblolly Community Service Corporation
Land Use Amendment
Parcel Assessment Map



Loblolly Community Service Corporation
Land Use Amendment
Aerial Map



Loblolly Community Service Corporation Land Use Amendment Location Map



Loblolly Community Service Corporation
Land Use Amendment
Existing Land Use



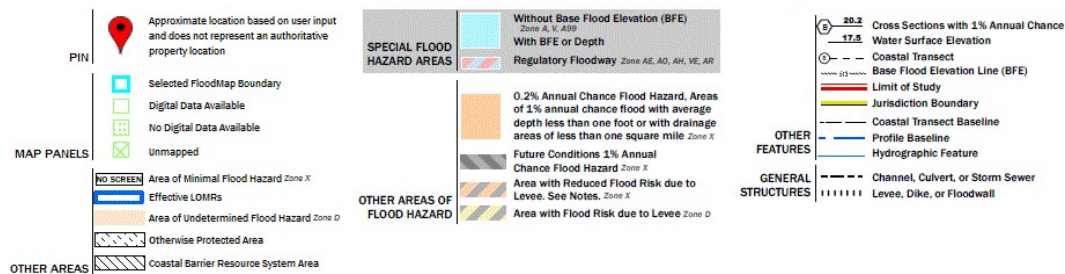
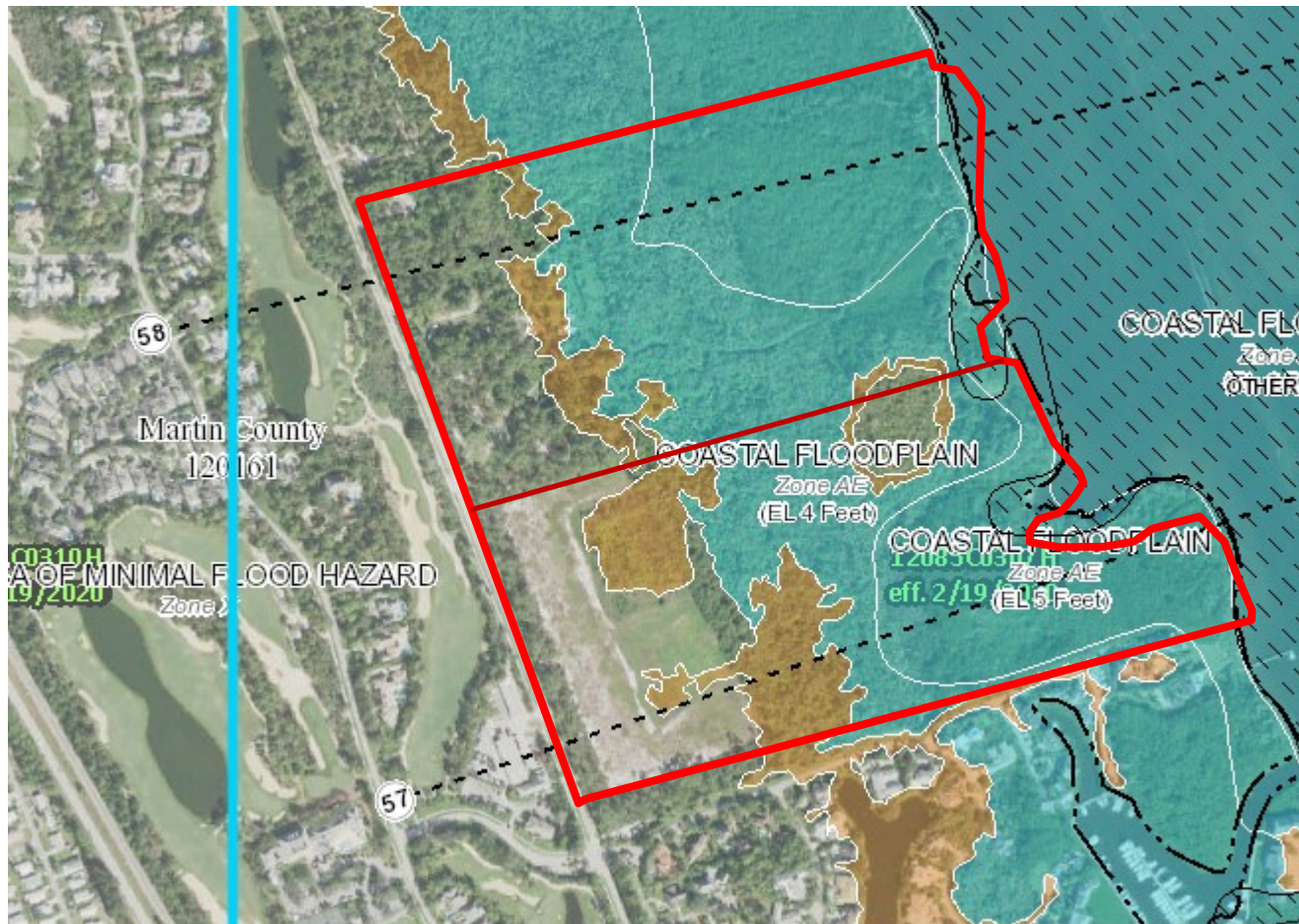
Loblolly Community Services Corporation &
Florida Inland Navigation District
Land Use Amendment
Proposed Land Use



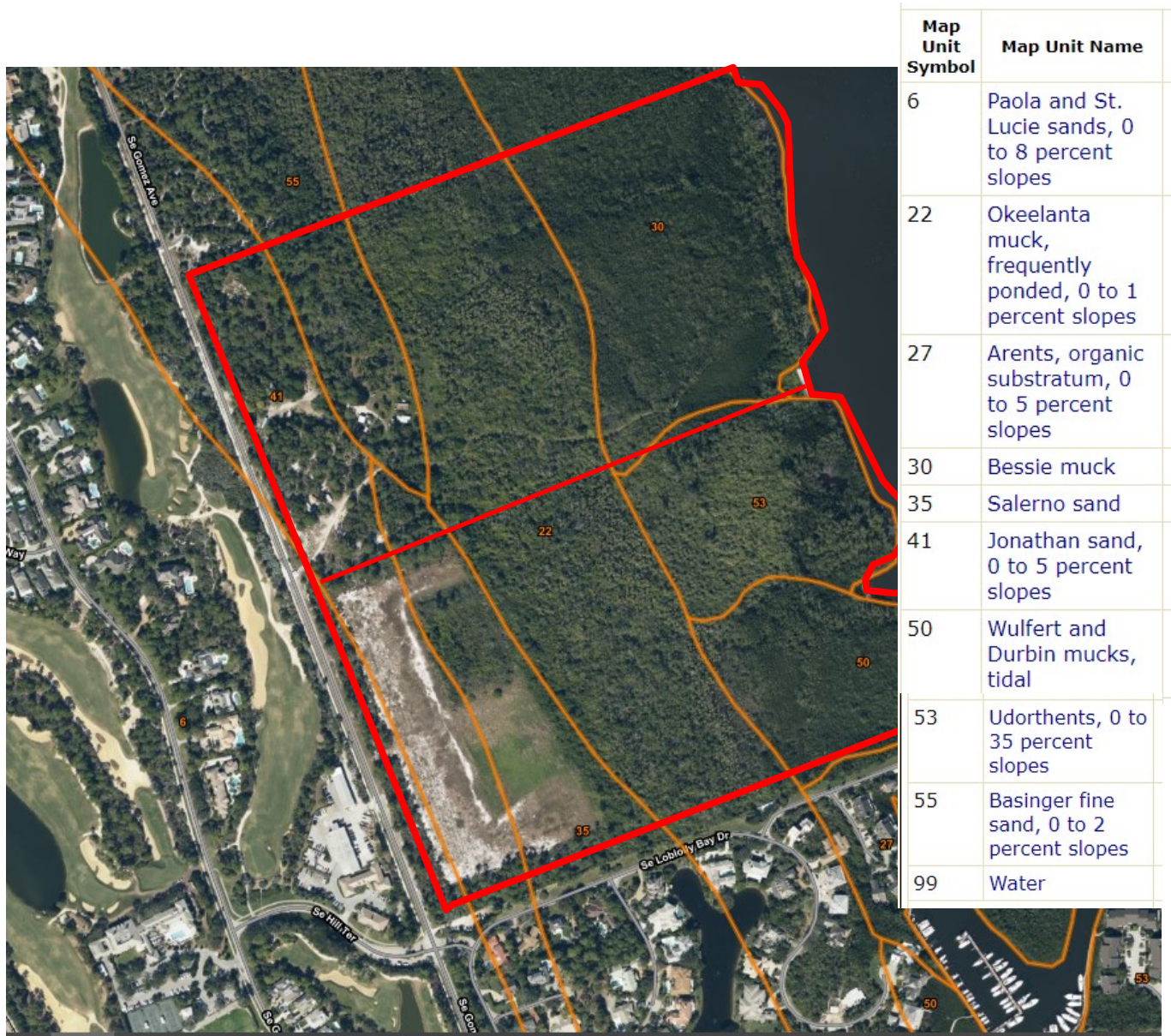
Loblolly Community Service Corporation
Land Use Amendment
Existing Zoning



Loblolly Community Services Corporation &
Florida Inland Navigation District
Land Use Amendment
Proposed Zoning



Loblolly Community Services Corporation & Florida Inland Navigation District FEMA Map



Loblolly Community Services Corporation & Florida Inland Navigation District Soils Map



-  Primary USD
-  Secondary USD

Loblolly Community Services Corporation & Florida Inland Navigation District Urban Services District Map



*Martin County School Board
500 East Ocean Boulevard
Stuart, FL 34994*

School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: _____
Parcel ID#: _____
Project Name: _____
Former Project Name: _____ **Owner/Developer:** _____
_____ **Contact Name/Number:** _____
Total Project Acreage: _____ **Year 1 of the Build-Out:** _____

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

<u>Unit Type</u>	<u>Number of Units</u>	<u>First 5-year Period</u>					<u>Second 5- year Period</u>				
		<u>Yr 1</u>	<u>Yr 2</u>	<u>Yr 3</u>	<u>Yr 4</u>	<u>Yr 5</u>	<u>Yr 1</u>	<u>Yr 2</u>	<u>Yr 3</u>	<u>Yr 4</u>	<u>Yr 5</u>
Single-family detached											
Multi-family											
Apartment											
Townhouse											
Other											

Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

2. Project number and type of residential dwelling units at build-out, as follows:

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached				
Multi-family				
Apartment				
Townhouse				
Other				

3. Please include a location map showing elementary, middle and high schools within a two-mile radius of the proposed project. If no schools are within a two-mile radius of the project, please indicate the nearest schools to the project.



December 7, 2020

Mr. Doug Fitzwater
For the Loblolly Community Service Corp.
701 SE Ocean Blvd.
Stuart, FL 34994

Re: Loblolly LUPA

Dear Mr. Fitzwater:

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed land use plan amendment for a change affecting 114.8 acres along Gomez Avenue in Martin County. The proposed amendment is structured to have an insignificant net impact. The steps in the analysis and the ensuing results are presented herein.

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment affecting 114.8 acres along Gomez Avenue. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Assessment of the change in trip generation
- Link Analysis

Each of these components is outlined herein.

PROJECT DESCRIPTION

The proposed land use plan amendment involves a "swap" of land use categories involving two parcels of land and an abandoned right-of-way located on Gomez Avenue in Martin County, Florida. The project location is shown in **Attachment A**.

The **existing future land use designation** for the 114.8 acres is as follows; FIND parcel – 62.97 acres of Conservation, Loblolly Community Service Corporation parcel 50.26 acres of Estate Density and 1.57 acres of right-of-way to be abandoned. In the existing future land use, the portion in Estate Density could allow up to 100 single family dwelling units.

In the **proposed future land use**, the 114.8 acres is designated as follows: FIND parcel – 62.03 acres of Conservation, the Loblolly Community Service District parcel – 51.20 acres of Estate

Density and the 1.57 acres of right-of-way to be abandoned. In proposed future land use condition, the Estate Density could allow up to 102 single family dwelling units.

TRIP GENERATION

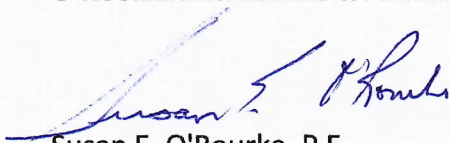
The additional two units would increase traffic by 19 daily trips and one AM and two PM peak hour trips. The trip generation under the existing future land use and the proposed future land use is shown in **Attachment B**.

LINK ANALYSIS

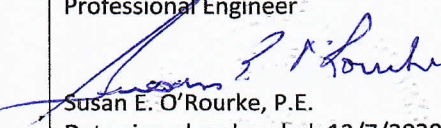
Gomez Avenue is a two- lane arterial with a capacity of 750 vehicles per hour in the peak hour/ peak direction. With an increase of 2 peak hour/ peak directional trips, the project impact is .28%. This impact is de minimis and does not require further analysis. **Attachment C** includes the capacity and volumes on Gomez Avenue for 2019 and 2040 conditions.

It has been a pleasure working with you, if you have any questions or comments, please do not hesitate to contact our office.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING



Susan E. O'Rourke, P.E.
Registered Civil Engineer – Traffic

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer:  Susan E. O'Rourke, P.E. Date signed and sealed: 12/7/2020 License #: 42684
---	--

ATTACHEMENT A

PROJECT LOCATION

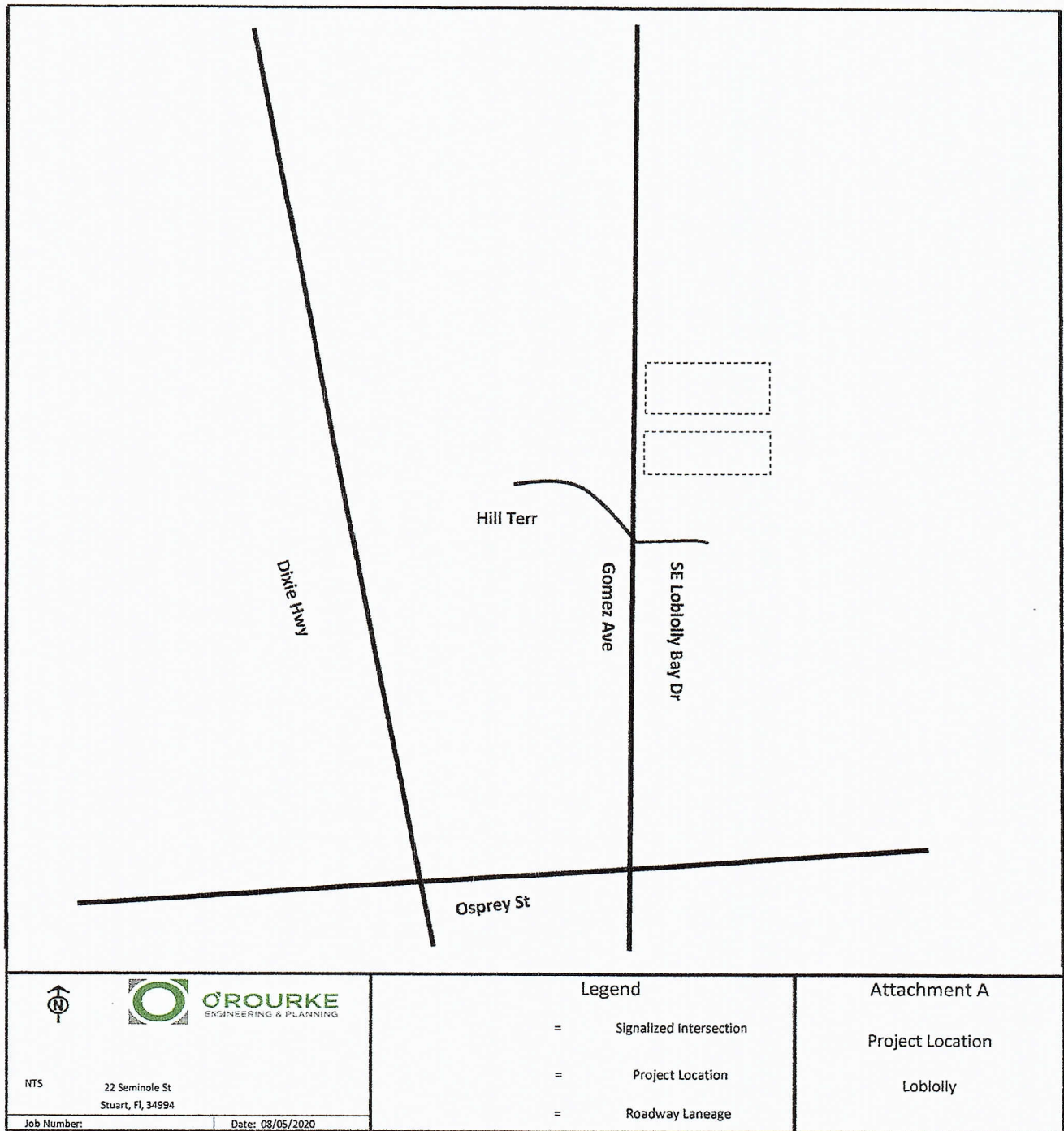


FIGURE 1 LOBLLOLY

ATTACHMENT B

TRIP GENERATION

Attachment B

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Existing Land Use									
Single Family Detached (Parcel A)	210	103	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	534	534	1,068
Single Family Detached (Parcel B)	210	-	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	-	-	-
Proposed Land Use									
Single Family Detached (Parcel A)	210	-	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	-	-	-
Single Family Detached (Parcel B)	210	102	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	530	529	1,059
Net Change							4	5	9

Source: ITE Trip Generation, 10th Edition

AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Existing Land Use									
Single Family Detached (Parcel A)	210	103	DU	$T=0.71(X)+4.80$	25%	75%	20	58	78
Single Family Detached (Parcel B)	210	-	DU	$T=0.71(X)+4.80$	25%	75%	-	-	-
Proposed Land Use									
Single Family Detached (Parcel A)	210	-	DU	$T=0.71(X)+4.80$	25%	75%	-	-	-
Single Family Detached (Parcel B)	210	102	DU	$T=0.71(X)+4.80$	25%	75%	19	58	77
Net Change							1	-	1

Source: ITE Trip Generation, 10th Edition

PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Existing Land Use									
Single Family Detached (Parcel A)	210	103	DU	$\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	63%	37%	66	39	105
Single Family Detached (Parcel B)	210	-	DU	$\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	63%	37%	-	-	-
Proposed Land Use									
Single Family Detached (Parcel A)	210	-	DU	$\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	63%	37%	-	-	-
Single Family Detached (Parcel B)	210	102	DU	$\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	63%	37%	66	38	104
Net Change							-	1	1

Source: ITE Trip Generation, 10th Edition

ATTACHMENT C

**Martin County 2040
Roadway Level of Service Inventory Report
and
Martin County 2019
Roadway Level of Service Inventory Report**

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,877	402	D	1.9%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,635	295	C	3.0%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,732	199	C	1.4%
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,065	61	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	6,833	351	C	3.1%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,341	596	C	4.3%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter /Undivided Flow	1190	8,667	576	C	1.8%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,647	285	C	0.5%
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	29,306	1,729	C	4.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	27,852	1,236	C	2.8%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	22,368	995	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	25,515	1,199	C	2.5%
Indian St	CR-A1A	St Lucie Blvd	2-Ln Undivided Non-State	675	7,051	346	D	1.1%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,509	374	D	3.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1200	4,493	302	A/B	3.4%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	4,855	213	C	0.5%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	3,132	294	C	0.5%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	3,349	235	C	0.6%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,273	103	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,667	232	C	2.0%
MacArthur Blvd	Sailfish Point	SR-A1A	2-Ln Undivided Non-State	675	5,989	368	D	6.8%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Bold italic volume has been assumed or adjusted to account for recently constructed or committed projects
Striped volume exceeds generalized LOS volume and requires additional analysis