

CPA 21-12, Waterside

FLUM,

04/03/2023 Application

Materials



April 3, 2023

HAND DELIVERY

Clyde Dulin, Comprehensive Planning Administrator  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, FL 34996

**Re: CPA 21-11 TEXT and CPA 21-12 Future Land Use Map (FLUM) Amendment  
Kanner/96<sup>th</sup> St Investments LLC (fka KL Waterside LLC) (Our ref. #20-311)**

Dear Clyde:

On behalf of the property owner, Kanner/96<sup>th</sup> St Investments, LLC, please find enclosed revised application materials as a supplement to CPA 21-11 (TEXT) and CPA 21-12 (FLUM). These applications have been revised to include adjacent property known as the Patriot Farms parcel, which increases the project area from approximately 298 acres to 370 acres, and to reflect the change in ownership from KL Waterside LLC to Kanner/96<sup>th</sup> St Investments LLC.

As you know, the subject property is located west of the South Florida Gateway PUD Industrial Park on Kanner Highway and south of SW 96<sup>th</sup> Street, approximately 2 miles from the Kanner Highway/I-95 Interchange in unincorporated Martin County.

The application includes a future land use map (FLUM) amendment from Industrial to Low Density Residential on 12.25 acres and from Agricultural to Low Density Residential on 357.64 acres, which will be the subject of a future master site plan application called "Waterside PUD". The text amendment includes an expansion of the Primary Urban Service District (PUSD) to include the subject property and to convert the existing Free-Standing Urban Service District immediately adjacent to the subject property that supports the South Florida Gateway PUD and Martin County's future Operations Center. All previously submitted application materials have been updated accordingly.

With this understanding, please find enclosed the supplemental application fee check in the amount of \$500.00 made payable to the Martin County Board of County Commissioners, the CD with PDF copies of the application materials, and the original application package containing the following materials:

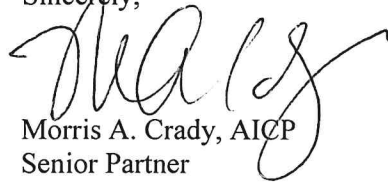
- The completed application form (TEXT)
- The completed application form (FLUM)
- Affidavit for digital submittal;
- Agent authorization letter;
- Disclosure of interest affidavit;
- Recorded deeds reflecting current ownership;
- Waterside Location Aerial Context Map;
- Existing Future Land Use Map
- Proposed Future Land Use Map;
- Existing Urban Service District Map (Fig. 4-2)
- Proposed Urban Service District Map (Fig 4-2)
- Proposed Martin County Service Area Map (Fig 11-1)
- Proposed Martin County Service Area Map (Fig 11-2)



- Soils Map;
- FEMA Map;
- Parcel 1 legal description/sketch
- Parcel 2 legal description/sketch;
- School Impact Worksheet;
- School Location Map;
- Water and Sewer Availability Worksheet;
- Martin County Utilities Capacity Letter;
- Proposed Text Amendment (Chapter 4, Policy 4.1B.2)
- Application justification and compliance analysis (TEXT);
- Application justification and compliance analysis (FLUM);
- Traffic Impact Analysis;
- February 26, 2019 Residential Capacity Expansion Analysis;
- February 26, 2019 County Commission action summary;
- Martin County Residential Capacity Analysis prepared by GAI Consultants' Community Solutions Group;  
and
- Supporting Section 163.3177 F.S. Analysis.

Please use these materials in support of the applications and discard previously submitted application materials.  
Please feel free to contact me if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Morris A. Crady", written over the printed name.

Morris A. Crady, AICP  
Senior Partner  
ENCL.



*Martin County, Florida*  
*Growth Management Department*  
**COMPREHENSIVE PLANNING DIVISION**  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

# COMPREHENSIVE PLAN AMENDMENT APPLICATION

## **A. General Information:**

**Type of Application:** Text Amendment

**Name or Title of Project:**  
Waterside PUD

### **Future Land Use Amendment**

#### **Location of Project and Description of Proposal:**

Property is located west of South Kanner Highway and south of SW 96th Street.  
See Location Map and Application Justification for project description.

#### **Parcel Control Number(s):**

13-39-40-000-001-00000-5

13-39-40-000-003-00000-1

13-39-40-000-007-00000-0

**Is Project within a CRA? Which One?:**

Not in CRA

**Size of Project (Acres):**

644.45 ac

**Current Future Land Use Designation:**

Agricultural and Industrial

**Current Zoning Designation:**

AG-20A, A-2, PUD, LI and GI (County)

**Proposed Future Land Use Designation:**

Low Density, Industrial

**Proposed Zoning Designation:**

RS-5, PUD

### **Text Amendment**

#### **Proposed Elements to Amend:**

Chapter 4, Future Land Use Element, Chapter 11 - Potable Water Services Element



**Attorney:**

Name or Company Name Fox McCluskey  
 Company Representative Tyson Waters  
 Address 3461 SE Willoughby Blvd  
 City Stuart State FL Zip 34994  
 Phone 772 - 287 - 4444 Fax 772 - 283 - 4367  
 Email twaters@foxmcliskey.com

**Other Professional:**

Name or Company Name GAI Consultants' Community Solutions Group  
 Company Representative Owen Beitsch, PhD, FAICP, CRE, Senior Director  
 Address 618 E. South Street, Suite 200  
 City Orlando State FL Zip 32801  
 Phone 407 - 423 - 8398 Fax     -    -      
 Email o.beitsch@gaiconsultants.com

**B. 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.

  
 Applicant's signature  
Morris A. Crady  
 Printed name

April 3, 2023  
 Date

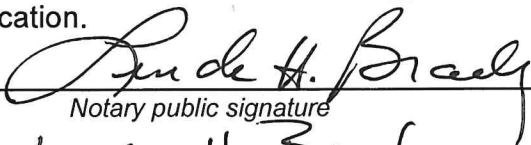
**NOTARY ACKNOWLEDGMENT**

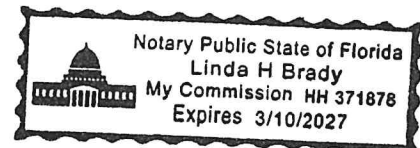
STATE OF Florida  
 COUNTY OF Marion

I hereby certify that the foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April, 2023, by Morris A. Crady.

He or she

☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

  
 Notary public signature  
Linda H. Brady  
 Printed name



State of Florida at-large

## **Applicant or Agent Certification:**

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:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

Applicant Agent:

Morris A. Crady

\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature of Agent

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  
COMPREHENSIVE PLANNING DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://www.martin.fl.us)

# COMPREHENSIVE PLAN AMENDMENT APPLICATION

## A. General Information:

Type of Application: Future Land use Map Amendment

Name or Title of Project:  
Waterside PUD

### Future Land Use Amendment

#### Location of Project and Description of Proposal:

Property is located west of South Kanner Highway and south of SW 96th Street.  
See Application Justification for project description.

#### Parcel Control Number(s):

13-39-40-000-003-00000-1

13-39-40-000-001-00000-5

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

369.89 acres (ac)

Current Future Land Use Designation:

Agricultural (357.64 ac) Industrial (12.25 ac)

Current Zoning Designation:

AG-20A, A-2 and LI

Proposed Future Land Use Designation:

Low Density Residential

Proposed Zoning Designation:

RS-5

### Text Amendment

#### Proposed Elements to Amend:

Chapter 4 - Land Use Element, Chapter 11 - Potable Water Services Element



**Description of Text Amendment:**

See application justification for text Amendment that has been submitted under separate application.

**Property Owner:**

|                        |                                                     |       |                 |
|------------------------|-----------------------------------------------------|-------|-----------------|
| Name or Company Name   | Kanner/96th St Investments LLC                      |       |                 |
| Company Representative | Joshua I. Long, AICP, VP of Planning & Entitlements |       |                 |
| Address                | 105 NE 1st Street                                   |       |                 |
| City                   | Delray Beach                                        | State | FL Zip 33444    |
| Phone                  | 561 - 682 - 9500                                    | Fax   | ___ - ___ - ___ |
| Email                  | jlong@kolter.com                                    |       |                 |

**Agent:**

|                        |                                       |       |                  |
|------------------------|---------------------------------------|-------|------------------|
| Name or Company Name   | Lucido & Associates                   |       |                  |
| Company Representative | Morris A. Crady, AICP, Senior Partner |       |                  |
| Address                | 701 SE Ocean Blvd                     |       |                  |
| City                   | Stuart                                | State | FL Zip 34994     |
| Phone                  | 772 - 220 - 2100                      | Fax   | 772 - 223 - 0220 |
| Email                  | mcrady@lucidodesign.com               |       |                  |

**Contract Purchaser:**

Name or Company Name Not applicable  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

### Land Planner:

Name or Company Name Same as agent  
 Company Representative \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Fax \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
 Email \_\_\_\_\_

### Traffic Engineer:

Name or Company Name O'Rourke Engineering & Planning  
 Company Representative Susan O'Rourke, P.E. President  
 Address 22 SE Seminole Street  
 City Stuart State FL Zip 34994  
 Phone 772 - 781 - 7918 Fax     -    -      
 Email seorourke@comcast.net

**Attorney:**

Name or Company Name Fox McCluskey  
 Company Representative Tyson Waters  
 Address 3461 SE Willoughby Blvd  
 City Stuart State FL Zip 34994  
 Phone 772 - 287 - 4444 Fax 772 - 283 - 4367  
 Email twaters@foxmcluskley.com

**Other Professional:**

Name or Company Name GAI Consultants' Community Solutions Group  
 Company Representative Owen Beitsch, PhD, FAICP, CRE, Senior Director  
 Address 618 E. South Street, Suite 700  
 City Orlando State FL Zip 32801  
 Phone 407 - 423 - 8398 Fax     -    -      
 Email o.beitsch@gaiconsultants.com

**B. 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.

  
 Applicant's signature  
Morris A. Crady  
 Printed name

April 3, 2023  
 Date

**NOTARY ACKNOWLEDGMENT**

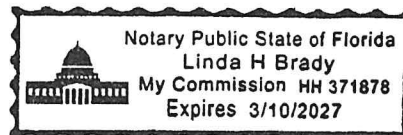
STATE OF Florida  
 COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 3rd day of April, 2023, by Morris A. Crady.

He or she

☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

  
 Notary public signature  
Linda H. Brady  
 Printed name



State of Florida at-large



## **Applicant or Agent Certification:**

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:

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

Applicant Agent:

Morris A. Crady

Print Name

  
\_\_\_\_\_  
Signature of Agent

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](http://www.martin.fl.us)

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### Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Kanner/96th St Investments LLC CPA FLUM & Text Amendments is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.

  
Applicant Signature

April 3, 2023  
Date

### NOTARY ACKNOWLEDGMENT

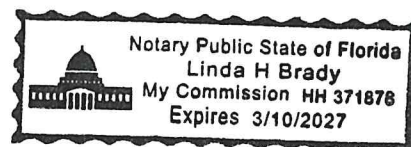
STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or [ ] online notarization this 3rd day of April, 2023, by Morris A. Crady.

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

  
Notary Public Signature

Linda H. Brady  
Printed name



STATE OF: FLORIDA at-large

*Kanner/96<sup>th</sup> St Investments LLC*

March 30, 2023

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: 13-39-40-000-001-00000-5

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Kanner/96<sup>th</sup> St Investments LLC during the governmental review process of the Comprehensive Plan Amendment applications and development review applications.

Sincerely,

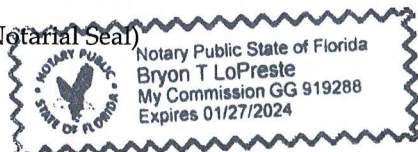
KANNER/96<sup>TH</sup> ST INVESTMENTS LLC,  
a Florida limited liability company

  
\_\_\_\_\_  
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 30<sup>th</sup> day of March, 2023, by Jim Harvey, authorized agent for Kanner/96<sup>th</sup> St Investments LLC, a Florida limited liability company who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notarial Seal)



  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 01/27/24

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## 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                                          |
|---------------------------------------------------------------------------------|--------------------------------------------------|
| Kanner/96 <sup>th</sup> St Investments LLC, a Florida limited liability company | 105 NE 1st Street<br>Delray Beach, Florida 33444 |
|                                                                                 |                                                  |
|                                                                                 |                                                  |
|                                                                                 |                                                  |

(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 |
|--------------|---------|----------|
| See attached |         |          |
|              |         |          |
|              |         |          |
|              |         |          |

(If more space is needed attach separate sheet)

## DISCLOSURE OF INTEREST AFFIDAVIT

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  |
|------|---------|-----------|
|      |         | Mortgagee |
|      |         |           |
|      |         |           |

(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 <sup>1*</sup> |
|----------------------------------------|---------------------------------------|------|---------------------|-------------------------------------|
|                                        |                                       |      |                     |                                     |
|                                        |                                       |      |                     |                                     |
|                                        |                                       |      |                     |                                     |
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(If more space is needed attach separate sheet)

<sup>1</sup> Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

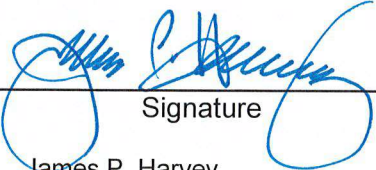


# DISCLOSURE OF INTEREST AFFIDAVIT

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

  
\_\_\_\_\_  
Signature  
James P. Harvey  
\_\_\_\_\_  
Print name

STATE OF: FLORIDA

COUNTY OF: HILLSBOROUGH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 30<sup>th</sup> day of March, 2023, by James P. Harvey, who [ ☒ ] is personally known to me or [ ☐ ] has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Signature

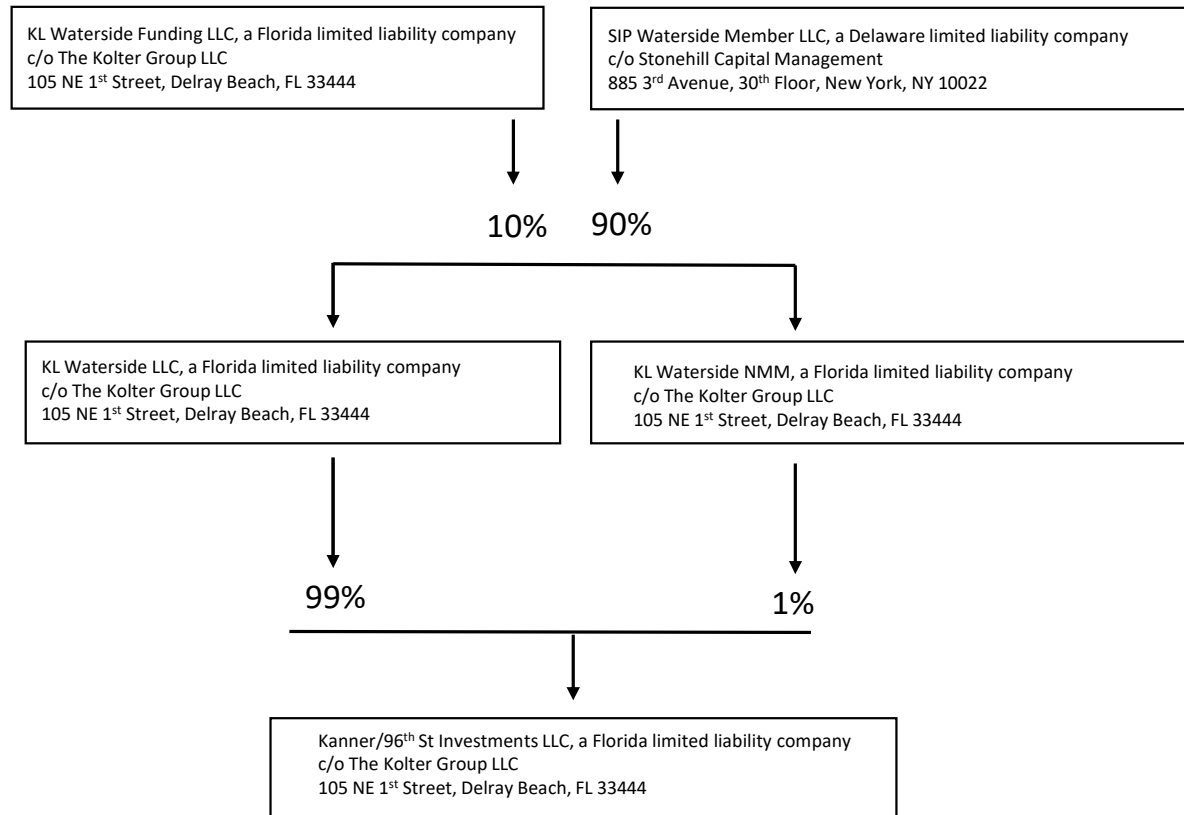


Notary Public, State of Florida

Print Name: Bryon T. LoPreste

My Commission Expires: 01/27/24

## Kanner/96<sup>th</sup> St Investments LLC - Organizational Chart





# **DISCLOSURE OF INTEREST AFFIDAVIT**

**Exhibit "A"**  
**(Disclosure of Interest and Affidavit) (Legal  
Description)**

**DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, 3, 4, 6, 7, 8, 11, 13 AND 14, ALL OF LOTS 5 AND 12, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'45"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (1/2) OF SAID LOT 4; THENCE S.89°38'43"E., ALONG SAID NORTH LINE, A DISTANCE OF 140.48 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°38'43"E., ALONG SAID NORTH LINE OF THE SOUTH HALF (1/2) OF LOT 4, A DISTANCE OF 1179.69 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'59"E., ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 496.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THE FOLLOWING 3 COURSES BEING BY SAID RIGHT-OF-WAY LINE: 1) N.81°44'59"E., A DISTANCE OF 39.54 FEET; 2) THENCE N.07°34'57"W., A DISTANCE OF 25.14 FEET; 3) THENCE N.81°45'49"E., A DISTANCE OF 548.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°50'10"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF LOT 3, SECTION 13 OF SAID PLAT, A DISTANCE OF 611.68 FEET; THENCE S.89°45'21"E., A DISTANCE OF 688.60 FEET; THENCE N.00°02'42"E., A DISTANCE OF 611.74 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A; THENCE S.89°45'42"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2066.62 FEET TO A POINT ON THE EAST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE S.00°07'14"W., ALONG SAID EAST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, DISTANCE OF 1585.66 FEET; THENCE S.19°51'09"W., A DISTANCE OF 192.11 FEET; THENCE S.38°09'44"W., A DISTANCE OF 425.46 FEET; THENCE S.52°28'26"W., A DISTANCE OF 168.69 FEET; THENCE N.90°00'00"W., A DISTANCE OF 718.88 FEET; THENCE N.00°00'00"E., A DISTANCE OF 684.40 FEET; THENCE N.41°22'48"W., A DISTANCE OF 43.81 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 676.00 FEET AND A RADIAL BEARING OF N.49°51'47"E., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°46'48", A DISTANCE OF 186.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 942.00 FEET AND A RADIAL BEARING OF N.22°07'26"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°18'00", A DISTANCE OF 646.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 570.00 FEET AND A RADIAL BEARING OF S.14°58'37"W., AT SAID INTERSECTION;

DESCRIPTION: CONTINUED ON SHEET 2

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**AGRICULTURAL TO LOW DENSITY  
RESIDENTIAL P.U.D. - PARCEL 1  
SKETCH AND DESCRIPTION**



| REVISIONS |      |             |      |
|-----------|------|-------------|------|
| No.       | Date | Description | Dwn. |
|           |      |             |      |
|           |      |             |      |
|           |      |             |      |
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|           |      |             |      |
|           |      |             |      |

Prepared For: KOLTER LAND PARTNERS, LLC

Date: **FEBRUARY 02, 2023**

**SURVEYOR'S CERTIFICATE**

This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**Gary Rager**

**Gary A. Rager**

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

**LS4828**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurveying.com  
Licensed Business Number LB 7768

Drawn: SWM Date: 02/02/2023 Data File: N/A

Check: GAR P.C.: N/A Field Book: N/A

Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 1

Sheet No. 01 of 04 Sheets

DESCRIPTION: CONTINUED FROM SHEET 1

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°20'31", A DISTANCE OF 132.73 FEET TO A POINT OF TANGENCY; THENCE N.88°21'55"W., A DISTANCE OF 231.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 570.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'09", A DISTANCE OF 169.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1851.00 FEET AND A RADIAL BEARING OF N.12°58'30"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'54", A DISTANCE OF 284.24 FEET TO A POINT ON NON-TANGENT INTERSECTION AND TO A POINT ON THE NORTHWEST QUARTER (1/4) OF SECTION 13; THENCE N.89°58'49"W., A DISTANCE OF 50.00 FEET; THENCE S.00°01'11"W., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH SAID NORTHWEST QUARTER (1/4) OF SECTION 13, A DISTANCE OF 1191.55 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SOUTH FLORIDA GATEWAY PUD - PLAT, AS RECORDED IN PLAT BOOK 19, PAGES 56 THROUGH 61, INCLUSIVE, OF SAID PUBLIC RECORDS AND TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 6; THENCE N.89°44'14"W., ALONG SAID NORTH BOUNDARY LINE OF SOUTH FLORIDA GATEWAY PUD - PLAT AND ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 6, A DISTANCE OF 513.16 FEET; THENCE S.00°15'42"W., A DISTANCE OF 2604.46 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, OF SAID PUBLIC RECORDS, ALSO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 13 AND 14, OF SAID PLAT; THENCE N.89°37'43"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2065.55 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'32"E., ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 12 AND 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.57 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE N.00°00'45"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1326.29 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE CONTINUE N.00°00'45"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SECTION 13 AND THE WEST LINE OF SAID LOT 4, SECTION 13 OF SAID PLAT, ALSO BEING THE EASTERLY LINE OF SAID PARCEL 131, A DISTANCE OF 430.17 FEET TO THE SOUTHERLY CORNER OF PARCEL 136, RIGHTS-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENT, RECORDED IN PLAT BOOK 2, PAGE 35, OF SAID PUBLIC RECORDS; THENCE N.31°15'05"E., ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 136, A DISTANCE OF 270.88 FEET TO THE POINT OF BEGINNING.

CONTAINING: 15,578,856 SQUARE FEET OR 357.641 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**AGRICULTURAL TO LOW DENSITY  
RESIDENTIAL P.U.D. - PARCEL 1  
SKETCH AND DESCRIPTION**



| REVISIONS |      |             |      |
|-----------|------|-------------|------|
| No.       | Date | Description | Dwn. |
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|           |      |             |      |

Prepared For: KOLTER LAND PARTNERS, LLC

Date: FEBRUARY 02, 2023

SURVEYOR'S CERTIFICATE

Gary A. Rager  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828

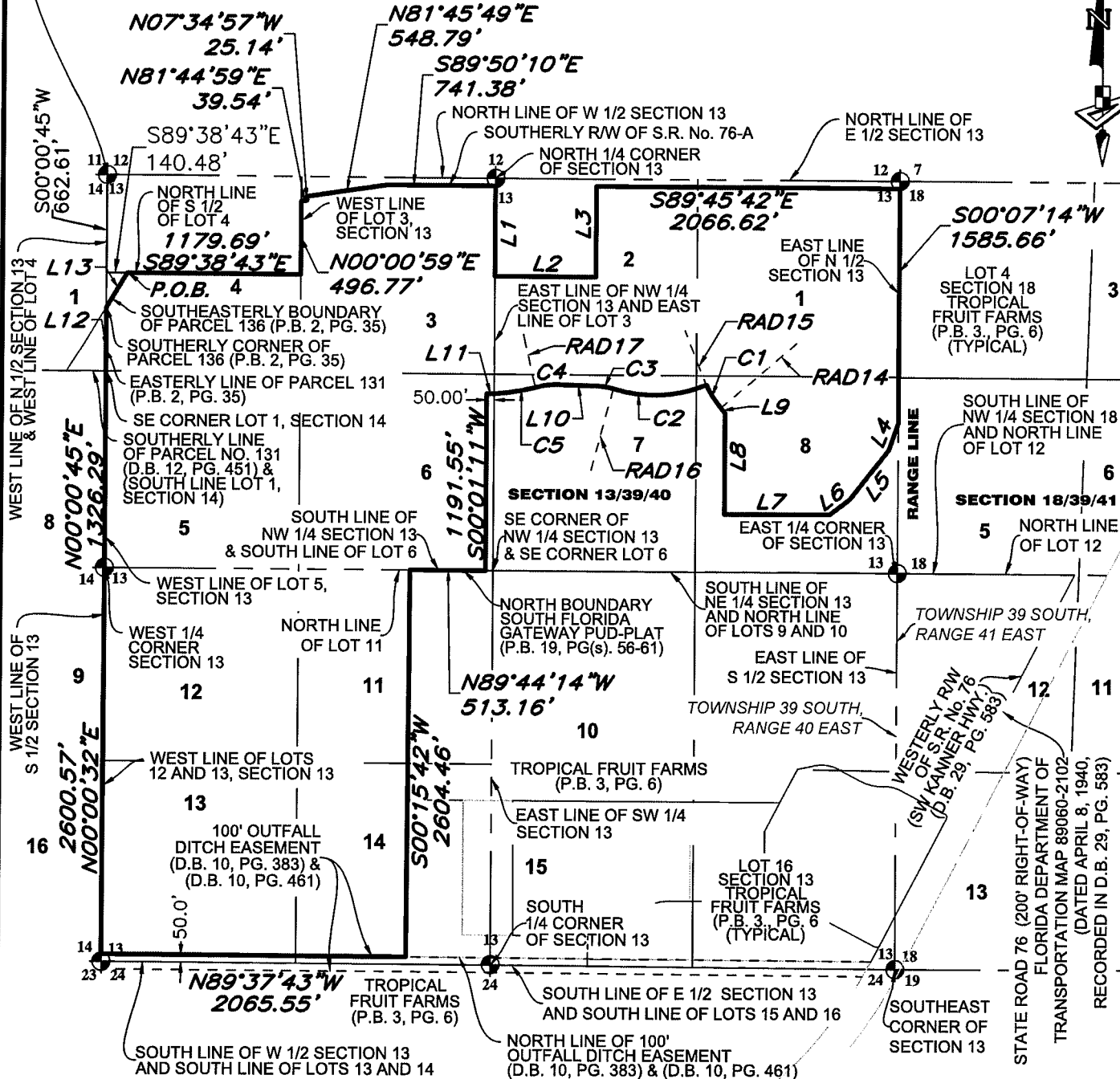
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Suite 105 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM Date: 02/02/2023 Data File: N/A  
Check: GAR P.C.: N/A Field Book: N/A  
Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 1

Sheet No. 02 of 04 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

P.O.C.  
NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 S., RANGE 40 E. AND  
NORTHWEST CORNER OF LOT 4 (P.B. 3, PG. 6)



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### LEGEND

P.O.B. --- POINT OF BEGINNING  
P.O.C. --- POINT OF COMMENCEMENT  
PG./PG(s) --- PAGE(S)  
13-39-40 --- SECTION-TOWNSHIP-RANGE  
14-13 --- SECTION CORNER  
P.B. --- PLAT BOOK  
P.U.D. --- PLANNED UNIT DEVELOPMENT

D.B. --- DEED BOOK  
S.R. --- STATE ROAD  
R/W --- RIGHT-OF-WAY  
L1 --- LINE SEGMENT  
C1 --- CURVE SEGMENT  
RAD17 --- RADIAL BEARING

## AGRICULTURAL TO LOW DENSITY RESIDENTIAL P.U.D. - PARCEL 1 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Date: FEBRUARY 02, 2023

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Drawn: SWM Date: 02/02/2023 Data File: N/A

Check: GAR P.C.: N/A Field Book: N/A

Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 1

Sheet No. 03 of 04 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE  
& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

| LINE DATA TABLE |               |        |
|-----------------|---------------|--------|
| NO.             | BEARING       | LENGTH |
| L1              | S 00°01'11" W | 611.68 |
| L2              | S 89°45'21" E | 688.60 |
| L3              | N 00°02'42" E | 611.74 |
| L4              | S 19°51'09" W | 192.11 |
| L5              | S 38°09'44" W | 425.46 |
| L6              | S 52°28'26" W | 168.69 |
| L7              | N 90°00'00" W | 718.88 |
| L8              | N 00°00'00" E | 684.40 |
| L9              | N 41°22'48" W | 43.81  |
| L10             | N 88°21'55" W | 231.83 |
| L11             | N 89°58'49" W | 50.00  |
| L12             | N 00°00'45" E | 430.17 |
| L13             | N 31°15'05" E | 270.88 |

| CURVE DATA TABLE |          |           |         |
|------------------|----------|-----------|---------|
| NO.              | RADIUS   | DELTA     | ARC     |
| C1               | 676.00'  | 15°46'48" | 186.18' |
| C2               | 942.00'  | 39°18'00" | 646.13' |
| C3               | 570.00'  | 13°20'31" | 132.73' |
| C4               | 570.00'  | 17°00'09" | 169.15' |
| C5               | 1851.00' | 8°47'54"  | 284.24' |

| RADIAL BEARING TABLE |               |
|----------------------|---------------|
| NO.                  | BEARING       |
| RAD14                | N 49°51'47" E |
| RAD15                | N 22°07'26" W |
| RAD16                | S 14°58'37" W |
| RAD17                | N 12°58'30" W |

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## AGRICULTURAL TO LOW DENSITY RESIDENTIAL P.U.D. - PARCEL 1 SKETCH AND DESCRIPTION

### LEGEND

P.O.B. --- POINT OF BEGINNING  
P.O.C. --- POINT OF COMMENCEMENT  
PG./PG(s) --- PAGE(s)  
13-39-40 --- SECTION-TOWNSHIP-RANGE  
14 13  
23 24 --- SECTION CORNER  
P.B. --- PLAT BOOK  
P.U.D. --- PLANNED UNIT DEVELOPMENT

Prepared For: KOLTER LAND PARTNERS, LLC  
Date: FEBRUARY 02, 2023

D.B. --- DEED BOOK  
S.R. --- STATE ROAD  
R/W --- RIGHT-OF-WAY  
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Check: GAR P.C.: N/A Field Book: N/A

Sheet No. 04 of 04 Sheets

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& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 1

## DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, OF SAID PLAT, A DISTANCE OF 2646.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND SOUTHEAST CORNER OF SAID LOT 6; THENCE S.00°00'16"E., ALONG THE EAST LINE OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE EAST LINE OF LOTS 10 AND 15 OF SAID PLAT, A DISTANCE OF 2453.96 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°32'35"E., A DISTANCE OF 661.44 FEET; THENCE S.00°27'25"W., A DISTANCE OF 151.61 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, OF SAID PUBLIC RECORDS, ALSO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 15 AND 16, OF SAID PLAT; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE EAST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 660.32 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST (1/4) QUARTER OF SECTION 13; THENCE N.89°37'43"W., ALONG THE NORTH LINE OF SAID 100.00 FOOT OUTFALL DITCH EASEMENT, ALSO BEING A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 13 AND 14, OF SAID PLAT, A DISTANCE OF 575.17 FEET; THENCE N.00°15'42"E., A DISTANCE OF 1056.93 FEET; THENCE S.89°44'18"E., A DISTANCE OF 380.40 FEET; THENCE S.00°00'16"E., A DISTANCE OF 906.06 FEET; THENCE S.89°37'43"E., A DISTANCE OF 189.95 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 533,780 SQUARE FEET OR 12.254 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

## INDUSTRIAL TO LOW DENSITY RESIDENTIAL P.U.D. - PARCEL 2 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Date: **FEBRUARY 02, 2023**

### SURVEYOR'S CERTIFICATE

This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**Gary Rager**

Gary A. Rager

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

**LS4828**

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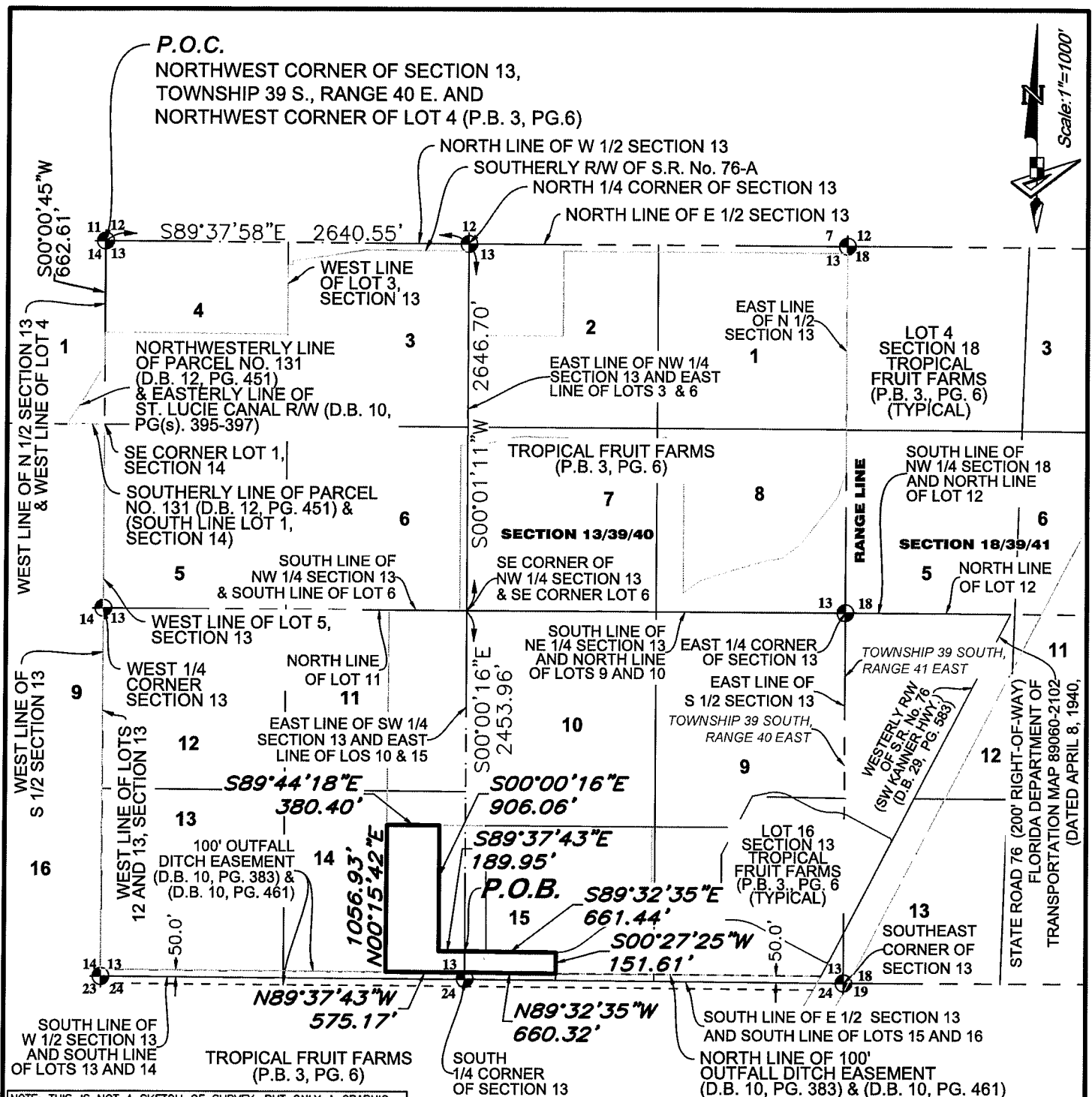
Drawn: SWM Date: 02/06/2023 Data File: N/A

Check: GAR P.C.: N/A Field Book: N/A

Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 2

Sheet No. 01 of 02 Sheets





NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

| LEGEND                              |                          |
|-------------------------------------|--------------------------|
| P.O.B. --- POINT OF BEGINNING       | D.B. --- DEED BOOK       |
| P.O.C. --- POINT OF COMMENCEMENT    | S.R. --- STATE ROAD      |
| PG./PG(s) --- PAGE(S)               | R/W --- RIGHT-OF-WAY     |
| 13-39-40 --- SECTION-TOWNSHIP-RANGE | L1 --- LINE SEGMENT      |
| 14-13 --- SECTION CORNER            | C1 --- CURVE SEGMENT     |
| P.B. --- PLAT BOOK                  | RAD17 --- RADIAL BEARING |
| P.U.D. --- PLANNED UNIT DEVELOPMENT |                          |

Sheet No. 02 of 02 Sheets

## INDUSTRIAL TO LOW DENSITY RESIDENTIAL P.U.D. - PARCEL 2 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC  
Date: FEBRUARY 02, 2023

|                          |
|--------------------------|
| D.B. --- DEED BOOK       |
| S.R. --- STATE ROAD      |
| R/W --- RIGHT-OF-WAY     |
| L1 --- LINE SEGMENT      |
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|                                                           |                  |                 |
|-----------------------------------------------------------|------------------|-----------------|
| Drawn: SWM                                                | Date: 02/06/2023 | Data File: N/A  |
| Check: GAR                                                | P.C.: N/A        | Field Book: N/A |
| Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 2 |                  |                 |

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



Prepared by, record and return to:  
Tyrone T. Bongard, Esq.  
Gunster, Yoakley & Stewart, P.A.  
777 South Flagler Drive  
Suite 500 East Tower  
West Palm Beach, FL 33401

Property Tax I.D. 22-40-37-000-950-00010-0  
13-39-40-000-003-00000-1 (portion)

**NOTE TO CLERK: THIS IS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY FOR NO CONSIDERATION AND IS, THEREFORE, EXEMPT FROM DOCUMENTARY STAMP TAXES PURSUANT TO FLORIDA ADMINISTRATIVE CODE SECTION 12B.4.014(2)(a).**

**WARRANTY DEED**

**THIS WARRANTY DEED**, made this 20<sup>th</sup> day of October, 2022, by and between KL WATERSIDE LLC, a Delaware limited liability company ("**Grantor**"), whose address is 105 NE 1st Street, Delray Beach, FL 33444, and KANNER/96TH ST INVESTMENTS LLC, a Florida limited liability company ("**Grantee**"), whose address is 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444.

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and its successors and assigns, all that certain real property located in Martin County, State of Florida, more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUBJECT TO taxes and assessments for the year 2022 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record, none of which shall be deemed to be re-imposed by this instrument.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

KL WATERSIDE LLC, a Delaware limited liability company

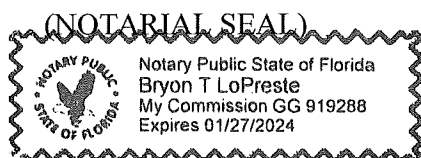
  
Print Name: ALYSSA LIVINGSTONE

By:   
Print Name: James P. Harvey  
Title: Authorized Signatory

  
Print Name: BRYON T. LOPRESTE

STATE OF FLORIDA )  
 ) SS.  
COUNTY OF HILLSBOROUGH )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14<sup>th</sup> day of September, 2022, by James P. Harvey, as Authorized Signatory of KL Waterside LLC, a Delaware limited liability company, on behalf of said company. He ☒ is personally known to me, or ☐ produced \_\_\_\_\_ as identification.



  
Print or Stamp Name: Bryon T. LoPreste  
Notary Public State of Florida  
My commission expires: 01.27.24  
Commission Number: GG 919288

**EXHIBIT A**

**Legal Description**

Copy  
Copy  
Copy

**DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF LOTS 3, 4, 11, 14 AND 15, ALL OF LOTS 5, 6, 12 AND 13, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOT 1, IN SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'45"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.61 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°38'43"E., A DISTANCE OF 1320.18 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'59"E., ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 496.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT OF TRANSPORTATION MAP FOR SECTION 89002-2602, REVISED FEBRUARY 13, 1989; THE FOLLOWING 3 COURSES BEING BY SAID RIGHT-OF-WAY LINE: 1) N.81°44'59"E., A DISTANCE OF 39.54 FEET; 2) THENCE N.07°34'57"W., A DISTANCE OF 25.14 FEET; 3) THENCE N.81°45'49"E., A DISTANCE OF 548.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT OF TRANSPORTATION MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°50'10"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF LOTS 3 AND 6, SECTION 13 OF SAID PLAT, A DISTANCE OF 1404.94 FEET; THENCE N.89°58'49"W., A DISTANCE OF 50.00 FEET; THENCE S.00°01'11"W., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE EAST LINE OF LOT 6, SECTION 13, OF SAID PLAT, A DISTANCE OF 1191.55 FEET; THENCE N.89°44'14"W., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 513.16 FEET; THENCE S.00°15'42"W., A DISTANCE OF 1547.53 FEET; THENCE S.89°44'18"E., A DISTANCE OF 380.40 FEET; THENCE S.00°00'16"E., A DISTANCE OF 906.06 FEET; THENCE S.89°37'43"E., A DISTANCE OF 189.95 FEET; THENCE S.89°32'35"E., A DISTANCE OF 661.44 FEET; THENCE S.00°27'25"W., A DISTANCE OF 151.61 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, ALSO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 15 AND 16, OF SAID PLAT; THENCE S.89°32'35"E., ALONG SAID NORTH LINE OF 100.00 FOOT OUTFALL DITCH EASEMENT AND SAID PARALLEL LINE, A DISTANCE OF 1924.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT OF TRANSPORTATION MAP FOR SECTION 89060-2102, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF SAID PUBLIC RECORDS;

CONTINUED ON SHEET 2.

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

**NOTE:** LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

## WATERSIDE - KANNER 96TH STREET INVESTMENTS LLC SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Date: DECEMBER 10, 2021

### SURVEYOR'S CERTIFICATE

This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**Gary Rager**

**Gary A. Rager**  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

|                               |                  |                               |
|-------------------------------|------------------|-------------------------------|
| Drawn: SWM                    | Date: 01/20/2022 | Data File: N/A                |
| Check: GAR                    | P.C.: N/A        | Field Book: N/A               |
| Section: 13 Twn. 39S Rng. 40E |                  | Job #: Kanner 96St-2_10-6 S&D |

| REVISIONS |          |                           |      |
|-----------|----------|---------------------------|------|
| No.       | Date     | Description               | Dwn. |
| 1         | 08/24/22 | EDIT BOUNDARY / ADD CANAL | DSC  |
| 2         | 10/06/22 | EDIT BOUNDARY             | SWM  |
|           |          |                           |      |
|           |          |                           |      |
|           |          |                           |      |
|           |          |                           |      |
|           |          |                           |      |
|           |          |                           |      |
|           |          |                           |      |
|           |          |                           |      |

Sheet No. 01 of 03 Sheets

## CONTINUED FROM SHEET 1.

THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.38 FEET TO A INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 2789.93 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'00", A DISTANCE OF 47.07 FEET TO A POINT OF NON-TANGENCY; THENCE N.89°32'35"W., A DISTANCE OF 2558.78 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE N.89°37'39"W., A DISTANCE OF 2640.37 FEET TO SOUTHWEST CORNER OF SAID SECTION 13; THENCE N.00°00'32"E., ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 12 AND 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2650.52 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE N.00°00'45"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1326.29 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°41'22"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.68 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°15'05"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 502.65 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'45"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 231.49 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12,206,615 SQUARE FEET OR 280.225 ACRES, MORE OR LESS.

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

**NOTE:** LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

### WATERSIDE - KANNER 96TH STREET INVESTMENTS LLC SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Date: DECEMBER 10, 2021

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

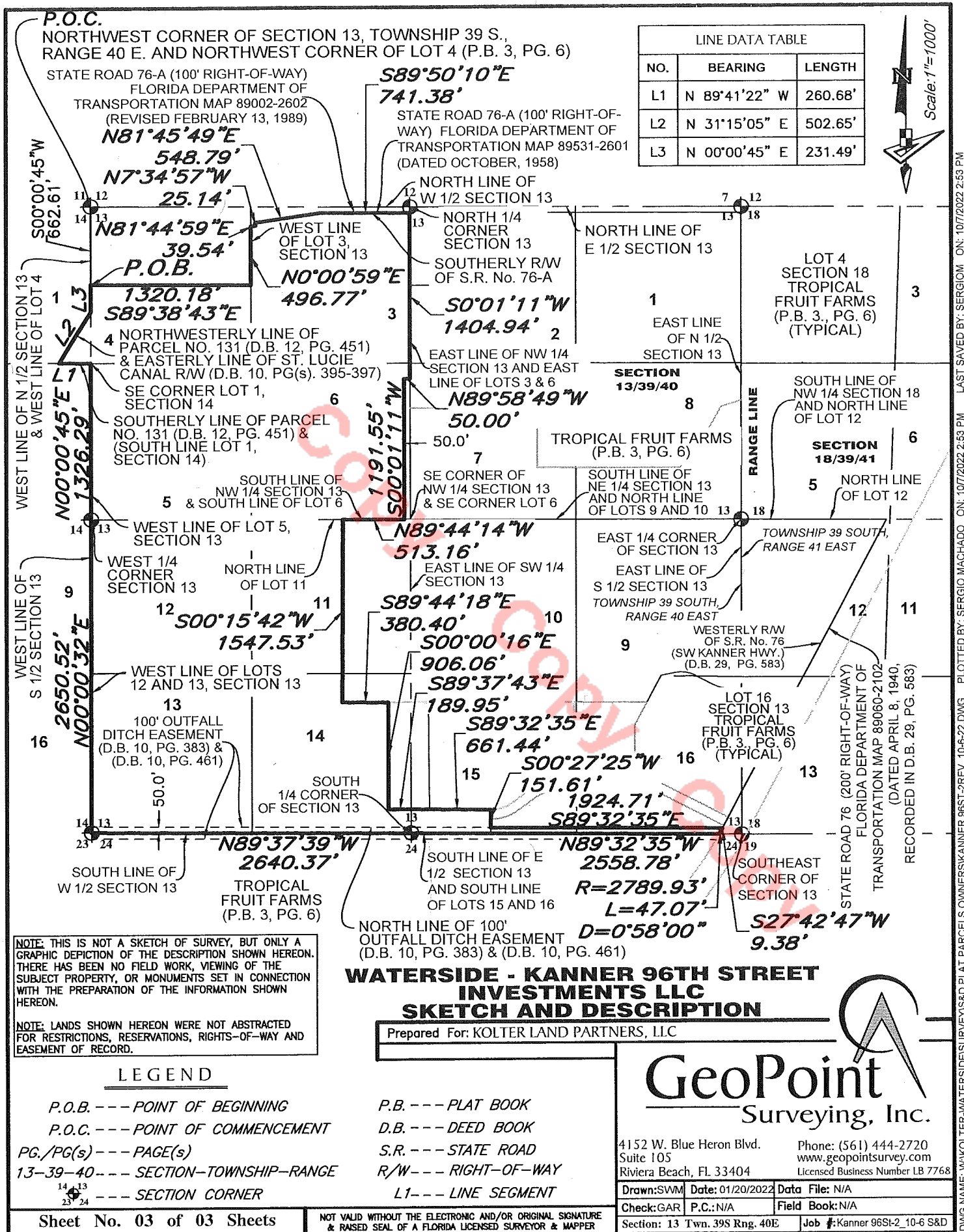
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

|                               |                               |                 |
|-------------------------------|-------------------------------|-----------------|
| Drawn: SWM                    | Date: 01/20/2022              | Data File: N/A  |
| Check: GAR                    | P.C.: N/A                     | Field Book: N/A |
| Section: 13 Twn. 39S Rng. 40E | Job #: Kanner 96St-2_10-6 S&D |                 |

Sheet No. 02 of 03 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE  
& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER









Parcel Identification Number:  
13-39-40-000-001-00000-5

Prepared by/Return to:  
Manuel Farach, Esq.  
Mrachek, Fitzgerald, et al  
1000 Monterey Commons Blvd. Suite 600  
Stuart, FL 34996

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 11th day of February, 2022 between Patriot Farms, Limited Partnership, a Florida limited partnership, hereinafter referred to as "Grantor," and KANNER/96<sup>TH</sup> ST INVESTMENTS, LLC, a Florida limited liability company, whose address is 105 N.E. 1<sup>st</sup> Street, Delray Beach, Florida 33444, hereinafter referred to as "Grantee."

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of Ten Dollars, 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:

Lot 1, South Half of Lot 2, Northeast Quarter of Lot 2, and Lots 7 and 8, in Section 13, Township 39 South, Range 40 East, according to the Plat of TROPICAL FRUIT FARMS, recorded in Plat Book 3, Page 6, Public Records of Palm Beach County, Florida, (now lying in Martin County, Florida); EXCEPT that portion thereof conveyed to Martin County in Deed Book 97, Page 354, Public Records of Martin County, Florida, described as follows:

A road right-of-way fifty (50) feet in width extending Southerly from the center line of Loop Road on the Northerly side of Tract 2, less the Northwest Quarter and all of Tract 1, Section 13, Township 39 South, Range 40 East, in TROPICAL FRUIT FARMS, according to the plat filed thereof August 13, 1913, and recorded in Plat Book 3, Page 6, Public Records of Palm Beach County, Florida (now lying in Martin County, Florida).

AND the Grantor hereby covenants with said Grantee that the Grantor, during its time of possession, was lawfully seized of said land in fee simple; that the Grantor had good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons owning, holding, claiming by or through or under the Grantor but no other; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021 subject to the Permitted Exceptions on the attached Exhibit A.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

Lisa J. Christian  
 Print Name: Lisa J. Christian  
Hope Ann Runte  
 Print Name: Hope Ann Runte

SELLER:

Patriot Farms, Limited Partnership, a Florida limited partnership by Patriot Farms, Inc., its General Partner

By: [Signature]  
 Print Name: Michael Bell  
 Title: President  
 Date: 2-11-22

STATE OF FLORIDA )  
 ) ss:  
 COUNTY OF MARTIN )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of Feb 2022 by Michael Bell, as President of Patriot Farms, Inc., as General Partner of Patriot Farms, L.P., a Florida limited partnership, on behalf of the partnership, who is personally known to me or produced personally known for identification.

[NOTARIAL SEAL]

Notary: [Signature]  
 Print Name: Hope Ann Runte  
 Notary Public, State of \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

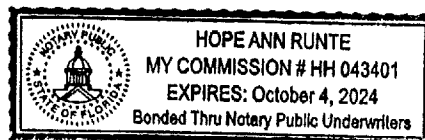


Exhibit "A"

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Easement in favor of Florida Power & Light Company recorded March 21, 1974 in O.R. Book 370, Page 2699.

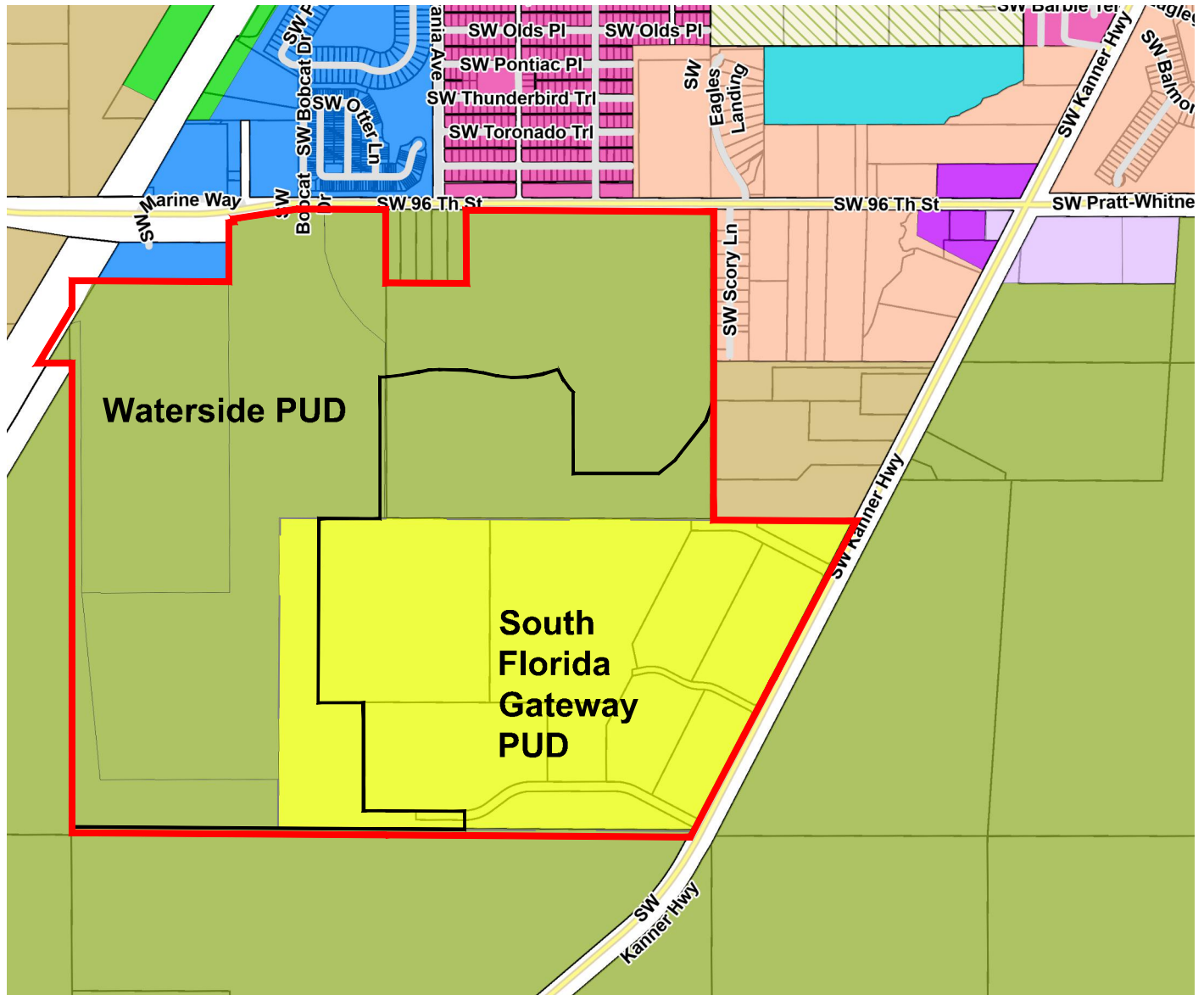
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Copy







# Existing Future Land Use Map



## Future Land Use Legend

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



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701 E Ocean Blvd., Stuart, Florida 34994

(772) 225-2100, Fax (772) 223-0220

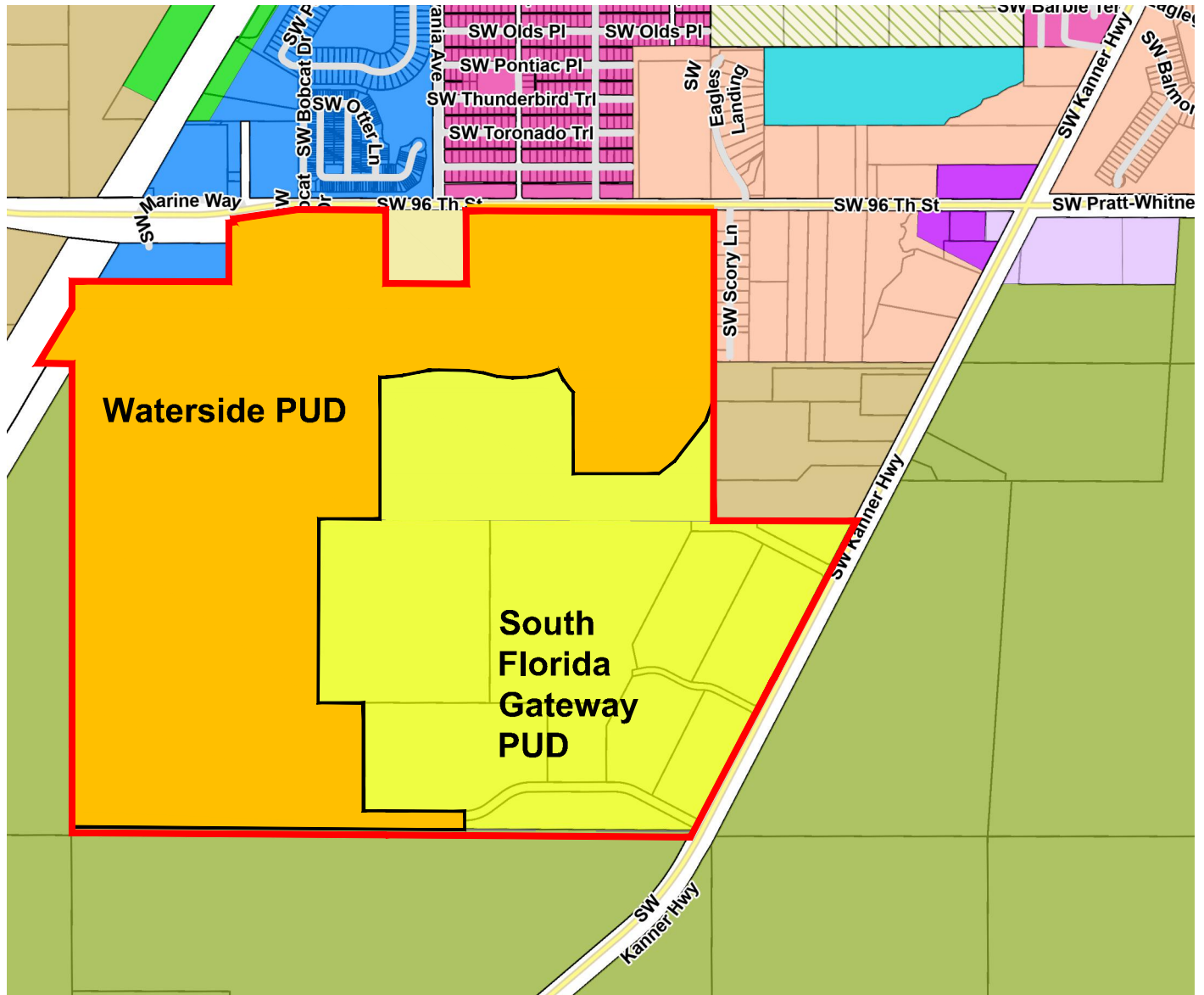


**Waterside PUD**

**CPA 21-11 & 21-12**

Martin County, Florida

# Proposed Future Land Use Map



## Future Land Use Legend

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



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(772) 226-2100, Fax (772) 223-0220



**Waterside PUD**

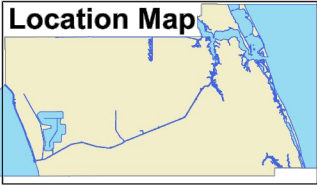
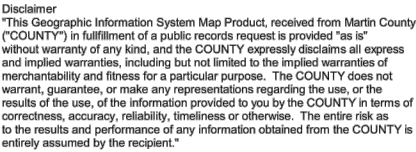
**CPA 21-11 & 21-12**

Martin County, Florida



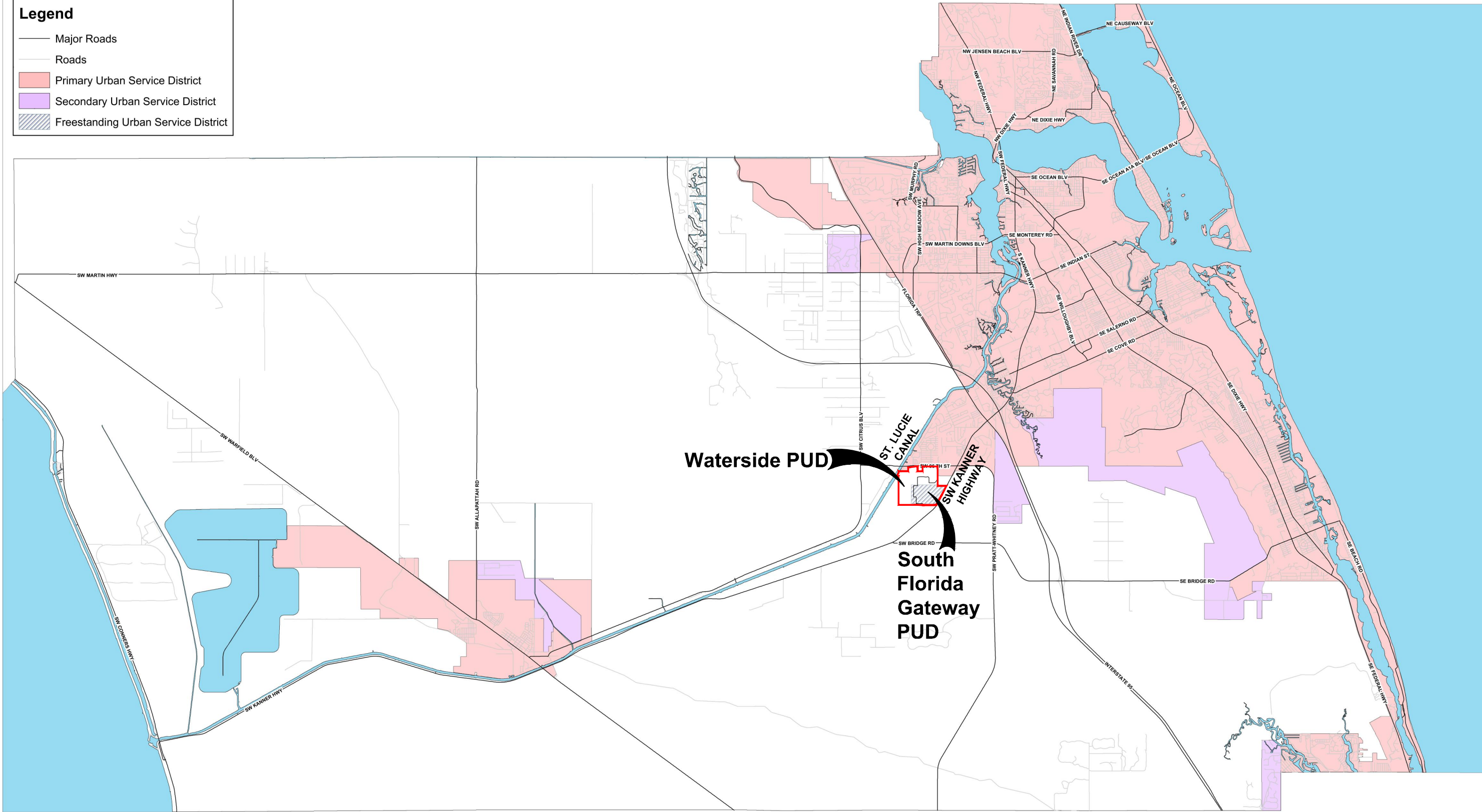


## Existing Urban Service District - Figure 4-2



## Legend

-  Major Roads  
 Roads  
 Primary Urban Service District  
 Secondary Urban Service District  
 Freestanding Urban Service District



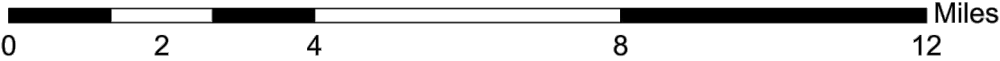




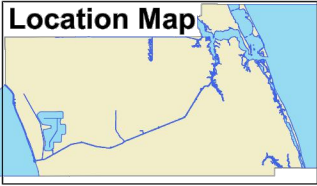
# Martin County

File: G:\projects\its\rlawton\CPAs\CGMP\_Figures  
Created By: GMD Staff  
Plot Date: Mar 16, 2021

# Proposed Urban Service District - Figure 4-2



Disclaimer  
"This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient."



Legend

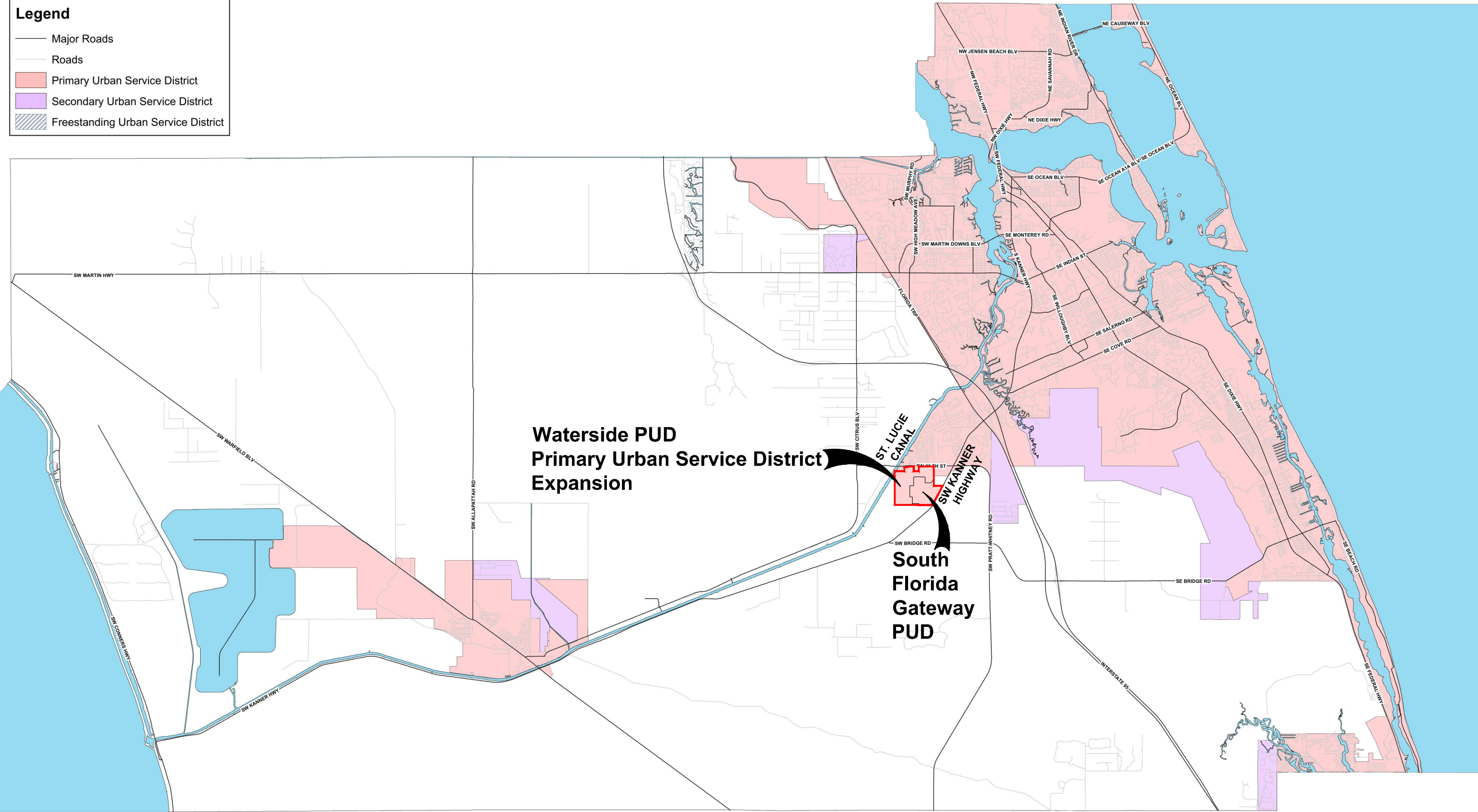
Major Roads

Roads

Primary Urban Service District

Secondary Urban Service District

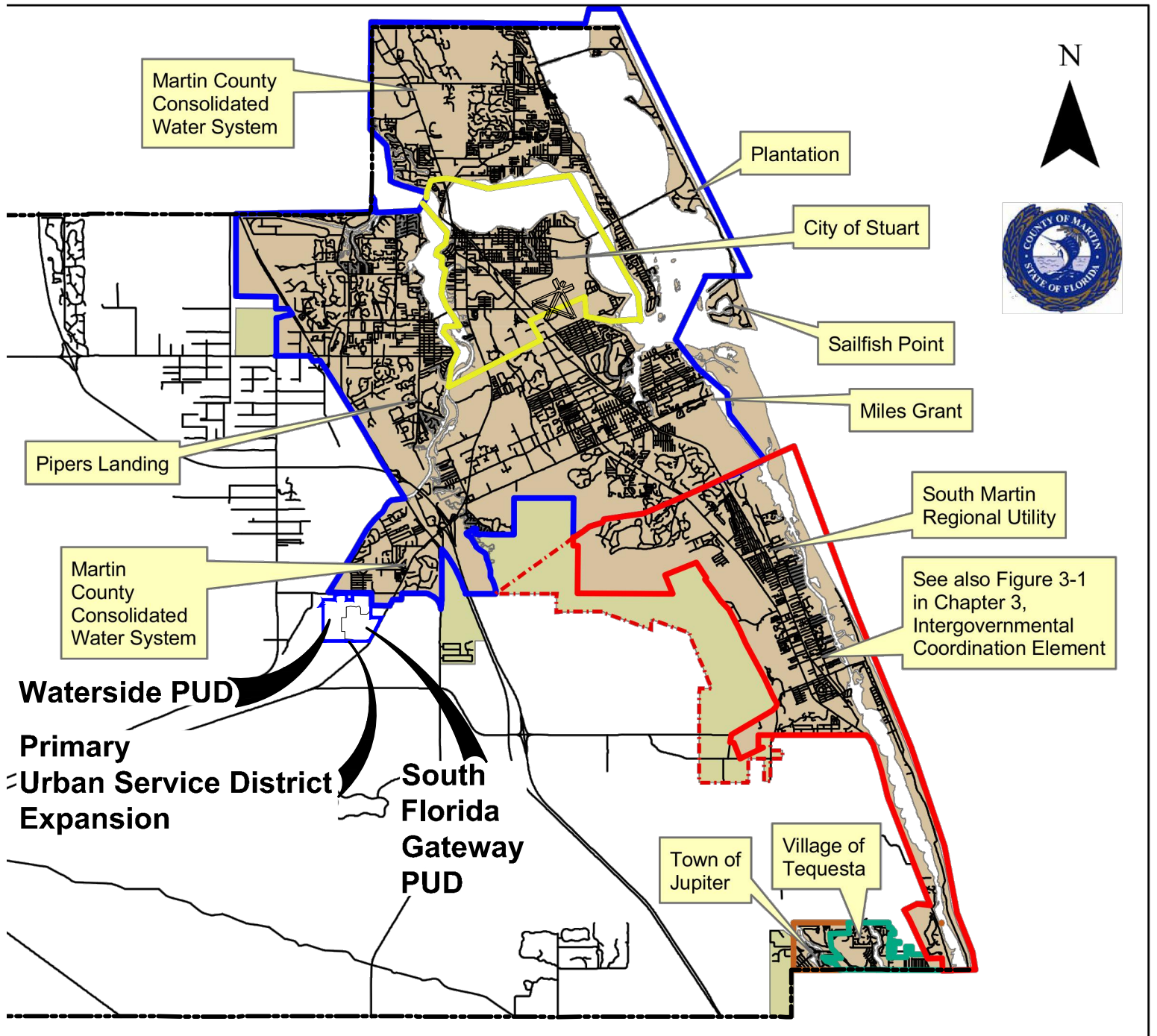
Freestanding Urban Service District





# Martin County

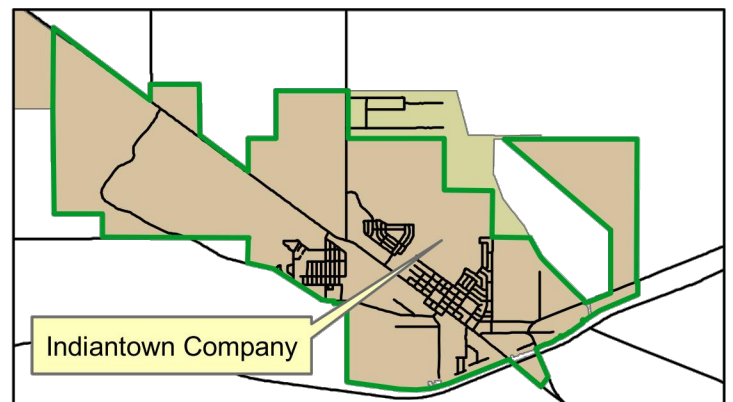
Figure 11-1, Areas Currently Served By Regional Utilities



## Legend

- |                                                      |                                                                 |
|------------------------------------------------------|-----------------------------------------------------------------|
| <span style="color: yellow;">—</span> StuartServArea | <span style="color: green;">—</span> Tequesta                   |
| <span style="color: red;">—</span> SMRU Exclusive    | <span style="color: brown;">—</span> Jupiter                    |
| <span style="color: red;">- - -</span> SMRU Presumed | <span style="background-color: #d2b48c;"> </span> Primary USD   |
| <span style="color: blue;">—</span> MCSerArea        | <span style="background-color: #90ee90;"> </span> Secondary USD |

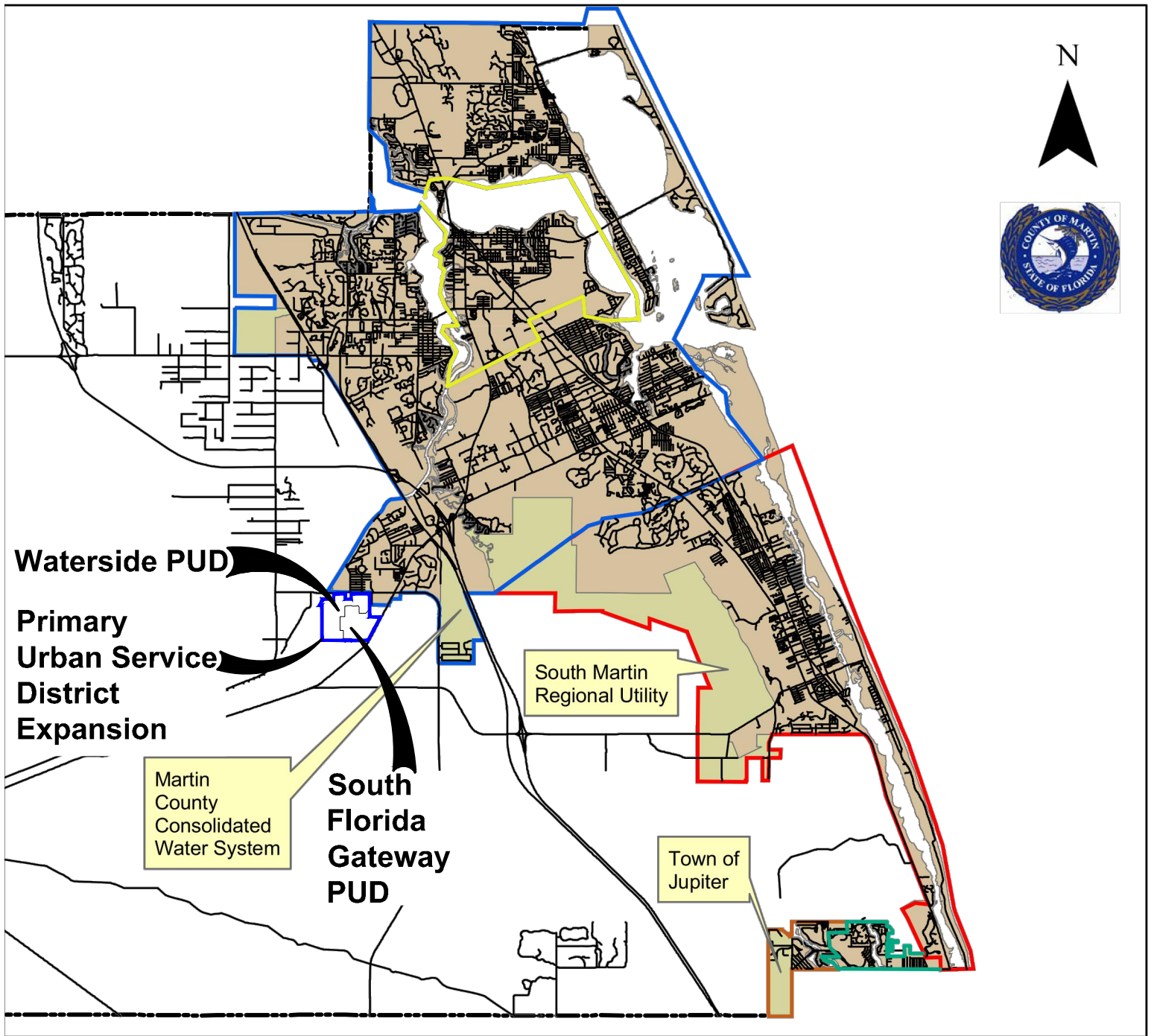
0 6,500 13,000 26,000 39,000 52,000 Feet





# Martin County

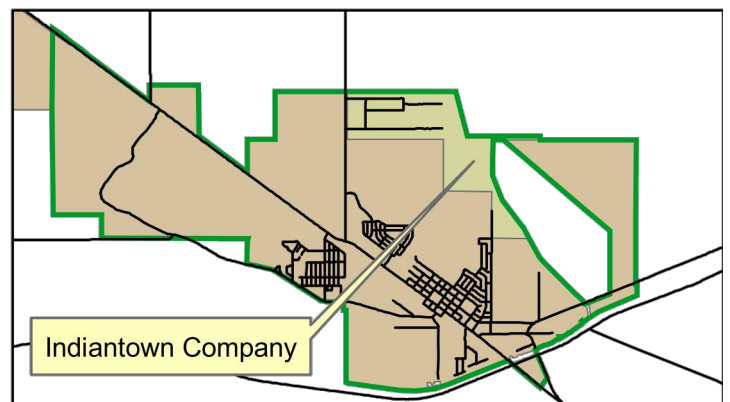
Figure 11-2, Potential Service Areas



## Legend

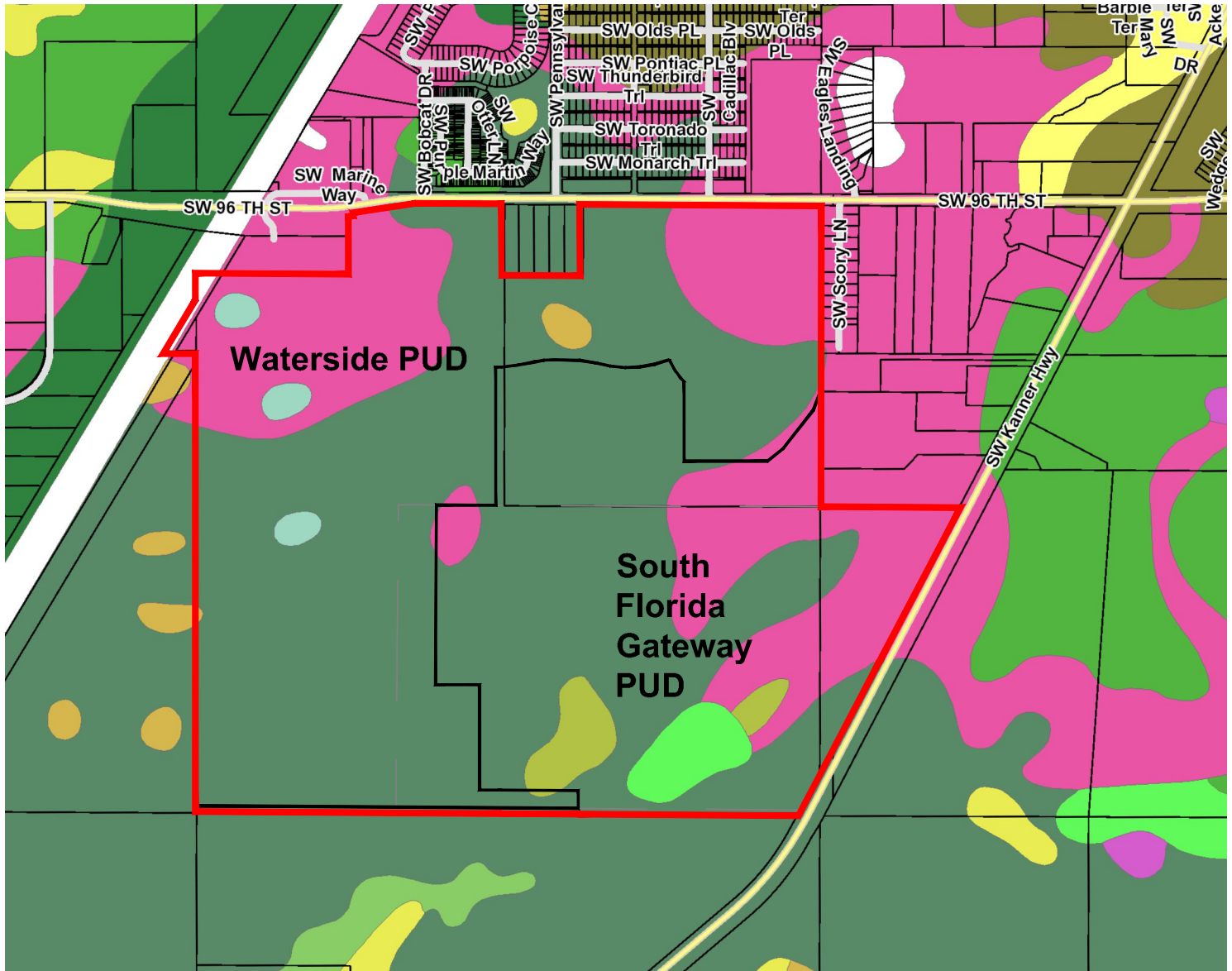
- |                                                                                                       |                                                                                                     |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------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

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





# Soil Type Map



### Soils Type Legend

-  WULFERT AND DURBIN MUCK, TIDAL
-  WINDER SAND, DEPRESSIONAL
-  WAVELAND AND LAWNWOOD FINE SAND, DEPRESSIONAL
-  WAVELAND AND IMMOKALEE FINE SAND
-  WABASSO SAND
-  WABASSO AND OLDSMAR FINE SAND, DEPRESSIONAL
-  URBAN LAND
-  UDORTHENTS, 0-35% SLOPES
-  ST LUCIE-PAOLA-URBAN LAND COMPLEX, 0-8% SLOPES
-  SANIBEL MUCK
-  SAMSULA MUCK
-  SALERNO SAND
-  RIVIERA FINE SAND, DEPRESSIONAL
-  POMELLO SAND, 0-5% SLOPES

-  PLACID AND BASINGER FINE SAND, DEPRESSIONAL
-  PINELLAS FINE SAND
-  PINEDA AND RIVIERA FINE SAND
-  PAOLA AND ST LUCIE SAND, 8-20% SLOPES
-  PAOLA AND ST LUCIE SAND, 0 - 8% SLOPES
-  PALM BEACH-BEACHES COMPLEX, 0-8% SLOPES
-  OLDSMAR FINE SAND
-  OKEELANTA MUCK
-  NETTLES SAND
-  MALABAR FINE SAND, HIGH
-  LAWNWOOD AND MYAKKA FINE SAND
-  KESSON SAND, TIDAL
-  JUPITER SAND
-  JONATHAN SAND, 0-5% SLOPES
-  HONTOON MUCK

-  HOLOPAW FINE SAND
-  HOBE FINE SAND, 0-5% SLOPES
-  HALLANDALE SAND
-  GATOR AND TEQUESTA MUCK
-  FLORIDANA FINE SAND, DEPRESSIONAL
-  DUETTE FINE SAND
-  CHOBEE LOAMY SAND, DEPRESSIONAL
-  CANOVA MUCK
-  CANAVERAL SAND, 0-5% SLOPES
-  BOCA FINE SAND
-  BESSIE MUCK
-  BASINGER FINE SAND
-  ARENTS, ORGANIC SUBSTRATUM, 0-5% SLOPES
-  ARENTS, 0-2% SLOPES
-  ARCHBOLD SAND



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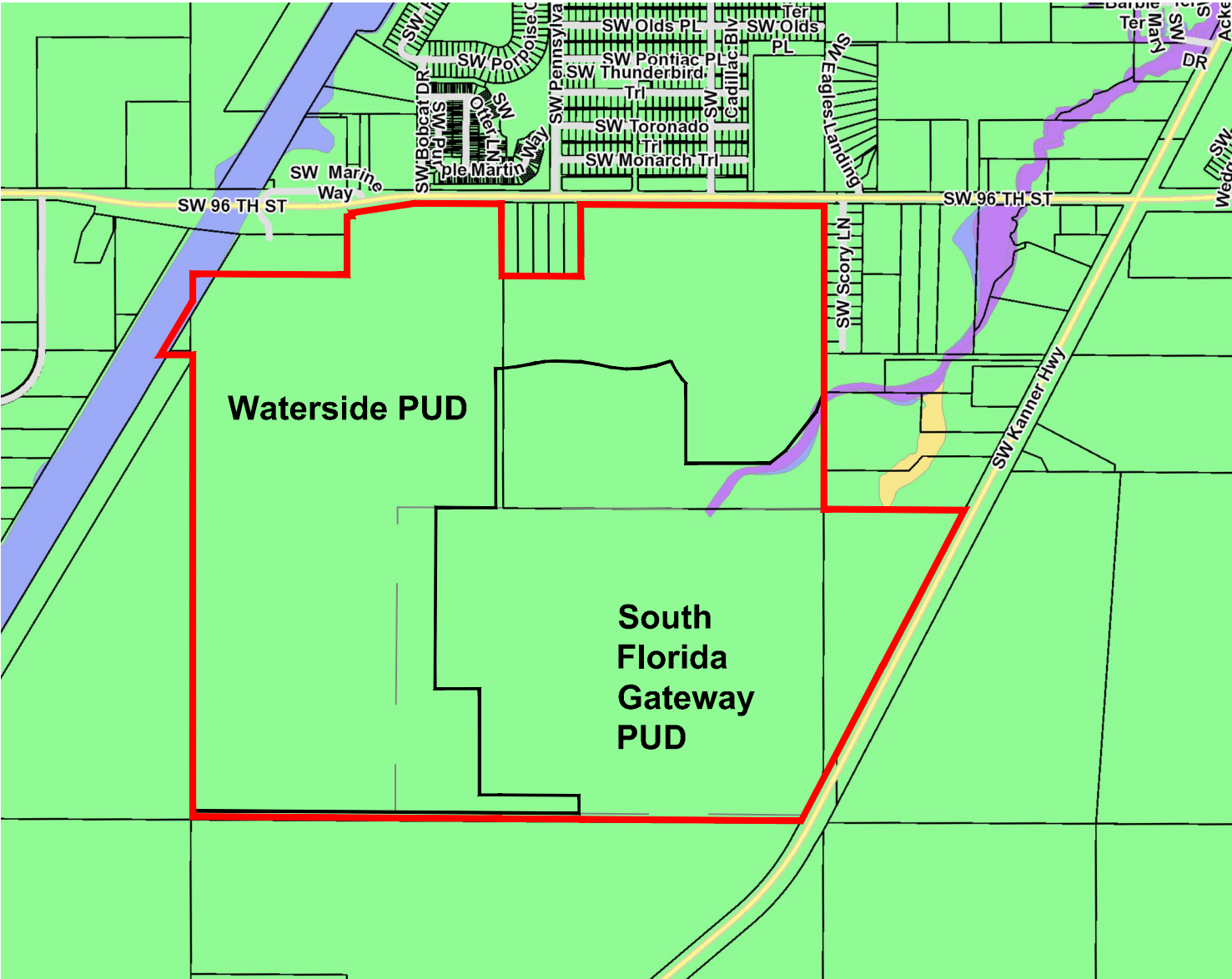
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**Waterside PUD**  
**CPA 21-11 & 21-12**  
Martin County, Florida



# FEMA Flood Map



## FEMA Flood Zones

- A
- AE
- AH
- VE
- X
- X500





## DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, 3, 4, 6, 7, 8, 11, 13 AND 14, ALL OF LOTS 5 AND 12, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'45"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (1/2) OF SAID LOT 4; THENCE S.89°38'43"E., ALONG SAID NORTH LINE, A DISTANCE OF 140.48 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°38'43"E., ALONG SAID NORTH LINE OF THE SOUTH HALF (1/2) OF LOT 4, A DISTANCE OF 1179.69 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'59"E., ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 496.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THE FOLLOWING 3 COURSES BEING BY SAID RIGHT-OF-WAY LINE: 1) N.81°44'59"E., A DISTANCE OF 39.54 FEET; 2) THENCE N.07°34'57"W., A DISTANCE OF 25.14 FEET; 3) THENCE N.81°45'49"E., A DISTANCE OF 548.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°50'10"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF LOT 3, SECTION 13 OF SAID PLAT, A DISTANCE OF 611.68 FEET; THENCE S.89°45'21"E., A DISTANCE OF 688.60 FEET; THENCE N.00°02'42"E., A DISTANCE OF 611.74 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A; THENCE S.89°45'42"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2066.62 FEET TO A POINT ON THE EAST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE S.00°07'14"W., ALONG SAID EAST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, DISTANCE OF 1585.66 FEET; THENCE S.19°51'09"W., A DISTANCE OF 192.11 FEET; THENCE S.38°09'44"W., A DISTANCE OF 425.46 FEET; THENCE S.52°28'26"W., A DISTANCE OF 168.69 FEET; THENCE N.90°00'00"W., A DISTANCE OF 718.88 FEET; THENCE N.00°00'00"E., A DISTANCE OF 684.40 FEET; THENCE N.41°22'48"W., A DISTANCE OF 43.81 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 676.00 FEET AND A RADIAL BEARING OF N.49°51'47"E., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°46'48", A DISTANCE OF 186.18 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 942.00 FEET AND A RADIAL BEARING OF N.22°07'26"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°18'00", A DISTANCE OF 646.13 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 570.00 FEET AND A RADIAL BEARING OF S.14°58'37"W., AT SAID INTERSECTION;

DESCRIPTION: CONTINUED ON SHEET 2

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

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## AGRICULTURAL TO LOW DENSITY RESIDENTIAL P.U.D. - PARCEL 1 SKETCH AND DESCRIPTION



| REVISIONS                 |      |             |      | Prepared For: KOLTER LAND PARTNERS, LLC                                                                                                                                                                                                                                                |  |
|---------------------------|------|-------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| No.                       | Date | Description | Dwn. | Date: FEBRUARY 02, 2023                                                                                                                                                                                                                                                                |  |
|                           |      |             |      | SURVEYOR'S CERTIFICATE                                                                                                                                                                                                                                                                 |  |
|                           |      |             |      | This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. |  |
|                           |      |             |      | <b>Gary Rager</b><br><small>Digitally signed by Gary Rager<br/>DN: cn=US, st=Florida, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, c=Gary Rager, email=GaryRager@geopointsurvey.com<br/>Date: 2023.03.30 13:06:03 -0400</small>                                    |  |
|                           |      |             |      | <b>Gary A. Rager</b><br>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>                                                                                                                                                                                                       |  |
| Sheet No. 01 of 04 Sheets |      |             |      | NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER                                                                                                                                                                       |  |
|                           |      |             |      | <b>GeoPoint Surveying, Inc.</b><br>4152 W. Blue Heron Blvd.<br>Suite 105<br>Riviera Beach, FL 33404<br>Phone: (561) 444-2720<br>www.geopointsurvey.com<br>Licensed Business Number LB 7768                                                                                             |  |
|                           |      |             |      | Drawn: SWM Date: 02/02/2023 Data File: N/A                                                                                                                                                                                                                                             |  |
|                           |      |             |      | Check: GAR P.C.: N/A Field Book: N/A                                                                                                                                                                                                                                                   |  |
|                           |      |             |      | Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 1                                                                                                                                                                                                                              |  |



DESCRIPTION: CONTINUED FROM SHEET 1

THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°20'31", A DISTANCE OF 132.73 FEET TO A POINT OF TANGENCY; THENCE N.88°21'55"W., A DISTANCE OF 231.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 570.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'09", A DISTANCE OF 169.15 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1851.00 FEET AND A RADIAL BEARING OF N.12°58'30"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'54", A DISTANCE OF 284.24 FEET TO A POINT ON NON-TANGENT INTERSECTION AND TO A POINT ON THE NORTHWEST QUARTER (1/4) OF SECTION 13; THENCE N.89°58'49"W., A DISTANCE OF 50.00 FEET; THENCE S.00°01'11"W., ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH SAID NORTHWEST QUARTER (1/4) OF SECTION 13, A DISTANCE OF 1191.55 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SOUTH FLORIDA GATEWAY PUD - PLAT, AS RECORDED IN PLAT BOOK 19, PAGES 56 THROUGH 61, INCLUSIVE, OF SAID PUBLIC RECORDS AND TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 6; THENCE N.89°44'14"W., ALONG SAID NORTH BOUNDARY LINE OF SOUTH FLORIDA GATEWAY PUD - PLAT AND ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 6, A DISTANCE OF 513.16 FEET; THENCE S.00°15'42"W., A DISTANCE OF 2604.46 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, OF SAID PUBLIC RECORDS, ALSO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 13 AND 14, OF SAID PLAT; THENCE N.89°37'43"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2065.55 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'32"E., ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 12 AND 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.57 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE N.00°00'45"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1326.29 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE CONTINUE N.00°00'45"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SECTION 13 AND THE WEST LINE OF SAID LOT 4, SECTION 13 OF SAID PLAT, ALSO BEING THE EASTERLY LINE OF SAID PARCEL 131, A DISTANCE OF 430.17 FEET TO THE SOUTHERLY CORNER OF PARCEL 136, RIGHTS-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENT, RECORDED IN PLAT BOOK 2, PAGE 35, OF SAID PUBLIC RECORDS; THENCE N.31°15'05"E., ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 136, A DISTANCE OF 270.88 FEET TO THE POINT OF BEGINNING.

CONTAINING: 15,578,856 SQUARE FEET OR 357.641 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**AGRICULTURAL TO LOW DENSITY  
RESIDENTIAL P.U.D. - PARCEL 1  
SKETCH AND DESCRIPTION**



| <b>REVISIONS</b><br><table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>Dwn.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> |      |             |      | No.                                                                                                              | Date | Description | Dwn. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Prepared For: KOLTER LAND PARTNERS, LLC<br><b>Date: FEBRUARY 02, 2023</b><br>SURVEYOR'S CERTIFICATE<br><br><b>Gary A. Rager</b><br>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b> |  | <b>GeoPoint</b><br>Surveying, Inc.<br>4152 W. Blue Heron Blvd.<br>Suite 105<br>Riviera Beach, FL 33404<br>Phone: (561) 444-2720<br>www.geopointsurvey.com<br>Licensed Business Number LB 7768<br>Drawn: SWM Date: 02/02/2023 Data File: N/A<br>Check: GAR P.C.: N/A Field Book: N/A<br>Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 1 |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|------|------------------------------------------------------------------------------------------------------------------|------|-------------|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Date | Description | Dwn. |                                                                                                                  |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                                  |  |
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| Sheet No. 02 of 04 Sheets                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |      |             |      | NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER |      |             |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                                  |  |



Scale: 1"=1000'

1768

Parcel 1

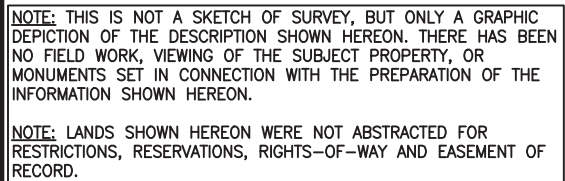
DWG NAME: W:\KOLTER-WATERSIDE\SURVEY\SD PUD-WATERSIDE RESIDENTIAL PARCELS\IPUD-AGR-LOW DENS RESID-PARCEL 1.DWG

PLOTTED BY: SERGIO MACHADO

ON: 3/30/2023 12:18 PM

LAST SAVED BY: SERGIOM

ON: 3/30/2023 12:18 PM



Section: 13 Twn. 39S Rng. 40E Job #: Aq-LwDenRes Parcel 1

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE  
& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



| LINE DATA TABLE |               |        |
|-----------------|---------------|--------|
| NO.             | BEARING       | LENGTH |
| L1              | S 00°01'11" W | 611.68 |
| L2              | S 89°45'21" E | 688.60 |
| L3              | N 00°02'42" E | 611.74 |
| L4              | S 19°51'09" W | 192.11 |
| L5              | S 38°09'44" W | 425.46 |
| L6              | S 52°28'26" W | 168.69 |
| L7              | N 90°00'00" W | 718.88 |
| L8              | N 00°00'00" E | 684.40 |
| L9              | N 41°22'48" W | 43.81  |
| L10             | N 88°21'55" W | 231.83 |
| L11             | N 89°58'49" W | 50.00  |
| L12             | N 00°00'45" E | 430.17 |
| L13             | N 31°15'05" E | 270.88 |

| CURVE DATA TABLE |          |           |         |
|------------------|----------|-----------|---------|
| NO.              | RADIUS   | DELTA     | ARC     |
| C1               | 676.00'  | 15°46'48" | 186.18' |
| C2               | 942.00'  | 39°18'00" | 646.13' |
| C3               | 570.00'  | 13°20'31" | 132.73' |
| C4               | 570.00'  | 17°00'09" | 169.15' |
| C5               | 1851.00' | 8°47'54"  | 284.24' |

| RADIAL BEARING TABLE |               |
|----------------------|---------------|
| NO.                  | BEARING       |
| RAD14                | N 49°51'47" E |
| RAD15                | N 22°07'26" W |
| RAD16                | S 14°58'37" W |
| RAD17                | N 12°58'30" W |

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## AGRICULTURAL TO LOW DENSITY RESIDENTIAL P.U.D. - PARCEL 1 SKETCH AND DESCRIPTION

### LEGEND

P.O.B. --- POINT OF BEGINNING  
P.O.C. --- POINT OF COMMENCEMENT  
PG./PG(s) --- PAGE(s)  
13-39-40 --- SECTION-TOWNSHIP-RANGE  
14 13  
23 24 --- SECTION CORNER  
P.B. --- PLAT BOOK  
P.U.D. --- PLANNED UNIT DEVELOPMENT

Prepared For: KOLTER LAND PARTNERS, LLC

Date: FEBRUARY 02, 2023

D.B. --- DEED BOOK  
S.R. --- STATE ROAD  
R/W --- RIGHT-OF-WAY  
L1 --- LINE SEGMENT  
C1 --- CURVE SEGMENT  
RAD17 --- RADIAL BEARING



4152 W. Blue Heron Blvd. Phone: (561) 444-2720  
Suite 105 www.geopointsurvey.com  
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: SWM Date: 02/02/2023 Data File: N/A  
Check: GAR P.C.: N/A Field Book: N/A  
Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 1

Sheet No. 04 of 04 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE  
& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 14 AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'58"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.55 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE EAST LINE OF LOTS 3 AND 6, OF SAID PLAT, A DISTANCE OF 2646.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND SOUTHEAST CORNER OF SAID LOT 6; THENCE S.00°00'16"E., ALONG THE EAST LINE OF THE SOUTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE EAST LINE OF LOTS 10 AND 15 OF SAID PLAT, A DISTANCE OF 2453.96 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°32'35"E., A DISTANCE OF 661.44 FEET; THENCE S.00°27'25"W., A DISTANCE OF 151.61 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, OF SAID PUBLIC RECORDS, ALSO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 15 AND 16, OF SAID PLAT; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND SAID LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE EAST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 660.32 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST (1/4) QUARTER OF SECTION 13; THENCE N.89°37'43"W., ALONG THE NORTH LINE OF SAID 100.00 FOOT OUTFALL DITCH EASEMENT, ALSO BEING A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, ALSO THE SOUTH LINE OF LOTS 13 AND 14, OF SAID PLAT, A DISTANCE OF 575.17 FEET; THENCE N.00°15'42"E., A DISTANCE OF 1056.93 FEET; THENCE S.89°44'18"E., A DISTANCE OF 380.40 FEET; THENCE S.00°00'16"E., A DISTANCE OF 906.06 FEET; THENCE S.89°37'43"E., A DISTANCE OF 189.95 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING:** 533,780 SQUARE FEET OR 12.254 ACRES, MORE OR LESS.

NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

**INDUSTRIAL TO LOW DENSITY  
RESIDENTIAL P.U.D. - PARCEL 2  
SKETCH AND DESCRIPTION**

Prepared For: KOLTER LAND PARTNERS, LLC

**Date: FEBRUARY 02, 2023**

**SURVEYOR'S CERTIFICATE**

This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**Gary Rager**

Digitally signed by Gary Rager  
DN: cn=US, st=Florida, In=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com  
Date: 2023.03.30 13:06:57 -04'00'

**Gary A. Rager**

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

**LS4828**

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

**GeoPoint**  
Surveying, Inc.

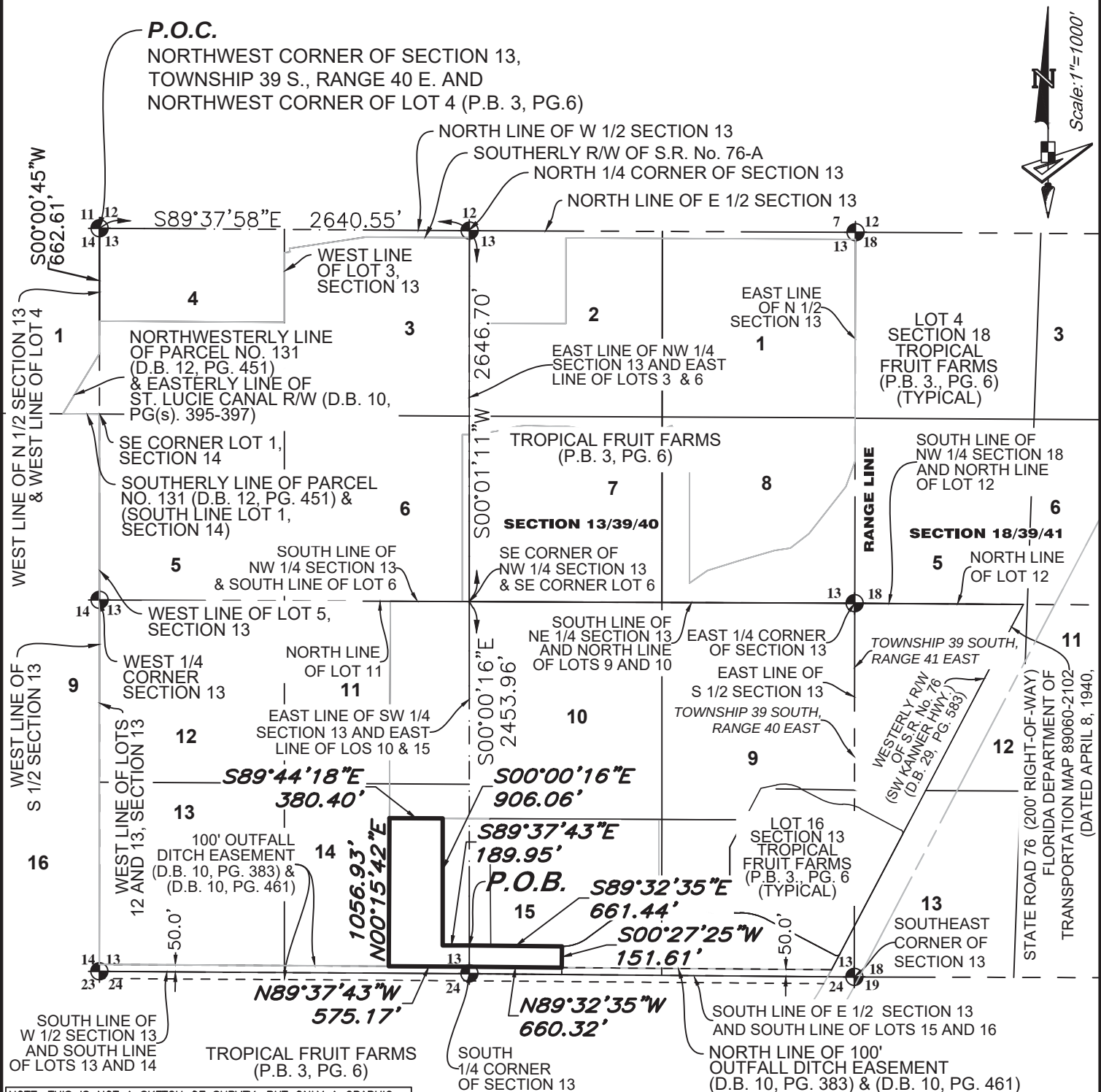
4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

|             |                   |                             |
|-------------|-------------------|-----------------------------|
| Drawn: SWM  | Date: 02/06/2023  | Data File: N/A              |
| Check: GAR  | P.C.: N/A         | Field Book: N/A             |
| Section: 13 | Twn. 39S Rng. 40E | Job #: Ag-LwDenRes Parcel 2 |

Sheet No. 01 of 02 Sheets





NOTE: THIS IS NOT A SKETCH OF SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONNECTION WITH THE PREPARATION OF THE INFORMATION SHOWN HEREON.

NOTE: LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENT OF RECORD.

### LEGEND

P.O.B. --- POINT OF BEGINNING  
P.O.C. --- POINT OF COMMENCEMENT  
PG./PG(s) --- PAGE(s)  
13-39-40 --- SECTION-TOWNSHIP-RANGE  
14 13 --- SECTION CORNER  
P.B. --- PLAT BOOK  
P.U.D. --- PLANNED UNIT DEVELOPMENT

D.B. --- DEED BOOK  
S.R. --- STATE ROAD  
R/W --- RIGHT-OF-WAY  
L1 --- LINE SEGMENT  
C1 --- CURVE SEGMENT  
RAD17 --- RADIAL BEARING

## INDUSTRIAL TO LOW DENSITY RESIDENTIAL P.U.D. - PARCEL 2 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Date: FEBRUARY 02, 2023

**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

Drawn: SWM Date: 02/06/2023 Data File: N/A  
Check: GAR P.C.: N/A Field Book: N/A  
Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 2

Sheet No. 02 of 02 Sheets

NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE  
& RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER





## 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:** March 31, 2023  
**Parcel ID#:** 13-39-40-000-001-00000-5; 13-39-40-000-003-00000-1  
**Project Name:** Waterside  
**Former Project Name:** NA  
**Owner/Developer:** Kanner/96th St Investments LLC  
**Contact Name/Number:** Morris Crady, Lucido & Associates 772-220-2100  
**Total Project Acreage:** 373  
**Year 1 of the Build-Out:** 2033

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

| Unit Type              | Number of Units | First 5-year Period |      |      |      |      | Second 5- year Period |      |      |      |       |
|------------------------|-----------------|---------------------|------|------|------|------|-----------------------|------|------|------|-------|
|                        |                 | Yr 1                | Yr 2 | Yr 3 | Yr 4 | Yr 5 | Yr 6                  | Yr 7 | Yr 8 | Yr 9 | Yr 10 |
| Single-family detached | 1,000           | 100                 | 100  | 100  | 100  | 100  | 100                   | 100  | 100  | 100  | 100   |
| 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.

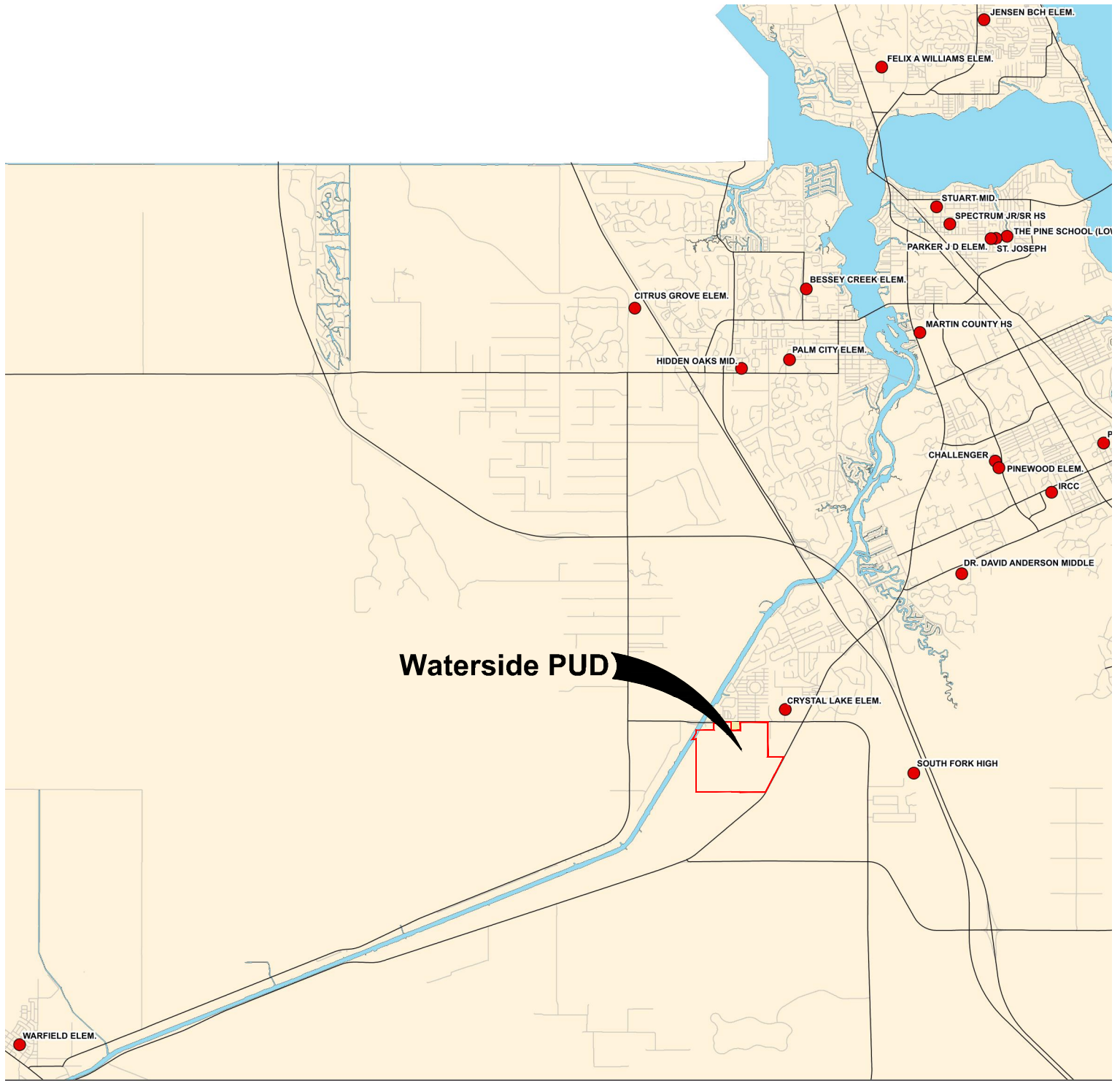
2. Project number and type of residential dwelling units at build-out, as follows:

| Unit Type              | Number of Units | Typical Unit Floor Area (sq. ft.) | Estimated Price (\$) Per Unit | Number Restricted to 55+ Age Group |
|------------------------|-----------------|-----------------------------------|-------------------------------|------------------------------------|
| Single-family detached | 1,000           | 2,301                             | \$500,000                     |                                    |
| 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.



# School Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

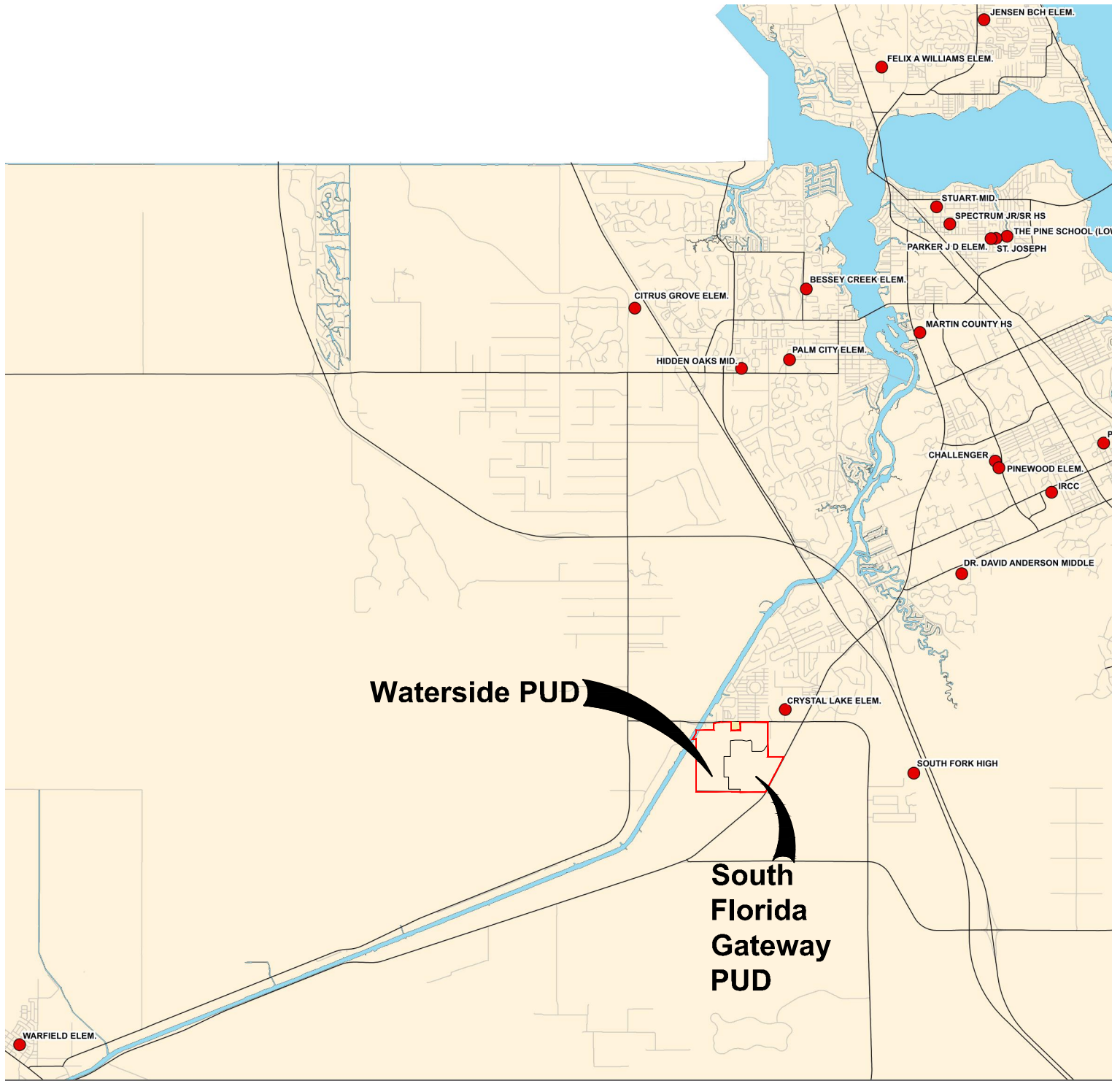
(772) 220-2100, Fax (772) 223-4220



**Waterside PUD**  
Martin County, Florida



# School Location Map



**lucido & associates**

701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-4220



**Waterside PUD**  
**CPA 21-11 & 21-12**  
**Martin County, Florida**



This worksheet is for use by local governments submitting comprehensive plan amendments to determine the availability of potable water resources to serve proposed development.



E. Amount available for all other future uses (A-B-C-D-E):

.955

If the amount in E is zero or a negative number, explain how potable water will be made available for future uses: \_\_\_\_\_

## WORKSHEET INSTRUCTIONS

1. General Information  
Date: Enter worksheet completion date.  
Contact name: Enter the contact information for the person who prepared the worksheet.  
Local government: Enter your city or county  
Potable water supplier and wastewater collection: If there are different suppliers for any proposed amendment areas, use additional work sheets.
2. Infrastructure Information  
Permitted capacity of the water and wastewater treatment plant: obtain from the utility.  
Distribution lines: indicate if distribution lines are available to serve the property. If not available, indicate who will fund the improvements and when the improvements will be completed.  
Reuse distribution lines: Indicates if reuse distribution lines are available to serve the property.  
If not available, indicate if they will be provided. If the lines are to be provided, indicate who will fund the improvements and when the improvements will be completed.
3. SFWMD Consumptive Use Permit (CUP) Information  
CUP information: Obtain from the utility.  
Allocations to other local governments: If the supplier provides water to other local Governments, enter the names of the other local governments and the supply allocation for each.  
Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances.
4. Consumptive Use Analysis  
Designated mgd or mgy: Indicate which unit of measure is used. The figures may be cited in units of either million gallons per year (mgy) or million gallons per day (mgd), but you must be consistent throughout the worksheet.
  - A. Current-year CUP allocation: Provide the annual groundwater withdrawal allowed under SFWMD-issued CUP for the current calendar year. If you receive water from another local government, enter the allocation established by agreement or by the secondary user CUP by SFWMD. It is important to consider the duration of the CUP and the CUP allocation in the last year of permit. If your CUP allocation is less in the final-year than in the current year, consider using the final year figure as a more conservative approach for planning purposes.



- B. Consumption in the previous calendar year: This figure may be taken from the EN-50 forms (SFWMD), from FDEP monthly operating reports, or from other acceptable documentation. Cite your source.
- C. Reserved capacity or growth projection: Enter an amount based on your reserved capacity or growth projection. Check which alternative you selected. Attach the calculation for the alternative selected.
- Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances. If your supplier provides water to other local governments, add the amount of the previous year's allocation that was not used.
- Growth projection: Enter the water use attributable to this year's growth and cite your data source(s). Sources for growth projections include the comprehensive land use plan, the CUP, the most current SFWMD water supply assessment, or the utility's water supply plan. If your supplier provides water to other local governments, include the amount of the previous year's allocation that was not used.
- D. Projected consumption: Attach a description of formulas, including figures and assumptions, used to derive this figure. This worksheet may be used to analyze individual amendments or multiple amendments. If using a single worksheet for multiple amendments, include the projected consumption for all amendments. If using more than one worksheet, provide a separate summary sheet with the cumulative total for all worksheets. The project consumption should be based on new growth attributable to the proposed amendment. If the proposed change is due to annexation, it is presumed to be new growth unless there are data and analysis that identify the annexation as existing development or as part of the growth projection entered on line C. If the annexation is presumed to be new growth, the projected consumption should be calculated based on the maximum development potential of the amendment area. If the proposed change is not due to annexation, calculate the difference in projected consumption based on the difference between the maximum development potential under the current designation and the proposed designation.
- E. Amount available for all other future uses: This line automatically calculates the amount available for all other future uses by subtracting lines B, C and D from A. If the amount in line E is zero or a negative number, explain how potable water will be made available for future development. For example a reuse system may be coming on line that will reduce per capita consumption of potable water.





## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

### WATER USE LETTER MODIFICATION

**APPLICATION NUMBER:** 151223-14

**PERMIT NUMBER:** 43-02720-W

**DATE ISSUED:** December 29, 2015

**EXPIRATION DATE:** November 30, 2035

**PERMITTEE:** DAVID NEILL  
P O BOX 2547  
FORT PIERCE, FL 34954

**PROJECT NAME:** INDUSTRIAL WELLS

**PROJECT LOCATION:** MARTIN COUNTY, S18/T39S/R41E  
S13,14,23,24/T39S/R40E

District staff has reviewed the information submitted in support of the referenced application for permit modification(s) and determined that the proposed activities are in compliance with the previous permit and the appropriate provisions of Rule 40E-2.331 (4)(a), Florida Administrative Code. The permit modification(s) include the following:

Move the location of proposed well 5 approximately 1,300 feet north.

Please understand that your permit remains subject to the 22 Limiting Conditions and all other terms of the permit authorization as previously issued.

A handwritten signature in blue ink that reads "Thomas Colios".

Thomas Colios  
Section Leader  
Water Use Bureau



**SPECIAL PERMIT CONDITIONS**

1. This permit is issued to:  
DAVID NEILL  
P O BOX 2547  
FORT PIERCE, FL - 34954
2. This permit shall expire on November 30, 2035.

3. Use classification is:  
  
Industrial Water Supply

4. Source classification is:  
  
Groundwater from:  
Surficial Aquifer System

5. Allocation:

Total annual allocation is 1.82 million gallons (MG). (4,986 GPD)

Total maximum monthly allocation is 0.15 million gallons (MG).

These allocations represent the amount of water required to meet the water demands as a result of a rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1-in-10 year drought event. Compliance with the annual allocation is based on the quantity withdrawn over a 12-month time period. Compliance with the maximum monthly allocation is based on the greatest quantity withdrawn in any single month. The annual allocation expressed in GPD or MGD is for informational purposes only.

If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:

1. All other conditions of the permit are met; and
2. The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.



6. Withdrawal facilities:

Groundwater - Proposed:

5 - 2" X 100' X 50 GPM Wells Cased To 80 Feet

7. The Permittee shall submit all data as required by the implementation schedule for each of the permit conditions to: SFWMD at [www.sfwmd.gov/ePermitting](http://www.sfwmd.gov/ePermitting), or Regulatory Support, MSC 9611, P.O. Box 24680, West Palm Beach, FL 33416-4680.
8. The Permittee must submit the appropriate application form incorporated by reference in Rule 40E-2.101, F.A.C., to the District prior to the permit expiration date in order to continue the use of water.
9. The Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapter 40E-3, F.A.C.
10. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapter 40E-3, F.A.C.
11. The Permittee shall submit to the District an updated "Summary of Groundwater (Well) Facilities" table ("Section IV - Sources of Water", Water Use Permit Application Form 1379) within 90 days of completion of the proposed wells identifying the actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters.



#### **STANDARD PERMIT CONDITIONS**

1. All water uses authorized by this permit shall be implemented as conditioned by this permit, including any documents incorporated by reference in a permit condition. The District may revoke this permit, in whole or in part, or take enforcement action, pursuant to Section 373.136 or 373.243, F.S., unless a permit modification has been obtained to address the noncompliance.

The Permittee shall immediately notify the District in writing of any previously submitted material information that is later discovered to be inaccurate.

2. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
3. The Permittee shall notify the District in writing within 30 days of any sale, transfer, or conveyance of ownership or any other loss of permitted legal control of the Project and/or related facilities from which the permitted consumptive use is made. Where Permittee's control of the land subject to the permit was demonstrated through a lease, the Permittee must either submit a new or modified lease showing that it continues to have legal control or documentation showing a transfer in control of the permitted system/project to the new landowner or new lessee. All transfers of ownership are subject to the requirements of Rule 40E-1.6107, F.A.C. Alternatively, the Permittee may surrender the consumptive use permit to the District, thereby relinquishing the right to conduct any activities under the permit.
4. Nothing in this permit should be construed to limit the authority of the District to declare a water shortage and issue orders pursuant to Chapter 373, F.S. In the event of a declared water shortage, the Permittee must adhere to the water shortage restrictions, as specified by the District. The Permittee is advised that during a water shortage, reports shall be submitted as required by District rule or order. The Permittee is advised that during a water shortage, pumpage, water levels, and water quality data shall be collected and submitted as required by District orders issued pursuant to Chapter 40E-21, F.A.C.
5. This permit does not convey to the Permittee any property rights or privileges other than those specified herein, nor relieve the permittee from complying with any applicable local government, state, or federal law, rule, or ordinance.
6. With advance notice to the Permittee, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications. The Permittee shall either accompany District staff onto the

property or make provision for access onto the property.

7. A. The Permittee may seek modification of any term of an unexpired permit. The Permittee is advised that Section 373.239, F.S., and Rule 40E-2.331, F.A.C., are applicable to permit modifications.

B. The Permittee shall notify the District in writing 30 days prior to any changes to the project that could potentially alter the reasonable demand reflected in the permitted allocation. Such changes include, but are not limited to, change in irrigated acreage, crop type, irrigation system, large users agreements, or water treatment method. Permittee will be required to apply for a modification of the permit for any changes in permitted allocation.

8. If any condition of the permit is violated, the permit shall be subject to review and modification, enforcement action, or revocation pursuant to Chapter 373, F.S.
9. The Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the Permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1-in-10 year drought event that results in the:

A. Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

B. Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

10. The Permittee shall mitigate harm to the natural resources caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

A. Reduction in ground or surface water levels that results in harmful lateral movement



of the fresh water/salt water interface,

B. Reduction in water levels that harm the hydroperiod of wetlands,

C. Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

D. Harmful movement of contaminants in violation of state water quality standards, or

E. Harm to the natural system including damage to habitat for rare or endangered species.

11. The Permittee shall mitigate harm to existing off-site land uses caused by the Permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the Permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

A. Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

B. Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or,

C. Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

c: Div of Recreation and Park - District 5  
Martin County Board of County Commissioners  
Martin County Health Dept  
South Martin Regional Utility



### **ADDRESSES**

Div of Recreation and Park - District 5 - Ernest Cowan, FDEP  
Attn: - Ernest Cowan, FDEP  
13798 SE Federal Highway  
Hobe Sound FL 33455  
ernest.cowan@dep.state.fl.us

Martin County Board of County Commissioners  
Attn:  
PO Box 9000  
Stuart FL 34995-9000  
nvanvonno@martin.fl.us

Martin County Health Dept  
Attn: Well Construction  
3441 SE Willoughby Blvd  
Stuart FL 34994  
todd\_reinhold@doh.state.fl.us

South Martin Regional Utility  
Attn: Mario Loaiza, P.E.  
PO Box 395  
Hobe Sound FL 33475  
mloaiza@tji.martin.fl.us

## NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### **FILING INSTRUCTIONS**

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.



- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

#### INITIATION OF AN ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

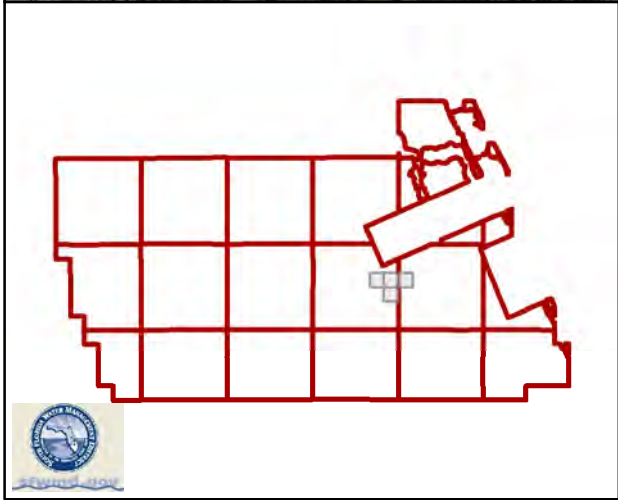
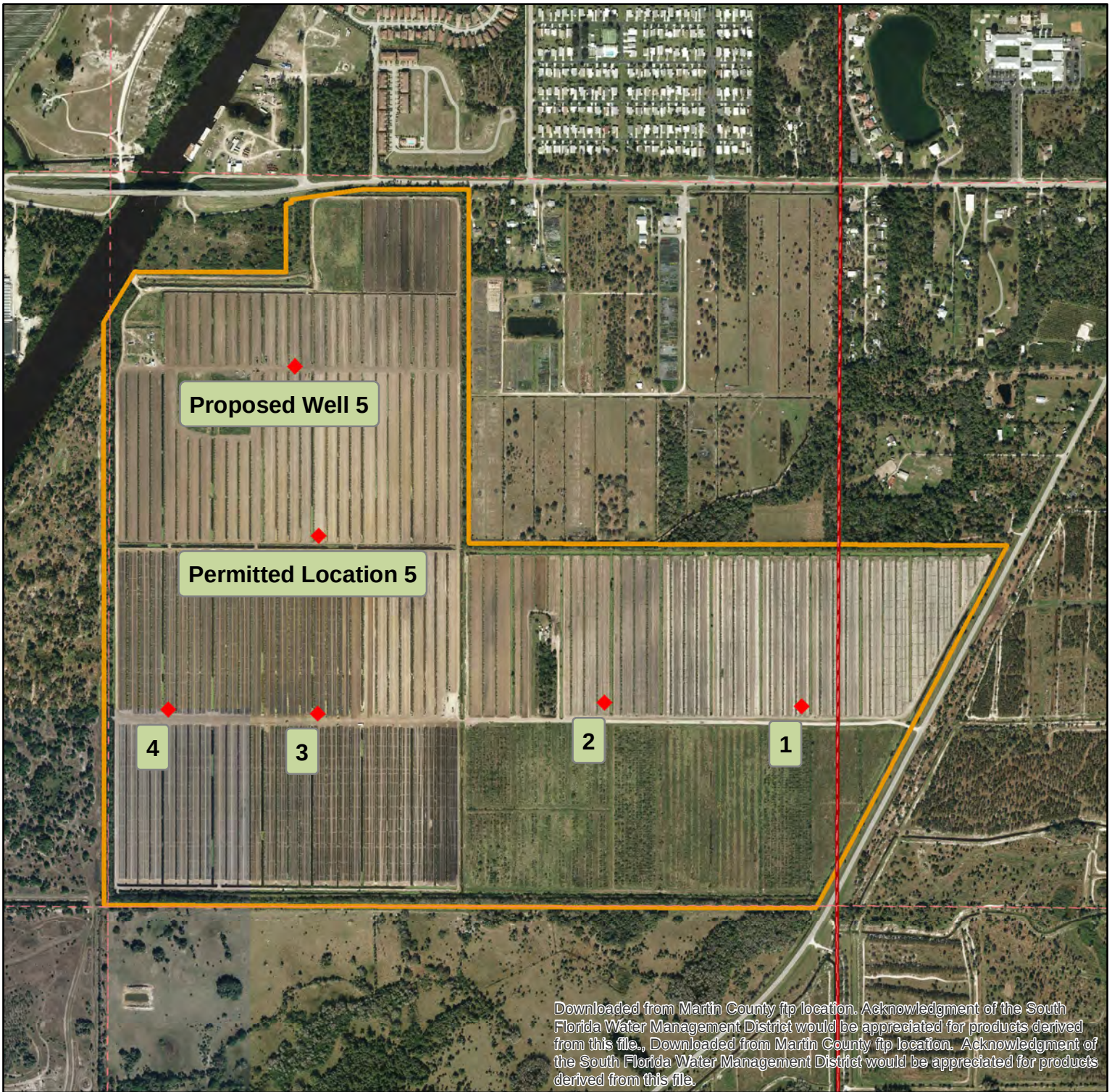
#### MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

#### RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.





MARTIN COUNTY, FLORIDA

 Application

 WELL

Application No: 151223-14

Sec 13,14,23,24 / Twp 39 / Rge 40

Project Name: INDUSTRIAL WELLS

N



Map Date: 2015-12-28

Permit No: 43-02720-W

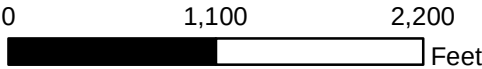


Exhibit No: 1



**TABLE - A**  
**Description Of Wells.**

**Application Number: 151223-14**

|                                    |                          |                          |                          |                          |                                |                          |
|------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------------|--------------------------|
| <b>Well ID</b>                     | 272585                   | 272586                   | 272587                   | 272588                   | 272589                         | 272887                   |
| <b>Name</b>                        | Well-1                   | Well-2                   | Well-3                   | Well-4                   | Well-5                         | 5 - New Location         |
| <b>Map Designator</b>              | 1                        | 2                        | 3                        | 4                        | 5                              | Proposed Well 5          |
| <b>FLUWID Number</b>               |                          |                          |                          |                          |                                |                          |
| <b>Well Field</b>                  |                          |                          |                          |                          |                                |                          |
| <b>Existing/Proposed</b>           | P                        | P                        | P                        | P                        | A                              | P                        |
| <b>Well Diameter(Inches)</b>       | 2                        | 2                        | 2                        | 2                        | 2                              | 2                        |
| <b>Total Depth(feet)</b>           | 100                      | 100                      | 100                      | 100                      | 100                            | 100                      |
| <b>Cased Depth(feet)</b>           | 80                       | 80                       | 80                       | 80                       | 80                             | 80                       |
| <b>Facility Elev. (ft. NGVD)</b>   |                          |                          |                          |                          |                                |                          |
| <b>Screened Interval</b>           |                          |                          |                          |                          |                                |                          |
| <b>From</b>                        |                          |                          |                          |                          |                                |                          |
| <b>To</b>                          |                          |                          |                          |                          |                                |                          |
| <b>Pumped Or Flowing</b>           | P                        | P                        | P                        | P                        | P                              | P                        |
| <b>Pump Type</b>                   | Centrifugal              | Centrifugal              | Centrifugal              | Centrifugal              | Centrifugal                    | Centrifugal              |
| <b>Pump Int. Elev. Feet (NGVD)</b> |                          |                          |                          |                          |                                |                          |
| <b>Feet (BLS)</b>                  |                          |                          |                          |                          |                                |                          |
| <b>Pump Capacity(GPM)</b>          | 50                       | 50                       | 50                       | 50                       | 50                             | 50                       |
| <b>Year Drilled</b>                |                          |                          |                          |                          |                                |                          |
| <b>Planar Location</b>             |                          |                          |                          |                          |                                |                          |
| <b>Source</b>                      | APPLICANT                | APPLICANT                | APPLICANT                | APPLICANT                | APPLICANT                      |                          |
| <b>Feet East</b>                   | 888037                   | 886595                   | 884494                   | 883399                   | 884499                         | 884328                   |
| <b>Feet North</b>                  | 998020                   | 998045                   | 997966                   | 997994                   | 999267                         | 1000513                  |
| <b>Accounting Method</b>           | None                     | None                     | None                     | None                     | None                           | None                     |
| <b>Use Status</b>                  | Primary                  | Primary                  | Primary                  | Primary                  | Proposed But Never Constructed | Primary                  |
| <b>Water Use Type</b>              | Industrial               | Industrial               | Industrial               | Industrial               | Industrial                     | Industrial               |
| <b>Aquifer</b>                     | Surficial Aquifer System | Surficial Aquifer System | Surficial Aquifer System | Surficial Aquifer System | Surficial Aquifer System       | Surficial Aquifer System |



## SOUTH FLORIDA WATER MANAGEMENT DISTRICT

### WATER USE LETTER MODIFICATION

**APPLICATION NUMBER:** 220217-7      **PERMIT NUMBER:** 43-00090-W  
**DATE ISSUED:** March 7, 2022      **EXPIRATION DATE:** July 9, 2029  
**PERMITTEE:** K L WATERSIDE L L C  
701 S. OLIVE AVENUE, SUITE 104  
WEST PALM BEACH, FL 33401  
**PROJECT NAME:** K L WATERSIDE  
**PROJECT LOCATION:** MARTIN COUNTY, S13/T39S/R40E  
S18/T39S/R41E

District staff has reviewed the information submitted in support of the referenced application for permit modification(s) and determined that the proposed activities are in compliance with the previous permit and the appropriate provisions of Rule 40E-2.331 (4)(a), Florida Administrative Code. The permit modification(s) include the following

- 1) A reduction in total Project acreage from 400 to 325 acres;
- 2) A reduction of irrigated acres from 400 to 298.93;
- 3) A decrease in monthly and annual allocations from 76.02 million gallons (MG) to 67.04 MG, and 455 MG to 436.80 MG, respectively. Additionally, the updated allocation includes a decrease in freeze protection allocation from 17.9 MG to 17.63 MG; and
- 4) The crop planting schedule was updated to reflect updated planting from 2 plantings per year to 3 plantings per year.

Within six months of permit issuance, the Permittee shall plug and abandon the following wells in accordance with Chapter 40E-3, F.A.C.: Well M-740 (MF-10) (well id: 229754)

Limiting Conditions and Limiting Condition Requirements were updated to remove reporting and calibration requirements for Well M-740 (MF-10).

Please understand that your permit remains subject to the 21 Limiting Conditions and all other terms of the permit authorization as previously issued.

A handwritten signature in blue ink, reading "Alberto J. Naya".

Alberto J. Naya, P.G.  
Section Leader  
Water Use Bureau



### LIMITING CONDITIONS

1. This permit shall expire on July 9, 2029.
2. Application for a permit modification may be made at any time.
3. Water use classification:  
  
Agricultural Irrigation
4. Source classification is:  
  
Groundwater from:  
Upper Floridan Aquifer  
  
Surface Water from:  
SFWMD Canal (C-44)
5. Total annual allocation is 436.80 million gallons (MG). (1.20 MGD)

Total maximum monthly allocation is 67.04 million gallons (MG).

These allocations represent the amount of water required to meet the water demands as a result of rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1 in 10 year drought event. If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:

(A) All other conditions of the permit are met; and

(B) The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

This Permit is issued to:

K L WATERSIDE LLC  
701 S. OLIVE AVENUE, SUITE 104  
WEST PALM BEACH, FL 33401

7. Withdrawal facilities:

Groundwater - Existing:

- 1 - 4" X 890' X 200 GPM Well Cased To 500 Feet
- 1 - 4" X 200 GPM Well With Unknown Total And Cased Depth

Surface Water - Existing:

- 1 - 18" x 40 HP X 10000 GPM Axial Flow Pump
- 1 - 10" x 125 HP X 1840 GPM Centrifugal Pump

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

(A) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or



(B) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm caused by withdrawals, as determined through reference to the conditions for permit issuance, includes:

(A) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

(B) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

(C) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

(A) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

(B) Reduction in water levels that harm the hydroperiod of wetlands,

(C) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

(D) Harmful movement of contaminants in violation of state water quality standards, or

(E) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.
12. Authorized representatives of the District, with advance notice to the permittee, shall be permitted to enter, inspect, and observe the permitted system to determine compliance with permit conditions.
13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.
14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.
15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: SFWMD at [www.sfwmd.gov/ePermitting](http://www.sfwmd.gov/ePermitting), or Regulatory Support, 3301 Gun Club Road, West Palm Beach, FL 33406.
16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.
17. Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

18. Monthly withdrawals for each withdrawal facility shall be submitted to the District



quarterly. The water accounting method and means of calibration shall be stated on each report.

19. Permittee shall submit to the District a well survey that shall include the following: well cased depth, well total depth, and chloride ion concentration of the water in wells not having this information that are listed in the Well Description Table (Table A). This survey shall be submitted within six months of permit issuance.  
.
20. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapter 40E-3, Florida Administrative Code.
21. Every ten years from the date of permit issuance the permittee shall submit a water use compliance report for review and approval by District Staff, which addresses the following:
  - (A) The results of an on-site irrigation efficiency evaluation that estimates the efficient use of water on the project site, based on the method of irrigation that was permitted. Based on the evaluation, the permittee shall identify and implement specific actions to achieve the efficient use of water for the duration of the permit. In the event that based on the onsite irrigation efficiency evaluation an additional water allocation may be necessary, the permittee shall apply for a modification of the permit if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.
  - (B) A comparison of the permitted allocation and the allocation that would apply to the project based on current District allocation rules. In the event the permit allocation is greater than the allocation provided for under District rule, the permittee shall apply for a letter modification to reduce the allocation consistent with District rules. In the event that the permit allocation is less than allowable under District rule, the permittee shall apply for a modification of the permit to increase the allocation if the permittee intends to utilize an additional allocation, or modify its operation to comply with the existing conditions of the permit.

## **NOTICE OF RIGHTS**

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### **FILING INSTRUCTIONS**

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.



- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

### **INITIATION OF AN ADMINISTRATIVE HEARING**

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

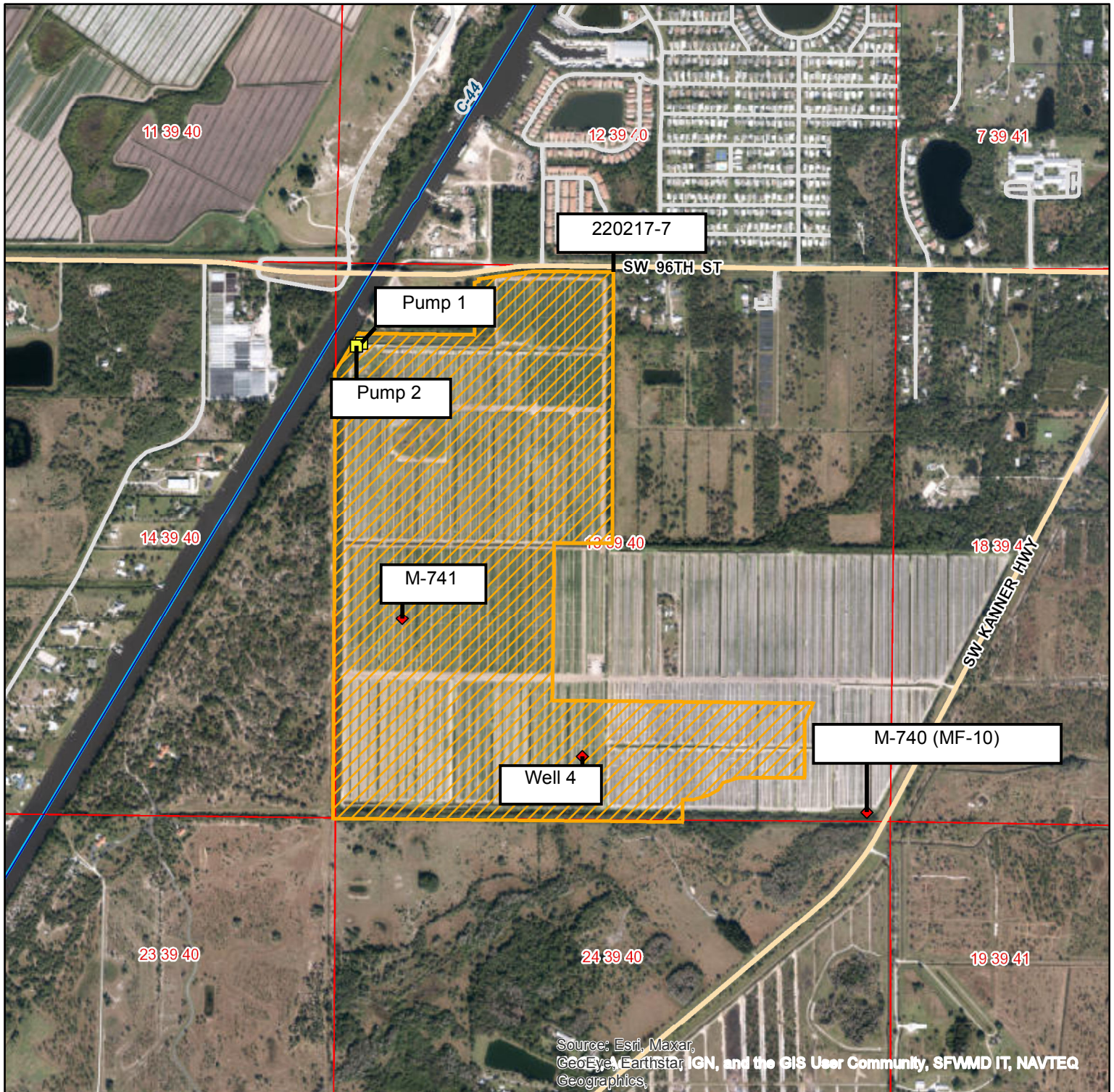
### **MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.





MARTIN COUNTY, FLORIDA

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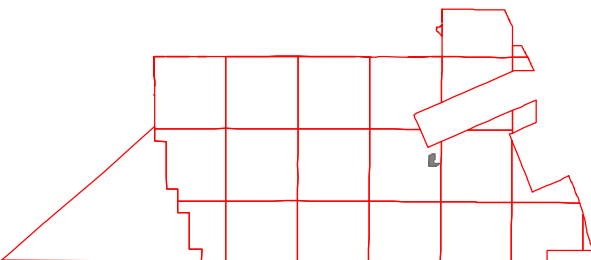
Map Date: 2022-03-03

-  Pump
-  Well
-  Application

Application No: 220217-7  
Permit No: 43-00090-W  
Sec 18 / Twp 39 / Rge 41  
Project Name: K L WATERSIDE

0 0.3 0.6  
Miles

Exhibit No: 1





**TABLE - A**  
**Description Of Wells.**

**Application Number: 220217-7**

|                                  |                        |                             |                        |
|----------------------------------|------------------------|-----------------------------|------------------------|
| <b>Well ID</b>                   | 229595                 | 229754                      | 230171                 |
| <b>Name</b>                      | 4                      | 5                           | 6                      |
| <b>Map Designator</b>            | Well 4                 | M-740 (MF-10)               | M-741                  |
| <b>FLUWID Number</b>             |                        |                             |                        |
| <b>Well Field</b>                |                        |                             |                        |
| <b>Existing/Proposed</b>         | E                      | E                           | E                      |
| <b>Well Diameter(Inches)</b>     | 4                      | 4                           | 4                      |
| <b>Total Depth(feet)</b>         |                        | 993                         | 890                    |
| <b>Cased Depth(feet)</b>         |                        | 474                         | 500                    |
| <b>Facility Elev. (ft. NGVD)</b> |                        |                             |                        |
| <b>Screened Interval</b>         |                        |                             |                        |
| <b>From</b>                      |                        |                             |                        |
| <b>To</b>                        |                        |                             |                        |
| <b>Pumped Or Flowing</b>         | F                      | F                           | F                      |
| <b>Pump Type</b>                 | None                   | None                        | None                   |
| <b>Pump Int. Elev.</b>           |                        |                             |                        |
| <b>Feet (NGVD)</b>               |                        |                             |                        |
| <b>Feet (BLS)</b>                |                        |                             |                        |
| <b>Pump Capacity(GPM)</b>        | 200                    | 0                           | 200                    |
| <b>Year Drilled</b>              |                        |                             |                        |
| <b>Planar Location</b>           |                        |                             |                        |
| <b>Source</b>                    |                        |                             |                        |
| <b>Feet East</b>                 | 885325                 | 888070                      | 883583                 |
| <b>Feet North</b>                | 997170                 | 996650                      | 998480                 |
| <b>Accounting Method</b>         | None                   | None                        | None                   |
| <b>Use Status</b>                | Standby                | To be Plugged and Abandoned | Standby                |
| <b>Water Use Type</b>            | Freeze Protection      | Freeze Protection           | Freeze Protection      |
| <b>Aquifer</b>                   | Upper Floridan Aquifer | Upper Floridan Aquifer      | Upper Floridan Aquifer |

**TABLE - B**  
**Description Of Surface Water Pumps**

**Application Number:** 220217-7

|                             |                       |                       |
|-----------------------------|-----------------------|-----------------------|
| <b>Pump ID</b>              | 113001                | 113002                |
| <b>Name</b>                 | P1-main               | P2-drip               |
| <b>Map Designator</b>       | Pump 1                | Pump 2                |
| <b>Facility Group</b>       |                       |                       |
| <b>Existing/Proposed</b>    | E                     | E                     |
| <b>Pump Type</b>            | Axial Flow            | Centrifugal           |
| <b>Diameter(Inches)</b>     | 18                    | 10                    |
| <b>Pump Capacity(GPM)</b>   | 10,000                | 1,840                 |
| <b>Pump Horse Power</b>     | 40                    | 125                   |
| <b>Two Way Pump ?</b>       | N                     | N                     |
| <b>Elevation (ft. NGVD)</b> | 12                    | 12                    |
| <b>Planar Location</b>      |                       |                       |
| <b>Source</b>               | DIGITIZED             | DIGITIZED             |
| <b>Feet East</b>            | 883178                | 883127                |
| <b>Feet North</b>           | 1001116               | 1001089               |
| <b>Accounting Method</b>    | Time Clock            | Flow Meter            |
| <b>Use Status</b>           | Primary               | Primary               |
| <b>Water Use Type</b>       | Irrigation            | Irrigation            |
| <b>Surface Water Body</b>   | SFWMD Canal<br>(C-44) | SFWMD Canal<br>(C-44) |



Calculations Of Irrigation Requirements

APPLICATION NUMBER: 220217-7

RAINFALL STATION: Stuart

CROP: Small Vegetables

IRRIGATION SYSTEM: Low-Volume/Canal Seepage Loss

SOIL TYPE: 0.8

PARCEL ACREAGE: 298.93

PARCEL NAME:

LAND USE: Agricultural

IRR. MULTIPLIER: 2

|                     | JAN  | FEB  | MAR  | APR  | MAY  | JUN  | JUL  | AUG  | SEP  | OCT  | NOV  | DEC  | TOTAL |
|---------------------|------|------|------|------|------|------|------|------|------|------|------|------|-------|
| MEAN RAINFALL       | 2.40 | 2.72 | 3.57 | 2.76 | 4.95 | 6.58 | 6.53 | 5.71 | 8.05 | 6.69 | 2.83 | 2.56 | 55.35 |
| EVAPOTRANSPIRATION  | 1.87 | 2.95 | 4.16 | 3.42 | 3.54 | 6.19 | 6.94 | 4.73 | 3.54 | 4.84 | 3.86 | 2.33 | 48.37 |
| AVG. EFFECTIVE RAIN | 1.09 | 1.30 | 1.76 | 1.35 | 2.26 | 3.35 | 3.47 | 2.73 | 3.43 | 3.15 | 1.41 | 1.19 | 26.49 |
| DROUGHT RAINFALL    | 0.89 | 1.05 | 1.43 | 1.09 | 1.83 | 2.71 | 2.81 | 2.21 | 2.78 | 2.55 | 1.15 | 0.96 | 21.46 |
| AVERAGE IRRIGATION  | 0.78 | 1.65 | 2.40 | 2.07 | 1.28 | 2.84 | 3.47 | 2.00 | 0.11 | 1.69 | 2.45 | 1.14 | 21.88 |
| DROUGHT IRRIGATION  | 0.98 | 1.90 | 2.73 | 2.33 | 1.71 | 3.48 | 4.13 | 2.52 | 0.76 | 2.29 | 2.71 | 1.37 | 26.91 |

ANNUAL SUPPLEMENTAL CROP REQUIREMENT: 26.91 INCHES

ANNUAL SUPPLEMENTAL CROP WATER USE:

26.91 IN X 298.93 AC X 2 X 0.02715 MG/AC-IN = 436.80 MG

MAXIMUM MONTHLY SUPPLEMENTAL CROP REQUIREMENT: 4.13 INCHES

MAXIMUM MONTHLY SUPPLEMENTAL CROP WATER USE:

4.13 IN X 298.93 AC X 2 X 0.02715 MG/AC-IN = 67.04 MG

TOTAL ANNUAL DEMAND: 436.80 MG

TOTAL MAXIMUM MONTHLY DEMAND: 67.04 MG

## Requirement by Permit Condition Report

**App No:** 220217-7

**Permit No:** 43-00090-W

**Project Name:** K L WATERSIDE

|                                |                                       |                                                 |                  |                 |
|--------------------------------|---------------------------------------|-------------------------------------------------|------------------|-----------------|
| <b>Permit Condition No:</b> 17 |                                       | <b>Permit Condition Code:</b> <u>WUSTD021-8</u> |                  |                 |
| <b>Facility Name</b>           | <b>Requirement Name</b>               | <b>Col Freq</b>                                 | <b>Sub Freq</b>  | <b>Due Date</b> |
| PUMP - P1-main                 | Calibration report for Pump 1-main    | Every Five Years                                | Every Five Years | 30-NOV-2026     |
| PUMP - P2-drip                 | Calibration report for Pump 2-drip    | Every Five Years                                | Every Five Years | 30-NOV-2026     |
| WELL - 4                       | Calibration report for Well 4         | Every Five Years                                | Every Five Years | 31-AUG-2022     |
| WELL - 6                       | Calibration report for Well 6         | Every Five Years                                | Every Five Years | 31-AUG-2022     |
| <b>Permit Condition No:</b> 18 |                                       | <b>Permit Condition Code:</b> <u>WUSTD022-1</u> |                  |                 |
| <b>Facility Name</b>           | <b>Requirement Name</b>               | <b>Col Freq</b>                                 | <b>Sub Freq</b>  | <b>Due Date</b> |
| PUMP - P1-main                 | Monthly withdrawal for PUMP P1-main   | Monthly                                         | Quarterly        | 31-JUL-2022     |
| PUMP - P2-drip                 | Monthly withdrawal for PUMP P2-drip   | Monthly                                         | Quarterly        | 31-JUL-2022     |
| WELL - 4                       | Monthly withdrawal for Well 4         | Monthly                                         | Quarterly        | 31-JUL-2022     |
| WELL - 6                       | Monthly withdrawal for Well 6         | Monthly                                         | Quarterly        | 31-JUL-2022     |
| <b>Permit Condition No:</b> 21 |                                       | <b>Permit Condition Code:</b> <u>WUIRR006-2</u> |                  |                 |
| <b>Facility Name</b>           | <b>Requirement Name</b>               | <b>Col Freq</b>                                 | <b>Sub Freq</b>  | <b>Due Date</b> |
| PERMIT                         | Ten-Year Compliance Report for PERMIT | Every Ten Years                                 | Every Ten Years  | 30-JUN-2029     |



# STAFF REPORT DISTRIBUTION LIST

K L WATERSIDE

**Application No:** 220217-7

**Permit No:** 43-00090-W

## **INTERNAL DISTRIBUTION**

- X Alberto Naya, P.G.
- X Courtney Priddy

## **EXTERNAL DISTRIBUTION**

- X Permittee - K L Waterside L L C
- X Agent - Osborn Engineering
- X Engr Consultant - Osborn Engineering

## **GOVERNMENT AGENCIES**

- X Div of Recreation and Park - District 5
- X Martin County Board of County Commission
- X Martin County Health Dept
- X South Martin Regional Utility Town of Jupiter Island

Exhibit No:6



**MARTIN COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**UTILITIES & SOLID WASTE DEPARTMENT**  
**PO Box 9000 Stuart, FL 34995-9000**

**DOUG SMITH**  
**STACEY HETHERINGTON**  
**HAROLD E. JENKINS II**  
**SARAH HEARD**  
**EDWARD V. CIAMPI**

Commissioner, District 1  
Commissioner, District 2  
Commissioner, District 3  
Commissioner, District 4  
Commissioner, District 5

**DON G. DONALDSON, P.E.** County Administrator  
**SARAH W. WOODS** County Attorney

**TELEPHONE** (772) 288-5400  
**WEBSITE** [www.martin.fl.us](http://www.martin.fl.us)

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March 6, 2023

**Rafael A Botero**  
**Kimley-Horn and Associates Inc**  
**1615 S Congress Ave, Ste 201**  
**Delray Beach FL 33445**

**Re: Kolter Residential**  
**PCN # 13-39-40-000-003-00000-1**  
**Potable Water and Wastewater Service Capacity**

**Dear Mr Botero:**

This will confirm that Martin County Utilities has adequate capacity to provide wastewater service to the above property. It is the developer's responsibility to construct required wastewater infrastructure to and internal to the project. The county will provide service subject to execution of a service agreement and payment of appropriate fees and charges.

As this project is outside our current service boundary and master plan build out, Martin County Utilities will need to evaluate raw water capacity in order to provide finished water for this project. In addition to customary capital facility charges, the developer may be required to offset impacts through providing well sites, wells, raw water transmission mains, and / or treatment components. The scope and proportionate share of developer contribution will not be known until the well field study, which is currently underway, has been completed.

To this end, Martin County Utilities has no objection to submitting required applications to Growth management for the overall project.

Sincerely,



**Leo Repetti PE**  
**Project Engineer**

LR/sk



**Kanner/96<sup>th</sup> Street Investments LLC**  
**Comprehensive Growth Management Plan**  
**Text Amendment**  
**Policy 4.1B.2**

**April 3, 2023**

(Proposed text revisions are ~~struck-through~~ or underlined 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:

(?) The following restrictions shall be applied to the tract of real property designated as Low Density Residential on the Future Land Use Map and described in Ordinance No. ????.

(a) Residential units shall be limited to a maximum of 1,000 units.

(b) A monetary contribution of \$1000 per residential unit shall be donated to the Martin County Community Land Trust to address variable housing needs throughout the County:

(c) All future applications for development approval shall be processed as a Planned Unit Development (PUD).

## Comprehensive Plan Text Amendment (PUSD)

**APPLICATION DESCRIPTION / JUSTIFICATION****1.0 Comprehensive Growth Management Plan Text Amendment**

The proposed text amendment applicable to the subject property has two components:

- 1.1 Chapter 4 - Policy 4.1B.2. Analysis of availability of public facilities, Subsection 2 (Sub-area development restriction); and
- 1.2 Chapter 4 - Policy 4.7A.7. Allowed alterations to the Primary Urban Service District, Figure 4.2 (Urban Services District Map) and Chapter 11 - Martin County Utility Service Areas (Figures 11-1 and 11-2). The expansion of the Primary Urban Service District (Figure 4-2) includes the area within FLUM CPA 21-12 (369.89 ac) and the conversion of the adjacent Free-Standing Urban Service District, which includes the existing South Florida Gateway PUD (184.11 ac), the existing Martin County Operations Center (29.98 ac) and the pending 2nd PUD Amendment to the South Florida Gateway PUD / FLUM CPA 22-12 (60.47 ac) for a total area of 644.45 acres.

**2.0 Analysis of Comprehensive Growth Management Plan Text Amendment Criteria.**

The proposed addition to Policy 4.1B.2 is specifically identified below. Proposed language to be added is underlined. The *italicized* text is actual language from the CGMP. Justification for the proposed change and applicant's responses are provided within the "boxed-in" sections that follow. Highlighted portions of existing CGMP policy language have been added for emphasis and relevance to the property to be included in the expanded Primary Urban Service District.

**2.1 Policy 4.1B.2**

(?) The following restrictions shall be applied to the tract of real property designated as Low Density Residential on the Future Land Use Map and described in Ordinance No. ????.

(a) Residential units shall be limited to a maximum of 1,000 units.

(b) A monetary contribution of \$1,000 per residential unit shall be donated to the Martin County Community Land Trust to address variable housing needs throughout the County:

(c) All future applications for development approval shall be processed as a Planned Unit Development (PUD).

*Policy 4.1B.2.* allows Martin County to 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 (i.e. maximum allowable density and intensity) 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. 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



## Comprehensive Plan Text Amendment (PUSD)

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.

The proposed revised text is designed to be consistent with the maximum allowable intensity already allowed while allowing residential development opportunities to meet current and future housing needs, and to attract industries that desire a nearby housing supply.

## 2.2 Policy 4.7A.7 (Figure 4.2, Figure 11-1, Figure 11-2)

Documentation of compliance with Policy 4.7A.7. is necessary to expand the Primary Urban Service District (PUSD) boundary and amend Figure 4.2 (Urban Service District Map) and Figures 11-1 and 11-2 (Martin County Utility Service Areas) to accommodate the proposed expansion of the Low Density residential future land use (CPA 21-12) south of SW 96<sup>th</sup> Street, west of the existing industrial land use. The PUSD expansion also includes the conversion of the existing Free-Standing Urban Service District that supports the South Florida Gateway PUD and the Martin County's Operations Center.

The following CGMP policies provide the criteria for the expansion of the Primary Urban Service District boundary:

*Policy 4.7A.7. Allowed alterations to the Primary Urban Service District boundary. The Primary Urban Service District boundaries delineated on Figure 4-2 (Urban Services District Boundary Map) are intended to separate urban from nonurban areas. The land uses and intensity of development permitted in the Primary Urban Service District and development in the district must have all public facilities and services at adopted LOS standards. Therefore, during consideration of any expansion, creation or contraction of these boundaries through the plan amendment process, the Board of County Commissioners must find that the requested alteration to the Primary Urban Service District boundary will:*

**(1) Not create any internal inconsistency with other elements of the adopted CGMP;**

The proposed expansion of the Primary Urban Service District is necessary to comply with policies that require adequate lands to meet the future needs of the population. It is consistent with the County's Analysis of Public Facilities, Residential Demand Analysis and the Residential Capacity and Vacant Land Analysis reports issued by the County Growth Management Department and presented to the Board of County Commissioners on February 13, 2018. During the presentation the Board of County Commissioners acknowledged suitable land in the existing PUSD may not exist for the 15-year planning period and directed staff to conduct a planning analysis to identify various options to address the need for additional residential capacity including the expansion of the PUSD. The proposed expansion of the Primary Urban Service District is necessary to address the current deficit in vacant land designated for Low Density residential future land use. The expansion in this area meets the existing and future demand for housing and allows greater opportunity to attract desirable industries.

## Comprehensive Plan Text Amendment (PUSD)

*(2) Not result in incompatibilities with adjacent land uses;*

The expansion of urban land use, i.e. Low Density residential, in close proximity to the existing Industrial land use along the Kanner Highway frontage creates compatibility with the residential uses along SW 96<sup>th</sup> Street. The properties adjacent to the expansion of the Primary Urban Service District are mostly vacant lands and single-family ranches that are already adjacent to urban uses within the Primary Urban Service District (PUSD) including developed commercial properties at the intersection of 96<sup>th</sup> Street and Kanner Highway (SR 76), residential and institutional uses along the frontage of SW 96<sup>th</sup> Street and waterfront/industrial uses along the St. Lucie Canal. Therefore, the proposed expansion of the PUSD does not result in incompatibilities with adjacent land uses and complies with criteria (2).

*(3) Not adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with this Plan;*

The area to be included in the PUSD is ideally suited for inclusion because the land has already been impacted by agricultural activities that have eliminated native habitats and native plant communities. Further, it does not contain and is not adjacent to environmentally sensitive areas, or in an area that is known to, or has any physical attributes, to support archaeological or cultural resources. Lastly, the inclusion of these lands in the PUSD will increase the water quality and decrease the quantity of stormwater allowed to be discharged into the St. Lucie Canal. It will also reduce the negative impacts of septic tank systems by providing the opportunity for existing and proposed development to connect to Martin County Utilities for potable water and wastewater treatment. Therefore, the proposed expansion of the PUSD complies with criteria (3).

*(4) Be consistent with Goal 4.9 relating to appropriate residential land use capacities;*

As documented in the FLUM amendment application, the County's inventory of Low Density residential land use is severely limited and cannot support the range of housing needed for various levels of income as required by forecasts of future population growth for the 10 and 15-year growth horizon. (See analysis of Goal 4.9 in Section 2.3 below.)

*(5) Demonstrate that reasonable capacity does not exist on suitable land in the existing Primary Urban Service District for the 15-year planning period. For the purpose of this subsection, "reasonable" means available for development from the standpoint of environmental concerns, efficient use and expansion of public facilities and services, or availability of development sites in relationship to the projected needs of the population;*

Based on the findings of the February 13, 2018 Residential Capacity and Vacant Land Analysis completed by the Martin County Growth Management Department, the County Growth Management staff conducted a "Residential Capacity Expansion Analysis" and presented a draft report to the Board of County Commissioners on February 26, 2019. Page 7 of the report provided updated capacity data that considered the approval of the Pineland Prairie Mixed Use Village (MUV) future land use category that was adopted by



## Comprehensive Plan Text Amendment (PUSD)

the Board of County Commissioners in August, 2018. The Pineland Prairie MUV land use category is a site-specific land use designation (under single ownership at the time of adoption) that allows up to 4,200 residential units subject to public land donations, construction of public and private infrastructure and compliance with performance standards, comprehensive plan policies and land development codes specific to proposed development within the Pineland Prairie MUV land use. These adopted policies and performance must be followed to ensure the implementation of mixed-use design principles and the availability of public facilities and services concurrent with development impacts.

With this consideration, the staff's conclusions and recommendation in the draft Residential Capacity Expansion Analysis report including the following:

**"...Expanding residential capacity to meet the future population growth does not need to occur as quickly as indicated in February 2018. However, given the density transition policies, infrastructure needs and environmental challenges, the need for more capacity could arise sooner than projected.**

**Staff would recommend that the Board continue consideration of Future Land Use Map amendments inside the PUSD. When considering plan amendments that propose expanding the PUSD, give consideration to those amendments that provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns."**

After considering the findings in the report and staff's comments regarding technical concerns with the current methodology in the Comprehensive Plan for estimating population projections and calculating housing supply, the County Commission voted 4-1 at their meeting on February 26, 2019 to...

**"ask staff to utilize all of the resources available to them to come back with best management practices to come up with a methodology that is the most appropriate and accurate, that accurately describes the properties that are legitimately buildable in our community (restated: to ask staff to come back, after they've done their research on what they feel is the most appropriate methodology incorporating best management practices, so that we have the most accurate count of what is genuinely a buildable lot."**

Since the 2019 action was taken by the County Commission, a new methodology for calculating residential capacity has not been adopted or proposed. In the past 4 years, the few remaining buildable infill parcels within the urban service districts have been developed and parcels or lots that are not otherwise buildable continue to be counted as future supply. And, in spite of a residential construction boom that has consumed the remaining infill parcels in Martin County, no residential units have been constructed and no infrastructure to support urban development has commenced in the Pineland Prairie MUV future land use category since it was adopted in 2018.

For these reasons, the applicant engaged GAI Consultants' Community Solutions Group (CSG) to prepare an updated Residential Capacity Analysis consistent with the Board of County Commissioners direction to staff to incorporate best management practices and

## Comprehensive Plan Text Amendment (PUSD)

appropriate methodology. The report is based on sound and professionally acceptable planning principles and adopted State and Regional Comprehensive Planning methodology and guidelines. (See enclosed "Section 163.3177 Analysis") The report also details the technical deficiencies of the County's existing methodology.

The report specifically analyzes the County's current methodology and identifies why the methodology is flawed or limited by the improper use of data and assumptions. The CSG report provides an accurate account of existing housing supply, future population projections and future housing needs as required by Comprehensive Plan Policy 4.1D.5. and Policy 4.1D.6.

The CSG report concludes that the County does not have adequate supply in the 10- or 15-year planning horizon to meet the increasing demand for housing within the primary or secondary urban service districts. It provides substantial expert evidence supporting the future land use map amendment and the request to expand the Primary Urban Service District. Therefore, it complies with criteria (5).

- (6) Demonstrate that the land affected is suitable for urban uses; at a minimum, unsuitable uses include environmentally sensitive areas (to the degree they are protected by this Plan), prime agricultural areas, prime groundwater recharge areas and critical habitat for endangered or threatened species. This criterion is not intended to preclude development of surrounding lands provided that the unsuitable areas are fully protected;**

The area to be included in the PUSD is ideally suited for inclusion because it has already been impacted by agricultural activities that have eliminated native upland and wetland habitats, plant communities and natural hydrology. It is not considered prime agricultural lands and contains no prime groundwater recharge areas. Further, the subject area does not contain, and is not adjacent to, environmentally sensitive areas or critical habitat that support endangered or threatened species. Therefore, it complies with criteria (6).

- (7) Demonstrate that the full range of urban public facilities and services can be economically and efficiently supplied at the adopted LOS standards; 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:

County's Analysis of Public Facilities presented to the Board of County Commissioners on February 13, 2018;

Water and Sewer Availability Worksheet prepared by Kimley-Horn and Associates in coordination with the Martin County Utilities Department;

Traffic Study prepared by Susan O'Rourke, P.E.; and

School Impact Worksheet prepared by Lucido & Associates

Therefore, it complies with criteria (7).

- (8) Be consistent with the adopted Capital Improvements Element.**



## Comprehensive Plan Text Amendment (PUSD)

No changes to the 5-year Capital Improvements Element (CIE) are anticipated in the short term but annual monitoring of actual development activity, which is required with each site plan application, may dictate the need to update the CIE in the future to meet the anticipated needs of future development. Therefore, it complies with criteria (8).

### 2.3 Goal 4.9.

*To provide for appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population and provide residents with a variety of choices in housing types and living arrangements throughout the County.*

The expansion of the PUSD includes a future land use map amendment to Low Density residential and PUD rezoning on approximately 370 acres (+/-) of land, which will provide a wide range of residential housing opportunities. In addition, the text amendment to Policy 4.1B.2. requires a monetary contribution to the Martin County Community Land Trust in the amount of \$1,000 per residential unit to address variable housing needs throughout the County.

*Objective 4.9A. To monitor population growth, development orders and Future Land Use Map amendments to ensure that an appropriate and adequate supply of residential land use is maintained in the unincorporated areas of the County.*

The proposed PUSD expansion is consistent with the Residential Demand Analysis and the Residential Capacity and Vacant Land Analysis reports issued by the County Growth Management Department and presented to the Board of County Commissioners on February 13, 2018. During the presentation the Board of County Commissioners acknowledged suitable land in the existing PUSD may not exist for the 15-year planning horizon and directed staff to conduct a planning analysis to identify various options to address the need for additional residential capacity including the expansion of the PUSD, which is proposed by way of this request.

*Policy 4.9A.1. Suitable siting of residential development. Residential development shall be located in areas that are suitable in terms of efficient land use planning principles regarding the location and design of units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers and fire and police protection; avoidance of adverse impacts to natural resources; and continued viability of agricultural uses. The guideline for determining proximity is that commercial and employment opportunities are within 7.5 miles or 20 minutes.*

The area proposed for the PUSD expansion is ideally suited for inclusion in the PUSD for the specific reasons outlined in the policy above. Specifically, its locational and physical attributes avoid adverse impacts to environmental and productive agricultural lands. It is adjacent to major transportation corridors and water and sewer mains, within 2 miles of the SR 76/I-95 Interchange and in close proximity to schools, fire and police protection, commercial areas and major employment centers including the adjacent South Florida Gateway Industrial Park and the Martin County's Operation Center. Consistent with sound planning principles, the PUSD is bound by permanent physical barriers i.e., the St. Lucie Canal to the west, Kanner Highway (SR 76) to the east and a 100' wide FDOT Lateral Ditch Easement to the south. The recently approved Three Lakes Golf Club, which includes three 18-hole golf courses on approximately

## Comprehensive Plan Text Amendment (PUSD)

1,200 acres, completely surrounds the subject property on 3 sides and effectively confines the expansion of the PUSD and prevents further expansion south or west of the subject property. The proposed expanded PUSD boundary and proposed Low Density future land use designation discourage urban sprawl and are consistent with smart growth planning principles by providing a balance of residential and commercial land uses designed to reduce dependence on the automobile.

*Objective 4.9B. To ensure the Land Development Regulations provide zoning classifications allowing a variety of housing types and locations.*

*Policy 4.9B.1. Residential zoning classifications. At a minimum, residential zoning classifications shall be:*

*(1) Designed for sufficient single-family, multifamily and mobile home/manufactured housing development to meet the needs demonstrated in the Housing Element;*

*(2) Located consistent with the designations of the Future Land Use Map and the policies of this Plan.*

The expansion of the PUSD and designation of the corresponding Low Density residential land use allows PUD Rezoning applications that can create a wide range of residential housing opportunities. As documented in the application justification for the future land use map amendments, the proposed land use and zoning district are consistent with future land use policies of the CGMP.

*Policy 4.9D.2. Coordination of procedures for orderly transition. The requirements for orderly transition in residential densities shall be coordinated with the policies for land use allocation under Goal 4.13 and the mixed-use policies under Goal 4.3.*

*Objective 4.9E. To ensure the Land Development Regulations promote orderly land use transitions by requiring buffering between incompatible land uses.*

*Policy 4.9E.1. Forms of buffering between land uses. Buffering between incompatible land uses may take the form of:*

*(1) Physical barriers, such as berms, hedges or other landscape cover; walls or fences aesthetically designed for screening purposes; or indigenous densely vegetated open space;*

*(2) A transitional use between the incompatible uses providing for (1) low-intensity office development or (2) live-work units separating retail commercial centers and residential developments, when the impacts of live-work units are comparable to and do not exceed the impacts of office use.*

The mix of housing opportunities provided by the Low Density residential future land use designation coupled with the mix of industrial and commercial land uses along Kanner Highway are arranged to provide an orderly transition emanating from the higher intensity uses along Kanner Highway (SR 76), SW 96<sup>th</sup> Street, to the less intense uses to the west and south. The land use areas are large enough to provide physical barriers between incompatible land uses



Comprehensive Plan Text Amendment (PUSD)

and/or transitional uses between incompatible land uses while providing for interconnectivity to minimize vehicular travel.

## Comprehensive Plan Amendment – Future Land Use Map

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

The application for a future land use amendment on the approximately 373-acre (+/-) subject property is summarized as follows:

| <u>Future Land Use (Zoning)</u>       | <u>Existing</u> | <u>Proposed</u>     |
|---------------------------------------|-----------------|---------------------|
| <b>Agricultural (AG-20A)</b>          | 357.64 acres    | 0 acres             |
| <b>Industrial (LI)</b>                | 12.25 acres     | 0 acres             |
| <b>Low Density Residential (RS-5)</b> | <u>0 acres</u>  | <u>369.89</u> acres |
| <b>Total:</b>                         | 369.89 acres    | 369.89 acres        |

**See concurrent request for Text Amendment - Policy 4.1B.2.(2) Sub-area Development Restriction and Proposed Primary Urban Service District (PUSD) expansion.**

**Future Land Use Map Amendment**

According to Section 1.11.C(2) of the Comprehensive Growth Management Plan (CGMP), staff can recommend approval of the requested future land use amendments provided they are consistent with all other elements of the CGMP and at least one of the following 4 criteria has been demonstrated by the applicant to exist (The proposed request clearly meets the first 2 of the 4 criteria.):

(Please note 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; or*
- 1.2** *"(b) 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; or..."*

The proposed request clearly meets these criteria.

Since adoption of the original Comprehensive Growth Management Plan (CGMP) in 1982, numerous changes in land use designations and growth have occurred in the general area that make the proposed use logical and consistent with the surrounding land uses. Table 1 below provides a synopsis of the land use changes that have occurred in the general area since 1982. Review of aerial photography of the lands within the urban service districts north and east of the subject property shows consumption of virtually all remaining residential land except for required preservation areas. See 1983 and 2022 aerial photographs enclosed.

The transition of this area from agricultural/rural to urban development began in 1986 when the State of Florida completed the missing link of I-95 and constructed the Interchange at SR 76 (SW Kanner Highway), which is less than 2 miles from the subject property. The interchange forever changed the character of the area especially along Kanner Highway, which has become a critical east-west transportation corridor for state-wide commerce.



## Comprehensive Plan Amendment – Future Land Use Map

Immediately following the completion of the interchange and over the past 30 years, the County initiated and/or approved changes to hundreds of acres of surrounding lands to create a mix of urban uses including industrial, commercial, office and residential uses. From these land use designations, several industrial and manufacturing businesses have been developed within the Treasure Coast Commerce Center, which is located on the north side of Kanner Highway between I-95 and the Florida Turnpike, and within industrial lands on the south side of Kanner Highway. In addition, several hotels and gas stations, Halpatiokee Regional Park, and several types of residential communities have been developed including the Florida Club Golf Course community, Lost River communities, Savannah Estates, Locks Landing, River Glen condominiums, St. Lucie Falls and River Forest Mobile Home communities. Over the past 30 years, these projects have consumed virtually all the remaining urban land in this area of the County.

To support the growth that has occurred over the past 30 years, the County consolidated their regional water and wastewater services at the Tropical Farms plant located just west of the Florida Turnpike, and coordinated with the State on several drainage and roadway improvement projects along Kanner Highway including on-going work that will further increase capacity and support existing and future growth for several years to come.

These improvements and investment in public infrastructure were not only designed to support these projects but also allowed the expansion and/or construction of nearby public schools including Crystal Lake Elementary on SW 96<sup>th</sup> Street, South Fork High School on SW Pratt-Whitney Road and David Anderson Middle School on SE Cove Road.

In 2020, approximately 175 acres of Industrial land use and 75 acres of Commercial Waterfront land use was consolidated into a 250-acre Industrial future land use tract along Kanner Highway (See Ordinance 1153). By way of Policy 4.1B.2.(2) of the CGMP, the County adopted a sub-area development restriction on the property that limited Industrial and Commercial building area and development intensity. A corresponding text amendment was also adopted to create a free-standing urban service district and include the Industrial future land use area within Martin County's utility service area. On March 11, 2021, KL Waterside, LLC submitted the South Florida Gateway PUD application to create a regulatory framework intended to expedite the approval of targeted business industries. On February 1, 2022, the County approved the PUD Agreement and the infrastructure final site plan that authorized the construction of utilities and road improvements to attract targeted business industries that provide high-wage employment and economic development. Between the South Florida Gateway Industrial Park and Martin County's purchase of 30 acres of Industrial land next to the park for their future County Operations Center, more than 500 jobs will be created immediately adjacent to the subject property. The creation of these jobs is a major change that has a direct impact on the need for additional housing options in close proximity to the new workforce.

Clearly, the growth in the area and investment in public infrastructure have altered the character of the area such that the change from Agricultural to Low Density Residential future land use category is now reasonable and consistent with area land use characteristics, land use transition policies and other CGMP policies that support economic and residential development opportunities.

**TABLE 1: RELEVANT FUTURE LAND USE AMENDMENTS SINCE 1982**

| CPA Number | Location | From | To |
|------------|----------|------|----|
|------------|----------|------|----|

## Comprehensive Plan Amendment – Future Land Use Map

|       |                                                                                                                                                                                   |                                                  |                                                        |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------|
| 82-4  | South of Salerno Road and east of Tower Drive, 40 acres (Martin Memorial Hospital)                                                                                                | Rural Density Residential                        | Institutional General                                  |
| 91-1  | South of Salerno Road and west of Community Drive, 23.92 acres (Coastal Health Park PUD)                                                                                          | Institutional General                            | Commercial/ Office/Residential                         |
| 08-7  | West of Willoughby Blvd. and north of Cove Road, 35.9 acres (Willoughby Research Park)                                                                                            | Rural Density Residential                        | Commercial/ Office/Residential                         |
| 08-4  | East of Kanner Highway between Cove Road and Salerno Road, 47.11 acres (Wright Parcel)                                                                                            | Rural Density Residential                        | Estate Density Residential                             |
| 16-2  | East of Kanner Highway and north of Southwood Trail, 25 acres (Kanner 5601, LLC)                                                                                                  | Commercial General                               | Low Density Residential                                |
| 07-1E | South of Salerno Road and west of Pepperwood Drive, 9.19 acres (Council on Aging)                                                                                                 | Rural Density Residential                        | Institutional General                                  |
| 04-15 | Text amendment to expand Primary Urban Service District south of Cove Road, 870 acres                                                                                             | N/A                                              | N/A                                                    |
| 95-20 | South of Salerno Road and west of Ault Ave., 54 acres (Legacy Cove)                                                                                                               | Rural Density Residential                        | Estate Density Residential                             |
| 95-21 | Southeast corner of Cove Road and Willoughby Blvd., 38.2 acres (Cove Road Land Trust)                                                                                             | Estate Density Residential                       | Limited Commercial and Commercial/ Office/ Residential |
| 95-22 | North of Cove Road and west of Ault Ave., 37.83 acres (Legacy Cove)                                                                                                               | Rural Density Residential                        | Estate Density Residential                             |
| 95-23 | North of Cove Road and west of Ault Ave., 36.68 acres (Legacy Cove)                                                                                                               | Rural Density Residential                        | Estate Density Residential                             |
| 10-19 | Subject Property - 250 acres (Ord. 876)                                                                                                                                           | Agricultural                                     | Industrial & Waterfront Commercial                     |
| 10-20 | Subject Property (Ord. 877) Text Amendment to expand PUSD                                                                                                                         | N/A                                              | N/A                                                    |
| 19-5  | Subject Property – Text Amendment to create Free-Standing Urban Service District, Martin County Utility Service Area and provide Limitations on development intensity (Ord. 1152) | N/A                                              | N/A                                                    |
| 19-6  | Subject Property – 250 acres (Ord. 1153)                                                                                                                                          | Industrial, Waterfront Commercial & Agricultural | Industrial                                             |



## Comprehensive Plan Amendment – Future Land Use Map

**1.3** *“(c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or...”*

This criterion is not applicable. The requested change in land use is primarily justified by the growth that has occurred over the past 30 years, particularly the consumption of vacant land within the Primary Urban Service District, and the need to plan for future growth in accordance with existing CGMP policies.

**1.4** *“(d) The proposed change would fulfill a public service need that enhances the health, safety, or general welfare of County residents.”*

This criterion is not applicable. However, the proposed amendment clearly meets 2 of the 4 criteria. Staff can recommend approval of the requested change provided at least one of the four 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 property is located between Kanner Highway (SR 76) and the St. Lucie Canal, south of SW 96<sup>th</sup> Street, and less than 2 miles from the SR 76/I-95 Interchange. The property was used and has operated for several decades as an active farm, first in support of citrus, which had to be eliminated due to citrus canker and greening, and then in support of various row crops. The recently acquired “Patriot Farms” parcel that fronts directly on SW 96<sup>th</sup> Street also operated first as citrus and later as a tree nursery until the 2004-2005 hurricanes, which destroyed the trees and forced the nursery business into smaller plants and shrubs. Its primary drainage outfall is Roebuck Creek, which terminates at the southern end of the property and maintains some natural wetland characteristics.

In support of agricultural production, namely citrus and row crops, all native habitat and trees on the property (except within and adjacent to Roebuck Creek) were legally cleared and irrigation and drainage systems were developed on the property. Because agriculture is exempt from standard drainage and water quality treatment requirements, the drainage system was designed to irrigate crops and discharge high volumes of nutrient-laden run-off directly into the St. Lucie Canal and eventually into the South Fork of the St. Lucie River without any pre-treatment. Because the soil on the subject property has been depleted from decades of agricultural use, soil amendments, particularly the addition of fertilizer, and the discharge of nutrient-laden water into the canal, will continue to increase to the detriment of the St. Lucie River estuary.

Due to proximity of the St. Lucie Canal, significant start-up costs, unavoidable risks and competitive markets worldwide, citrus or crop production is not sustainable, environmentally or economically. Agricultural production is much better suited on lands located farther from the St. Lucie Canal, on western agricultural lands where discharges can be treated through a series of ditches, agricultural canals and stormwater treatment areas designed to biologically remove heavy nutrients and contaminants prior to discharge into natural waterways.

The lack of substantial native habitat or protected species and the sites high topography and existing drainage system, make the property ideally suited for conversion to urban land uses. Most importantly, conversion to urban use will require compliance with the County’s strict water

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quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County's efforts to eliminate toxic algal blooms in the St. Lucie River estuary.

## 2.1 Compatibility with Surrounding Uses.

The properties along the west side of the project site, which front on the St. Lucie Canal, and to the south consist of the recently approved Three Lakes Golf Club that will eventually include 3 championship 18-hole golf courses and related facilities on approximately 1,200 acres. The eastern portion of the site is adjacent to Estate Density land use that contains approximately 20 manufactured homes on SW Scory Lane. A portion of the site along the southern property line of the Patriot addition and along the eastern property limits of the original Neill parcel is adjacent to the 185-acre South Florida Gateway PUD Industrial Park and the future Martin County Operations Center, which is on approximately 30 acres immediately adjacent to the subject property. The northern portion of the site is adjacent to urban development along the north side of SW 96<sup>th</sup> Street, which includes Crystal Lake Elementary School, Treasure Coast Church of God, Eagles Landing single family residential community, St. Lucie Falls mobile home park, River Marina townhomes and a working marina along the canal. An existing gas station and small retail center are located at the southwest corner of the intersection of SW 96<sup>th</sup> Street and Kanner Highway. A 20-acre +/- Publix shopping center is approved on the northeast corner of Kanner Highway and Pratt-Whitney Road. Required landscape buffers between commercial, industrial and residential uses will ensure compatibility with surrounding land uses.

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

The Comprehensive Plan identifies goals and objectives and the specific policies designed to implement the goals and objectives. The following CGMP policies support the proposed land use and corresponding text amendments. Please note highlights were added for emphasis and relevance to the application.

### Chapter 4 – Future Land Use Element

*“Goal 4.7: To regulate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, where they are programmed to be available, at the levels of service adopted in this plan.”*

*“Objective 4.7A: To concentrate higher densities and intensities of development in strategically located Primary Urban Services Districts, including commercial, industrial and residential development exceeding a density of two units per acre, where all public facilities are available or are programmed to be available at the base levels of service adopted in the Capital Improvements Element.”*

*“Policy 4.7A.1: Designation of land uses to support urban services. Martin County shall designate land uses in the Primary Urban Services District to provide for the use and extension of all necessary urban services efficiently and economically.”*

*“Policy 4.7A.2: Development in the Primary Urban Services District. Martin County shall require new residential development with lots of one-half acre or smaller, commercial uses and*



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*industrial uses to locate in the Primary Urban Services District. This requirement is to ensure consistency with the County's growth management policies and Capital Improvements Element and to ensure that the Plan's LOS standards will be provided and maintained cost-efficiently."*

*"Goal 4.9. To provide for appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population and provide residents with a variety of choices in housing types and living arrangements throughout the County."*

*Policy 4.9A. To monitor population growth, development orders and Future Land Use Map amendments to ensure that an appropriate and adequate supply of residential land use is maintained in unincorporated areas of the County.*

*"Policy 4.9A.1: Suitable siting of residential development. Residential development shall be located in areas that are suitable in terms of efficient land use planning principles regarding the location and design of units; projected availability of services and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers and fire and police protection; avoidance of adverse impacts to natural resources; and continued viability of agricultural uses. The guideline for determining proximity is that commercial and employment opportunities are within 7.5 miles or 20 minutes."*

*"Objective 4.9D. To ensure that the Land Development Regulations to include requirements that ensure orderly transitions in residential densities in land use categories and PUDs."*

*"Policy 4.9D.1. Procedures for orderly transitions in residential density. At a minimum, these regulations shall:*

- (1) Allocate residential densities compatible with available public services, natural features of land and existing and anticipated future development;*
- (2) Allocate higher densities to sites highly accessible to major urban thoroughfares or urban collector streets and to sites adjacent to existing development with the same or higher density or a less restrictive zoning district;*
- (3) Allocate higher densities to sites highly accessible to major urban thoroughfares or urban collector streets and to sites adjacent to existing development with the same or higher density or that can be adequately buffered from adjacent existing development or otherwise meet the density transitioning requirements of Section 4.1F.1., if applicable;"*

*"Policy 4.13A.7. Residential Development. The Future Land Use Map allocates urban residential density based on population trends, housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy."*

*"(3) Low Density Residential Development. The Low Density Residential designation is reserved for land in the Primary Urban Service District. Densities shall not exceed 5 units per gross acres. In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development and provide equitable treatment to lands sharing similar characteristics."*

The subject property is highly accessible to major urban thoroughfares i.e., Kanner Highway, and urban collector streets i.e., SW 96<sup>th</sup> Street. All public facilities and services are currently in

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place or planned to be available when actual development occurs. The change to Low Density residential land use is consistent with all the Comprehensive Growth Management Plan (CGMP) policies above and compatible with the pattern of growth that has occurred over the past 30 years since the CGMP future land use plan was originally adopted in 1982. The proposed Low Density future land use designation creates a reasonable land use transition from the adjacent highway and industrial/commercial uses to the east and the urban densities along the north side of SW 96<sup>th</sup> Street. The proposed request provides equitable treatment to the property owner, consistent with CGMP policies, while furthering the CGMP policies that promote an efficient use of public infrastructure and a mix of housing opportunities in the Primary Urban Service District.

According to the “2018 Residential Capacity and Vacant Land Analysis” prepared by Martin County Growth Management Department, less than 222 acres of vacant land designated Low Density residential land use remain County-wide. Much of this land exists in small parcels or individual lots and cannot be consolidated into viable development projects that can offer a range of lot sizes and housing types. Additional Low Density residential land use is needed to meet the demand for the 15-year planning horizon. Approximately 373 acres of Low Density residential future land use is proposed to provide a range of low density housing opportunities.

The subject property is ideally located and physically suitable to address the deficit of Low Density residential future land use in accordance with the land use and housing policies of the Comprehensive Growth Management Plan.

*Policy 4.1D.5 Residential capacity analysis. Martin County shall produce a residential capacity analysis every five years. Residential capacity defines the available residential development options within the Primary and Secondary Urban Service Districts that can meet the demand for population growth consistent with the Future Land Use Map. Residential supply shall consist of:*

*The 15 year planning period for residential capacity began with the 2010 Census and shall be updated to a new 15 year planning period every 5 years. The residential capacity analysis showing the total residential supply within the Primary and the Secondary Urban Service Districts shall be compared to the projected residential demand as outlined in Policy 4.1D.3 and 4.1D.4 above. The report shall show demand and supply comparisons for a ten year period as well as for the 15 year planning period.*

*Policy 4.1D.6 The residential capacity analysis will determine if the future demand for residential units exceeds the supply for residential units as provided in the residential capacity analysis.*

*When the undeveloped residential acreage within either the Primary Urban Service District or the Secondary Urban Service District no longer provides for projected population growth for the fifteen year planning period, planning for expansion of residential capacity shall commence. When the undeveloped acreage within either the Primary Urban Service District or the Secondary Urban Service District provides for no more than 10 years of projected population growth, the County is required to expand capacity.*

Based on the findings of the February 13, 2018 Residential Capacity and Vacant Land analysis completed by the Martin County Growth Management Department, the County Growth Management staff conducted a “Residential Capacity Expansion Analysis” and presented a draft report to the Board of County Commissioners on February 26, 2019. Page 7 of the report



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provided updated capacity data that considered the approval of the Pineland Prairie Mixed Use Village (MUV) future land use category that was adopted by the Board of County Commissioners in August, 2018. The Pineland Prairie MUV land use category is a site-specific land use designation (under single ownership at the time of adoption) that allows up to 4,200 residential units subject to public land donations, construction of public and private infrastructure and compliance with performance standards, comprehensive plan policies and land development codes specific to proposed development within the Pineland Prairie MUV land use that must be followed to ensure the implementation of mixed use design principles and the availability of public facilities and services concurrent with development impacts.

With this consideration, the staff's conclusions and recommendation in the draft Residential Capacity Expansion Analysis report including the following:

**"...Expanding residential capacity to meet the future population growth does not need to occur as quickly as indicated in February 2018. However, given the density transition policies, infrastructure needs and environmental challenges, the need for more capacity could arise sooner than projected.**

**Staff would recommend that the Board continue consideration of Future Land Use Map amendments inside the PUSD. When considering plan amendments that propose expanding the PUSD, give consideration to those amendments that provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns."**

After considering the findings in the report and staff's comments regarding technical concerns with the current methodology in the Comprehensive Plan for estimating population projections and calculating housing supply, the County Commission voted 4-1 at their meeting on February 26, 2019 to...

**"ask staff to utilize all of the resources available to them to come back with best management practices to come up with a methodology that is the most appropriate and accurate, that accurately describes the properties that are legitimately buildable in our community (restated: to ask staff to come back, after they've done their research on what they feel is the most appropriate methodology incorporating best management practices, so that we have the most accurate count of what is genuinely a buildable lot."**

Since the 2019 action was taken by the County Commission, a new methodology for calculating residential capacity has not been adopted or proposed. In the past 4 years, the few remaining buildable infill parcels within the urban service districts have been developed and parcels or lots that are not otherwise buildable continue to be counted as future supply. And, in spite of a residential construction boom that has consumed the remaining infill parcels in the Martin County urban service district, no infrastructure to support the Pineland Prairie MUV has commenced construction and no residential units have been constructed within the Pineland Prairie MUV since it was adopted in 2018.

For these reasons, the applicant engaged GAI Consultants' Community Solutions Group (CSG) to prepare an updated Residential Capacity Analysis consistent with the Board of County Commissioners direction to staff to incorporate best management practices and appropriate methodology. The report is based on sound planning principles and adopted State and

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Regional Comprehensive Planning methodology and guidelines. (See enclosed Section 163.3177 Analysis)

The report specifically analyzes the County's current methodology and identifies why the methodology is flawed or limited by the improper use of data and assumptions. The CSG report provides an accurate account of existing housing supply, future population projections and future housing needs as required by Comprehensive Plan Policy 4.1D.5. and Policy 4.1D.6.

The CSG report concludes that the County does not have adequate supply in the 10- or 15-year planning horizon to meet the increasing demand for housing within the primary or secondary urban service districts. It provides substantial expert evidence supporting the future land use map amendment and the request to expand the Primary Urban Service District.

## Chapter 6 – Housing Element

*Objective 6.1B. To strive to provide for the conservation and rehabilitation of the existing housing stock by rehabilitating substandard dwelling units; to maintain and improve existing housing stock, residential neighborhoods and property values; and to provide for a broad mix of housing types.*

*Policy 6.1B.1. Zone lands for housing. Martin County shall ensure that adequate residential land use designations are assigned and zoned at densities sufficient to meet the County's current and future housing needs within the Urban Service District.*

*Policy 6.1B.2. Provision of varied housing types. Martin County shall encourage varied housing types, sizes, and prices consistent with local need, including affordable housing. The County shall provide technical assistance, including demographic analysis and other relevant information, to assist developers in planning for a broad mix of housing opportunities consistent with local needs.*

*Policy 6.1B.4. Minimize blighting influences. Blighting influences in areas undergoing land use transition shall be minimized by the use of sound principles of land use planning, urban design and landscaping in development and redevelopment projects. Adverse impacts of land use transition shall be minimized by managing the location as well as the density and/or intensity of mixed or conflicting residential and nonresidential uses. Examples of the land use principles endorsed by Martin County are:*

*(1) The allocation of residential densities in a manner compatible with available public services, natural features of land and existing and anticipated future development.*

*(2) The allocation of higher residential densities to sites (1) accessible to major urban thoroughfares or urban collector streets (2) sites adjacent to existing development with the same or higher density or less restrictive zoning district, (3) sites that can be adequately buffered from adjacent existing development of lesser intensity, and (4) sites that meet the density transitioning requirements of section 4.1F., of the CGMP.*

*(3) The provision of a variety of lot sizes, floor areas, setbacks and residential land use mixes to allow for a choice in housing types, designs and price levels for both urban and rural residential environments.*



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(4) *The use of the planned unit development, mixed-use, and traditional neighborhood development to encourage creativity in development, design, protection of open space, environmental features, and a mix of residential and nonresidential land uses.*

The proposed land use and text amendments implement these housing policies by directing new housing opportunities on lands that 1) protect existing neighborhoods through buffering and density transitioning requirements, 2) are accessible to major thoroughfares i.e., South Kanner Highway, or urban collector streets i.e., SW 96<sup>th</sup> Street, 3) compatible with natural features of the land and surrounding properties and 4) consistent with existing and future development trends. The corresponding text amendment ensures development through a planned unit development (PUD) application that will provide enhanced protection of open space and environmental features, a mix of residential uses and specific conditions and public benefits that address local needs and minimize adverse impacts.

## Chapter 8 – Coastal Management Element

*Policy 8.1B.6. Protection of local estuaries.* Martin County shall cooperate and coordinate with other local governments in protecting local estuaries. This cooperation and coordination shall aim to assist agencies responsible for protecting and managing local estuarine systems.

## Chapter 9 – Conservation and Open Space Element

*Policy 9.1K.2. St. Lucie estuary system.* The County shall coordinate with the Martin Soil and Water Conservation District and other relevant agencies to promote awareness of new information concerning the St. Lucie River estuary system and the effects of development on the functions and values of the estuary system. Restoration of the St. Lucie estuary shall remain a top priority, in conjunction with the Indian River Lagoon portion of the Comprehensive Everglades Restoration Plan.

## Chapter 15 – Economic Element

*Policy 15.2C.5. Martin County, in coordination with appropriate entities, shall promote the development of ecotourism and sports markets.*

## Chapter 19 – Property Rights Element

*Objective 19.1A. Ensure that private property rights are considered in local decision making.*

*Policy 19.1A.1. The following rights shall be considered in local decision making:*

(1) *The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.*

(2) *The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.*

The proposed Low Density residential land use provides an alternative to agricultural use directly on the St. Lucie Canal. The continued use of the property for agricultural production will require more intense application of soil amendments that are not only costly and labor-intensive, but also negatively impact the St. Lucie River estuary both environmentally and “economically”.

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The St. Lucie River estuary is a major driver of recreational activities that support recreational fishing and ecotourism. Section 8.2.A. of the Comprehensive Growth Management Plan states, “...Commercial and sport fishing and seasonal residents (tourism) are extremely important to the Martin County economy...” The policies stated above in Chapters 8, 9 and 15 of the Comprehensive Plan support the protection of the St. Lucie estuary and recognize its positive impact on ecotourism and Martin County’s economy.

Clearly, the growth in the area and investment in public infrastructure have altered the character of the area such that the change from Agricultural to Low Density residential future land use is now reasonable and consistent with area land use characteristics, land use transition policies and other CGMP policies that support economic and residential development opportunities.

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 the efficient and economical use of the county’s resources.

### 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 proposed land use and text amendments recognize the adjacency of the Primary Urban Service District (PUSD) and the availability of existing or planned public facilities adjacent to and surrounding the subject property. The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, which includes the adjacent 185-acre South Florida Gateway industrial park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation.

*Florida Statute 163.3177(3)(a)9. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl. This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.*

*Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets x out of x criteria that determine the application discourages urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight additional criteria for this future land use request follows:*



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*(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation. Discourages the proliferation of urban sprawl.

*(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

The subject property is immediately adjacent to and surrounded on three sides by urban service districts with existing or planned public facilities and services to support the change in land use. Virtually all remaining vacant property within the existing urban areas have been developed or preserved in perpetuity. Discourages the proliferation of urban sprawl.

*(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

The proposed change to Low Density residential on the subject property emanates out from the frontage of the industrial uses along Kanner Highway and the existing and future and commercial uses at the intersection of SW Kanner Highway and SW 96<sup>th</sup> Street. Discourages the proliferation of urban sprawl.

*(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

The property was used and has operated for several decades as an active farm, first in support of citrus, which had to be eliminated due to citrus canker and greening, and then in support of various row crops. The recently acquired “Patriot Farms” parcel that fronts directly on SW 96<sup>th</sup> Street also operated first as citrus and later as a tree nursery until the 2004-2005 hurricanes, which destroyed the trees and forced the nursery business into smaller plants and shrubs. Its primary drainage outfall is Roebuck Creek, which terminates at the southern end of the property and maintains some natural wetland characteristics.

In support of agricultural production, namely citrus and row crops, all native habitat and trees on the property (except within and adjacent to Roebuck Creek) were legally cleared and irrigation and drainage systems were developed on the property. Because agriculture is exempt from standard drainage and water quality treatment requirements, the drainage system was designed to irrigate crops and discharge high volumes of nutrient-laden run-off directly into the St. Lucie Canal and eventually into the South Fork of the St. Lucie River without any pre-treatment.

Due to significant start-up costs, unavoidable risks and competitive markets worldwide, citrus or crop production is not a sustainable, economically viable alternative. The lack of substantial

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native habitat or protected species and the sites high topography and existing drainage system, make the property ideally suited for conversion to urban land uses. Most importantly, conversion to urban use will require compliance with the County's strict water quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County's efforts to eliminate toxic algal blooms in the St. Lucie Estuary.

*Discourages the proliferation of urban sprawl.*

(V) *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*

Due to significant start-up costs, unavoidable risks and competitive markets worldwide, citrus, silviculture or crop production is not a sustainable, economically viable alternative. There are no active farmlands or agricultural activities adjacent to the subject property.

*Discourages the proliferation of urban sprawl.*

(VI) *Fails to maximize use of existing public facilities and services.*

The subject property is immediately adjacent to and surrounded on three sides by urban service districts with existing or planned public facilities and services to support the change in land use.

*Discourages the proliferation of urban sprawl.*

(VII) *Fails to maximize use of future public facilities and services.*

The subject property is immediately adjacent to and surrounded on three sides by urban service districts with existing or planned public facilities and services to support the change in land use.

*Discourages the proliferation of urban sprawl.*

(VIII) *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*

The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, i.e., the adjacent 200-acre South Florida Gateway Industrial Park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation.

*Discourages the proliferation of urban sprawl.*

(IX) *Fails to provide a clear separation between rural and urban uses.*



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Urban uses and development along Kanner Highway are currently adjacent to the subject property with no clear separation between urban and rural uses. The change in land use from Agriculture to Low Density will make the subject property compatible with the adjacent urban development. The properties south and west of the subject property are part of the recently approved Three Lakes Golf, which is a private golf club with no residential units or urban development. The presence of Three Lakes Golf Club, which has a pending future land use map (FLUM) amendment request to Rural Lifestyle provides a clear separation between rural and urban uses, and an appropriate land use transition to the Agricultural lands south and west that will protect the urban boundary and prevent urban sprawl. *Discourages the proliferation of urban sprawl.*

*(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

As documented in the Residential Capacity Analysis prepared by GAI Consultants, practically all remaining vacant land within the urban area has been consumed by development, preserved in perpetuity or simply cannot be developed due to various development constraints. The change in land use on the subject property to Low Density will allow for the efficient use of existing and planned infrastructure without inhibiting or discourage infill or redevelopment within the existing urban service district. *Discourages the proliferation of urban sprawl.*

*XI) Fails to encourage a functional mix of use*

The proposed land use and text amendments recognize the adjacency of the Primary Urban Service District (PUSD) and the availability of existing or planned public facilities adjacent to and surrounding the subject property. The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, including the adjacent 185-acre South Florida Gateway Industrial Park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. *Discourages the proliferation of urban sprawl.*

*(XII) Results in poor accessibility among linked or related land uses.*

The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation. *Discourages the proliferation of urban sprawl.*

*(XIII) Results in the loss of significant amounts of functional open space.*

The existing future land use, Agricultural, requires a minimum 50 percent open space. The proposed future land use designation, Low Density Residential, also requires a minimum of 50 percent open space. Because agriculture is exempt from standard drainage and water quality

## Comprehensive Plan Amendment – Future Land Use Map

treatment requirements, the existing drainage system was designed to irrigate crops and discharge high volumes of nutrient-laden run-off directly into the St. Lucie Canal and eventually into the South Fork of the St. Lucie River without any pre-treatment. The conversion to urban use will require compliance with the County's strict water quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County's efforts to eliminate toxic algal blooms in the St. Lucie Estuary. *Discourages the proliferation of urban sprawl.*

*The proposed land use amendment complies with 13 of 13 criteria that discourage urban sprawl.*

### **2.3.1 Proliferation of Urban Sprawl.**

*In order for the application to be determined to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban forms that achieve four or more of the following:*

- (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

The property is located between Kanner Highway (SR 76) and the St. Lucie Canal, south of SW 96<sup>th</sup> Street, and less than 2 miles from the SR 76/I-95 Interchange. The property was used and has operated for several decades as an active farm, first in support of citrus, which had to be eliminated due to citrus canker and greening, and then in support of various row crops. The recently acquired "Patriot Farms" parcel that fronts directly on SW 96<sup>th</sup> Street also operated first as citrus and later as a tree nursery until the 2004-2005 hurricanes, which destroyed the trees and forced the nursery business into smaller plants and shrubs. Its primary drainage outfall is Roebuck Creek, which terminates at the southern end of the property and maintains some natural wetland characteristics. In support of agricultural production, all native habitat and trees on the property (except within and adjacent to Roebuck Creek) were legally cleared and irrigation and drainage systems were developed on the property. Because agriculture is exempt from standard drainage and water quality treatment requirements, the drainage system was designed to irrigate crops and discharge high volumes of nutrient-laden run-off directly into the St. Lucie Canal and eventually into the South Fork of the St. Lucie River without any pre-treatment.

The lack of substantial native habitat or protected species and the sites high topography and existing drainage system, make the property ideally suited for conversion to urban land uses. Most importantly, conversion to urban use will require compliance with the County's strict water quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County's efforts to eliminate toxic algal blooms in the St. Lucie Estuary.

To create economic development opportunities, approximately 250 acres of Agricultural land east of the subject property along the Kanner Highway frontage was previously converted from Agricultural to Industrial future land use for the reasons noted above. A portion of these lands now support the 185-acre South Florida Gateway industrial park and the future 30-acre County Operations Center. The proposed land use amendment will complement and enhance

## Comprehensive Plan Amendment – Future Land Use Map

economic opportunities by providing needed housing near a major employment center with no adverse impact on natural resources or ecosystems.

*Discourages the proliferation of urban sprawl.*

*(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

The subject property is immediately adjacent to and surrounded on three sides by urban service districts with existing or planned public facilities and services to support the change in land use.

*Discourages the proliferation of urban sprawl.*

*(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*

The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, i.e., the adjacent 185-acre South Florida Gateway Industrial Park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation.

*Discourages the proliferation of urban sprawl.*

*(IV) Promotes conservation of water and energy.*

The conversion to urban use will require compliance with the County's strict water quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County's efforts to eliminate toxic algal blooms in the St. Lucie Estuary. Providing housing near employment centers will reduce reliance on automobiles and reduce energy related to transportation.

*Discourages the proliferation of urban sprawl.*

*(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*

The property was used and has operated for several decades as an active farm, first in support of citrus, which had to be eliminated due to citrus canker and greening, and then in support of various row crops. The recently acquired "Patriot Farms" parcel, which fronts directly on SW 96<sup>th</sup> Street, also operated first as citrus and later as a nursery until the 2004-2005 hurricanes. Its primary drainage outfall is Roebuck Creek, which terminates at the southern end of the property and maintains some natural wetland characteristics.

In support of agricultural production, all native habitat and trees on the property (except within and adjacent to Roebuck Creek) were legally cleared and irrigation and drainage systems were developed on the property. Because agriculture is exempt from standard drainage and water



## Comprehensive Plan Amendment – Future Land Use Map

quality treatment requirements, the drainage system was designed to irrigate crops and discharge high volumes of nutrient-laden run-off directly into the St. Lucie Canal and eventually into the South Fork of the St. Lucie River without any pre-treatment.

Due to significant start-up costs, unavoidable risks and competitive markets worldwide, citrus or crop production is not a sustainable, economically viable alternative. The lack of substantial native habitat or protected species and the site's high topography and existing drainage system, make the property ideally suited for conversion to urban land uses. Most importantly, conversion to urban use will require compliance with the County's strict water quality standards that significantly reduce the discharge rate and greatly improve water quality treatment prior to discharge thereby adding to the County's efforts to eliminate toxic algal blooms in the St. Lucie Estuary. *Discourages the proliferation of urban sprawl.*

*(VI) Preserves open space and natural lands and provides for public open space and recreation needs.*

The conversion of the property from Agricultural to Low Density Residential will maintain the same minimum open space required by the Agricultural land use but also create opportunities for restoration and perpetual management of the Roebuck Creek headwaters, and public and private open space and recreation opportunities on site that would not otherwise be available under the existing Agricultural land use. *Discourages the proliferation of urban sprawl.*

*(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

The proposed land use and text amendments recognize the adjacency of the Primary Urban Service District (PUSD) and the availability of existing or planned public facilities adjacent to and surrounding the subject property. The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, i.e., the adjacent 200-acre South Florida Gateway Industrial Park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. *Discourages the proliferation of urban sprawl.*

*(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*

The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, i.e., the adjacent 200-acre South Florida Gateway Industrial Park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban

sprawl by creating a functional balance of uses where residents can live, work and play.  
*Discourages the proliferation of urban sprawl.*

Eight out of eight of the criteria have been met to determine the application discourages the proliferation of urban sprawl.

### 2.3.2 Conversion of Land.

*Conversion of Land Since the subject property is currently designated as Agricultural, the standards mentioned in Policy 4.13A.1.(2) must be considered in order to determine whether the proposed change is appropriate. The following is an excerpt from Policy 4.13A.1.(2), CGMP, Martin County, Fla. (2019), (2) Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:*

- (a) The proposed development shall not adversely impact the hydrology of the area, or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;*
- (b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.*

The property was used and has operated for several decades as an active farm, first in support of citrus, which had to be eliminated due to citrus canker and greening, and then in support of various row crops. The recently acquired "Patriot Farms" parcel that fronts directly on SW 96<sup>th</sup> Street also operated first as citrus and later as a tree nursery until the 2004-2005 hurricanes, which destroyed the trees and forced the nursery business into smaller plants and shrubs. Its primary drainage outfall is Roebuck Creek, which terminates at the southern end of the property and maintains some natural wetland characteristics.

In support of agricultural production, all native habitat and trees on the property (except within and adjacent to Roebuck Creek) were legally cleared and irrigation and drainage systems were developed on the property. Because agriculture is exempt from standard drainage and water quality treatment requirements, the drainage system was designed to irrigate crops and discharge high volumes of nutrient-laden run-off directly into the St. Lucie Canal and eventually into the South Fork of the St. Lucie River without any pre-treatment.

Due to significant start-up costs, unavoidable risks and competitive markets worldwide, citrus or crop production is not a sustainable, economically viable alternative. The continued use of the property for agricultural production will require more intense application of soil amendments that

## Comprehensive Plan Amendment – Future Land Use Map

are not only costly and labor-intensive, but also negatively impact the St. Lucie River estuary both environmentally and “economically”.

The lack of substantial native habitat or protected species and the sites high topography and existing drainage system, make the property ideally suited for conversion to urban land uses. Most importantly, conversion to urban use will require compliance with the County’s strict water quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County’s efforts to eliminate toxic algal blooms in the St. Lucie Estuary.

The proposed land conversion is logical and timely considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and the availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities and the need for housing in close proximity to employment centers.

## 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...”*

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:

County’s Analysis of Public Facilities presented to the Board of County Commissioners on February 13, 2018;

Water and Sewer Availability Worksheet prepared by Kimley-Horn and Associates in coordination with the Martin County Utilities Department;

Traffic Study prepared by Susan O’Rourke, P.E.; and

School Impact Worksheet prepared by Lucido & Associates

## 2.5 Justification Statement for Rezoning Applications

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

The requested rezoning to RS-5 is consistent with various zoning options designed to implement the Low Density future land use designations as directed by the applicable provisions of the CGMP and Land Development Code. However, the corresponding text amendment requires all future development to be approved by way of Planned Unit Development (PUD) Agreement.

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

The requested rezoning to RS-5 is consistent with various zoning options designed to implement the corresponding Low Density Residential future land use designation as directed



## Comprehensive Plan Amendment – Future Land Use Map

by the applicable provisions of the CGMP and Land Development Code. Compliance with the applicable zoning district must be documented at the time of site plan application.

- 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;*

The requested rezoning will implement the proposed land use designations and allow for urban development consistent with the development trend that has occurred over the past 30 years. Compliance with the landscape buffering policies will maintain compatibility and enhance the character of surrounding land uses.

- 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 commercial and residential uses along Kanner Highway, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics.

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

All required public facilities and services are in place or planned to be available to support future development.

- 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 rezoning application is consistent with the pattern of growth that has occurred since the Comprehensive Growth Management Plan 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 the efficient and economical use of the county's resources.



**O'ROURKE**  
ENGINEERING & PLANNING

**TRAFFIC ANALYSIS**  
  
**FOR**  
  
**KL WATERSIDE, LLC**  
  
**RESIDENTIAL LAND USE PLAN ANALYSIS**

Prepared for:

KL Waterside  
14025 Riveredge Drive, #175  
Tampa, FL 33637

Prepared by:

O'Rourke Engineering & Planning  
22 SE Seminole Street  
Stuart, Florida 34994  
(772) 781-7918

March 24, 2023

MR22121.0

|                                                                                                                                                           |                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Prepared by:<br>O'Rourke Engineering & Planning<br>Certificate of Authorization: #26869<br>22 SE Seminole Street<br>Stuart, Florida 34994<br>772-781-7918 | Professional Engineer<br><br>Susan E. O'Rourke, P.E.<br>Date signed and sealed: 3/24/2023<br>License #: 42684 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



**O'ROURKE**  
ENGINEERING & PLANNING

March 24, 2023

Mr. Jim Harvey  
Kolter Land Partners  
14025 Riveredge Drive, #175  
Tampa, FL 33637

**Re: KL Waterside - Residential Land Use Plan Analysis**

Dear Mr. Harvey

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed land use plan amendment for a change of 360.89 acres from a combination of Agricultural land use and 12.25 acres of Industrial land use to 373.14 acres of Low Density Residential land use with a maximum unit count of 1,000 units. The parcels affected by the land use plan amendment are located on SR-76 (Kanner Highway) in Martin County, Florida. The steps in the analysis and the ensuing results are presented herein.

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



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## INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of 373.14 total acres. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Summary of road network
- Assessment of the change in trip generation
- Summary of 2028 traffic volumes
- Assessment of net change in 2040/2045 impact

Each of these components is outlined herein.

## PROJECT DESCRIPTION

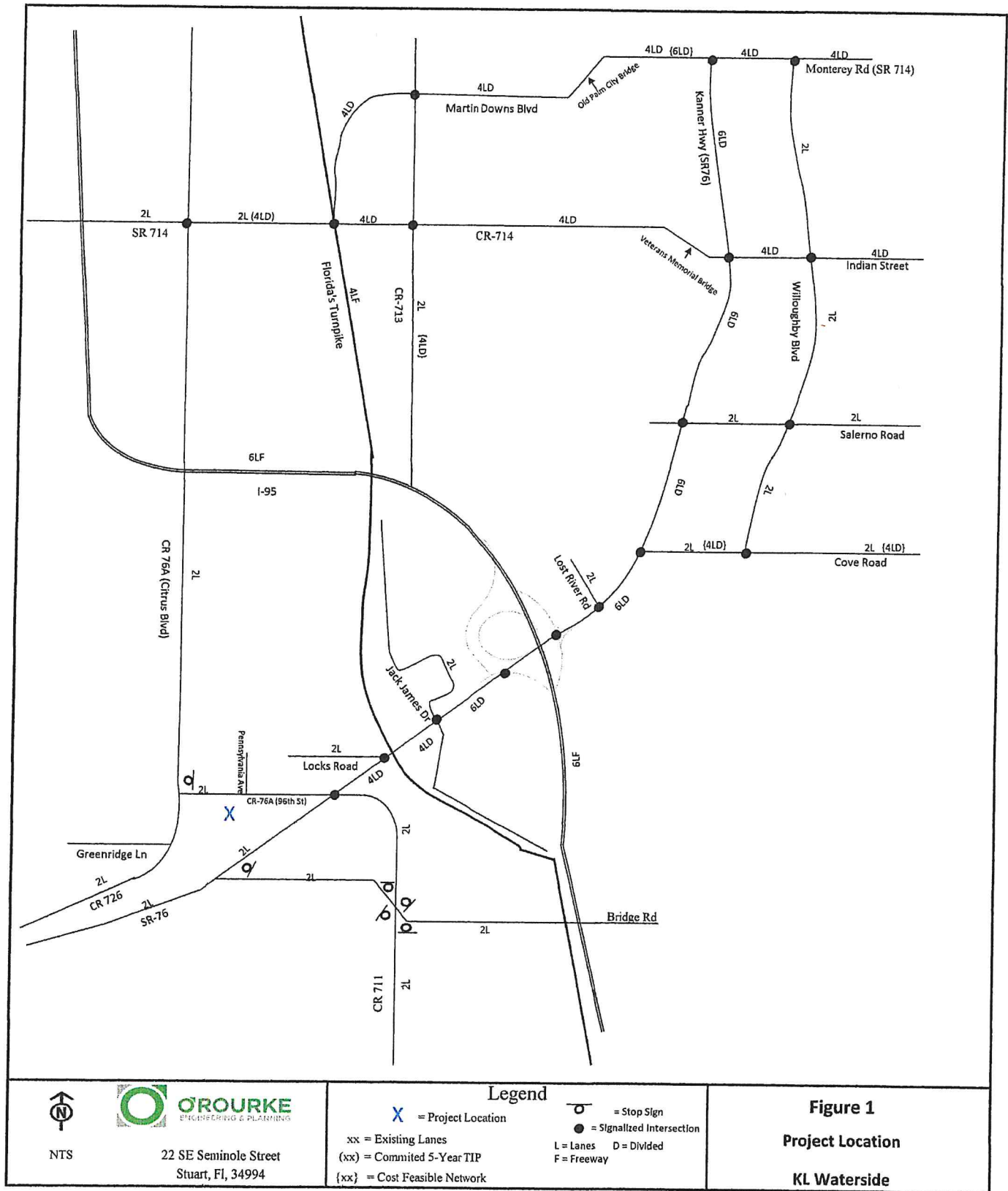
The proposed land use plan amendment involves parcels of land located on SR-76 (Kanner Highway) in Martin County, Florida. The project location is shown in **Figure 1**.

The existing future land use designation includes 360.89-acres of land with an Agricultural land use and 12.25 acres of Industrial land use.

The future land use of the approximate total 373.14-acre parcel would be amended to Low Density Residential. Low Density Residential Zoning allows for 5 dwelling units per acre allowing a total of 1,865 dwelling units. Under the Proposed land uses there would be a cap limiting development to 1,000 single-family residential dwelling units.

The residential portion of the development will have access to SW 96<sup>th</sup> Street and SR 76.

The analysis of the project impacts in the five-year period and the long-range scenario, 2045 are discussed herein.





## **ROADWAY NETWORK**

The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

Citrus Boulevard (CR-76A) is two-lane north/south minor arterial roadway and serving as the connection to Port St. Lucie to the north.

SW 96<sup>th</sup> Street (CR-76A) is a two-lane minor arterial with a general east/west alignment.

SR-76 (Kanner Highway) is a six-lane, divided major arterial from I-95 to US-1. From CR-711 to Locks Road it is a four-lane divided roadway. It has a generally east/west alignment from west of I-95 to I-95 and then travels in a generally north/south alignment. It is a two-lanes along the project frontage.

CR-711 is a two-lane minor arterial with a primarily north/south alignment.

SR-9 (I-95) is a six-lane freeway with a primarily north/south alignment. It is included in the cost feasible plan as an eight-lane divided roadway.

Cove Road is a two-lane major arterial with a primarily east/west alignment. It is included in the 2045 cost feasible plan as a four-lane divided roadway.

**Appendix A** includes the roadway network information to include the county CIP, the 2045 Cost Feasible and Needs Network, and the non-motorized transit facilities.

## MAXIMUM ALLOWABLE USE/TRIP GENERATION

To determine the worst-case scenario from a traffic standpoint, the trip generation for allowable uses under each existing and future land use were calculated. The Existing Future Land Use is Agricultural and Industrial. The agriculture lands allow 1 unit per 20 acres, or up to 18 single-family dwelling units. The Industrial piece has no trip generation associated with it since the 950 trips were placed in the PUD. The potential trip generation for the existing future land use is shown in **Tables 1a, 1b, and 1c** for the daily, AM peak hour and PM peak hours, respectively.

The 18 single family dwelling units on the agricultural use would generate 208 daily trips, 16 AM peak hour trips with 4 in and 12 out, and 20 PM peak hour trips with 13 in and 7 out.

The Proposed Future Land Use will be Low Density Residential, capped at 1,000 single-family dwelling units. **Tables 2a, 2b, and 2c** summarizes the trip generation for the proposed future land use for the daily, AM peak hour and PM peak hours, respectively. **Table 3** summarizes the net change in trips.

As shown, the existing future land use generates 208 daily trips; 16 AM Peak hour trips and 20 PM Peak hour trips. Under the proposed future land use, the site generates 8,393 daily trips; 606 AM Peak hour trips and 865 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 8,185 daily trips, 590 AM peak hour trips and 845 PM peak hour trips.

Table 1 - Existing FLU Trip Generation

Table 1a: Daily

| Land Use               | ITE Code | Intensity | Units | Trip Generation Rate                       | Directional Split |     | Gross Trips |            |            |
|------------------------|----------|-----------|-------|--------------------------------------------|-------------------|-----|-------------|------------|------------|
|                        |          |           |       |                                            | In                | Out | In          | Out        | Total      |
| Single Family Detached | 210      | 18        | DU    | $\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$ | 50%               | 50% | 104         | 104        | 208        |
| <b>TOTALS</b>          |          |           |       |                                            |                   |     | <b>104</b>  | <b>104</b> | <b>208</b> |

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

| Land Use               | ITE Code | Intensity | Units | Trip Generation Rate                       | Directional Split |     | Gross Trips |           |           |
|------------------------|----------|-----------|-------|--------------------------------------------|-------------------|-----|-------------|-----------|-----------|
|                        |          |           |       |                                            | In                | Out | In          | Out       | Total     |
| Single Family Detached | 210      | 18        | DU    | $\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$ | 26%               | 74% | 4           | 12        | 16        |
| <b>TOTALS</b>          |          |           |       |                                            |                   |     | <b>4</b>    | <b>12</b> | <b>16</b> |

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

| Land Use               | ITE Code | Intensity | Units | Trip Generation Rate                       | Directional Split |     | Gross Trips |          |           |
|------------------------|----------|-----------|-------|--------------------------------------------|-------------------|-----|-------------|----------|-----------|
|                        |          |           |       |                                            | In                | Out | In          | Out      | Total     |
| Single Family Detached | 210      | 18        | DU    | $\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$ | 63%               | 37% | 13          | 7        | 20        |
| <b>TOTALS</b>          |          |           |       |                                            |                   |     | <b>13</b>   | <b>7</b> | <b>20</b> |

Source: ITE 11th Edition Trip Generation Rates



**Table 2 - Proposed FLU Trip Generation**

**Table 2a: Daily**

| Land Use               | ITE Code | Intensity | Units | Trip Generation Rate                       | Directional Split |     | Gross Trips |       |       |
|------------------------|----------|-----------|-------|--------------------------------------------|-------------------|-----|-------------|-------|-------|
|                        |          |           |       |                                            | In                | Out | In          | Out   | Total |
| Single Family Detached | 210      | 1,000     | DU    | $\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$ | 50%               | 50% | 4,197       | 4,196 | 8,393 |
| <b>TOTALS</b>          |          |           |       |                                            |                   |     | 4,197       | 4,196 | 8,393 |

Source: ITE 11th Edition Trip Generation Rates

**Table 2b: AM Peak Hour**

| Land Use               | ITE Code | Intensity | Units | Trip Generation Rate                       | Directional Split |     | Gross Trips |     |       |
|------------------------|----------|-----------|-------|--------------------------------------------|-------------------|-----|-------------|-----|-------|
|                        |          |           |       |                                            | In                | Out | In          | Out | Total |
| Single Family Detached | 210      | 1,000     | DU    | $\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$ | 26%               | 74% | 158         | 448 | 606   |
| <b>TOTALS</b>          |          |           |       |                                            |                   |     | 158         | 448 | 606   |

Source: ITE 11th Edition Trip Generation Rates

**Table 2c: PM Peak Hour**

| Land Use               | ITE Code | Intensity | Units | Trip Generation Rate                       | Directional Split |     | Gross Trips |     |       |
|------------------------|----------|-----------|-------|--------------------------------------------|-------------------|-----|-------------|-----|-------|
|                        |          |           |       |                                            | In                | Out | In          | Out | Total |
| Single Family Detached | 210      | 1,000     | DU    | $\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$ | 63%               | 37% | 545         | 320 | 865   |
| <b>TOTALS</b>          |          |           |       |                                            |                   |     | 545         | 320 | 865   |

Source: ITE 11th Edition Trip Generation Rates

**Table 3 Trip Generation Proposed FLU - Existing FLU**

**Table 3a- Daily**

| Description       | Daily Net New Trips |              |              |
|-------------------|---------------------|--------------|--------------|
|                   | In                  | Out          | Total        |
| Proposed FLU      | 4,197               | 4,196        | 8,393        |
| Existing FLU      | 104                 | 104          | 208          |
| <b>Net Change</b> | <b>4,093</b>        | <b>4,092</b> | <b>8,185</b> |

**Table 3b- AM Peak Hour**

| Description       | AM Net New Trips |            |            |
|-------------------|------------------|------------|------------|
|                   | In               | Out        | Total      |
| Proposed FLU      | 158              | 448        | 606        |
| Existing FLU      | 4                | 12         | 16         |
| <b>Net Change</b> | <b>154</b>       | <b>436</b> | <b>590</b> |

**Table 3c - PM Peak Hour**

| Description       | PM Net New Trips |            |            |
|-------------------|------------------|------------|------------|
|                   | In               | Out        | Total      |
| Proposed FLU      | 545              | 320        | 865        |
| Existing FLU      | 13               | 7          | 20         |
| <b>Net Change</b> | <b>532</b>       | <b>313</b> | <b>845</b> |

## **PROJECT ASSIGNMENT**

The project traffic was distributed and assigned based on the assignment that was previously approved for the site. The resultant project percent assignment is shown in **Figure 2**.

## **STUDY AREA**

The study area was defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link. **Tables 4a and 4b** summarize the project % impact on the 2045 long range cost feasible roadway network for the AM and PM peak hour, respectively.

## **LONG RANGE ANALYSIS - 2045**

To determine the impact of the change in traffic for the 2045 long term analysis, the projected 2040 daily volume from the Martin County 2040 Roadway Level of Service Inventory Report were converted to peak hour directional volumes using the K and D factors obtained from the FDOT for long range forecasts. The project traffic was then added to the peak hour directional volumes and compared to the cost feasible service capacities to determine the impacts of the land use plan amendment. As shown, all roads will operate at an acceptable level of service with the 2045 long range cost feasible network. **Tables 5a and 5b** summarize the 2040/2045 link analysis for the AM and PM peak hour, respectively.

**Appendix B** includes the Martin County 2040 Roadway Level of Service Inventory Report and 2045 network.



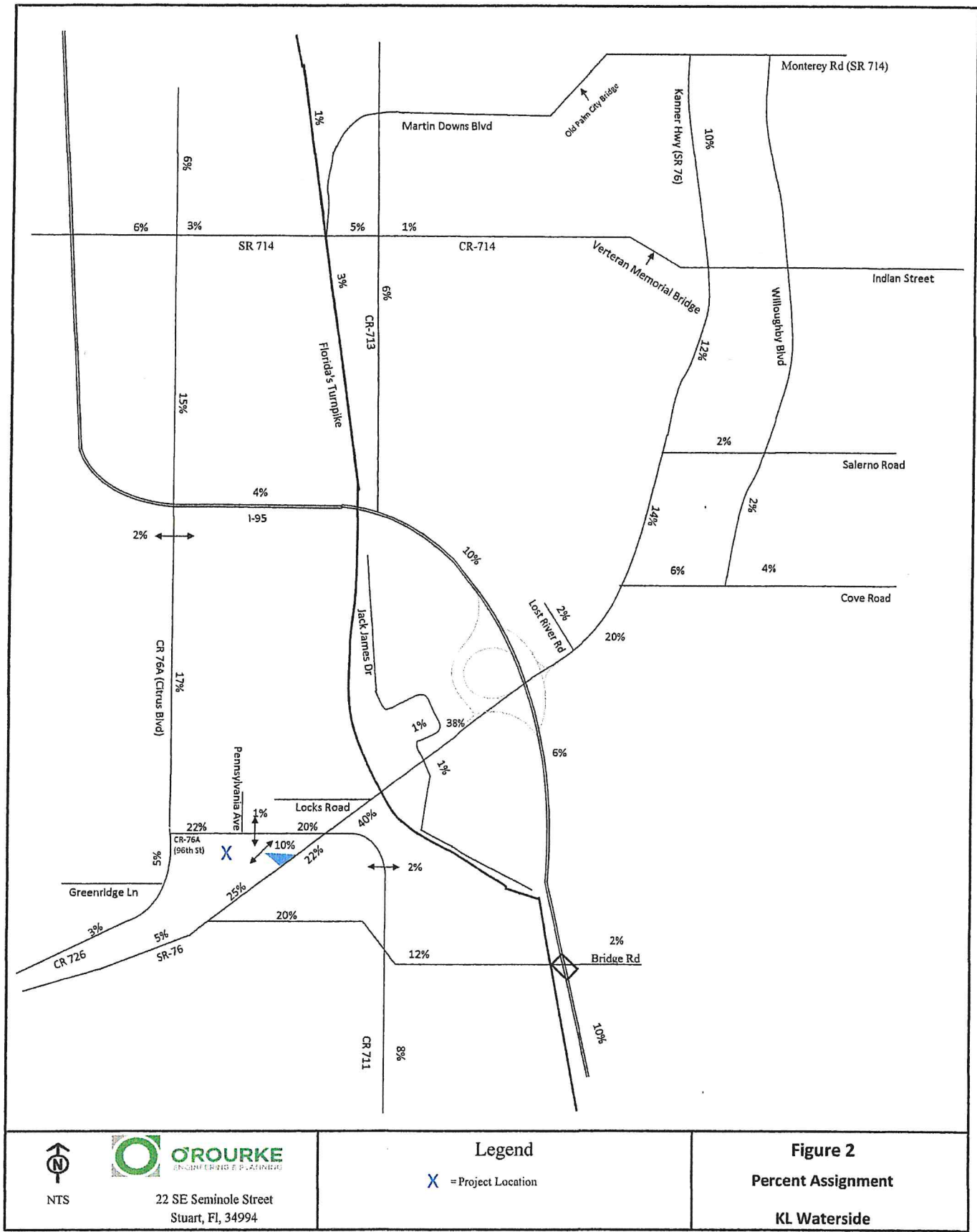


Table 4a: Percent Impact - AM Peak Hour - 2040/2045

| Segment                | From                   | To                     | Direction |        | 2045 Lanes | Is Project Traffic 2% or More of Capacity? | LOS D Directional Peak Hour | Directional Peak Project Volume | Project Percent Assignment | Directional Percent Project of Capacity |
|------------------------|------------------------|------------------------|-----------|--------|------------|--------------------------------------------|-----------------------------|---------------------------------|----------------------------|-----------------------------------------|
| SR-76 (Kanner Hwy)     | SR-710                 | CR-708                 | NB        | IN     | 2L         | no                                         | 740                         | 8                               | 5%                         | 1.08%                                   |
|                        | SR-710                 | CR-708                 | SB        | OUT    | 2L         | yes                                        | 740                         | 22                              | 5%                         | 2.97%                                   |
|                        | CR-708                 | Project Access         | NB        | IN     | 2L         | yes                                        | 1,200                       | 39                              | 25%                        | 3.25%                                   |
|                        | CR-708                 | Project Access         | SB        | OUT    | 2L         | yes                                        | 1,200                       | 109                             | 25%                        | 9.08%                                   |
|                        | Project Access         | CR-711/CR-76A          | NB        | OUT    | 2L         | yes                                        | 1,200                       | 96                              | 22%                        | 8.00%                                   |
|                        | Project Access         | CR-711/CR-76A          | SB        | IN     | 2L         | yes                                        | 1,200                       | 34                              | 22%                        | 2.83%                                   |
|                        | CR-711/CR-76A          | Locks Rd               | NB        | OUT    | 4LD        | yes                                        | 2,000                       | 174                             | 40%                        | 8.70%                                   |
|                        | CR-711/CR-76A          | Locks Rd               | SB        | IN     | 4LD        | yes                                        | 2,000                       | 62                              | 40%                        | 3.10%                                   |
|                        | Locks Rd               | Jack James             | NB        | OUT    | 4LD        | yes                                        | 2,000                       | 174                             | 40%                        | 8.70%                                   |
|                        | Locks Rd               | Jack James             | SB        | IN     | 4LD        | yes                                        | 2,000                       | 62                              | 40%                        | 3.10%                                   |
|                        | Jack James             | Cove Rd                | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 166                             | 38%                        | 5.50%                                   |
|                        | Jack James             | Cove Rd                | SB        | IN     | 6LD        | no                                         | 3,020                       | 59                              | 38%                        | 1.95%                                   |
|                        | Jack James             | I-95 SB                | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 166                             | 38%                        | 5.50%                                   |
|                        | Jack James             | I-95 SB                | SB        | IN     | 6LD        | no                                         | 3,020                       | 59                              | 38%                        | 1.95%                                   |
|                        | I-95 SB                | I-95 NB                | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 157                             | 36%                        | 5.20%                                   |
|                        | I-95 SB                | I-95 NB                | SB        | IN     | 6LD        | no                                         | 3,020                       | 55                              | 36%                        | 1.82%                                   |
|                        | I-95 NB                | Lost River Rd          | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 113                             | 26%                        | 3.74%                                   |
|                        | I-95 NB                | Lost River Rd          | SB        | IN     | 6LD        | no                                         | 3,020                       | 40                              | 26%                        | 1.32%                                   |
|                        | Lost River Rd          | Cove Rd                | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 87                              | 20%                        | 2.88%                                   |
|                        | Lost River Rd          | Cove Rd                | SB        | IN     | 6LD        | no                                         | 3,020                       | 31                              | 20%                        | 1.03%                                   |
|                        | Cove Rd                | Salerno Rd             | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 61                              | 14%                        | 2.02%                                   |
|                        | Cove Rd                | Salerno Rd             | SB        | IN     | 6LD        | no                                         | 3,020                       | 22                              | 14%                        | 0.73%                                   |
|                        | Salerno Rd             | Indian St              | NB        | OUT    | 6LD        | no                                         | 3,020                       | 52                              | 12%                        | 1.72%                                   |
|                        | Salerno Rd             | Indian St              | SB        | IN     | 6LD        | no                                         | 3,020                       | 18                              | 12%                        | 0.60%                                   |
|                        | Indian St              | SR-714                 | NB        | OUT    | 6LD        | no                                         | 3,020                       | 44                              | 10%                        | 1.46%                                   |
|                        | Indian St              | SR-714                 | SB        | IN     | 6LD        | no                                         | 3,020                       | 15                              | 10%                        | 0.50%                                   |
|                        | SR-714                 | SR-5                   | NB        | OUT    | 6LD        | no                                         | 3,020                       | 44                              | 10%                        | 1.46%                                   |
|                        | SR-714                 | SR-5                   | SB        | IN     | 6LD        | no                                         | 3,020                       | 15                              | 10%                        | 0.50%                                   |
| CR-76A (Citrus Blvd)   | CR-726                 | SR-714                 | NB        | OUT    | 2L         | yes                                        | 1,200                       | 74                              | 17%                        | 6.17%                                   |
|                        | CR-726                 | SR-714                 | SB        | IN     | 2L         | yes                                        | 1,200                       | 26                              | 17%                        | 2.17%                                   |
| CR-76A (96th St)       | CR-726                 | Project Access         | EB        | IN     | 2L         | yes                                        | 1,200                       | 34                              | 22%                        | 2.83%                                   |
|                        | CR-726                 | Project Access         | WB        | OUT    | 2L         | yes                                        | 1,200                       | 96                              | 22%                        | 8.00%                                   |
|                        | Project Access         | Pennsylvania Ave       | EB        | OUT/IN | 2L         | yes                                        | 1,200                       | 87                              | 20%                        | 7.25%                                   |
|                        | Project Access         | Pennsylvania Ave       | WB        | IN/OUT | 2L         | yes                                        | 1,200                       | 87                              | 20%                        | 7.25%                                   |
|                        | Pennsylvania Ave       | SR-76                  | EB        | OUT/IN | 2L         | yes                                        | 800                         | 87                              | 20%                        | 10.88%                                  |
|                        | Pennsylvania Ave       | SR-76                  | WB        | IN/OUT | 2L         | yes                                        | 800                         | 87                              | 20%                        | 10.88%                                  |
| CR-726 (Citrus Blvd)   | Greenridge Ln          | CR-76A                 | NB        | IN     | 2L         | no                                         | 740                         | 8                               | 5%                         | 1.08%                                   |
|                        | Greenridge Ln          | CR-76A                 | SB        | OUT    | 2L         | yes                                        | 740                         | 22                              | 5%                         | 2.97%                                   |
| SR-9 (I-95)            | Bridge Rd              | SR-76 (Kanner Hwy)     | NB        | IN     | 8LF        | no                                         | 7,320                       | 9                               | 6%                         | 0.12%                                   |
|                        | SR-76 (Kanner Hwy)     | High Meadow Ave        | NB        | OUT    | 8LF        | no                                         | 7,320                       | 44                              | 10%                        | 0.60%                                   |
| CR-713                 | I-95                   | CR-714                 | NB        | OUT    | 4LD        | no                                         | 3,240                       | 26                              | 6%                         | 0.80%                                   |
|                        | I-95                   | CR-714                 | SB        | IN     | 4LD        | no                                         | 3,240                       | 9                               | 6%                         | 0.28%                                   |
| CR-714 (Martin Hwy)    | CR-713                 | Mapp Rd                | EB        | IN     | 4LD        | no                                         | 2,000                       | 2                               | 1%                         | 0.10%                                   |
|                        | CR-713                 | Mapp Rd                | WB        | OUT    | 4LD        | no                                         | 2,000                       | 4                               | 1%                         | 0.20%                                   |
|                        | Florida's Turnpike     | CR-713                 | EB        | IN     | 4LD        | no                                         | 2,000                       | 8                               | 5%                         | 0.40%                                   |
|                        | Florida's Turnpike     | CR-713                 | WB        | OUT    | 4LD        | no                                         | 2,000                       | 22                              | 5%                         | 1.10%                                   |
| Cove Rd                | SR-76                  | Willoughby Blvd        | EB        | OUT    | 4LD        | no                                         | 1,800                       | 26                              | 6%                         | 1.44%                                   |
|                        | SR-76                  | Willoughby Blvd        | WB        | IN     | 4LD        | no                                         | 1,800                       | 9                               | 6%                         | 0.50%                                   |
| CR-708 (Bridge Rd)     | SR-76                  | CR-711                 | EB        | OUT    | 2L         | yes                                        | 740                         | 87                              | 20%                        | 11.76%                                  |
|                        | SR-76                  | CR-711                 | WB        | IN     | 2L         | yes                                        | 740                         | 31                              | 20%                        | 4.19%                                   |
|                        | CR-711                 | I-95                   | EB        | OUT    | 2L         | yes                                        | 740                         | 52                              | 12%                        | 7.03%                                   |
|                        | CR-711                 | I-95                   | WB        | IN     | 2L         | yes                                        | 740                         | 18                              | 12%                        | 2.43%                                   |
| CR-711 (Pratt Whitney) | I-95                   | Powerline Ave          | EB        | OUT    | 2L         | no                                         | 1,200                       | 9                               | 2%                         | 0.75%                                   |
|                        | Palm Beach County      | CR-708                 | NB        | IN     | 2L         | no                                         | 740                         | 12                              | 8%                         | 1.62%                                   |
|                        | Palm Beach County      | CR-708                 | SB        | OUT    | 2L         | yes                                        | 740                         | 35                              | 8%                         | 4.73%                                   |
|                        | CR-708                 | South Fork High School | NB        | IN     | 2L         | no                                         | 800                         | 2                               | 1%                         | 0.25%                                   |
|                        | CR-708                 | South Fork High School | SB        | OUT    | 2L         | no                                         | 800                         | 4                               | 1%                         | 0.50%                                   |
|                        | South Fork High School | SR-76                  | NB        | IN     | 2L         | no                                         | 800                         | 2                               | 1%                         | 0.25%                                   |
|                        | South Fork High School | SR-76                  | SB        | OUT    | 2L         | no                                         | 800                         | 4                               | 1%                         | 0.50%                                   |
|                        | South Fork High School | SR-76                  | SB        | OUT    | 2L         | no                                         | 800                         | 4                               | 1%                         | 0.50%                                   |

Residential Portion Change = 157 in/480 out

In: 154  
Out: 436



Table 4b: Percent Impact - PM Peak Hour - 2040/ 2045

| Segment                | From                   | To                     | Direction |        | 2040 Lanes | Is Project Traffic 2% or More of Capacity? | LOS D Directional Peak Hour | Directional Peak Project Volume | Project Percent Assignment | Directional Percent Project of Capacity |
|------------------------|------------------------|------------------------|-----------|--------|------------|--------------------------------------------|-----------------------------|---------------------------------|----------------------------|-----------------------------------------|
| SR-76 (Kanner Hwy)     | SR-710                 | CR-708                 | NB        | IN     | 2L         | yes                                        | 740                         | 27                              | 5%                         | 3.65%                                   |
|                        | SR-710                 | CR-708                 | SB        | OUT    | 2L         | yes                                        | 740                         | 16                              | 5%                         | 2.16%                                   |
|                        | CR-708                 | Project Access         | NB        | IN     | 2L         | yes                                        | 1,200                       | 133                             | 25%                        | 11.08%                                  |
|                        | CR-708                 | Project Access         | SB        | OUT    | 2L         | yes                                        | 1,200                       | 78                              | 25%                        | 6.50%                                   |
|                        | Project Access         | CR-711/CR-76A          | NB        | OUT    | 2L         | yes                                        | 1,200                       | 69                              | 22%                        | 5.75%                                   |
|                        | Project Access         | CR-711/CR-76A          | SB        | IN     | 2L         | yes                                        | 1,200                       | 117                             | 22%                        | 9.75%                                   |
|                        | CR-711/CR-76A          | Locks Rd               | NB        | OUT    | 4LD        | yes                                        | 2,000                       | 125                             | 40%                        | 6.25%                                   |
|                        | Locks Rd               | Jack James             | SB        | IN     | 4LD        | yes                                        | 2,000                       | 213                             | 40%                        | 10.65%                                  |
|                        | Locks Rd               | Jack James             | NB        | OUT    | 4LD        | yes                                        | 2,000                       | 125                             | 40%                        | 6.25%                                   |
|                        | Jack James             | Cove Rd                | SB        | IN     | 4LD        | yes                                        | 2,000                       | 213                             | 40%                        | 10.65%                                  |
|                        | Jack James             | Cove Rd                | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 119                             | 38%                        | 3.94%                                   |
|                        | Jack James             | Cove Rd                | SB        | IN     | 6LD        | yes                                        | 3,020                       | 202                             | 38%                        | 6.69%                                   |
|                        | Jack James             | I-95 SB                | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 119                             | 38%                        | 3.94%                                   |
|                        | I-95 SB                | I-95 SB                | SB        | IN     | 6LD        | yes                                        | 3,020                       | 202                             | 38%                        | 6.69%                                   |
|                        | I-95 SB                | I-95 NB                | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 113                             | 36%                        | 3.74%                                   |
|                        | I-95 NB                | Lost River Rd          | SB        | IN     | 6LD        | yes                                        | 3,020                       | 192                             | 36%                        | 6.36%                                   |
|                        | I-95 NB                | Lost River Rd          | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 81                              | 26%                        | 2.68%                                   |
|                        | Lost River Rd          | Lost River Rd          | SB        | IN     | 6LD        | yes                                        | 3,020                       | 138                             | 26%                        | 4.57%                                   |
|                        | Lost River Rd          | Cove Rd                | NB        | OUT    | 6LD        | yes                                        | 3,020                       | 63                              | 20%                        | 2.09%                                   |
|                        | Lost River Rd          | Cove Rd                | SB        | IN     | 6LD        | yes                                        | 3,020                       | 106                             | 20%                        | 3.51%                                   |
|                        | Cove Rd                | Salerno Rd             | NB        | OUT    | 6LD        | no                                         | 3,020                       | 44                              | 14%                        | 1.46%                                   |
|                        | Cove Rd                | Salerno Rd             | SB        | IN     | 6LD        | yes                                        | 3,020                       | 74                              | 14%                        | 2.45%                                   |
|                        | Salerno Rd             | Indian St              | NB        | OUT    | 6LD        | no                                         | 3,020                       | 38                              | 12%                        | 1.26%                                   |
|                        | Salerno Rd             | Indian St              | SB        | IN     | 6LD        | yes                                        | 3,020                       | 64                              | 12%                        | 2.12%                                   |
|                        | Indian St              | SR-714                 | NB        | OUT    | 6LD        | no                                         | 3,020                       | 31                              | 10%                        | 1.03%                                   |
|                        | Indian St              | SR-714                 | SB        | IN     | 6LD        | no                                         | 3,020                       | 53                              | 10%                        | 1.75%                                   |
|                        | SR-714                 | SR-5                   | NB        | OUT    | 6LD        | no                                         | 3,020                       | 31                              | 10%                        | 1.03%                                   |
|                        | SR-714                 | SR-5                   | SB        | IN     | 6LD        | no                                         | 3,020                       | 53                              | 10%                        | 1.75%                                   |
| CR-76A (Citrus Blvd)   | CR-726                 | SR-714                 | NB        | OUT    | 2L         | yes                                        | 1,200                       | 53                              | 17%                        | 4.42%                                   |
| CR-76A (96th St)       | CR-726                 | SR-714                 | SB        | IN     | 2L         | yes                                        | 1,200                       | 90                              | 17%                        | 7.50%                                   |
|                        | CR-726                 | Project Access         | EB        | IN     | 2L         | yes                                        | 1,200                       | 117                             | 22%                        | 9.75%                                   |
|                        | CR-726                 | Project Access         | WB        | OUT    | 2L         | yes                                        | 1,200                       | 69                              | 22%                        | 5.75%                                   |
|                        | Project Access         | Pennsylvania Ave       | EB        | OUT/IN | 2L         | yes                                        | 1,200                       | 63                              | 20%                        | 5.25%                                   |
|                        | Project Access         | Pennsylvania Ave       | WB        | IN/OUT | 2L         | yes                                        | 1,200                       | 63                              | 20%                        | 5.25%                                   |
|                        | Pennsylvania Ave       | SR-76                  | EB        | OUT/IN | 2L         | yes                                        | 800                         | 63                              | 20%                        | 7.88%                                   |
| CR-726 (Citrus Blvd)   | Greenridge Ln          | SR-76                  | WB        | IN/OUT | 2L         | yes                                        | 800                         | 63                              | 20%                        | 7.88%                                   |
|                        | Greenridge Ln          | CR-76A                 | NB        | IN     | 2L         | yes                                        | 740                         | 27                              | 5%                         | 3.65%                                   |
| SR-9 (I-95)            | Bridge Rd              | CR-76A                 | SB        | OUT    | 2L         | yes                                        | 740                         | 16                              | 5%                         | 2.16%                                   |
|                        | Bridge Rd              | SR-76 (Kanner Hwy)     | NB        | IN     | 8LF        | no                                         | 7,320                       | 32                              | 6%                         | 0.44%                                   |
|                        | Bridge Rd              | SR-76 (Kanner Hwy)     | SB        | OUT    | 8LF        | no                                         | 7,320                       | 19                              | 6%                         | 0.26%                                   |
|                        | SR-76 (Kanner Hwy)     | High Meadow Ave        | NB        | OUT    | 8LF        | no                                         | 7,320                       | 31                              | 10%                        | 0.42%                                   |
| CR-713                 | SR-76 (Kanner Hwy)     | High Meadow Ave        | SB        | IN     | 8LF        | no                                         | 7,320                       | 53                              | 10%                        | 0.72%                                   |
|                        | I-95                   | CR-714                 | NB        | OUT    | 4LD        | no                                         | 3,240                       | 19                              | 6%                         | 0.59%                                   |
| CR-714 (Martin Hwy)    | I-95                   | CR-714                 | SB        | IN     | 4LD        | no                                         | 3,240                       | 32                              | 6%                         | 0.99%                                   |
|                        | CR-713                 | Mapp Rd                | EB        | IN     | 4LD        | no                                         | 2,000                       | 5                               | 1%                         | 0.25%                                   |
|                        | CR-713                 | Mapp Rd                | WB        | OUT    | 4LD        | no                                         | 2,000                       | 3                               | 1%                         | 0.15%                                   |
|                        | Florida's Turnpike     | CR-713                 | EB        | IN     | 4LD        | no                                         | 2,000                       | 27                              | 5%                         | 1.35%                                   |
|                        | Florida's Turnpike     | CR-713                 | WB        | OUT    | 4LD        | no                                         | 2,000                       | 16                              | 5%                         | 0.80%                                   |
| Cove Rd                | SR-76                  | Willoughby Blvd        | EB        | OUT    | 4LD        | no                                         | 1,800                       | 19                              | 6%                         | 1.06%                                   |
| CR-708 (Bridge Rd)     | SR-76                  | Willoughby Blvd        | WB        | IN     | 4LD        | no                                         | 1,800                       | 32                              | 6%                         | 1.78%                                   |
|                        | SR-76                  | CR-711                 | EB        | OUT    | 2L         | yes                                        | 740                         | 63                              | 20%                        | 8.51%                                   |
|                        | CR-711                 | CR-711                 | WB        | IN     | 2L         | yes                                        | 740                         | 106                             | 20%                        | 14.32%                                  |
|                        | CR-711                 | I-95                   | EB        | OUT    | 2L         | yes                                        | 740                         | 38                              | 12%                        | 5.14%                                   |
|                        | CR-711                 | I-95                   | WB        | IN     | 2L         | yes                                        | 740                         | 64                              | 12%                        | 8.65%                                   |
| CR-711 (Pratt Whitney) | I-95                   | Powerline Ave          | EB        | OUT    | 2L         | no                                         | 1,200                       | 6                               | 2%                         | 0.50%                                   |
|                        | Palm Beach County      | CR-708                 | NB        | IN     | 2L         | yes                                        | 740                         | 43                              | 8%                         | 5.81%                                   |
|                        | Palm Beach County      | CR-708                 | SB        | OUT    | 2L         | yes                                        | 740                         | 25                              | 8%                         | 3.38%                                   |
|                        | CR-708                 | South Fork High School | NB        | IN     | 2L         | no                                         | 800                         | 5                               | 1%                         | 0.63%                                   |
|                        | CR-708                 | South Fork High School | SB        | OUT    | 2L         | no                                         | 800                         | 3                               | 1%                         | 0.38%                                   |
|                        | South Fork High School | SR-76                  | NB        | IN     | 2L         | no                                         | 800                         | 5                               | 1%                         | 0.63%                                   |

Residential Portion Change = 361 in/239 out

In: 532  
Out: 313



Table 5a: Link Analysis - AM Peak Hour - 2040/2045

| Segment                                                          | From                   | To                | Direction | 2045 Lanes | Is Project Traffic 2% or More of Capacity? | 2040 Model AADT | K Factor | D Factor | 2040 Volume Peak Hour Peak Direction | LOS D Directional Peak Hour | Directional Peak Project Volume | Project Percent Assignment | Directional Percent Project of Capacity | Total Traffic (Peak Direction) | Does Project Meet Concurrency? |     |
|------------------------------------------------------------------|------------------------|-------------------|-----------|------------|--------------------------------------------|-----------------|----------|----------|--------------------------------------|-----------------------------|---------------------------------|----------------------------|-----------------------------------------|--------------------------------|--------------------------------|-----|
| SR-76 (Kanner Hwy)                                               | SR-710                 | CR-708            | SB        | OUT        | 2L                                         | Yes             | 4221     | 0.09     | 0.45                                 | 171                         | 740                             | 22                         | 5%                                      | 2.97%                          | 193                            | Yes |
|                                                                  | CR-708                 | Project Access    | SB        | OUT        | 2L                                         | Yes             | 3105     | 0.09     | 0.45                                 | 126                         | 1200                            | 109                        | 25%                                     | 9.08%                          | 235                            | Yes |
|                                                                  | Project Access         | CR-711/CR-76A     | NB        | OUT        | 2L                                         | Yes             | 3105     | 0.09     | 0.55                                 | 154                         | 1200                            | 96                         | 22%                                     | 8.00%                          | 250                            | Yes |
|                                                                  | CR-711/CR-76A          | locks Rd          | NB        | OUT        | 4LD                                        | Yes             | 14021    | 0.09     | 0.55                                 | 694                         | 2000                            | 174                        | 40%                                     | 8.70%                          | 868                            | Yes |
|                                                                  | locks Rd               | Jack James        | NB        | OUT        | 4LD                                        | Yes             | 23296    | 0.09     | 0.55                                 | 1153                        | 2000                            | 174                        | 40%                                     | 8.70%                          | 1327                           | Yes |
|                                                                  | Jack James             | Cove Rd           | NB        | OUT        | 6LD                                        | Yes             | 56330    | 0.09     | 0.55                                 | 2788                        | 3020                            | 166                        | 38%                                     | 5.50%                          | 2954                           | Yes |
|                                                                  | Jack James             | I-95 SB           | NB        | OUT        | 6LD                                        | Yes             | 31169    | 0.09     | 0.55                                 | 1543                        | 3020                            | 166                        | 38%                                     | 5.50%                          | 1709                           | Yes |
|                                                                  | I-95 SB                | I-95 NB           | NB        | OUT        | 6LD                                        | Yes             | 39390    | 0.09     | 0.45                                 | 1595                        | 3020                            | 157                        | 36%                                     | 5.20%                          | 1752                           | Yes |
|                                                                  | I-95 NB                | Lost River Rd     | NB        | OUT        | 6LD                                        | Yes             | 56330    | 0.09     | 0.45                                 | 2281                        | 3020                            | 113                        | 26%                                     | 3.74%                          | 2304                           | Yes |
|                                                                  | Lost River Rd          | Cove Rd           | NB        | OUT        | 6LD                                        | Yes             | 56132    | 0.09     | 0.45                                 | 1746                        | 3020                            | 87                         | 20%                                     | 2.88%                          | 2360                           | Yes |
| CR-76A (Citrus Blvd)                                             | Cove Rd                | Salerno Rd        | NB        | OUT        | 6LD                                        | Yes             | 43110    | 0.09     | 0.45                                 | 1746                        | 3020                            | 61                         | 14%                                     | 2.02%                          | 1807                           | Yes |
|                                                                  | Salerno Rd             | Indian St         | NB        | OUT        | 6LD                                        | no              | 37438    | 0.09     | 0.45                                 | 1516                        | 3020                            | 52                         | 12%                                     | 1.72%                          | 1568                           | Yes |
|                                                                  | Indian St              | SR-714            | NB        | OUT        | 6LD                                        | no              | 35510    | 0.09     | 0.45                                 | 1438                        | 3020                            | 44                         | 10%                                     | 1.46%                          | 1482                           | Yes |
|                                                                  | SR-714                 | SR-5              | NB        | OUT        | 6LD                                        | no              | 34224    | 0.09     | 0.45                                 | 1386                        | 3020                            | 44                         | 10%                                     | 1.46%                          | 1430                           | Yes |
|                                                                  | CR-726                 | CR-714            | NB        | OUT        | 2L                                         | Yes             | 5895     | 0.09     | 0.55                                 | 292                         | 1200                            | 74                         | 17%                                     | 6.17%                          | 366                            | Yes |
|                                                                  | CR-726                 | Project Access    | WB        | OUT        | 2L                                         | Yes             | 8088     | 0.09     | 0.55                                 | 400                         | 1200                            | 96                         | 22%                                     | 8.00%                          | 496                            | Yes |
|                                                                  | CR-726 (Citrus Blvd)   | Greenridge Ln     | SB        | OUT        | 2L                                         | Yes             | 5001     | 0.09     | 0.55                                 | 248                         | 740                             | 22                         | 5%                                      | 2.97%                          | 270                            | Yes |
|                                                                  | SR-76                  | CR-711            | EB        | OUT        | 2L                                         | Yes             | 975      | 0.55     | 0.48                                 | 48                          | 740                             | 87                         | 20%                                     | 11.76%                         | 135                            | Yes |
|                                                                  | CR-711                 | I-95              | EB        | OUT        | 2L                                         | Yes             | 3949     | 0.09     | 0.55                                 | 195                         | 740                             | 52                         | 12%                                     | 7.03%                          | 247                            | Yes |
|                                                                  | CR-711 (Pratt Whitney) | Palm Beach County | CR-708    | SB         | OUT                                        | 2L              | Yes      | 3802     | 0.09                                 | 0.55                        | 188                             | 740                        | 35                                      | 8%                             | 4.73%                          | 223 |
| Note: K & D Factors from FOOT QLOS & Project Traffic Forecasting |                        |                   |           |            |                                            |                 |          |          |                                      |                             |                                 |                            |                                         |                                |                                |     |

Note: K &amp; D Factors from FOOT QLOS &amp; Project Traffic Forecasting

In: 154  
Out: 436

Table 5b: Percent Impact - PM Peak Hour - 2040/2045

| Segment                | From              | To               | Direction |        | 2045 Lanes | Is Project Traffic 2% or More of Capacity? | 2040/2045 Model AADT | K Factor | D Factor | 2040/2045 Volume Peak Hour Peak Direction | LOS D Directional Peak Hour | Directional Peak Project Volume | Project Percent Assignment | Directional Percent of Capacity | Total Traffic (Peak Direction) | Does Project Meet Concurrency? |
|------------------------|-------------------|------------------|-----------|--------|------------|--------------------------------------------|----------------------|----------|----------|-------------------------------------------|-----------------------------|---------------------------------|----------------------------|---------------------------------|--------------------------------|--------------------------------|
| SR-76 (Kanner Hwy)     | SR-710            | CR-708           | NB        | IN     | 2L         | Yes                                        | 4,221                | 0.09     | 0.450    | 171                                       | 740                         | 27                              | 5%                         | 3.65%                           | 198                            | Yes                            |
|                        | CR-708            | Project Access   | NB        | IN     | 2L         | Yes                                        | 3,105                | 0.09     | 0.450    | 126                                       | 1,200                       | 133                             | 25%                        | 11.08%                          | 259                            | Yes                            |
|                        | Project Access    | CR-711/CR-76A    | SB        | IN     | 2L         | Yes                                        | 3,105                | 0.09     | 0.550    | 154                                       | 1,200                       | 117                             | 22%                        | 9.75%                           | 271                            | Yes                            |
|                        | CR-711/CR-76A     | Locks Rd         | SB        | IN     | 4LD        | Yes                                        | 14,021               | 0.09     | 0.550    | 694                                       | 2,000                       | 213                             | 40%                        | 10.65%                          | 907                            | Yes                            |
|                        | Locks Rd          | Jack James       | SB        | IN     | 4LD        | Yes                                        | 23,296               | 0.09     | 0.550    | 1,153                                     | 2,000                       | 213                             | 40%                        | 10.65%                          | 1,366                          | Yes                            |
|                        | Jack James        | Cove Rd          | SB        | IN     | 6LD        | Yes                                        | 56,330               | 0.09     | 0.550    | 2,788                                     | 3,020                       | 202                             | 38%                        | 6.69%                           | 2,990                          | Yes                            |
|                        | Jack James        | I-95 SB          | SB        | IN     | 6LD        | Yes                                        | 31,169               | 0.09     | 0.550    | 1,543                                     | 3,020                       | 202                             | 38%                        | 6.69%                           | 1,745                          | Yes                            |
|                        | I-95 SB           | I-95 NB          | SB        | IN     | 6LD        | Yes                                        | 39,390               | 0.09     | 0.550    | 1,950                                     | 3,020                       | 197                             | 36%                        | 6.36%                           | 2,142                          | Yes                            |
|                        | I-95 NB           | Lost River Rd    | SB        | IN     | 6LD        | Yes                                        | 56,330               | 0.09     | 0.450    | 2,281                                     | 3,070                       | 138                             | 26%                        | 4.57%                           | 2,419                          | Yes                            |
|                        | Lost River Rd     | Cove Rd          | SB        | IN     | 6LD        | Yes                                        | 56,132               | 0.09     | 0.450    | 2,273                                     | 3,020                       | 106                             | 20%                        | 3.51%                           | 2,379                          | Yes                            |
| CR-76A (Citrus Blvd)   | Cove Rd           | Salerno Rd       | SB        | IN     | 6LD        | Yes                                        | 43,110               | 0.09     | 0.450    | 1,746                                     | 3,020                       | 74                              | 14%                        | 2.45%                           | 1,870                          | Yes                            |
|                        | Salerno Rd        | Indian St        | SB        | IN     | 6LD        | Yes                                        | 37,438               | 0.09     | 0.450    | 1,516                                     | 3,070                       | 64                              | 12%                        | 2.12%                           | 1,580                          | Yes                            |
|                        | Indian St         | SR-714           | SB        | IN     | 6LD        | no                                         | 35,510               | 0.09     | 0.450    | 1,438                                     | 3,020                       | 53                              | 10%                        | 1.75%                           | 1,491                          | Yes                            |
|                        | SR-714            | SR-5             | SB        | IN     | 6LD        | no                                         | 34,224               | 0.09     | 0.450    | 1,386                                     | 3,020                       | 53                              | 10%                        | 1.75%                           | 1,439                          | Yes                            |
|                        | SR-714            | Project Access   | SB        | IN     | 2L         | Yes                                        | 5,895                | 0.09     | 0.550    | 292                                       | 1,200                       | 90                              | 17%                        | 7.50%                           | 382                            | Yes                            |
|                        | CR-726            | Pennsylvania Ave | EB        | IN     | 2L         | Yes                                        | 8,088                | 0.09     | 0.550    | 400                                       | 1,200                       | 117                             | 22%                        | 9.75%                           | 517                            | Yes                            |
|                        | CR-726            | Pennsylvania Ave | EB        | OUT/IN | 2L         | Yes                                        | 8,088                | 0.09     | 0.450    | 328                                       | 1,200                       | 63                              | 20%                        | 5.25%                           | 391                            | Yes                            |
|                        | Project Access    | Pennsylvania Ave | WB        | IN/OUT | 2L         | Yes                                        | 8,088                | 0.09     | 0.550    | 400                                       | 1,200                       | 63                              | 20%                        | 5.25%                           | 463                            | Yes                            |
|                        | Project Access    | Pennsylvania Ave | WB        | OUT/IN | 2L         | Yes                                        | 11,365               | 0.09     | 0.550    | 563                                       | 800                         | 63                              | 20%                        | 7.88%                           | 626                            | Yes                            |
|                        | SR-76             | Pennsylvania Ave | WB        | IN/OUT | 2L         | Yes                                        | 11,365               | 0.09     | 0.550    | 563                                       | 800                         | 63                              | 20%                        | 7.88%                           | 626                            | Yes                            |
| CR-726 (Citrus Blvd)   | Greenridge Ln     | CR-76A           | NB        | IN     | 2L         | Yes                                        | 5,001                | 0.09     | 0.550    | 248                                       | 740                         | 27                              | 5%                         | 3.65%                           | 275                            | Yes                            |
|                        | SR-76             | CR-711           | WB        | IN     | 2L         | Yes                                        | 975                  | 0.09     | 0.450    | 39                                        | 740                         | 106                             | 20%                        | 14.32%                          | 145                            | Yes                            |
|                        | CR-711            | I-95             | WB        | IN     | 2L         | Yes                                        | 3,949                | 0.09     | 0.450    | 160                                       | 740                         | 64                              | 12%                        | 8.65%                           | 224                            | Yes                            |
| CR-711 (Pratt Whitney) | Palm Beach County | CR-708           | NB        | IN     | 2L         | Yes                                        | 3,802                | 0.09     | 0.550    | 188                                       | 740                         | 43                              | 8%                         | 5.81%                           | 231                            | Yes                            |

Note: K & D Factors from FDOT QLOS & Project Traffic Forecasting

In: 532  
Out: 313

## **FIVE YEAR ANALYSIS - 2028**

For KL Waterside, no more than 250 single family dwelling units are anticipated to occur prior to year-end of 2028. The trip generation for the 5-year analysis is shown in **Table 6a, 6b, and 6c** for the daily, AM peak hour and PM peak hours, respectively. As shown, the project could generate 2,344 daily trips, 228 AM peak hour trips, and 235 PM peak hour trips in the first five years of development.

To determine the study area for the 5-year analysis, the 5-year project traffic was compared to the existing plus committed roadway network. The study area is defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link. **Table 7a and 7b** summarize the project % impact on the existing plus committed roadway network.

To develop total traffic estimates for 2028, existing 2021 traffic was grown to 2028 using historic growth rates. The project traffic was then added to achieve the 2028 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2021 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2021 AADT, peak hour data and growth rate. **Table 8a and Table 8b** show the link analysis for the total traffic conditions with the proposed land use plan amendment in place in 2028. Appendix B provides the Martin County 2021 Roadway Level of Service Inventory Report.

As shown all links will operate at acceptable levels of service on the existing plus committed roadway network.

## **CONCLUSION**

The proposed land use plan amendment will not require improvements beyond the programmed and planned roadway network.

The analysis demonstrates that the roadway has sufficient infrastructure funded in the next five years and the 2045 long range to support the project. Therefore, the project satisfies the requirements for a Land Use Plan Amendment.

**Table 6 - 5-Year Trip Generation**

**Table 6a: Daily**

| Land Use               | ITE Code | Intensity | Units | Trip Generation Rate                       | Directional Split |     | Gross Trips |       |       |
|------------------------|----------|-----------|-------|--------------------------------------------|-------------------|-----|-------------|-------|-------|
|                        |          |           |       |                                            | In                | Out | In          | Out   | Total |
| Single Family Detached | 210      | 650       | DU    | $\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$ | 50%               |     | 2,824       | 2,823 | 5,647 |
| <b>TOTALS</b>          |          |           |       |                                            |                   |     | 2,824       | 2,823 | 5,647 |

Source: ITE 11th Edition Trip Generation Rates

**Table 6b: AM Peak Hour**

| Land Use               | ITE Code | Intensity | Units | Trip Generation Rate | Directional Split |     | Gross Trips |     |       |
|------------------------|----------|-----------|-------|----------------------|-------------------|-----|-------------|-----|-------|
|                        |          |           |       |                      | In                | Out | In          | Out | Total |
| Single Family Detached | 210      | 650       | DU    | $T = 0.91(X) + 0.12$ | 25%               | 75% | 148         | 444 | 592   |
| <b>TOTALS</b>          |          |           |       |                      |                   |     | 148         | 444 | 592   |

Source: ITE 11th Edition Trip Generation Rates

**Table 6c: PM Peak Hour**

| Land Use               | ITE Code | Intensity | Units | Trip Generation Rate                       | Directional Split |     | Gross Trips |     |       |
|------------------------|----------|-----------|-------|--------------------------------------------|-------------------|-----|-------------|-----|-------|
|                        |          |           |       |                                            | In                | Out | In          | Out | Total |
| Single Family Detached | 210      | 650       | DU    | $\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$ | 63%               | 37% | 364         | 213 | 577   |
| <b>TOTALS</b>          |          |           |       |                                            |                   |     | 364         | 213 | 577   |

Source: ITE 11th Edition Trip Generation Rates



Table 7: 5-Year Percent Impact - AM Peak Hour

| Segment                  | From                   | To                  | Lanes E+C | Is Project Traffic 2% or More of Capacity? | LOS D Directional Peak Hour (E+C) | Directional Peak Project Volume | Project Percent Assignment | Directional Percent Project of Capacity |
|--------------------------|------------------------|---------------------|-----------|--------------------------------------------|-----------------------------------|---------------------------------|----------------------------|-----------------------------------------|
| Salerno Rd               | SR - 76                | Willoughby          | 2L        | no                                         | 880                               | 9                               | 2%                         | 1.02%                                   |
| SR-76 (Kanner Hwy)       | SR-710                 | CR-708              | 2L        | yes                                        | 730                               | 22                              | 5%                         | 3.01%                                   |
|                          | CR-708                 | Project Access      | 2L        | yes                                        | 1,160                             | 111                             | 25%                        | 9.57%                                   |
|                          | Project Access         | CR-711/CR-76A       | 2L        | yes                                        | 1,160                             | 98                              | 22%                        | 8.45%                                   |
|                          | CR-711/CR-76A          | Locks Rd            | 4LD       | yes                                        | 2,000                             | 178                             | 40%                        | 8.90%                                   |
|                          | Locks Rd               | Jack James          | 4LD       | yes                                        | 2,000                             | 178                             | 40%                        | 8.90%                                   |
|                          | Jack James             | Cove Rd             | 6LD       | yes                                        | 3,020                             | 169                             | 38%                        | 5.60%                                   |
|                          | Cove Rd                | Salerno Rd          | 6LD       | yes                                        | 3,020                             | 62                              | 14%                        | 2.05%                                   |
|                          | Salerno Rd             | Indian St           | 6LD       | no                                         | 3,020                             | 53                              | 12%                        | 1.75%                                   |
|                          | Indian St              | SR-714              | 6LD       | no                                         | 3,020                             | 44                              | 10%                        | 1.46%                                   |
| CR-76A (Citrus Blvd)     | CR-726                 | SR-714              | 2L        | yes                                        | 1,160                             | 75                              | 17%                        | 6.47%                                   |
| Citrus Blvd              | CR-714                 | Port St. Lucie Blvd | 2L        | yes                                        | 1,160                             | 27                              | 6%                         | 2.33%                                   |
| CR-76A (96th St)         | CR-726                 | Pennsylvania Ave    | 2L        | yes                                        | 1,160                             | 98                              | 22%                        | 8.45%                                   |
|                          | Pennsylvania Ave       | SR-76               | 2L        | yes                                        | 800                               | 89                              | 20%                        | 11.13%                                  |
| CR-726 (Citrus Blvd)     | Greenridge Ln          | CR-76A              | 2L        | yes                                        | 730                               | 22                              | 5%                         | 3.01%                                   |
|                          | SR-710                 | Greenridge Ln       | 2L        | no                                         | 730                               | 13                              | 3%                         | 1.78%                                   |
| Willoughby Blvd          | Cove Rd                | Salerno Rd          | 2L        | no                                         | 880                               | 9                               | 2%                         | 1.02%                                   |
| I-95                     | Bridge Rd              | SR-76 (Kanner Hwy)  | 6LF       | no                                         | 5,620                             | 27                              | 6%                         | 0.48%                                   |
|                          | SR-76 (Kanner Hwy)     | High Meadow Ave     | 6LF       | no                                         | 5,620                             | 44                              | 10%                        | 0.78%                                   |
| CR-713 (High Meadow Ave) | I-95                   | CR-714              | 2L        | yes                                        | 1,200                             | 27                              | 6%                         | 2.25%                                   |
| SR-714 (Martin Highway)  | I-95                   | Citrus Blvd         | 2L        | yes                                        | 1,160                             | 27                              | 6%                         | 2.33%                                   |
|                          | Citrus Blvd            | Florida's Turnpike  | 4LD       | no                                         | 2,000                             | 13                              | 3%                         | 0.65%                                   |
| CR-714 (Martin Hwy)      | CR-713                 | Mapp Rd             | 4LD       | no                                         | 2,000                             | 4                               | 1%                         | 0.20%                                   |
|                          | Florida's Turnpike     | CR-713              | 4LD       | no                                         | 2,000                             | 22                              | 5%                         | 1.10%                                   |
| Cove Rd                  | SR-76                  | Willoughby Blvd     | 2L        | yes                                        | 880                               | 27                              | 6%                         | 3.07%                                   |
|                          | Willoughby Blvd        | SR-5                | 2L        | yes                                        | 880                               | 18                              | 4%                         | 2.05%                                   |
| CR-708 (Bridge Rd)       | SR-76                  | CR-711              | 2L        | yes                                        | 730                               | 89                              | 20%                        | 12.19%                                  |
|                          | CR-711                 | I-95                | 2L        | yes                                        | 730                               | 53                              | 12%                        | 7.26%                                   |
|                          | I-95                   | Powerline Rd        | 2L        | no                                         | 1,160                             | 9                               | 2%                         | 0.78%                                   |
| CR-711 ( Pratt Whitney)  | South Fork High School | SR-76               | 2L        | no                                         | 800                               | 4                               | 1%                         | 0.50%                                   |

Source: Martin County 2021 Roadway Level of Service and Inventory Report

Out: 444  
Years Grown: 7

Table 8: 5-Year Link Analysis - AM Peak Hour

| Segment                  | From            | To                  | Lanes E+C | Is Project Traffic 2% or More of Capacity? | 2021 AADT | 2021 Volume Peak Hour Peak Direction | Growth Rate | 2028 Volume Peak Hour Peak Direction | LOS D Directional Peak Hour (E+C) | Directional Peak Project Volume | Project Percent Assignment | Directional Percent Project of Capacity | Total Traffic (Peak Direction) | Does Project Meet Concurrency? |
|--------------------------|-----------------|---------------------|-----------|--------------------------------------------|-----------|--------------------------------------|-------------|--------------------------------------|-----------------------------------|---------------------------------|----------------------------|-----------------------------------------|--------------------------------|--------------------------------|
| SR-76 (Kanner Hwy)       | SR-710          | CR-708              | 2L        | yes                                        | 3,692     | 190                                  | 1.012       | 207                                  | 730                               | 22                              | 5%                         | 3.01%                                   | 229                            | Yes                            |
|                          | CR-708          | Project Access      | 2L        | yes                                        | 3,093     | 169                                  | 1.005       | 175                                  | 1160                              | 111                             | 25%                        | 9.57%                                   | 286                            | Yes                            |
|                          | Project Access  | CR-711/CR-76A       | 2L        | yes                                        | 3,093     | 169                                  | 1.005       | 175                                  | 1160                              | 98                              | 22%                        | 8.45%                                   | 273                            | Yes                            |
|                          | CR-711/CR-76A   | Locks Rd            | 4LD       | yes                                        | 13,064    | 810                                  | 1.009       | 862                                  | 2000                              | 178                             | 40%                        | 8.90%                                   | 1040                           | Yes                            |
|                          | Locks Rd        | Jack James          | 4LD       | yes                                        | 18,816    | 900                                  | 1.005       | 932                                  | 2000                              | 178                             | 40%                        | 8.90%                                   | 1110                           | Yes                            |
|                          | Jack James      | Cove Rd             | 6LD       | yes                                        | 47,218    | 2361                                 | 1.015       | 2620                                 | 3020                              | 169                             | 38%                        | 5.60%                                   | 2789                           | Yes                            |
|                          | Cove Rd         | Salerno Rd          | 6LD       | yes                                        | 35,531    | 1581                                 | 1.018       | 1791                                 | 3020                              | 62                              | 14%                        | 2.05%                                   | 1853                           | Yes                            |
|                          | Salerno Rd      | Indian St           | 6LD       | no                                         | 32,389    | 1454                                 | 1.028       | 1764                                 | 3020                              | 53                              | 12%                        | 1.75%                                   | 1817                           | Yes                            |
| CR-76A (Citrus Blvd)     | CR-726          | SR-714              | 2L        | yes                                        | 4,629     | 219                                  | 1.047       | 302                                  | 1160                              | 75                              | 17%                        | 6.47%                                   | 377                            | Yes                            |
|                          | CR-714          | Port St. Lucie Blvd | 2L        | yes                                        | 6,214     | 510                                  | 1.066       | 798                                  | 1160                              | 27                              | 6%                         | 2.33%                                   | 825                            | Yes                            |
| CR-76A (96th St)         | CR-726          | Pennsylvania Ave    | 2L        | yes                                        | 4,323     | 203                                  | 1.034       | 257                                  | 1160                              | 98                              | 22%                        | 8.45%                                   | 355                            | Yes                            |
|                          | SR-76           | SR-76               | 2L        | yes                                        | 8,572     | 420                                  | 1.014       | 463                                  | 800                               | 89                              | 20%                        | 11.13%                                  | 552                            | Yes                            |
| CR-726 (Citrus Blvd)     | Greenridge Ln   | CR-76A              | 2L        | yes                                        | 2,816     | 141                                  | 1.044       | 191                                  | 730                               | 22                              | 5%                         | 3.01%                                   | 213                            | Yes                            |
|                          | SR-710          | Greenridge Ln       | 2L        | no                                         | 3,039     | 152                                  | 1.035       | 193                                  | 730                               | 13                              | 3%                         | 1.78%                                   | 206                            | Yes                            |
| CR-713 (High Meadow Ave) | I-95            | CR-714              | 2L        | yes                                        | 13,858    | 896                                  | 1.016       | 1001                                 | 1200                              | 27                              | 6%                         | 2.25%                                   | 1028                           | Yes                            |
| SR-714 (Martin Highway)  | I-95            | Citrus Blvd         | 2L        | yes                                        | 14,739    | 732                                  | 1.043       | 983                                  | 1160                              | 27                              | 6%                         | 2.33%                                   | 1010                           | Yes                            |
| Cove Rd                  | SR-76           | Willoughby Blvd     | 2L        | yes                                        | 13,725    | 883                                  | 1.007       | 927                                  | 880                               | 27                              | 6%                         | 3.07%                                   | 954                            | Yes (1)                        |
|                          | Willoughby Blvd | SR-5                | 2L        | yes                                        | 15,299    | 694                                  | 1.005       | 719                                  | 880                               | 18                              | 4%                         | 2.05%                                   | 737                            | Yes                            |
| CR-708 (Bridge Rd)       | SR-76           | CR-711              | 2L        | yes                                        | 1,110     | 90                                   | 1.080       | 154                                  | 730                               | 89                              | 20%                        | 12.19%                                  | 243                            | Yes                            |
|                          | CR-711          | I-95                | 2L        | yes                                        | 4,769     | 300                                  | 1.080       | 514                                  | 730                               | 53                              | 12%                        | 7.26%                                   | 567                            | Yes                            |

Source: Martin County 2021 Roadway Level of Service and Inventory Report

(1) Existing failure

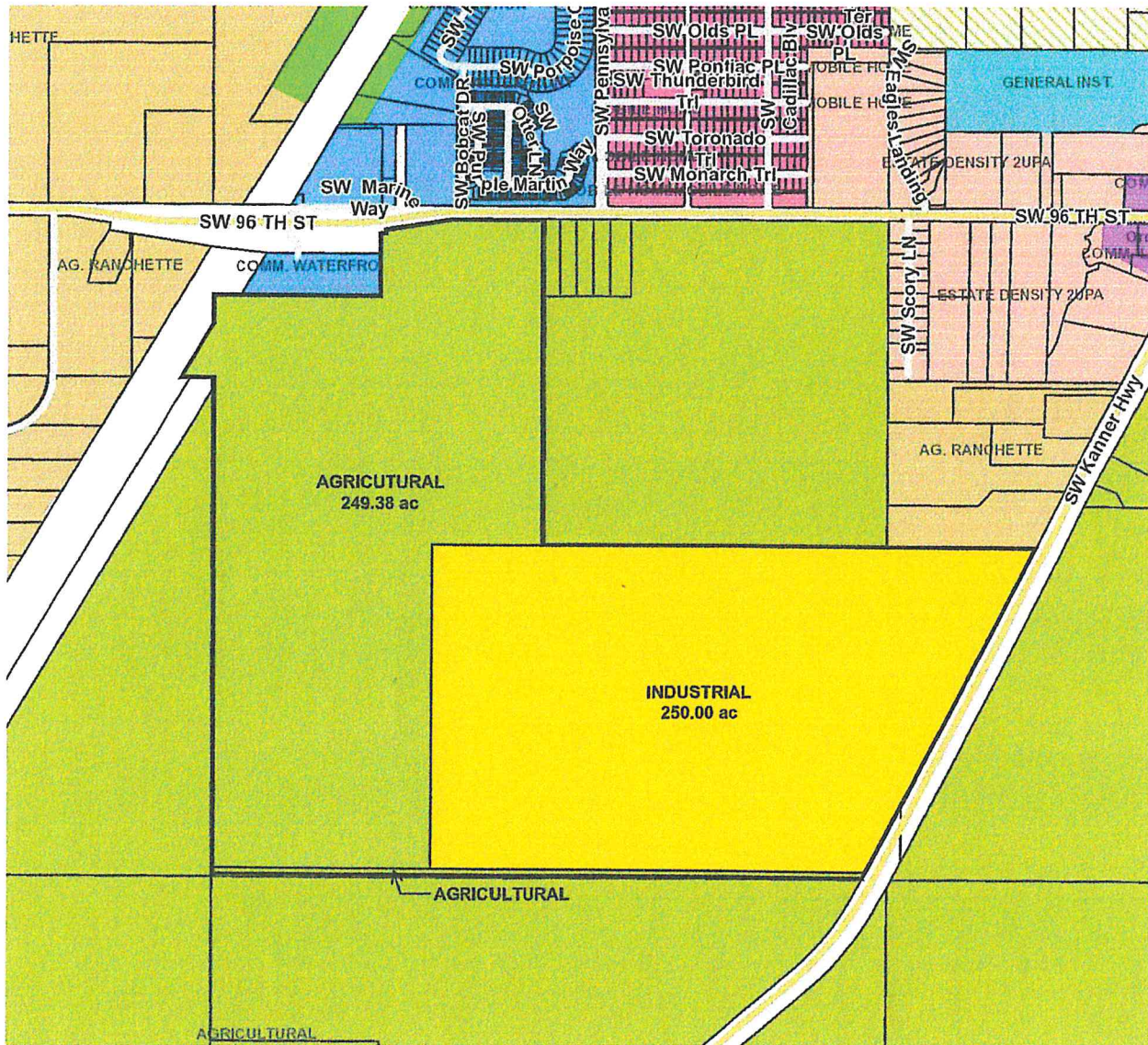
Out: 444  
Years Grown 7

## **APPENDIX A**

### **Roadway Network Data/Non-Motorized and Transit Data**



# Proposed Future Land Use Map



## Future Land Use Legend

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



lucido & associates

701 E Osprey Blvd, Stuart, Florida 34994

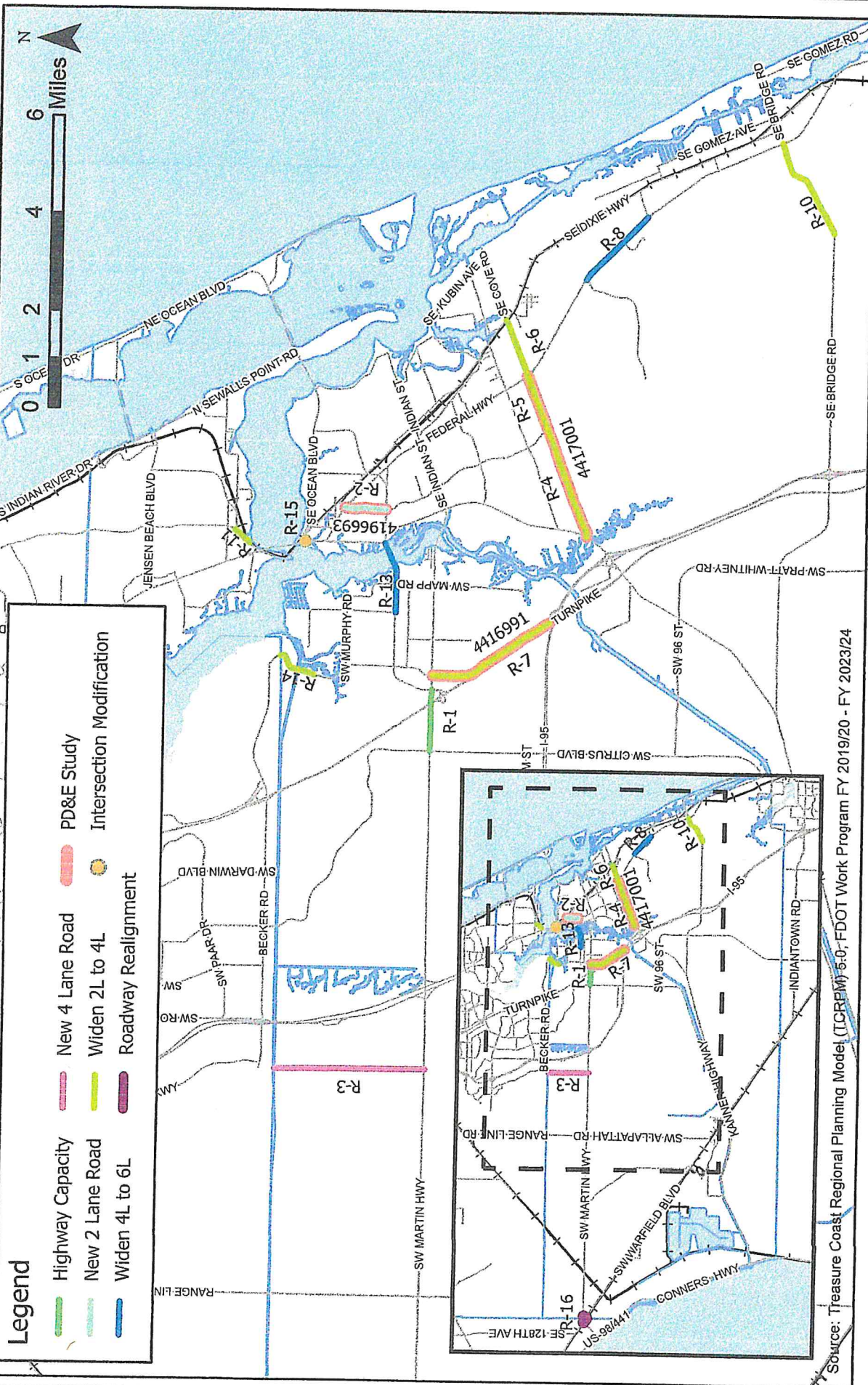
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**Neill Parcels CPA19-6**

Martin County, Florida





# 2045 Cost Feasible Plan

## Roadways

### Martin County



Figure 7-3



**Table 7-1: Highway/Roadway Projects Prioritization**

| Map ID  | Facility                           | From                                   | To                                | Project Description       | Existing Lanes | Future Lanes | Length (miles) | Total Score        | Ranking | Priority         |
|---------|------------------------------------|----------------------------------------|-----------------------------------|---------------------------|----------------|--------------|----------------|--------------------|---------|------------------|
| R-1     | SR-714/Martin Highway              | CR-76A/Citrus Boulevard                | Martin Downs Boulevard            | Highway Capacity          | 2              | 4            | 0.88           | Under Construction | TIP     | Currently Funded |
| 4196993 | Willoughby Boulevard               | SR-714/ Monterey Road                  | SR-5/US-1/Federal Highway         | PD&E Study                | -              | -            | 0.84           | Funded             | TIP     |                  |
| 4417001 | Cove Road                          | SR-76/Kanner Highway                   | SR-5/US-1/Federal Highway         | PD&E Study                | 2              | 4            | 4.32           | Funded             | TIP     |                  |
| 4416991 | CR-713/High Meadow Avenue          | I-95                                   | CR-714/Martin Highway             | PD&E Study                | -              | -            | 2.64           | Funded             | TIP     |                  |
| R-3     | Village Parkway Extension          | SR-714/Martin Highway                  | St. Lucie County Line             | New 4 Lane Road           | 0              | 4            | 3.00           | Privately Funded   | 2       | Not Applicable   |
| R-5     | Cove Road                          | Willoughby Boulevard                   | SR-5/US-1/Federal Highway         | Widen from 2L to 4L       | 2              | 4            | 1.07           | 39                 | 1       |                  |
| R-6     | Cove Road                          | SR-5/US-1/Federal Highway              | CR-A1A                            | Widen from 2L to 4L       | 2              | 4            | 1.12           | 39                 | 1       |                  |
| R-4     | Cove Road <sup>1</sup>             | SR-76/Kanner Highway                   | Willoughby Boulevard              | Widen from 2L to 4L       | 2              | 4            | 2.13           | 35                 | 2       |                  |
| R-15    | SR-5/US-1 <sup>2</sup>             | at SW Joan Jefferson Way               |                                   | Intersection Modification | -              | -            | -              | -                  | -       | Tier 1           |
| R-16    | CR-714/Martin Highway <sup>3</sup> | Approximately 1200 feet east of SR-710 | SE126th Blvd. (Okeechobee County) | Roadway Realignment       | -              | -            | -              | -                  | -       |                  |
| R-2     | Willoughby Boulevard               | SR-714/ Monterey Road                  | SR-5/US-1/Federal Highway         | New 2 Lane Road           | 0              | 2            | 0.84           | 36                 | 2       |                  |
| R-7     | CR-713/High Meadow Avenue          | I-95                                   | CR-714/Martin Highway             | Widen from 2L to 4L       | 2              | 4            | 2.64           | 36                 | 2       |                  |
| R-8     | Federal Highway/US 1               | SE Seaboard Blvd                       | SE Osprey St                      | Widen from 4L to 6L       | 4              | 6            | 1.15           | 36                 | 2       | Tier 2           |
| R-10    | SE Bridge Rd                       | Powerline Ave                          | US-1/Federal Highway              | Widen from 2L to 4L       | 2              | 4            | 2.00           | 33                 | 3       |                  |
| R-11    | SE Green River Pkwy                | NW Wright Blvd                         | NW Dixie Hwy                      | Widen from 2L to 4L       | 2              | 4            | 0.37           | 33                 | 3       |                  |
| R-13    | SW Martin Downs Blvd               | SW Matheson Ave                        | SW Palm City Rd                   | Widen from 4L to 6L       | 4              | 6            | 1.33           | 33                 | 3       |                  |
| R-14    | SW Murphy Rd                       | Whisper Bay Terrace                    | North County Line                 | Widen from 2L to 4L       | 2              | 4            | 0.35           | 32                 | 4       | Tier 4           |
| R-9     | S Ocean Dr                         | North County Line                      | NE Causeway Blvd                  | Widen from 2L to 4L       | 2              | 4            | 1.40           | 30                 | 4       |                  |
| R-12    | Martin Highway                     | SW Mapp Rd                             | Kanner Hwy                        | Widen from 4L to 6L       | 4              | 6            | 1.42           | 29                 | 4       |                  |

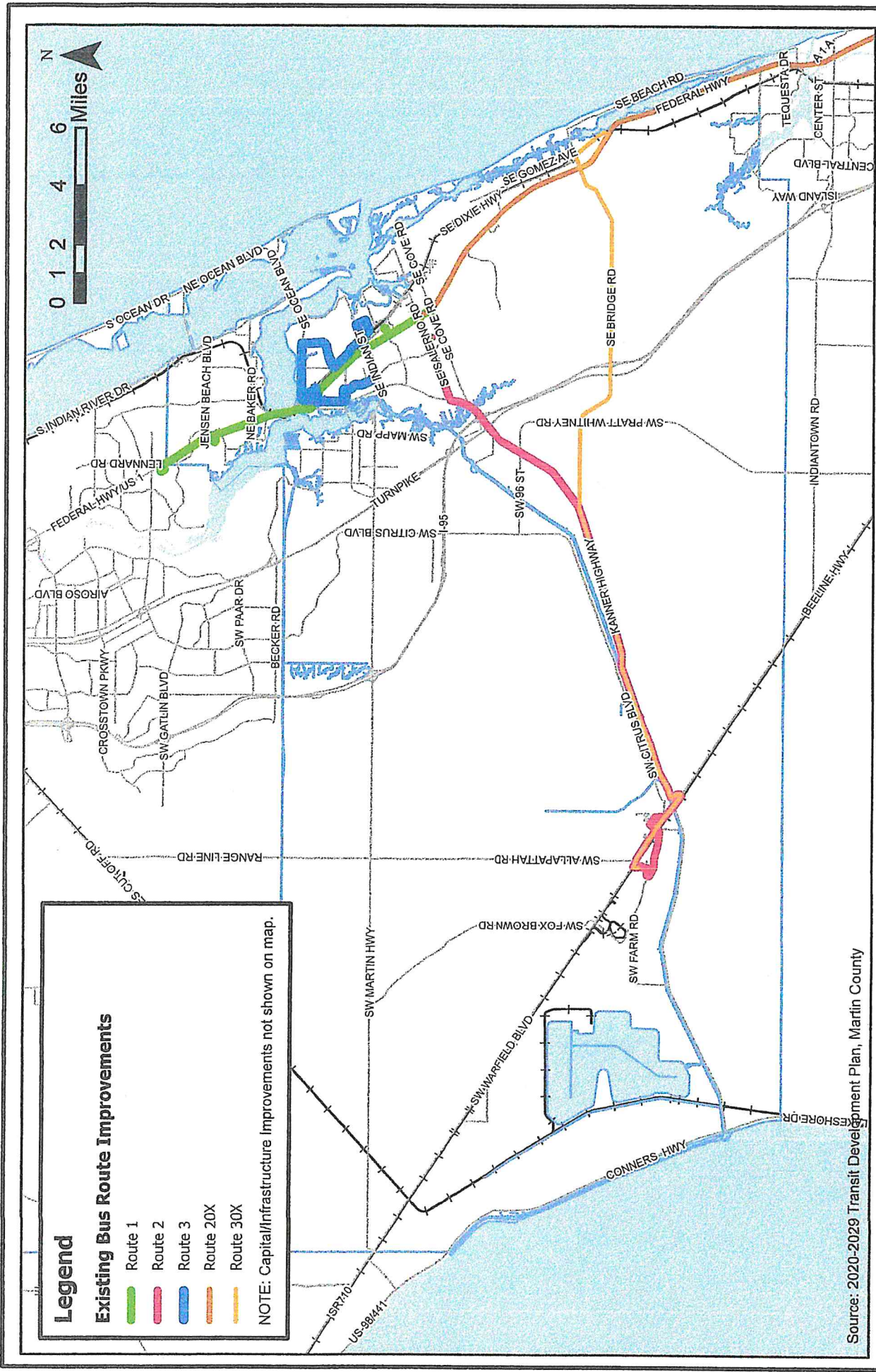
Notes:

- <sup>1</sup> Moved from Tier 2 to Tier 1 since the project, R-4 is contiguous with R-5. Further, construction projects on Cove Road and would be implemented in synchronization.
- <sup>2</sup> SR-5/US-1 at SW Joan Jefferson Way (FM # 4383452) included in Martin MPO's TIP, FY 2020/21 - FY2024/25 is one of top priority projects (Tier 1).
- <sup>3</sup> CR-714/Martin Highway realignment project to enhance safety is one of top priority projects (Tier 1) for Martin MPO. Florida Department of Transportation (FDOT), District One completed SR-710 PD&E Study from US 441 to SW Martin Highway in Okeechobee and Martin Counties in 2010 and amended in Nov. 2018.

**Prioritization Methodology**

1. Project prioritized using a total 15 criteria relative to the goals and objectives of the 2045 LRTIP.
2. Each project was assigned points on a scale of 1 to 4, with 1 being the lowest and 4 indicating the highest. In all cases a higher score indicated better performance compared to a lower score.
3. Projects overlapping with hurricane evacuation route(s), those in vulnerable areas as it relates to extreme weather events, King tides and sea level rise (SLR), and affecting Community Redevelopment Areas (CRAs) were assigned extra points.







**MARTIN MPO**  
Metropolitan Planning Organization

**2045 Cost Feasible Plan**

**Transit Projects**

**Martin County**



**MARTIN IN MOTION**  
**2045**

**Figure 7-2**



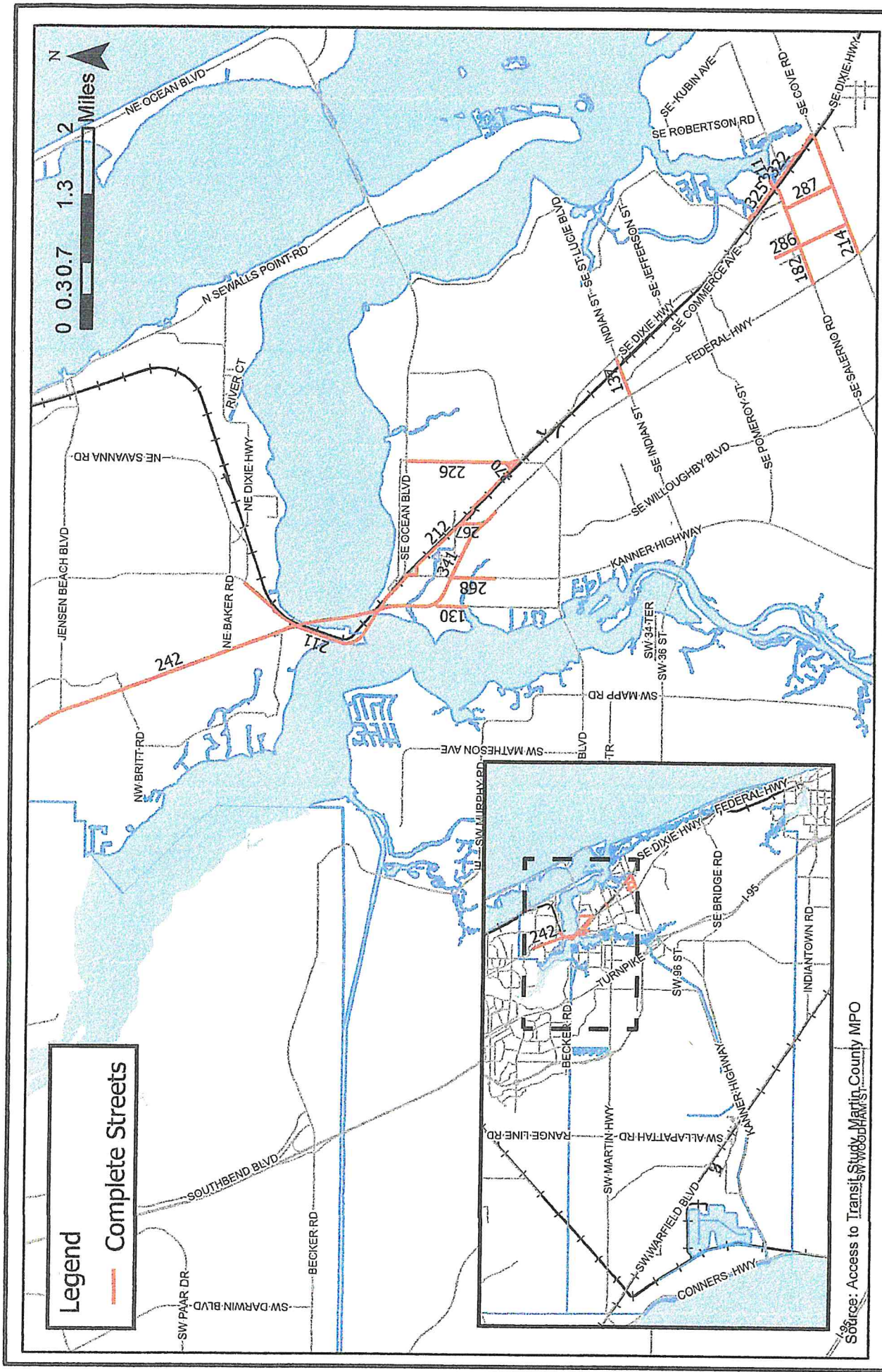


Figure 7-8

## 2045 Cost Feasible Plan Complete Streets Martin County









## **APPENDIX B**

### **Martin County 2040 Roadway Level of Service Inventory Report and Martin County 2021 Roadway Level of Service Inventory Report**

# **Martin County 2021 Roadway Level of Service Inventory Report**

| Road Name                   | From                | To                           | Type                                      | Generalized Service Capacity | 2021 Average Annual Daily Traffic | 2021 Peak Hour Directional Volume | 2021 Generalized LOS | Avg. Annual Growth Rate |
|-----------------------------|---------------------|------------------------------|-------------------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| Baker Rd                    | SR-5                | CR-723                       | Class II: 2-Ln Undivided                  | 750                          | 4,838                             | 233                               | C                    | 0.9%                    |
| Berry Ave                   | Golden Bear Wy      | CR-714                       | Class II: 2-Ln Undivided                  | 750                          | 3,506                             | 182                               | C                    | 0.6%                    |
| Berry Ave                   | CR-714              | Sunset Tr                    | Class II: 2-Ln Undivided                  | 750                          | 1,832                             | 97                                | C                    | 0.5%                    |
| Britt Rd                    | Pine Lake Dr        | SR-5                         | Class II: 2-Ln Undivided                  | 750                          | 4,356                             | 210                               | C                    | 0.5%                    |
| Citrus Blvd.                | CR-714 (Martin Hwy) | Port St. Lucie Blvd.         | Transitional 2-Ln Uninter /Undivided Flow | 1160                         | 6,214                             | 510                               | A/B                  | 6.6%                    |
| Commerce Ave                | Salerno Rd          | Monroe St                    | Class II: 2-Ln Undivided                  | 750                          | 7,672                             | 643                               | D                    | 5.0%                    |
| Commerce Ave                | Monroe St           | Indian St                    | Class II: 2-Ln Undivided                  | 750                          | 5,946                             | 390                               | D                    | 0.5%                    |
| Country Club Dr             | Palm Beach County   | Island Way                   | Class II: 2-Ln Undivided                  | 750                          | 2,986                             | 135                               | C                    | 1.4%                    |
| Country Club Dr             | Island Way          | Little Club Dr               | Class II: 2-Ln Undivided                  | 750                          | 3,772                             | 177                               | C                    | 2.9%                    |
| County Line Rd              | Little Club Dr      | SR-5                         | Class II: 2-Ln Undivided                  | 750                          | 2,750                             | 127                               | C                    | 1.4%                    |
| Cove Rd                     | SR-76               | Willoughby Blvd              | Class I: 2-Ln Undivided                   | 880                          | 13,725                            | 883                               | F                    | 0.7%                    |
| Cove Rd                     | Willoughby Blvd     | SR-5                         | Class I: 2-Ln Undivided                   | 880                          | 15,299                            | 694                               | C                    | 0.5%                    |
| Cove Rd                     | CR-A1A              | End                          | 2-Ln Undivided Non-State                  | 675                          | 5,259                             | 239                               | C                    | 0.8%                    |
| CR-609 (Allapattah Rd)      | SR-710              | CR-714                       | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 1,970                             | 105                               | A/B                  | 2.7%                    |
| CR-609 (Allapattah Rd)      | CR-714              | St Lucie County              | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 1,868                             | 114                               | A/B                  | 1.4%                    |
| CR-707 (Beach Rd)           | Palm Beach County   | CR-708                       | 2-Ln Undivided Non-State                  | 675                          | 1,801                             | 123                               | C                    | 2.6%                    |
| CR-707 (Indian River Dr)    | CR-707 (Dixie Hwy)  | CR-707A (Jensen Beach Blvd.) | 2-Ln Undivided Non-State                  | 675                          | 10,965                            | 666                               | D                    | 0.5%                    |
| CR-707 (Indian River Dr)    | SR-732              | St. Lucie County             | 2-Ln Undivided Non-State                  | 675                          | 5,987                             | 272                               | C                    | 5.3%                    |
| CR-707A (Jensen Beach Blvd) | CR-723              | Skyline Dr                   | Class II: 4-Ln Divided                    | 1630                         | 21,151                            | 909                               | D                    | 1.9%                    |
| CR-707A (Jensen Beach Blvd) | Skyline Dr          | Pineapple Way                | Class II: 4-Ln Divided                    | 1630                         | 19,355                            | 849                               | D                    | 0.5%                    |
| CR-707A (Jensen Beach Blvd) | Pineapple Wy        | CR-707                       | 2-Ln Undivided Non-State                  | 675                          | 8,923                             | 375                               | D                    | 0.5%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).



# Martin County 2021 Roadway Level of Service Inventory Report

| Road Name                          | From                   | To                           | Type                                      | Generalized Service Capacity | 2021 Average Annual Daily Traffic | 2021 Peak Hour Directional Volume | 2021 Generalized LOS | Avg. Annual Growth Rate |
|------------------------------------|------------------------|------------------------------|-------------------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| CR-708 (Bridge Rd)                 | SR-76                  | CR-711                       | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 1,110                             | 90                                | A/B                  | 8.0%                    |
| CR-708 (Bridge Rd)                 | CR-711                 | I-95                         | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 4,769                             | 300                               | C                    | 8.0%                    |
| CR-708 (Bridge Rd)                 | I-95                   | Powerline Ave                | Transitional 2-Ln Uninter /Undivided Flow | 1160                         | 9,391                             | 562                               | C                    | 3.4%                    |
| CR-708 (Bridge Rd)                 | Powerline Ave          | SR-5                         | Class I: 2-Ln Undivided                   | 880                          | 10,771                            | 627                               | C                    | 2.9%                    |
| CR-708 (Bridge Rd)                 | Gomez Ave              | CR-707                       | Class II: 2-Ln Undivided                  | 750                          | 4,633                             | 272                               | C                    | 0.6%                    |
| CR-711 (Pratt Whitney Rd)          | Palm Beach County      | CR-708                       | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 3,820                             | 336                               | C                    | 2.7%                    |
| CR-711 (Pratt Whitney Rd)          | CR-708                 | South Fork High School       | Class I: Transitional 2-Ln Undivided      | 800                          | 4,564                             | 315                               | C                    | 0.6%                    |
| CR-711 (Pratt Whitney Rd)          | South Fork High School | SR-76                        | Class I: Transitional 2-Ln Undivided      | 800                          | 5,922                             | 283                               | C                    | 3.4%                    |
| CR-713 (High Meadow Ave)           | I-95                   | CR-714                       | 2-Ln Uninter /Undivided Flow              | 1200                         | 13,858                            | 896                               | D                    | 1.6%                    |
| CR-713 (High Meadow Ave)           | CR-714                 | SR-714                       | Class I: 2-Ln Undivided                   | 880                          | 10,703                            | 528                               | C                    | 1.9%                    |
| CR-713 (High Meadow Ave)           | SR-714                 | Murphy Rd                    | 2-Ln Uninter /Undivided Flow              | 1200                         | 11,617                            | 734                               | C                    | 1.4%                    |
| CR-714 (Martin Hwy)                | SR-710                 | Fox Brown Rd                 | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 3,585                             | 160                               | A/B                  | 3.5%                    |
| CR-714 (Martin Hwy)                | Fox Brown Rd           | CR-609                       | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 3,990                             | 201                               | A/B                  | 6.1%                    |
| CR-714 (Martin Hwy)                | CR-609                 | I-95                         | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 6,145                             | 282                               | C                    | 4.3%                    |
| CR-714 (Martin Hwy)                | Florida's Turnpike     | CR-713                       | Class I: 4-Ln Divided                     | 2000                         | 21,701                            | 1,439                             | C                    | 0.5%                    |
| CR-714 (Martin Hwy)                | CR-713                 | Mapp Rd                      | Class I: 4-Ln Divided                     | 2000                         | 22,972                            | 1,172                             | C                    | 2.8%                    |
| CR-714 (Veteran's Memorial Bridge) | Mapp Rd                | SR-76                        | Class I: 4-Ln Divided                     | 2000                         | 24,349                            | 1,430                             | C                    | 1.6%                    |
| CR-723 (Savanna Rd)                | CR-707                 | NE 24th St                   | Class I: 2-Ln Undivided                   | 880                          | 8,458                             | 383                               | C                    | 0.5%                    |
| CR-723 (Savanna Rd)                | NE 24th St             | CR-707A (Jensen Beach Blvd.) | Class I: 2-Ln Undivided                   | 880                          | 9,388                             | 446                               | C                    | 0.5%                    |
| CR-726 (Citrus Blvd)               | SR-710                 | Greenridge Ln                | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 3,039                             | 152                               | A/B                  | 3.5%                    |
| CR-726 (Citrus Blvd)               | Greenridge Ln          | CR-76A                       | Uninterrupted Rural Hwy: 2-Ln Undivided   | 730                          | 2,816                             | 141                               | A/B                  | 4.4%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).



# **Martin County 2021 Roadway Level of Service Inventory Report**

| Road Name             | From                        | To                | Type                                                  | Generalized Service Capacity | 2021 Average Annual Daily Traffic | 2021 Peak Hour Directional Volume | 2021 Generalized LOS | Avg. Annual Growth Rate |
|-----------------------|-----------------------------|-------------------|-------------------------------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| CR-76A (Citrus Blvd.) | CR-726                      | SR-714            | Transitional 2-Ln Uninter /Undivided Flow             | 1160                         | 4,629                             | 219                               | A/B                  | 4.7%                    |
| CR-76A (SW 96th St)   | CR-726                      | Pennsylvania Ave  | Transitional 2-Ln Uninter /Undivided Flow             | 1160                         | 4,323                             | 203                               | A/B                  | 3.4%                    |
| CR-76A (SW 96th St)   | Pennsylvania Ave            | SR-76             | Class I: Transitional 2-Ln Uninter /Undivided Flow    | 800                          | 8,572                             | 420                               | C                    | 1.4%                    |
| CR-A1A (Dixie Hwy)    | SR-5                        | CR-708            | Class II: 2-Ln Uninter /Undivided Flow                | 750                          | 3,747                             | 183                               | C                    | 2.9%                    |
| CR-A1A (Dixie Hwy)    | CR-708                      | Osprey St         | Class I: 2-Ln Uninter /Undivided Flow                 | 880                          | 7,350                             | 465                               | C                    | 1.8%                    |
| CR-A1A (Dixie Hwy)    | Osprey St                   | Heritage Blvd     | 2-Ln Uninter /Undivided Flow                          | 1200                         | 6,620                             | 369                               | A/B                  | 0.7%                    |
| CR-A1A (Dixie Hwy)    | Heritage Blvd               | Cove Rd           | 2-Ln Uninter /Undivided Flow                          | 1200                         | 7,140                             | 345                               | A/B                  | 0.9%                    |
| CR-A1A (Dixie Hwy)    | St Lucie Blvd               | Jefferson St      | Class II: 2-Ln Uninter /Undivided Flow                | 750                          | 13,729                            | 686                               | D                    | 0.5%                    |
| CR-A1A (Dixie Hwy)    | Indian St                   | SR-714            | Class I: 4-Ln Divided                                 | 2000                         | 14,613                            | 737                               | C                    | 1.5%                    |
| CR-A1A (Dixie Hwy)    | SR-714                      | SE Fifth St       | 2-Ln Uninter /Undivided Non-State                     | 675                          | 6,657                             | 338                               | D                    | 0.5%                    |
| Farm Rd               | Dr Martin Luther King Jr Dr | Palm Wy           | Class II: 2-Ln Uninter /Undivided Flow                | 750                          | 3,099                             | 160                               | C                    | 4.8%                    |
| Fox Brown Rd          | SR-710                      | CR-714            | Uninterrupted Rural Hwy: 2-Ln Uninter /Undivided Flow | 730                          | 495                               | 27                                | A/B                  | 4.1%                    |
| Goldenrod Rd          | Britt Rd                    | SR-732            | Class II: 4-Ln Divided                                | 1630                         | 4,905                             | 259                               | A/B                  | 0.5%                    |
| Goldenrod Rd          | SR-732                      | SR-5              | Class II: 2-Ln Uninter /Undivided Flow                | 750                          | 6,788                             | 352                               | C                    | 1.4%                    |
| Goldenrod Rd          | SR-5                        | Westmoreland Blvd | Class II: 2-Ln Uninter /Undivided Flow                | 750                          | 4,337                             | 280                               | C                    | 0.5%                    |
| Gomez Ave             | CR-708                      | Crossrip St       | Class II: 2-Ln Uninter /Undivided Flow                | 750                          | 3,563                             | 181                               | C                    | 0.7%                    |
| Gomez Ave             | Crossrip St                 | Osprey St         | Class II: 2-Ln Uninter /Undivided Flow                | 750                          | 1,142                             | 65                                | C                    | 0.5%                    |
| Green River Parkway   | Dixie Hwy                   | Baker Rd          | Class II: 2-Ln Uninter /Undivided Flow                | 750                          | 7,952                             | 574                               | D                    | 3.5%                    |
| Green River Parkway   | Baker Rd                    | SR-732            | Class I: 2-Ln Uninter /Undivided Flow                 | 880                          | 8,553                             | 602                               | C                    | 2.2%                    |
| Green River Parkway   | SR-732                      | St. Lucie County  | 2-Ln Uninter /Undivided Flow                          | 1200                         | 9,012                             | 461                               | A/B                  | 0.9%                    |
| Horseshoe Point Rd    | CR-A1A                      | Kubin Ave         | 2-Ln Uninter /Undivided Non-State                     | 675                          | 5,578                             | 268                               | C                    | 0.5%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

# **Martin County 2021 Roadway Level of Service Inventory Report**

| Road Name       | From              | To               | Type                                      | Generalized Service Capacity | 2021 Average Annual Daily Traffic | 2021 Peak Hour Directional Volume | 2021 Generalized LOS | Avg. Annual Growth Rate |
|-----------------|-------------------|------------------|-------------------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| Indian St       | SR-76             | Willoughby Blvd  | Class I: 4-Ln Divided                     | 2000                         | 30,495                            | 1,644                             | C                    | 2.7%                    |
| Indian St       | Willoughby Blvd   | SR-5             | Class I: 4-Ln Divided                     | 2000                         | 28,241                            | 1,400                             | C                    | 1.3%                    |
| Indian St       | SR-5              | Commerce Ave     | Class I: 4-Ln Divided                     | 2000                         | 24,880                            | 1,258                             | C                    | 0.5%                    |
| Indian St       | Commerce Ave      | CR-A1A           | Class I: 4-Ln Divided                     | 2000                         | 23,644                            | 1,070                             | C                    | 0.5%                    |
| Indian River Dr | Palmer St         | CR-707           | Class II: 2-Ln Undivided                  | 750                          | 7,526                             | 414                               | D                    | 0.7%                    |
| Island Way      | Palm Beach County | Jupiter Road     | Transitional 2-Ln Uninter /Undivided Flow | 1160                         | 4,756                             | 267                               | A/B                  | 3.1%                    |
| Island Way      | Jupiter Road      | Country Club Dr  | Class II: 2-Ln Undivided                  | 750                          | 5,389                             | 252                               | C                    | 8.0%                    |
| Jack James Rd   | SR-76             | Blue Water Wy    | Class II: 2-Ln Undivided                  | 750                          | 4,095                             | 245                               | C                    | 3.7%                    |
| Lares St        | CR-708            | CR-A1A           | 2-Ln Undivided Non-State                  | 675                          | 2,598                             | 147                               | C                    | 0.5%                    |
| Little Club Wy  | Country Club Dr   | Wooden Bridge Wy | 2-Ln Undivided Non-State                  | 675                          | 2,397                             | 109                               | C                    | 0.5%                    |
| Locks Rd        | Canal St          | SR-76            | 2-Ln Undivided Non-State                  | 675                          | 3,706                             | 155                               | C                    | 1.0%                    |
| MacArthur Blvd  | Sailfish Point    | SR-A1A           | 2-Ln Undivided Non-State                  | 675                          | 5,635                             | 313                               | C                    | 5.3%                    |
| Mapp Rd         | South End         | CR-714           | Class II: 2-Ln Undivided                  | 750                          | 5,051                             | 231                               | C                    | 0.5%                    |
| Mapp Rd         | SR-714            | Matheson Ave     | Class II: 2-Ln Undivided                  | 750                          | 4,531                             | 231                               | C                    | 0.5%                    |
| Mapp Rd         | Matheson Ave      | North End        | Class II: 2-Ln Undivided                  | 750                          | 7,412                             | 344                               | C                    | 0.5%                    |
| Market Pl       | SR-5              | Commerce Ave     | Class II: 2-Ln Undivided                  | 750                          | 5,192                             | 266                               | C                    | 3.8%                    |
| Matheson Ave    | SR-714            | Mapp Rd          | Class II: 2-Ln Undivided                  | 750                          | 6,177                             | 337                               | C                    | 0.6%                    |
| Monroe St       | SR-5              | Commerce Ave     | Class II: 2-Ln Undivided                  | 750                          | 2,338                             | 128                               | C                    | 6.8%                    |
| Murphy Rd       | Mapp Rd           | High Meadow Ave  | Class II: 2-Ln Undivided                  | 750                          | 5,103                             | 304                               | C                    | 2.3%                    |
| Murphy Rd       | High Meadow Ave   | St Lucie County  | Class II: 2-Ln Undivided                  | 750                          | 8,442                             | 797                               | E                    | 1.7%                    |
| Ocean Blvd      | Flagler Ave       | Palm Beach Rd    | Class II: 2-Ln Divided                    | 790                          | 9,014                             | 514                               | D                    | 0.5%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).



# **Martin County 2021 Roadway Level of Service Inventory Report**

| Road Name     | From                        | To              | Type                                    | Generalized Service Capacity | 2021 Average Annual Daily Traffic | 2021 Peak Hour Directional Volume | 2021 Generalized LOS | Avg. Annual Growth Rate |
|---------------|-----------------------------|-----------------|-----------------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| Ocean Blvd    | Palm Beach Rd               | SR-714          | 4-Ln Divided Non-State                  | 1465                         | 14,331                            | 663                               | D                    | 0.6%                    |
| Osprey St     | SR-5                        | CR-A1A          | Class II: 2-Ln Undivided                | 750                          | 4,794                             | 207                               | C                    | 1.2%                    |
| Osprey St     | CR-A1A                      | Gomez Ave       | Class II: 2-Ln Undivided                | 750                          | 2,042                             | 111                               | C                    | 0.5%                    |
| Palm Beach Rd | SR-714                      | Ocean Blvd      | 2-Ln Divided Non-State                  | 710                          | 7,493                             | 361                               | D                    | 0.5%                    |
| Palm City Rd  | SR-714                      | SR-5            | Class II: 2-Ln Undivided                | 750                          | 6,893                             | 408                               | D                    | 1.9%                    |
| Palmer St     | CR-707                      | Indian River Dr | Class II: 2-Ln Undivided                | 750                          | 3,254                             | 244                               | C                    | 1.7%                    |
| Pineapple Wy  | CR-707A(Jensen Beach Blvd.) | SR-732          | Class II: 2-Ln Undivided                | 750                          | 11,208                            | 509                               | D                    | 0.5%                    |
| Pomeroy St    | SR-76                       | Willoughby Blvd | Class II: 2-Ln Divided                  | 790                          | 9,042                             | 436                               | D                    | 0.5%                    |
| Pomeroy St    | Willoughby Blvd             | SR-5            | Class II: 2-Ln Divided                  | 790                          | 8,766                             | 415                               | D                    | 1.0%                    |
| Salerno Rd    | SR-76                       | Willoughby Blvd | Class I: 2-Ln Undivided                 | 880                          | 7,618                             | 397                               | C                    | 0.8%                    |
| Salerno Rd    | Willoughby Blvd             | SR-5            | Class II: 2-Ln Divided                  | 790                          | 8,749                             | 509                               | D                    | 0.5%                    |
| Salerno Rd    | Commerce Ave                | CR-A1A          | Class II: 2-Ln Undivided                | 750                          | 7,758                             | 376                               | D                    | 0.5%                    |
| Seabranh Blvd | Doubletree Dr               | SR-5            | Class I: 4-Ln Divided                   | 2000                         | 6,011                             | 313                               | C                    | 0.5%                    |
| Sewalls Pt Rd | SR-A1A                      | Palmer St       | 2-Ln Undivided Non-State                | 675                          | 9,874                             | 469                               | D                    | 3.7%                    |
| Skyline Dr    | CR-707A                     | CR-707          | 2-Ln Undivided Non-State                | 675                          | 1,780                             | 82                                | C                    | 0.5%                    |
| SR-5 (US-1)   | Palm Beach County           | CR-A1A          | Transitional 4-Ln Uninter /Divided Flow | 3120                         | 21,041                            | 974                               | A/B                  | 1.1%                    |
| SR-5 (US-1)   | CR-A1A                      | CR-708          | Class I: 4-Ln Divided                   | 2000                         | 18,214                            | 1,190                             | C                    | 1.4%                    |
| SR-5 (US-1)   | CR-708                      | Osprey St       | Class I: 4-Ln Divided                   | 2000                         | 24,897                            | 1,405                             | C                    | 1.0%                    |
| SR-5 (US-1)   | Osprey St                   | Seabranh Blvd   | Class I: 4-Ln Divided                   | 2000                         | 23,633                            | 1,330                             | C                    | 0.5%                    |
| SR-5 (US-1)   | Seabranh Blvd               | Cove Rd         | Class I: 6-Ln Divided                   | 3020                         | 29,876                            | 1,397                             | C                    | 0.5%                    |
| SR-5 (US-1)   | Cove Rd                     | Salerno Rd      | Class I: 6-Ln Divided                   | 3020                         | 31,597                            | 1,450                             | C                    | 0.5%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).



# **Martin County 2021 Roadway Level of Service Inventory Report**

| Road Name              | From                | To                  | Type                                      | Generalized Service Capacity | 2021 Average Annual Daily Traffic | 2021 Peak Hour Directional Volume | 2021 Generalized LOS | Avg. Annual Growth Rate |
|------------------------|---------------------|---------------------|-------------------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| SR-5 (US-1)            | Salerno Rd          | Monroe St           | Class I: 6-Ln Divided                     | 3020                         | 39,541                            | 1,772                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Monroe St           | Indian St           | Class I: 6-Ln Divided                     | 3020                         | 41,523                            | 1,758                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Indian St           | SR-714              | Class I: 6-Ln Divided                     | 3020                         | 44,715                            | 2,228                             | C                    | 0.5%                    |
| SR-5 (US-1)            | SR-714              | SR-5A               | Class I: 6-Ln Divided                     | 3020                         | 36,179                            | 1,811                             | C                    | 0.5%                    |
| SR-5 (US-1)            | SR-5A(Cut-off Rd)   | SR-76               | Class I: 6-Ln Divided                     | 3020                         | 35,674                            | 1,492                             | C                    | 0.5%                    |
| SR-5 (US-1)            | SR-76               | Palm City Rd        | Class II: 6-Ln Divided                    | 2520                         | 46,838                            | 1,936                             | D                    | 0.5%                    |
| SR-5 (US-1)            | Palm City Rd        | Joan Jefferson Wy   | Class II: 6-Ln Divided                    | 2520                         | 54,328                            | 2,244                             | D                    | 0.5%                    |
| SR-5 (US-1)            | Joan Jefferson Wy   | Wright Blvd         | Class I: 6-Ln Divided                     | 3020                         | 58,367                            | 2,942                             | D                    | 0.5%                    |
| SR-5 (US-1)            | Wright Blvd         | Baker Rd            | Class I: 6-Ln Divided                     | 3020                         | 49,301                            | 2,071                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Baker Rd            | Britt Rd            | Class I: 6-Ln Divided                     | 3020                         | 46,774                            | 2,182                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Britt Rd            | SR-732              | Class I: 7-Ln Divided                     | 3530                         | 54,949                            | 2,708                             | C                    | 0.5%                    |
| SR-5 (US-1)            | SR-732              | Westmoreland Blvd   | Class I: 8-Ln Divided                     | 4040                         | 64,467                            | 2,992                             | C                    | 0.5%                    |
| SR-5 (US-1)            | Westmoreland Blvd   | St Lucie County     | Class I: 8-Ln Divided                     | 4040                         | 62,434                            | 2,565                             | C                    | 0.5%                    |
| SR-710 (Warfield Blvd) | Okeechobee County   | Fox Brown Rd        | Uninterrupted Rural Hwy: 2-Ln Undivided   | 670                          | 7,023                             | 341                               | C                    | 3.2%                    |
| SR-710 (Warfield Blvd) | Fox Brown Rd        | CR-609 (Allapattah) | 2-Ln Uninter /Undivided Flow              | 890                          | 8,333                             | 344                               | A/B                  | 3.2%                    |
| SR-710 (Warfield Blvd) | CR-609 (Allapattah) | Van Buren           | Class I: 2-Ln Undivided                   | 870                          | 13,345                            | 764                               | C                    | 3.4%                    |
| SR-710 (Warfield Blvd) | Van Buren           | CR-726 (Citrus)     | Class II: 4-Ln Divided                    | 1710                         | 13,345                            | 764                               | D                    | 3.4%                    |
| SR-710 (Warfield Blvd) | CR-726              | SR-76 (Kanner)      | Transitional 4-Ln Uninter /Divided Flow   | 2470                         | 11,931                            | 581                               | A/B                  | 3.4%                    |
| SR-710 (Warfield Blvd) | SR-76               | Palm Beach County   | Transitional 4-Ln Uninter /Divided Flow   | 2470                         | 8,867                             | 434                               | A/B                  | 4.4%                    |
| SR-714 (Martin Hwy)    | I-95                | CR-76A (Citrus)     | Transitional 2-Ln Uninter /Undivided Flow | 1160                         | 14,739                            | 732                               | C                    | 4.3%                    |
| SR-714 (Martin Hwy)    | CR-76A (Citrus)     | Florida's Turnpike  | Class I: 4-Ln Divided                     | 2000                         | 22,526                            | 1,209                             | C                    | 4.3%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

# **Martin County 2021 Roadway Level of Service Inventory Report**

| Road Name                  | From               | To                 | Type                                             | Generalized Service Capacity | 2021 Average Annual Daily Traffic | 2021 Peak Hour Directional Volume | 2021 Generalized LOS | Avg. Annual Growth Rate |
|----------------------------|--------------------|--------------------|--------------------------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| SR-714 (Martin Downs Blvd) | Florida's Turnpike | CR-713             | Class I: 4-Ln Divided                            | 2000                         | 21,933                            | 1,200                             | C                    | 1.0%                    |
| SR-714 (Martin Downs Blvd) | CR-713             | Matheson Ave       | Class I: 4-Ln Divided                            | 2000                         | 24,856                            | 1,262                             | C                    | 0.5%                    |
| SR-714 (Martin Downs Blvd) | Matheson Ave       | Mapp Rd            | Class I: 4-Ln Divided                            | 2000                         | 31,964                            | 1,694                             | C                    | 0.5%                    |
| SR-714 (Palm City Bridge)  | Mapp Rd            | SR-76              | Class I: 4-Ln Divided                            | 2000                         | 34,006                            | 1,809                             | C                    | 0.5%                    |
| SR-714 (Monterey Rd)       | SR-76              | Willoughby Blvd    | Class I: 4-Ln Divided                            | 2000                         | 22,348                            | 1,353                             | C                    | 0.5%                    |
| SR-714 (Monterey Rd)       | Willoughby Blvd    | Monterey Extension | Class I: 4-Ln Divided                            | 2000                         | 24,222                            | 1,184                             | C                    | 0.5%                    |
| SR-714 (Monterey Rd)       | Monterey Extension | SR-5               | Class I: 4-Ln Divided                            | 2000                         | 18,597                            | 931                               | C                    | 1.1%                    |
| SR-714 (Monterey Rd)       | SR-5               | CR-A1A             | Class II: 4-Ln Divided                           | 1630                         | 21,659                            | 1,076                             | D                    | 0.5%                    |
| SR-714 (Monterey Rd)       | CR-A1A             | SR-A1A             | Class I: 4-Ln Divided                            | 1910                         | 18,954                            | 870                               | C                    | 4.4%                    |
| SR-732 (Causeway Blvd)     | CR-707             | SR-A1A             | 2-Ln Uninterrupted / Undivided Flow              | 1200                         | 13,844                            | 734                               | C                    | 0.6%                    |
| SR-732 (Jensen Beach Blvd) | SR-5               | Green River Pkwy   | Class I: 4-Ln Divided                            | 2000                         | 25,451                            | 1,259                             | C                    | 0.5%                    |
| SR-732 (Jensen Beach Blvd) | Green River Pkwy   | CR-723             | Class I: 4-Ln Divided                            | 2000                         | 27,587                            | 1,069                             | C                    | 1.4%                    |
| SR-76 (Kanner Hwy)         | SR-15              | SR-710             | Uninterrupted Rural Hwy: 2-Ln Undivided          | 730                          | 2,244                             | 109                               | A/B                  | 2.2%                    |
| SR-76 (Kanner Hwy)         | SR-710             | CR-708             | Uninterrupted Rural Hwy: 2-Ln Undivided          | 730                          | 3,692                             | 190                               | A/B                  | 1.2%                    |
| SR-76 (Kanner Hwy)         | CR-708             | CR-711/CR-76A      | Transitional 2-Ln Uninterrupted / Undivided Flow | 1160                         | 3,093                             | 169                               | A/B                  | 0.5%                    |
| SR-76 (Kanner Hwy)         | Locks Rd           | Jack James         | Class I: 4-Ln Divided                            | 2000                         | 13,064                            | 810                               | C                    | 0.9%                    |
| SR-76 (Kanner Hwy)         | Jack James         | Cove Rd            | Class I: 4-Ln Divided                            | 2000                         | 18,816                            | 900                               | C                    | 0.5%                    |
| SR-76 (Kanner Hwy)         | Cove Rd            | Salerno Rd         | Class I: 6-Ln Divided                            | 3020                         | 47,218                            | 2,361                             | C                    | 1.5%                    |
| SR-76 (Kanner Hwy)         | Salerno Rd         | Indian St          | Class I: 6-Ln Divided                            | 3020                         | 35,531                            | 1,581                             | C                    | 1.8%                    |
| SR-76 (Kanner Hwy)         | Indian St          | SR-714             | Class I: 6-Ln Divided                            | 3020                         | 32,389                            | 1,454                             | C                    | 2.8%                    |
| SR-76 (Kanner Hwy)         |                    |                    | Class I: 6-Ln Divided                            | 3020                         | 23,296                            | 1,102                             | C                    | 1.1%                    |

Segments with shaded LOS require additional analysis.  
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).



# **Martin County 2021 Roadway Level of Service Inventory Report**

| Road Name           | From             | To               | Type                         | Generalized Service Capacity | 2021 Average Annual Daily Traffic | 2021 Peak Hour Directional Volume | 2021 Generalized LOS | Avg. Annual Growth Rate |
|---------------------|------------------|------------------|------------------------------|------------------------------|-----------------------------------|-----------------------------------|----------------------|-------------------------|
| SR-76 (Kanner Hwy)  | SR-714           | SR-5             | Class I: 6-Ln Divided        | 3020                         | 24,660                            | 986                               | C                    | 0.5%                    |
| SR-A1A (Ocean Blvd) | SR-714           | St Lucie Blvd    | Class II: 4-Ln Divided       | 1630                         | 20,251                            | 1,104                             | D                    | 1.7%                    |
| SR-A1A (Ocean Blvd) | St Lucie Blvd    | Sewalls Point Rd | Class I: 4-Ln Divided        | 2000                         | 22,826                            | 1,165                             | C                    | 0.5%                    |
| SR-A1A (Ocean Blvd) | Sewalls Point Rd | Macarthur Blvd   | Class I: 2-Ln Divided        | 925                          | 13,192                            | 599                               | C                    | 1.4%                    |
| SR-A1A (Ocean Blvd) | MacArthur Blvd   | SR-732           | 2-Ln Uninter /Undivided Flow | 1200                         | 8,198                             | 398                               | A/B                  | 1.0%                    |
| SR-A1A (Ocean Blvd) | SR-732           | St Lucie County  | 2-Ln Uninter /Undivided Flow | 1200                         | 15,360                            | 845                               | C                    | 0.5%                    |
| St Lucie Blvd       | CR-A1A           | Indian St        | 2-Ln Undivided Non-State     | 675                          | 3,610                             | 187                               | C                    | 1.2%                    |
| St Lucie Blvd       | Indian St        | SR-A1A           | 2-Ln Undivided Non-State     | 675                          | 6,476                             | 353                               | D                    | 1.7%                    |
| Westmoreland Blvd   | St Lucie County  | SR-5             | Class II: 2-Ln Divided       | 790                          | 11,223                            | 531                               | D                    | 0.5%                    |
| Willoughby Blvd     | Cove Rd          | Salerno Rd       | Class I: 2-Ln Undivided      | 880                          | 3,862                             | 206                               | C                    | 4.0%                    |
| Willoughby Blvd     | Salerno Rd       | Pomeroy St       | Class I: 2-Ln Undivided      | 880                          | 8,072                             | 432                               | C                    | 2.7%                    |
| Willoughby Blvd     | Pomeroy St       | Indian St        | Class I: 4-Ln Divided        | 2000                         | 9,833                             | 462                               | C                    | 7.7%                    |
| Willoughby Blvd     | Indian St        | SR-714           | Class I: 4-Ln Divided        | 2000                         | 10,075                            | 497                               | C                    | 0.8%                    |
| Wright Blvd         | SR-5             | Dixie Highway    | Class II: 2-Ln Undivided     | 750                          | 10,236                            | 464                               | D                    | 2.7%                    |

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THE UNIVERSITY OF CHICAGO



| Road Name | From | To | Class for<br>Traffic<br>Control | One<br>Way<br>Traffic | One<br>Way<br>Direction | Road<br>Width<br>(m) | Road<br>Length<br>(m) | Road<br>Type | 2018 Type | Generated<br>Traffic<br>Capacity | 2018<br>AADT | 2020<br>AADT | 2022<br>AADT | 2024<br>AADT | 2026<br>AADT | 2028<br>AADT | 2030<br>AADT | 2032<br>AADT | 2034<br>AADT | 2036<br>AADT | 2038<br>AADT | 2040<br>AADT | 2042<br>AADT | 2044<br>AADT | 2046<br>AADT | 2048<br>AADT | 2050<br>AADT | 2052<br>AADT | 2054<br>AADT | 2056<br>AADT | 2058<br>AADT | 2060<br>AADT | 2062<br>AADT | 2064<br>AADT | 2066<br>AADT | 2068<br>AADT | 2070<br>AADT | 2072<br>AADT | 2074<br>AADT | 2076<br>AADT | 2078<br>AADT | 2080<br>AADT | 2082<br>AADT | 2084<br>AADT | 2086<br>AADT | 2088<br>AADT | 2090<br>AADT | 2092<br>AADT | 2094<br>AADT | 2096<br>AADT | 2098<br>AADT | 2100<br>AADT | 2102<br>AADT | 2104<br>AADT | 2106<br>AADT | 2108<br>AADT | 2110<br>AADT | 2112<br>AADT | 2114<br>AADT | 2116<br>AADT | 2118<br>AADT | 2120<br>AADT | 2122<br>AADT | 2124<br>AADT | 2126<br>AADT | 2128<br>AADT | 2130<br>AADT | 2132<br>AADT | 2134<br>AADT | 2136<br>AADT | 2138<br>AADT | 2140<br>AADT | 2142<br>AADT | 2144<br>AADT | 2146<br>AADT | 2148<br>AADT | 2150<br>AADT | 2152<br>AADT | 2154<br>AADT | 2156<br>AADT | 2158<br>AADT | 2160<br>AADT | 2162<br>AADT | 2164<br>AADT | 2166<br>AADT | 2168<br>AADT | 2170<br>AADT | 2172<br>AADT | 2174<br>AADT | 2176<br>AADT | 2178<br>AADT | 2180<br>AADT | 2182<br>AADT | 2184<br>AADT | 2186<br>AADT | 2188<br>AADT | 2190<br>AADT | 2192<br>AADT | 2194<br>AADT | 2196<br>AADT | 2198<br>AADT | 2200<br>AADT | 2202<br>AADT | 2204<br>AADT | 2206<br>AADT | 2208<br>AADT | 2210<br>AADT | 2212<br>AADT | 2214<br>AADT | 2216<br>AADT | 2218<br>AADT | 2220<br>AADT | 2222<br>AADT | 2224<br>AADT | 2226<br>AADT | 2228<br>AADT | 2230<br>AADT | 2232<br>AADT | 2234<br>AADT | 2236<br>AADT | 2238<br>AADT | 2240<br>AADT | 2242<br>AADT | 2244<br>AADT | 2246<br>AADT | 2248<br>AADT | 2250<br>AADT | 2252<br>AADT | 2254<br>AADT | 2256<br>AADT | 2258<br>AADT | 2260<br>AADT | 2262<br>AADT | 2264<br>AADT | 2266<br>AADT | 2268<br>AADT | 2270<br>AADT | 2272<br>AADT | 2274<br>AADT | 2276<br>AADT | 2278<br>AADT | 2280<br>AADT | 2282<br>AADT | 2284<br>AADT | 2286<br>AADT | 2288<br>AADT | 2290<br>AADT | 2292<br>AADT | 2294<br>AADT | 2296<br>AADT | 2298<br>AADT | 2300<br>AADT | 2302<br>AADT | 2304<br>AADT | 2306<br>AADT | 2308<br>AADT | 2310<br>AADT | 2312<br>AADT | 2314<br>AADT | 2316<br>AADT | 2318<br>AADT | 2320<br>AADT | 2322<br>AADT | 2324<br>AADT | 2326<br>AADT | 2328<br>AADT | 2330<br>AADT | 2332<br>AADT | 2334<br>AADT | 2336<br>AADT | 2338<br>AADT | 2340<br>AADT | 2342<br>AADT | 2344<br>AADT | 2346<br>AADT | 2348<br>AADT | 2350<br>AADT | 2352<br>AADT | 2354<br>AADT | 2356<br>AADT | 2358<br>AADT | 2360<br>AADT | 2362<br>AADT | 2364<br>AADT | 2366<br>AADT | 2368<br>AADT | 2370<br>AADT | 2372<br>AADT | 2374<br>AADT | 2376<br>AADT | 2378<br>AADT | 2380<br>AADT | 2382<br>AADT | 2384<br>AADT | 2386<br>AADT | 2388<br>AADT | 2390<br>AADT | 2392<br>AADT | 2394<br>AADT | 2396<br>AADT | 2398<br>AADT | 2400<br>AADT | 2402<br>AADT | 2404<br>AADT | 2406<br>AADT | 2408<br>AADT | 2410<br>AADT | 2412<br>AADT | 2414<br>AADT | 2416<br>AADT | 2418<br>AADT | 2420<br>AADT | 2422<br>AADT | 2424<br>AADT | 2426<br>AADT | 2428<br>AADT | 2430<br>AADT | 2432<br>AADT | 2434<br>AADT | 2436<br>AADT | 2438<br>AADT | 2440<br>AADT | 2442<br>AADT | 2444<br>AADT | 2446<br>AADT | 2448<br>AADT | 2450<br>AADT | 2452<br>AADT | 2454<br>AADT | 2456<br>AADT | 2458<br>AADT | 2460<br>AADT | 2462<br>AADT | 2464<br>AADT | 2466<br>AADT | 2468<br>AADT | 2470<br>AADT | 2472<br>AADT | 2474<br>AADT | 2476<br>AADT | 2478<br>AADT | 2480<br>AADT | 2482<br>AADT | 2484<br>AADT | 2486<br>AADT | 2488<br>AADT | 2490<br>AADT | 2492<br>AADT | 2494<br>AADT | 2496<br>AADT | 2498<br>AADT | 2500<br>AADT | 2502<br>AADT | 2504<br>AADT | 2506<br>AADT | 2508<br>AADT | 2510<br>AADT | 2512<br>AADT | 2514<br>AADT | 2516<br>AADT | 2518<br>AADT | 2520<br>AADT | 2522<br>AADT | 2524<br>AADT | 2526<br>AADT | 2528<br>AADT | 2530<br>AADT | 2532<br>AADT | 2534<br>AADT | 2536<br>AADT | 2538<br>AADT | 2540<br>AADT | 2542<br>AADT | 2544<br>AADT | 2546<br>AADT | 2548<br>AADT | 2550<br>AADT | 2552<br>AADT | 2554<br>AADT | 2556<br>AADT | 2558<br>AADT | 2560<br>AADT | 2562<br>AADT | 2564<br>AADT | 2566<br>AADT | 2568<br>AADT | 2570<br>AADT | 2572<br>AADT | 2574<br>AADT | 2576<br>AADT | 2578<br>AADT | 2580<br>AADT | 2582<br>AADT | 2584<br>AADT | 2586<br>AADT | 2588<br>AADT | 2590<br>AADT | 2592<br>AADT | 2594<br>AADT | 2596<br>AADT | 2598<br>AADT | 2600<br>AADT | 2602<br>AADT | 2604<br>AADT | 2606<br>AADT | 2608<br>AADT | 2610<br>AADT | 2612<br>AADT | 2614<br>AADT | 2616<br>AADT | 2618<br>AADT | 2620<br>AADT | 2622<br>AADT | 2624<br>AADT | 2626<br>AADT | 2628<br>AADT | 2630<br>AADT | 2632<br>AADT | 2634<br>AADT | 2636<br>AADT | 2638<br>AADT | 2640<br>AADT | 2642<br>AADT | 2644<br>AADT | 2646<br>AADT | 2648<br>AADT | 2650<br>AADT | 2652<br>AADT | 2654<br>AADT | 2656<br>AADT | 2658<br>AADT | 2660<br>AADT | 2662<br>AADT | 2664<br>AADT | 2666<br>AADT | 2668<br>AADT | 2670<br>AADT | 2672<br>AADT | 2674<br>AADT | 2676<br>AADT | 2678<br>AADT | 2680<br>AADT | 2682<br>AADT | 2684<br>AADT | 2686<br>AADT | 2688<br>AADT | 2690<br>AADT | 2692<br>AADT | 2694<br>AADT | 2696<br>AADT | 2698<br>AADT | 2700<br>AADT | 2702<br>AADT | 2704<br>AADT | 2706<br>AADT | 2708<br>AADT | 2710<br>AADT | 2712<br>AADT | 2714<br>AADT | 2716<br>AADT | 2718<br>AADT | 2720<br>AADT | 2722<br>AADT | 2724<br>AADT | 2726<br>AADT | 2728<br>AADT | 2730<br>AADT | 2732<br>AADT | 2734<br>AADT | 2736<br>AADT | 2738<br>AADT | 2740<br>AADT | 2742<br>AADT | 2744<br>AADT | 2746<br>AADT | 2748<br>AADT | 2750<br>AADT | 2752<br>AADT | 2754<br>AADT | 2756<br>AADT | 2758<br>AADT | 2760<br>AADT | 2762<br>AADT | 2764<br>AADT | 2766<br>AADT | 2768<br>AADT | 2770<br>AADT | 2772<br>AADT | 2774<br>AADT | 2776<br>AADT | 2778<br>AADT | 2780<br>AADT | 2782<br>AADT | 2784<br>AADT | 2786<br>AADT | 2788<br>AADT | 2790<br>AADT | 2792<br>AADT | 2794<br>AADT | 2796<br>AADT | 2798<br>AADT | 2800<br>AADT | 2802<br>AADT | 2804<br>AADT | 2806<br>AADT | 2808<br>AADT | 2810<br>AADT | 2812<br>AADT | 2814<br>AADT | 2816<br>AADT | 2818<br>AADT | 2820<br>AADT | 2822<br>AADT | 2824<br>AADT | 2826<br>AADT | 2828<br>AADT | 2830<br>AADT | 2832<br>AADT | 2834<br>AADT | 2836<br>AADT | 2838<br>AADT | 2840<br>AADT | 2842<br>AADT | 2844<br>AADT | 2846<br>AADT | 2848<br>AADT | 2850<br>AADT | 2852<br>AADT | 2854<br>AADT | 2856<br>AADT | 2858<br>AADT | 2860<br>AADT | 2862<br>AADT | 2864<br>AADT | 2866<br>AADT | 2868<br>AADT | 2870<br>AADT | 2872<br>AADT | 2874<br>AADT | 2876<br>AADT | 2878<br>AADT | 2880<br>AADT | 2882<br>AADT | 2884<br>AADT | 2886<br>AADT | 2888<br>AADT | 2890<br>AADT | 2892<br>AADT | 2894<br>AADT | 2896<br>AADT | 2898<br>AADT | 2900<br>AADT | 2902<br>AADT | 2904<br>AADT | 2906<br>AADT | 2908<br>AADT | 2910<br>AADT | 2912<br>AADT | 2914<br>AADT | 2916<br>AADT | 2918<br>AADT | 2920<br>AADT | 2922<br>AADT | 2924<br>AADT | 2926<br>AADT | 2928<br>AADT | 2930<br>AADT | 2932<br>AADT | 2934<br>AADT | 2936<br>AADT | 2938<br>AADT | 2940<br>AADT | 2942<br>AADT | 2944<br>AADT | 2946<br>AADT | 2948<br>AADT | 2950<br>AADT | 2952<br>AADT | 2954<br>AADT | 2956<br>AADT | 2958<br>AADT | 2960<br>AADT | 2962<br>AADT | 2964<br>AADT | 2966<br>AADT | 2968<br>AADT | 2970<br>AADT | 2972<br>AADT | 2974<br>AADT | 2976<br>AADT | 2978<br>AADT | 2980<br>AADT | 2982<br>AADT | 2984<br>AADT | 2986<br>AADT | 2988<br>AADT | 2990<br>AADT | 2992<br>AADT | 2994<br>AADT | 2996<br>AADT | 2998<br>AADT | 3000<br>AADT | 3002<br>AADT | 3004<br>AADT | 3006<br>AADT | 3008<br>AADT | 3010<br>AADT | 3012<br>AADT | 3014<br>AADT | 3016<br>AADT | 3018<br>AADT | 3020<br>AADT | 3022<br>AADT | 3024<br>AADT | 3026<br>AADT | 3028<br>AADT | 3030<br>AADT | 3032<br>AADT | 3034<br>AADT | 3036<br>AADT | 3038<br>AADT | 3040<br>AADT | 3042<br>AADT | 3044<br>AADT | 3046<br>AADT | 3048<br>AADT | 3050<br>AADT | 3052<br>AADT | 3054<br>AADT | 3056<br>AADT | 3058<br>AADT | 3060<br>AADT | 3062<br>AADT | 3064<br>AADT | 3066<br>AADT | 3068<br>AADT | 3070<br>AADT | 3072<br>AADT | 3074<br>AADT | 3076<br>AADT | 3078<br>AADT | 3080<br>AADT | 3082<br>AADT | 3084<br>AADT | 3086<br>AADT | 3088<br>AADT | 3090<br>AADT | 3092<br>AADT | 3094<br>AADT | 3096<br>AADT | 3098<br>AADT | 3100<br>AADT | 3102<br>AADT | 3104<br>AADT | 3106<br>AADT | 3108<br>AADT | 3110<br>AADT | 3112<br>AADT | 3114<br>AADT | 3116<br>AADT | 3118<br>AADT | 3120<br>AADT | 3122<br>AADT | 3124<br>AADT | 3126<br>AADT | 3128<br>AADT | 3130<br>AADT | 3132<br>AADT | 3134<br>AADT | 3136<br>AADT | 3138<br>AADT | 3140<br>AADT | 3142<br>AADT | 3144<br>AADT | 3146<br>AADT | 3148<br>AADT | 3150<br>AADT | 3152<br>AADT | 3154<br>AADT | 3156<br>AADT | 3158<br>AADT | 3160<br>AADT | 3162<br>AADT | 3164<br>AADT | 3166<br>AADT | 3168<br>AADT | 3170<br>AADT | 3172<br>AADT | 3174<br>AADT | 3176<br>AADT | 3178<br>AADT | 3180<br>AADT | 3182<br>AADT | 3184<br>AADT | 3186<br>AADT | 3188<br>AADT | 3190<br>AADT | 3192<br>AADT | 3194<br>AADT | 3196<br>AADT | 3198<br>AADT | 3200<br>AADT | 3202<br>AADT | 3204<br>AADT | 3206<br>AADT | 3208<br>AADT | 3210<br>AADT | 3212<br>AADT | 3214<br>AADT | 3216<br>AADT | 3218<br>AADT | 3220<br>AADT | 3222<br>AADT | 3224<br>AADT | 3226<br>AADT | 3228<br>AADT | 3230<br>AADT | 3232<br>AADT | 3234<br>AADT | 3236<br>AADT | 3238<br>AADT | 3240<br>AADT | 3242<br>AADT | 3244<br>AADT | 3246<br>AADT | 3248<br>AADT | 3250<br>AADT | 3252<br>AADT | 3254<br>AADT | 3256<br>AADT | 3258<br>AADT | 3260<br>AADT | 3262<br>AADT | 3264<br>AADT | 3266<br>AADT | 3268<br>AADT | 3270<br>AADT | 3272<br>AADT | 3274<br>AADT | 3276<br>AADT | 3278<br>AADT | 3280<br>AADT | 3282<br>AADT | 3284<br>AADT | 3286<br>AADT | 3288<br>AADT | 3290<br>AADT | 3292<br>AADT | 3294<br>AADT | 3296<br>AADT | 3298<br>AADT | 3300<br>AADT | 3302<br>AADT | 3304<br>AADT | 3306<br>AADT | 3308<br>AADT | 3310<br>AADT | 3312<br>AADT | 3314<br>AADT | 3316<br>AADT | 3318<br>AADT | 3320<br>AADT | 3322<br>AADT | 3324<br>AADT | 3326<br>AADT | 3328<br>AADT | 3330<br>AADT | 3332<br>AADT | 3334<br>AADT | 3336<br>AADT | 3338<br>AADT | 3340<br>AADT | 3342<br>AADT | 3344<br>AADT | 3346<br>AADT | 3348<br>AADT | 3350<br>AADT | 3352<br>AADT | 3354<br>AADT | 3356<br>AADT | 3358<br>AADT | 3360<br>AADT | 3362<br>AADT | 3364<br>AADT | 3366<br>AADT | 3368<br>AADT | 3370<br>AADT | 3372<br>AADT | 3374<br>AADT | 3376<br>AADT | 3378<br>AADT | 3380<br>AADT | 3382<br>AADT | 3384<br>AADT | 3386<br>AADT | 3388<br>AADT | 3390<br>AADT | 3392<br>AADT | 3394<br>AADT | 3396<br>AADT | 3398<br>AADT | 3400<br>AADT | 3402<br>AADT | 3404<br>AADT | 3406<br>AADT | 3408<br>AADT | 3410<br>AADT | 3412<br>AADT | 3414<br>AADT | 3416<br>AADT | 3418<br>AADT | 3420<br>AADT | 3422<br>AADT | 3424<br>AADT | 3426<br>AADT | 3428<br>AADT | 3430<br>AADT | 3432<br>AADT | 3434<br>AADT | 3436<br>AADT | 3438<br>AADT | 3440<br>AADT | 3442<br>AADT | 3444<br>AADT | 3446<br>AADT | 3448<br>AADT | 3450<br>AADT | 3452<br>AADT | 3454<br>AADT | 3456<br>AADT | 3458<br>AADT | 3460<br>AADT | 3462<br>AADT | 3464<br>AADT | 3466<br>AADT | 3468<br>AADT | 3470<br>AADT | 3472<br>AADT | 3474<br>AADT | 3476<br>AADT | 3478<br>AADT | 3480<br>AADT | 3482<br>AADT | 3484<br>AADT | 3486<br>AADT | 3488<br>AADT | 3490<br>AADT | 3492<br>AADT | 3494<br>AADT | 3496<br>AADT | 3498<br>AADT | 3500<br>AADT | 3502<br>AADT | 3504<br>AADT | 3506<br>AADT | 3508<br>AADT | 3510<br>AADT | 3512<br>AADT | 3514<br>AADT | 3516<br>AADT | 3518<br>AADT | 3520<br>AADT | 3522<br>AADT | 3524<br>AADT | 3526<br>AADT | 3528<br>AADT | 3530<br>AADT | 3532<br>AADT | 3534<br>AADT | 3536<br>AADT | 3538<br>AADT | 3540<br>AADT | 3542<br>AADT | 3544<br>AADT | 3546 |
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## **2019 RESIDENTIAL CAPACITY EXPANSION ANALYSIS**

**Martin County Board of County Commissioners**

February 26, 2019

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## INTRODUCTION

Martin County residents care deeply about the character of future development. County residents, elected officials and staff have worked hard to protect the County's Urban Service Districts. Numerous studies have been conducted over the years analyzing growth and development patterns to create a community vision. There are also annual population and growth studies that are required through the Comprehensive Growth Management Plan (Plan).

State Statute requires local government to maintain a minimum amount of land to accommodate future population projections. In addition, the County's Plan Policy 4.1D.5 requires the County to produce a residential capacity analysis every five years. The Residential Capacity Analysis projects the amount of land needed for residential development based on expected increases in population. It also calculates the existing supply of vacant land available to accommodate that growth.

Policy 4.1D.6. of the Comprehensive Growth Management Plan requires the County to start planning for expansion at the 15-year threshold, and to expand capacity when the urban service districts have no more than 10 years capacity. State Statute requires local government to maintain a minimum amount of land to accommodate future population projections. In addition, the County's Plan Policy 4.1D.5 requires the County to produce a residential capacity analysis every five years. The Residential Capacity Analysis projects the number of residential units needed based on expected projected population. It also calculates the existing supply of vacant land available to accommodate that growth.

In February 2018, the County Commission reviewed the 2018 Residential Capacity and Vacant Land Analysis, and the 2018 Residential Demand Analysis. Based on that analysis, the County Commission directed staff to begin planning for expansion of capacity. This Study provides an overview of prior studies, current State Statute and Martin County Plan requirements for such studies. It updates the 2018 residential capacity analysis, provides a mapping analysis of vacant land, and provides options for addressing the future demand for residential development, and conclusions.

## PRIOR PLANNING STUDIES

In 1997, the County conducted a Sustainable Communities Visioning Process, funded by the State of Florida. One of the conclusions of that process was that "residents support current policies regarding the Urban Services Boundary, Wetland Impacts, Upland Habitat Protection and the Four Story Height Limitation" (Martin County Sustainable Communities Vision Process, Final Report, July 13, 1999). In 2000, the County received an Achievement Award from the National Association of Counties for its *2020 Vision for a Sustainable Martin County*. One of the goals of that vision was to

contain development through the continued use of the County's Urban Services District policies and in the Community Redevelopment Areas.

In 2003, a consultant hired by the County completed an analysis of the residential capacity within the Urban Service Districts (Vacant Land Inventory, EDAW Inc, 01/13/03). That study concluded that the County's Future Land Use Map could accommodate projected population through 2016.

Between 2005 and 2007, the Board of County Commissioners established a strategic objective and embarked on the Development Patterns Study to create recommendations regarding how the County will grow. There was an enhanced public participation component to the Study. The Study provided a series of recommendations that focused on different patterns of development: 20-acre lots, 5-acre lots, cluster, urban infill, urban pattern, suburban pattern and urban settlement pattern. Among the many recommendations, one was to require any expansion of the Urban Service District to be developed with an urban settlement pattern. Urban settlement development provides an area for coordinated mixed-use development which is comprised of a variety of residential housing types, a neighborhood center, recreational space and a mixed-use center that includes commercial, office, public/civic uses, schools and public space.

From 1994 through 2010, the seven (now six due to the incorporation of the Village of Indiantown) Community Redevelopment Areas (CRA) have undergone Vision Planning. Because of the concurrent nature of the CRA planning and the 2020 Vision Plan, each of the CRA plans is an extension of recommendations and issues discussed in the 2020 Vision for a Sustainable Martin County. Each CRA Plan represents hundreds of hours of effort by residents and business owners on Neighborhood Advisory Committees (NAC) and larger groups of citizens that attended public meetings during the plans development for each CRA. In 2010, the CRAs conducted the Vision NOW (Neighborhood Opportunities Workshop) sessions in each of the seven redevelopment areas to identify current community needs.

## **CURRENT STATE STATUTE AND LOCAL COMPREHENSIVE PLAN REQUIREMENTS**

State Statute requires local governments to maintain a minimum amount of land to accommodate future population projections.

Florida State Statute ch. 163.3177(1)(f)3. states that:

*The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. **The plan must be based on at least the minimum amount of land required to accommodate the medium***

***projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.***

In addition, State Statute 163.3177(6)(a)4 states that:

*The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population.*

A local comprehensive plan is developed for the particular jurisdiction. Therefore any residential capacity that may be present in incorporated areas of the County is not part of Martin County's analysis. Because the Village of Indiantown incorporated in December 2017, that required removing all of the residential capacity contained in the western Primary and Secondary Urban Service districts and included in previous studies. Martin County's analysis does not include any potential capacity that might exist in the City of Stuart, Village of Indiantown or the Town of Ocean Breeze Park, the municipalities that have some vacant land slated for new development.

As part of analyzing the Urban Service Districts over time and thus the amount of land required by State Statute, the County has monitored the amount of land available for residential development through its Residential Capacity Analysis. Policy 4.1D.5 of the Comprehensive Growth Management Plan requires the County to produce a residential capacity analysis every five years. The Residential Capacity Analysis projects the number of units needed for residential development based on projected increases in population. It also calculates the existing supply of vacant land available to accommodate that growth.

On February 13, 2018, Growth Management staff presented the 2018 Residential Capacity and Vacant Land Analysis and the 2018 Residential Demand Analysis. The analysis concluded that the Primary and Secondary Urban Service Districts have 187% of the capacity needed in the 10-year planning period and 125% of the 15-year planning period. Since 1990, the County has used 125% as its capacity measure. The Board of County Commissioners approved the two 2018 Analysis reports. Based on the results of the analysis, the Board directed staff to begin a planning analysis to expand residential capacity in accordance with Policy 4.1D.6. and other applicable policies.



Policy 4.1D.6 states:

*Policy 4.1D.6 The residential capacity analysis will determine if the future demand for residential units exceeds the supply for residential units as provided in the residential capacity analysis.*

*When the undeveloped residential acreage within either the Primary Urban Service District or the Secondary Urban Service District no longer provides for projected population growth for the **fifteen** year planning period, planning for expansion of residential capacity shall commence. When the undeveloped acreage within either the Primary Urban Service District or the Secondary Urban Service District provides for no more than **10 years** of projected population growth, the County is required to expand capacity.*

Policy 4.1D.6. requires the County to start planning for capacity expansion at the 15-year threshold and requires the County to expand capacity when the urban service districts have no more than 10 years capacity. The 15-year period provides time to plan, identify and develop the additional capacity necessary.

Staff has conducted the planning analysis as directed by the Board in February, 2018. However, the approval of the Pineland Prairie Mixed-Use Village Plan amendments (adopted August 21, 2018) has increased the residential capacity by 4,200 units over the amount of capacity identified in the 2018 residential capacity analysis. As noted in the next section, the addition of the 4,200 units raises the availability of vacant residential land to 262% in the PUSD for the 10-year planning period and 175% for the 15-year planning period. Therefore, expanding residential capacity to meet the future population growth does not need to occur as quickly as indicated in February 2018.

## UPDATED CAPACITY DATA

Following the February 13, 2018 presentation, staff analyzed the land available for infill development within the existing PUSD and Secondary Urban Service District (SUSD). In August 2018, the Board adopted a major change to the Future Land Use Map and a related expansion of the Primary Urban Service District (PUSD) for the Pineland Prairie Mixed-Use Village. The following tables and Figures 1 - 6 reflect the decreasing supply of land available for residential development inside the PUSD and SUSD and the increased capacity from the 4,200 units approved through the Pineland Prairie plan amendments.

The demand data in the following tables is the same as presented on February 13, 2018. The supply data has been updated to reflect the addition of the Pineland Prairie units and a decrease in the supply within the Urban Service Districts. The addition of the 4,200 units raises the availability of vacant residential land to 262% of projected need in the PUSD for the 10-year planning period and 175% of projected need for the 15-year planning period.

Table 1. 2016 – 2025 Analysis of Supply versus Demand

| Urban Service Districts | 2025 Demand | 2018 Unit Supply | 2019 Unit Supply | Updated Percent of Need in the 10-year planning period |
|-------------------------|-------------|------------------|------------------|--------------------------------------------------------|
| Primary                 | 4,240       | 6,919            | 11,119           | 262%                                                   |
| Secondary               | 154         | 1,022            | 1,022            | 664%                                                   |
| Total                   | 4,394       | 7,941            | 12,141           | 276%                                                   |

Table 2. 2016 – 2030 Analysis of Supply versus Demand

| Urban Service District | 2030 Demand | 2018 Unit Supply | 2019 Unit Supply | Updated Percent of Need in the 15-year planning period |
|------------------------|-------------|------------------|------------------|--------------------------------------------------------|
| Primary                | 6,360       | 6,919            | 11,119           | 175%                                                   |
| Secondary              | 231         | 1,022            | 1,022            | 442%                                                   |
| Total                  | 6,591       | 7,941            | 12,141           | 184%                                                   |

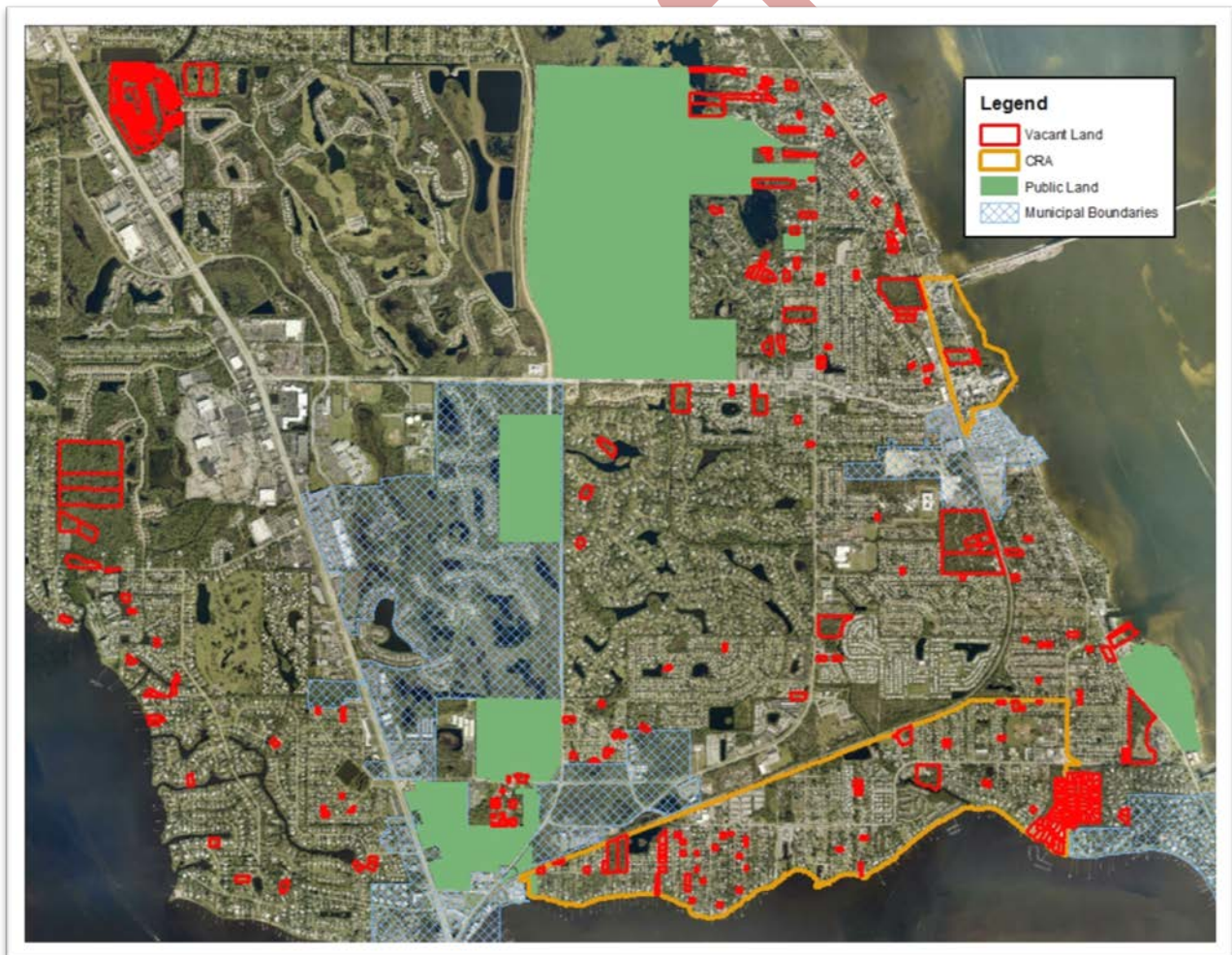
Sources: Demand data is from the Vacant Residential Capacity Analysis approved by the Board of County Commissioners on February 13, 2018. 2019 Supply data is from the Pineland Prairie Comprehensive Plan Amendment, 2018 aerial photography, and updated Certificates of Occupancy data.

## MAPPING ANALYSIS OF VACANT RESIDENTIAL LAND

The figures below show the residential land available for development inside the USDs and publicly owned land that is not available for development inside and outside the USDs. As illustrated in the figures, most of the available vacant land can be considered infill lots. There are not many properties that are available for larger projects that can develop at the maximum density permitted by the Future Land Use Map.

### Figures of Vacant Land

Figure 1: North County



Though shown as one red polygon, the individual lots of Langford Landing were counted along with the numerous individual infill lots in Figure 1.

33

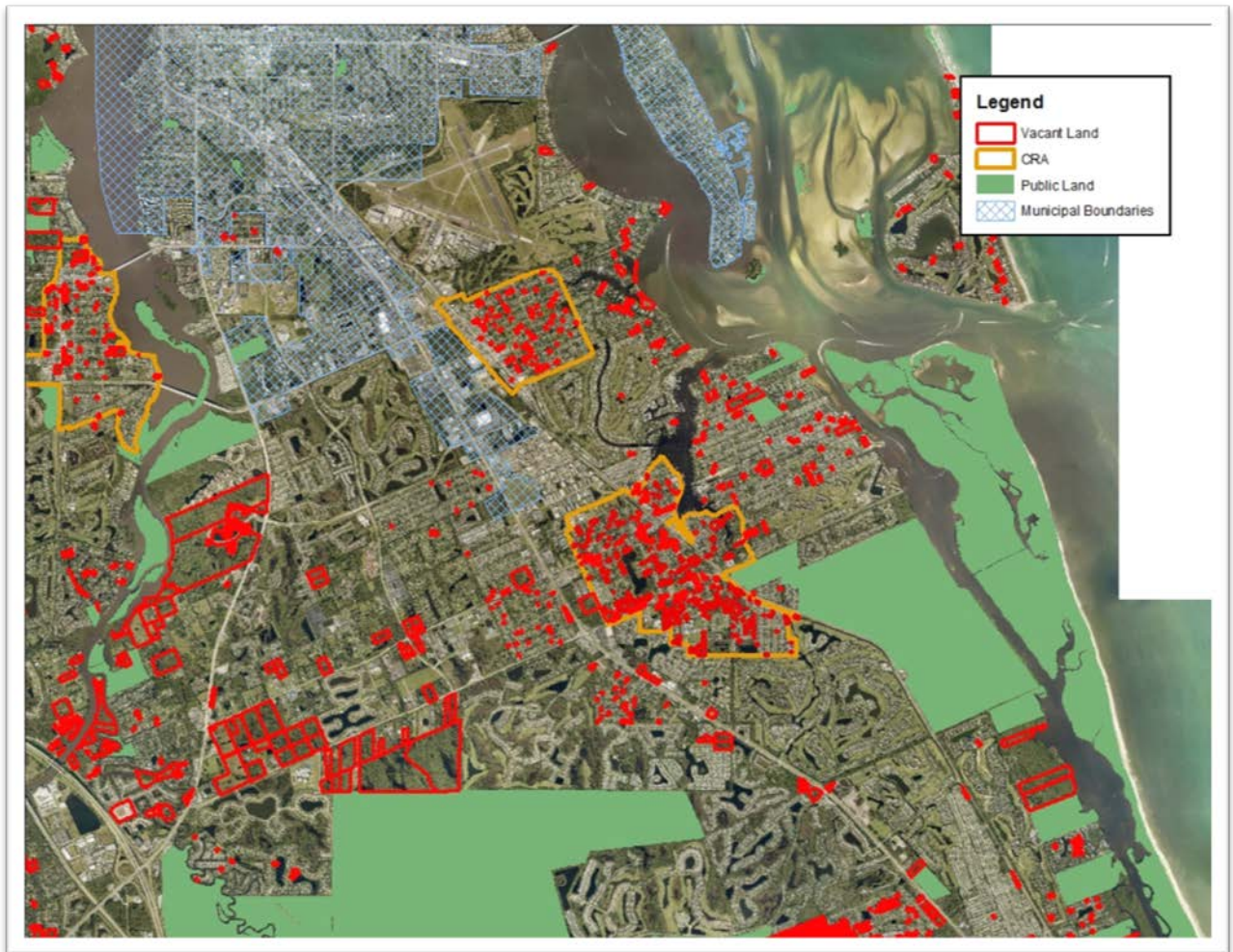


Figure 2: Hutchinson Island



Parcels outlined in red on Hutchinson Island are limited to detached single family residential units.

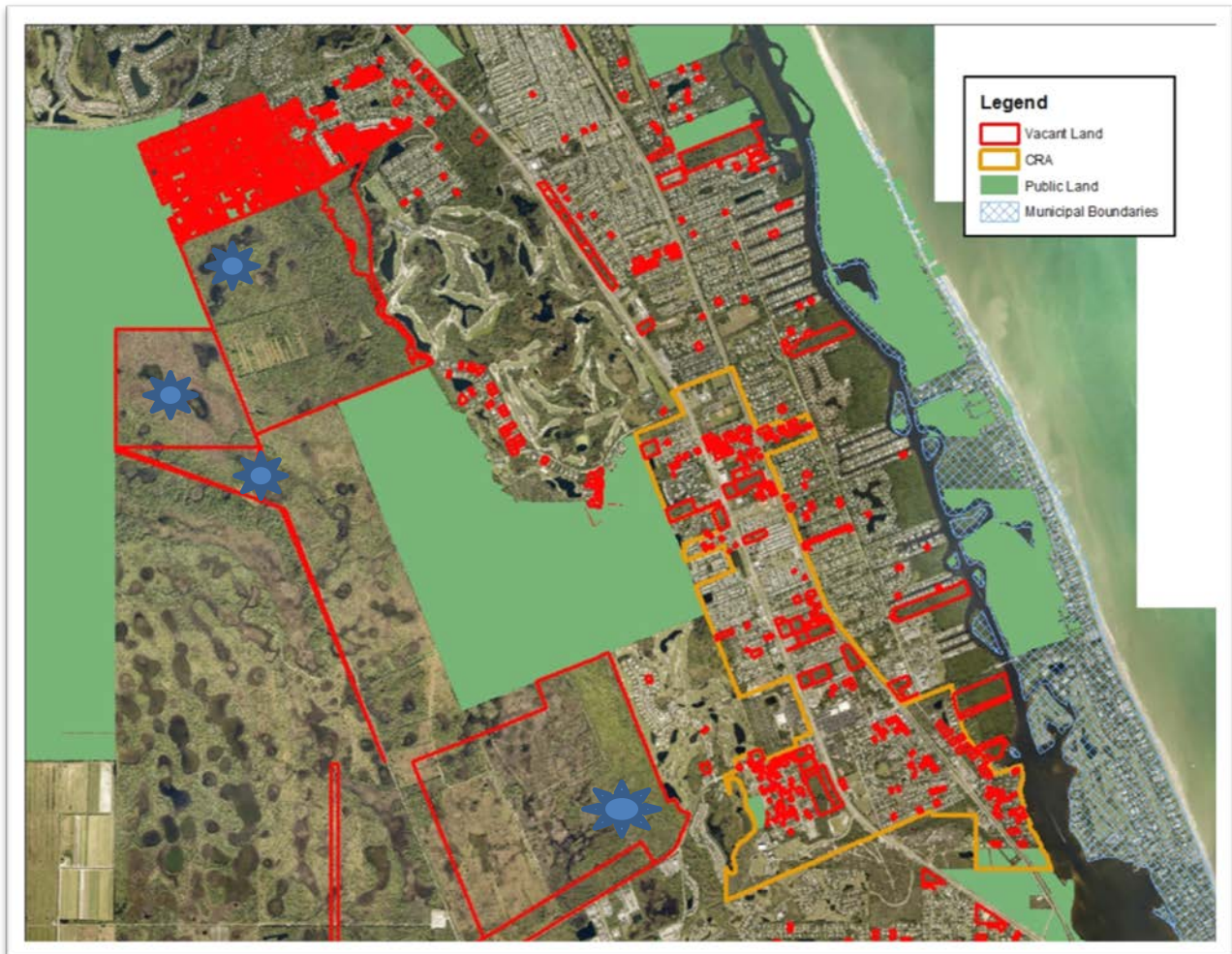
Figure 3: Central County



One highlight of Figure 3 is the sizable number of individual vacant residential lots evident within the Old Palm City, Golden Gate and Port Salerno CRAs.



Figure 4: Hobe Sound

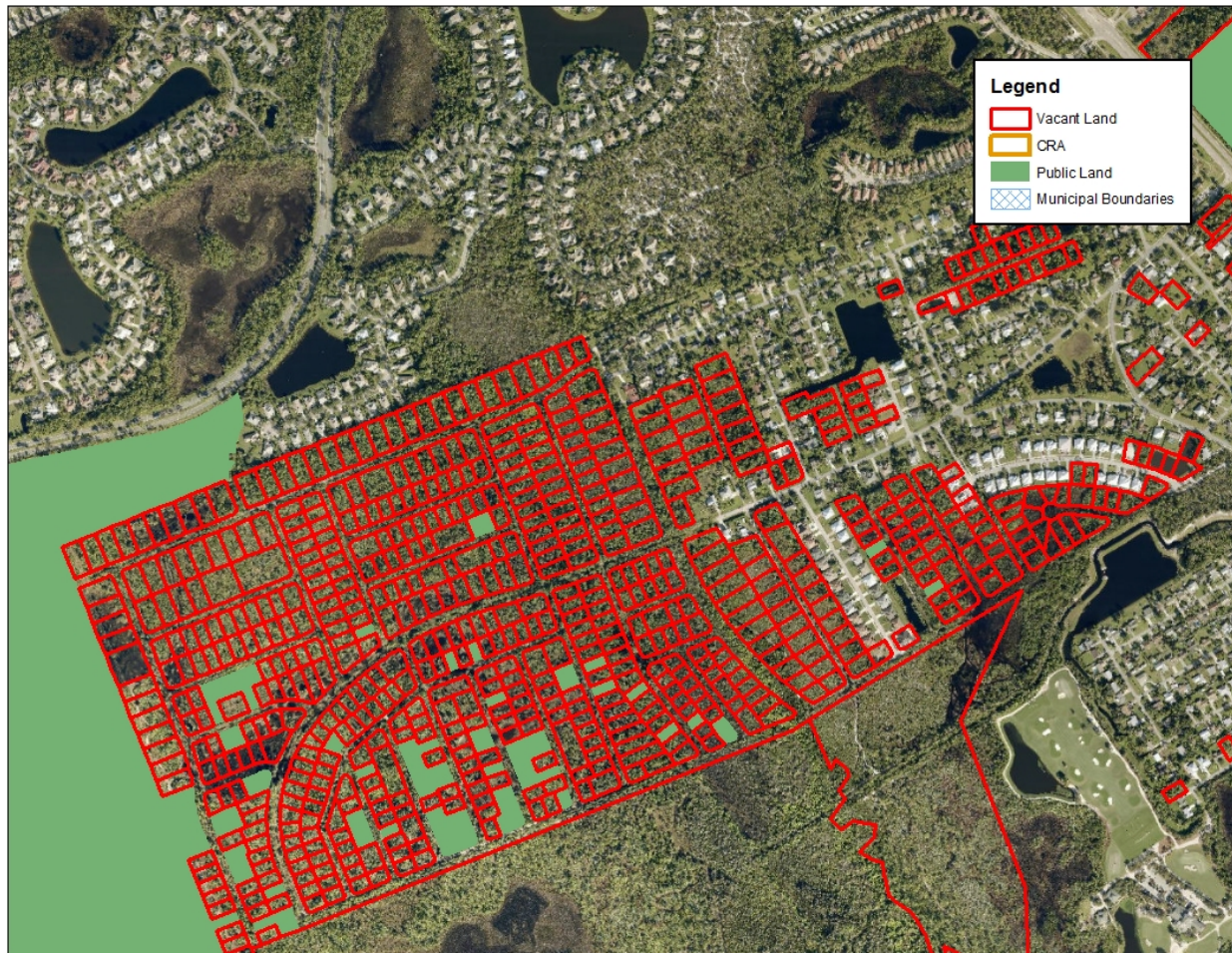


The area outlined in orange represents the Hobe Sound Community Redevelopment Area (CRA). The large parcels west of the CRA (identified with blue stars) are within the Secondary Urban Service District and are the largest undeveloped parcels remaining within the Secondary Urban Service District. They have a Rural Density future land use designation (allowing one unit per two acres) and are not permitted to have water and sewer service. The options for increasing capacity, discussed later in this report, will refer to these large parcels within the Secondary Urban Service District.

The solid red area near the top of the picture is the undeveloped portion of the Poinciana Gardens Subdivision inside the PUSD. Please see Figure 5 for an enlargement of the Poinciana Gardens area.



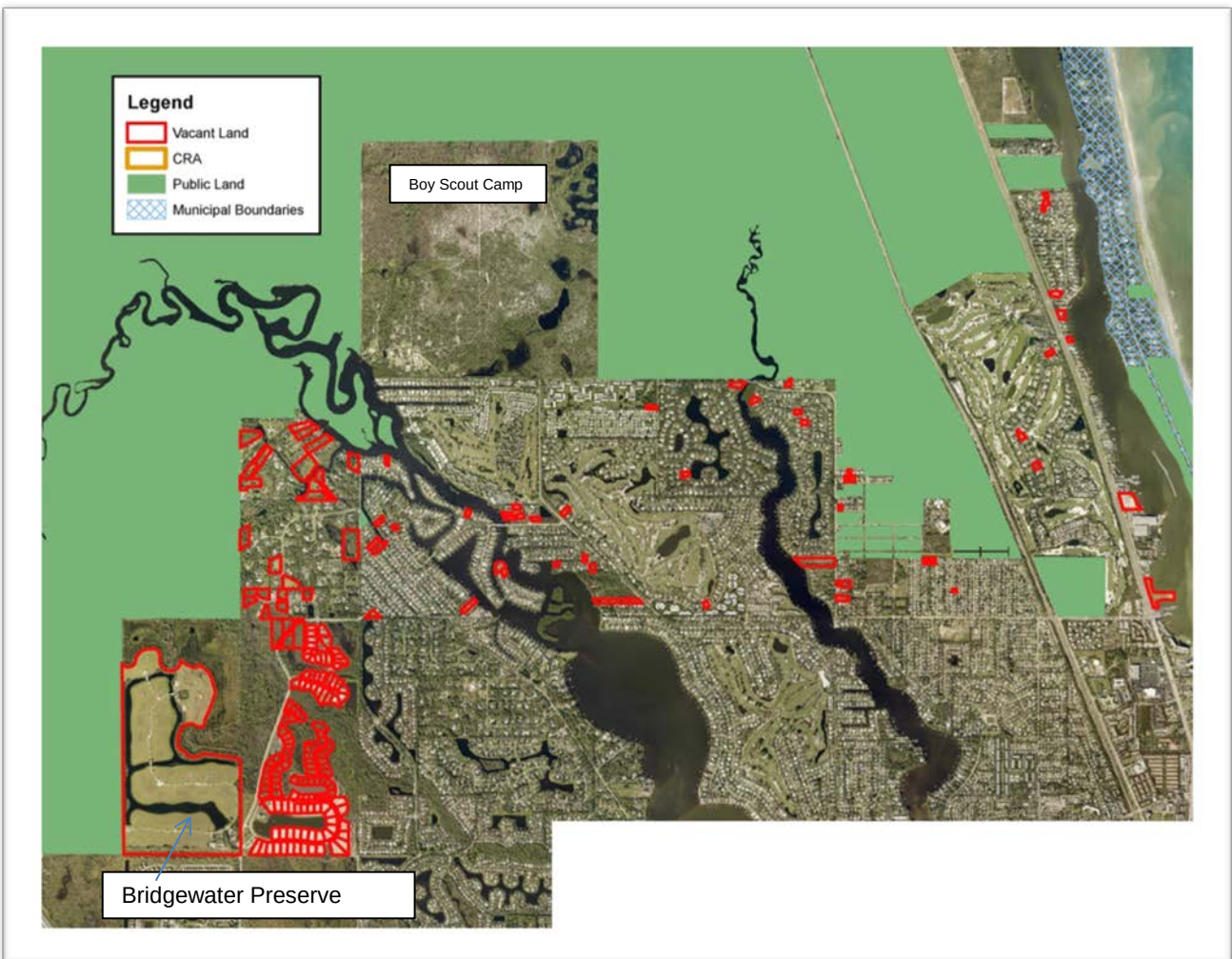
Figure 5: Poinciana Gardens



The Poinciana Gardens lots are platted lots of record pre-1982 and are not subject to site planning. As platted lots of record they are counted in the supply of lots available to meet the demand in the next 15 years. However, the western portion of the subdivision has never been developed. It does not have roads constructed within the right-of-way shown on the plat and may have extensive wetlands. County regulations prohibit the issuance of building permits to lots that are not on an open road. In order to develop these lots, road opening permits must be approved by the County so that building permits may be issued to lots on an open road. This is an example of the challenges limiting infill development on some of the remaining vacant lands in the PUSD and the SUSD.



Figure 6: South County

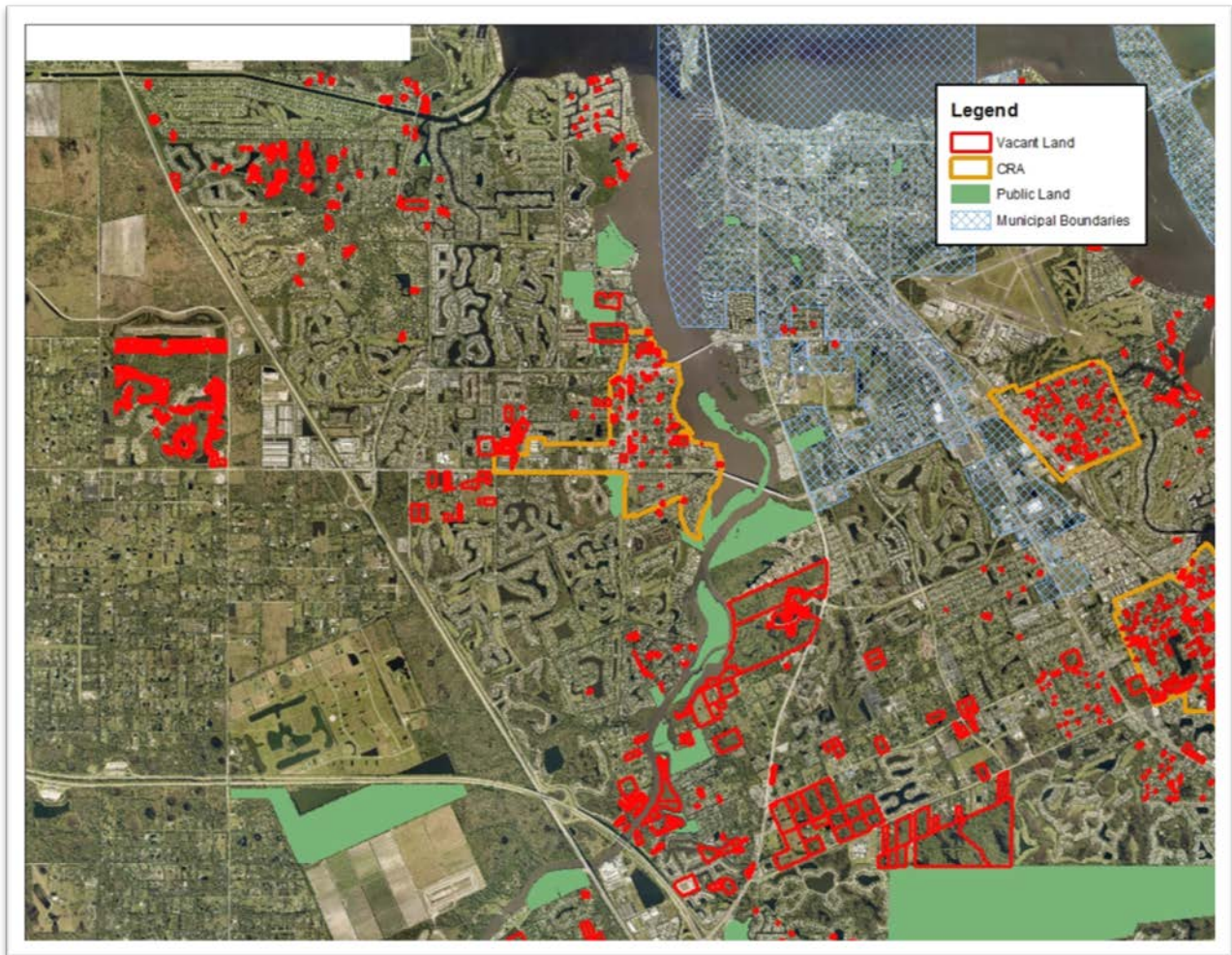


Though not within the Secondary Urban Service District, Bridgewater Preserve is shown in the figure above and has a Rural Density future land use designation. The existing 36 unit site plan may be revised pursuant to Policy 4.7A.3.(5) below.

*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:*

*(5) 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.*

Figure 7: Palm City



The focus of this map is on the Palm City area west of the St. Lucie River. Most of the parcels outlined in red are lots of record. Only a small handful of larger parcels shown in Palm City are not platted lots of record.



## PLANNING OPTIONS

As the mapping analysis indicates, much of the PUSD is developed and much of the land available for infill has infrastructure and environmental challenges that may yield less than the maximum density allowed by the Future Land Use designation and fewer units than found in the updated supply data.

Policy 4.1D.6 requires the County to begin planning when residential land does not accommodate population growth for the 15-year planning horizon. The calculation of residential capacity indicates no action is necessary at this time. However, given the infrastructure needs and environmental challenges on infill parcels, the need for more capacity could arise sooner than projected.

In the future, the Board can choose to increase capacity. This can be accomplished in two ways: Increase densities inside the Primary and Secondary Urban Service Districts, or expand the Urban Service District. Both options may be implemented through Comprehensive Plan changes, land development regulation changes, or amendments of approved development orders. All options are described in the following sections, along with constraints that may limit the use of the options.

### 1. Increase Capacities Inside the PUSD/SUSD

There are several options for increasing capacities inside the Primary and Secondary Urban Service Districts.

#### *a. Increase Density Inside The PUSD.*

This option can be chosen during the review of private map amendments submitted by applicants when it is demonstrated that the areas of the PUSD may be appropriate for increased densities. Additional analysis about this option can be found later in this report.

#### *b. Increase Density Inside The SUSD.*

Plan policies have identified the SUSD as (i) a possible expansion area for the PUSD, and (ii) a transition area between urban and agricultural lands that are environmentally sensitive areas. The Rural Density future land use, permitting a maximum of one unit per two acres, minimizes the density.

Increasing densities in the SUSD may have limited benefit. Some areas of the SUSD that previously received water and sewer service have developed. Density increases in these areas will yield little or no additional capacity. The largest portions of the SUSD that are not developed (and not within the Atlantic Ridge State Park) appear to have a high probability of wetlands.

Increasing densities on such lands may not yield much capacity while increasing the potential for impacts to the environment.

The following chart illustrates two possible scenarios for increasing residential capacity by increasing density on undeveloped land in the SUSD. The first scenario does not require expanding the PUSD into the SUSD. Changing the future land use from Rural Density to Residential Estate Density (one unit per acre) in Scenario 1 adds only 614 units of capacity. It would theoretically provide a total of 1,229 units.

If the density were changed to Low Density Residential (5 units per acre) in Scenario 2, the maximum potential units would increase to 6,146 units.

However, the table below indicates over 594 acre of the undeveloped land in the SUSD may contain wetlands. The largest undeveloped area of the Secondary Urban Service District is found west of Hobe Sound and north of Bridge Road as illustrated in Figure 4.

| Future Land Use                                | Units per Acre | Total    | Wetland Probability Acreage | Acres less wetlands | Dwelling Units | Wetland Density Transfer | Units at Maximum Density (Rounded) |
|------------------------------------------------|----------------|----------|-----------------------------|---------------------|----------------|--------------------------|------------------------------------|
| <u>Rural Density (currently assigned)</u>      | 0.5            | 1,526.41 | 594.35                      | 932.06              | 466.03         | 148.59                   | 615                                |
| <u>Residential Estate Density (Scenario 1)</u> | 1              | 1,526.41 | 594.35                      | 932.06              | 932            | 297.18                   | 1,229                              |
| <u>Low Density Residential (Scenario 2)</u>    | 5              | 1,526.41 | 594.35                      | 932.06              | 4660.03        | 1,485.88                 | 6,146                              |

In December of 2014, the Board adopted Ordinance 965 that eliminated the ability to receive water and sewer services in the SUSD. Several reasons were cited to justify this prohibition, including the combination of environmental resources and constraints within the SUSD and the need to invest in water and sewer services within the PUSD. Since services are not available in the SUSD, with the exception of specifically noted properties, the BCC may consider eliminating the SUSD. Eliminating the SUSD would not require changing the future land use designations or reducing density.

The SUSD could also be eliminated by initiating a Plan amendment expanding the PUSD in areas where water and sewer have been provided and are largely developed. At the same time the SUSD could be removed from those areas environmentally unsuitable for expansion of the PUSD.

c. *Allow Mixed-use Development in Commercial Areas.*

The Plan contains two policies below for Mixed-use and Traditional Neighborhood Development. However the County has not adopted Land Development Regulations (LDRs) to implement these policies.

*Policy 4.9A.2. Mixed-use developments outside CRAs. Martin County shall establish Land Development Regulations to guide mixed-use development in commercial areas outside CRAs.*

*Policy 4.3B.1. Criteria for Traditional Neighborhood Development. At a minimum, the location of the Traditional Neighborhood shall:*

- (1) Be appropriate for new in-fill development and redevelopment projects in the Urban Service District;*
- (2) Allow redevelopment of underused shopping centers into mixed-use communities;*
- (3) In the case of redevelopment in CRAs, require the involvement of an active citizen's organization that is representative of area residents, business people and landowners;*
- (4) In no case shall the Traditional Neighborhood Development Regulations be used to allow strip commercial or highway-dependent commercial uses or to allow inappropriate intensity in existing neighborhoods that would disrupt rather than unify them.*

Implementing these policies through the LDRs could add residential units in existing commercial areas. It has the potential to add residential capacity inside the existing urban service districts while having a minimum impact on existing residential neighborhoods. It also has the potential to increase the variety of housing options while locating housing in close proximity to commercial areas thereby limiting the impact new residential units have on the road network.

Additionally, when the Martin County Fairgrounds move to Indiantown, the Board can consider encouraging mixed-use development on the existing fairgrounds land the County owns.



*d. Convert underutilized Golf Courses*

As the use of golf courses have declined in popularity, the redevelopment of golf courses may be an option. Golf course redevelopment options include:

- Partial redevelopment of some portion of a golf course with residential units to allow funding to rehabilitate and stabilize the existing golf facility;
- Private/public partnerships to convert some portion of the golf course to residential development and a remaining portion set aside as public park;
- Complete redevelopment of a golf course with a mixture of residential and nonresidential uses.

Any redevelopment of golf course land should contain a requirement for environmental restoration or habitat restoration. In order to implement this option, plan amendments may be required to increase densities, such as in option 1a. In recent years, residents have expressed concerns when these options have been suggested.

*e. Establish a Transfer of Development Rights Program.*

*Policy 4.7C.3. Determination of need to increase the urban service district. Consistent with policies supporting Goal 4.7., Martin County shall determine if there is any need to increase the County's Primary or Secondary Urban Service Districts. If such a need is determined, Martin County will investigate ways to address those needs, including expansion of the district, transfer of development rights or other techniques.*

A transfer of development rights program identifies areas appropriate for development beyond the currently approved density through the transfer of development rights from an area that is unsuitable for development, usually because of environmental value. Developers can purchase the development rights of certain parcels within a designated "sending district" and transfer the rights to another "receiving district" to increase the density of their new development. Sending districts are commonly made up of areas with desirable traits that are at risk of being developed such as agricultural lands or wilderness areas, but may also be newly designated historic sites. Receiving districts are typically located in urban areas that are ripe for development.

*f. Acknowledge Municipal Development*

The County can recognize that capacity exists within the City of Stuart, Ocean Breeze, and the Village of Indiantown. This option may require some changes to the County's Plan, to its residential capacity methodology to include the municipalities.

## **2. Challenges To Increasing Capacity**

*a. Density Transition*

Most of the existing vacant land in the Primary and Secondary Urban Service Districts are composed of infill parcels. In addition to the other constraints discussed, increasing density in other areas within existing neighborhoods may be challenging due to the Plan's density transition policies 4.1F.1. and 2.

*Policy 4.1F.1. Projects directly adjacent to lands used or designated for higher intensity use may be given maximum density.*

*Policy 4.1F.2. Projects immediately adjacent to lands used or designated for lower density use should be given less than maximum density.*

- (1) In all such cases the project with higher density shall provide for reduced density next to the existing lower density residential area.*
- (2) Within the urban service districts where lot sizes in the existing residential development are two acres or less and density is more than 1 unit per 2 acres, the following shall apply:*

*For the residential portion of said project abutting the existing development or area of lesser density, a density transition zone of comparable density and compatible dwelling unit types shall be established in the new project for a depth from the shared property line that is equivalent to the depth of the first tier of the adjoining development's lower density (i.e., the depth of the first block of single-family lots).*

*b. Infrastructure Needs*

As noted on Figure 3, the CRA areas contain areas of vacant land that have capacity that cannot be fully utilized until public services are in place to serve these areas. Currently, State and local policy allows detached single-family residences to be constructed on platted lots of record with service from on-site well and septic. However, given the environmental concerns over the use of septic tanks, the lack of regional water and sanitary sewer infrastructure poses an obstacle to the in-fill development and redevelopment envisioned for the CRAs.

Significant Tax Increment Financing (TIF), along with other County funds and Community Development Block Grant funds, have provided for installation of wastewater infrastructure including lift stations, transmission lines and collection lines. However, available TIF revenue falls far short of the investment needed to install regional water and wastewater treatment systems and the Hobe Sound CRA is not located within the Martin County Utility Service District. The 2019 County CIP includes Project 3556 (\$6.5 million to construct 36,500 feet of 12-inch and 16-inch force mains) that will enable sanitary sewer service to the Golden Gate and Port Salerno CRAs, and surrounding areas. Additionally, septic-to-sewer conversion projects are currently being designed for the Golden Gate and Old Palm City CRA. Finally, in January 2019, the Board of County Commissioners approved up to \$4 million annually with the goal of completing the septic-to-sewer program within 10 years. These projects will enable in-fill development and redevelopment on the vacant residential lots in the CRAs.

While the previous two paragraphs have focused on the CRA areas, the lack of infrastructure does exist in other areas of the PUSD. The options for increasing, or reaching, the projected capacity inside the Primary Urban Service District will have limited potential for additional units until the septic-to-sewer conversion occurs throughout the Primary Urban Service Districts.

### 3. Expand the Urban Service Districts

The following section of this report will consider the potential for expanding the PUSD consistent with Plan policies. The following mapping analysis is provided to illustrate areas where expansion may be possible and to show the constraints in selecting areas to expand.

Figure 8 below depicts the Primary and Secondary Urban Service Districts and Conservation areas that are publicly owned.

Most of the area shown in white, outside the Primary and Secondary Urban Service Districts, has an Agricultural future land use allowing one unit per 20 acres or an Agricultural Ranchette future land use designation allowing one unit per five acres. The areas in white, contiguous to the Primary and Secondary, are considered appropriate for “orderly expansion” of the Primary and Secondary Urban Service Districts. Policy 4.7C.2 shown below states that orderly expansion shall be on land contiguous to an existing USD.

***Policy 4.7C.2. Orderly Expansion of the Primary or Secondary Urban Service District. Martin County shall not establish new, isolated, Primary or Secondary Urban Service Districts. Orderly expansion shall be on land contiguous to an existing Primary or Secondary Urban Service District, if a determination of need is made consistent with policies supporting Objective 4.7A. or Objective 4.7B., respectively.***





Figure 9 shows the Primary and Secondary Urban Service Districts with public land shown in green. Existing plats and divisions of Agricultural or Agricultural Ranchette lands are shown in purple. Palm City Farms is the largest example of an existing plat shown in purple. Approved Agricultural subdivisions are shown in violet. Many of the areas in white that are contiguous to the Primary and Secondary Urban Service Districts may also be in agricultural production but are not identified as having plats or approved subdivisions. Figure 10 is the same map over 2018 aerial photography.

Any conversion of lands with Agricultural, Agricultural Ranchette or Rural designations to urban development must also comply with Policy 4.13A.1.(2). Though the following criteria are considered during the review of a Future Land Use Map amendment, paragraph (b) may be useful when examining the areas contiguous to the Primary Urban Service District (PUSD) and the Secondary Urban Service District (SUSD).

Paragraph (b) requiring the conversion be a logical and timely extension of a more intense designation is consistent with Policy 4.7C.2. requiring an expansion be contiguous to the existing PUSD and SUSD. The text requires the amendment to consider existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities.

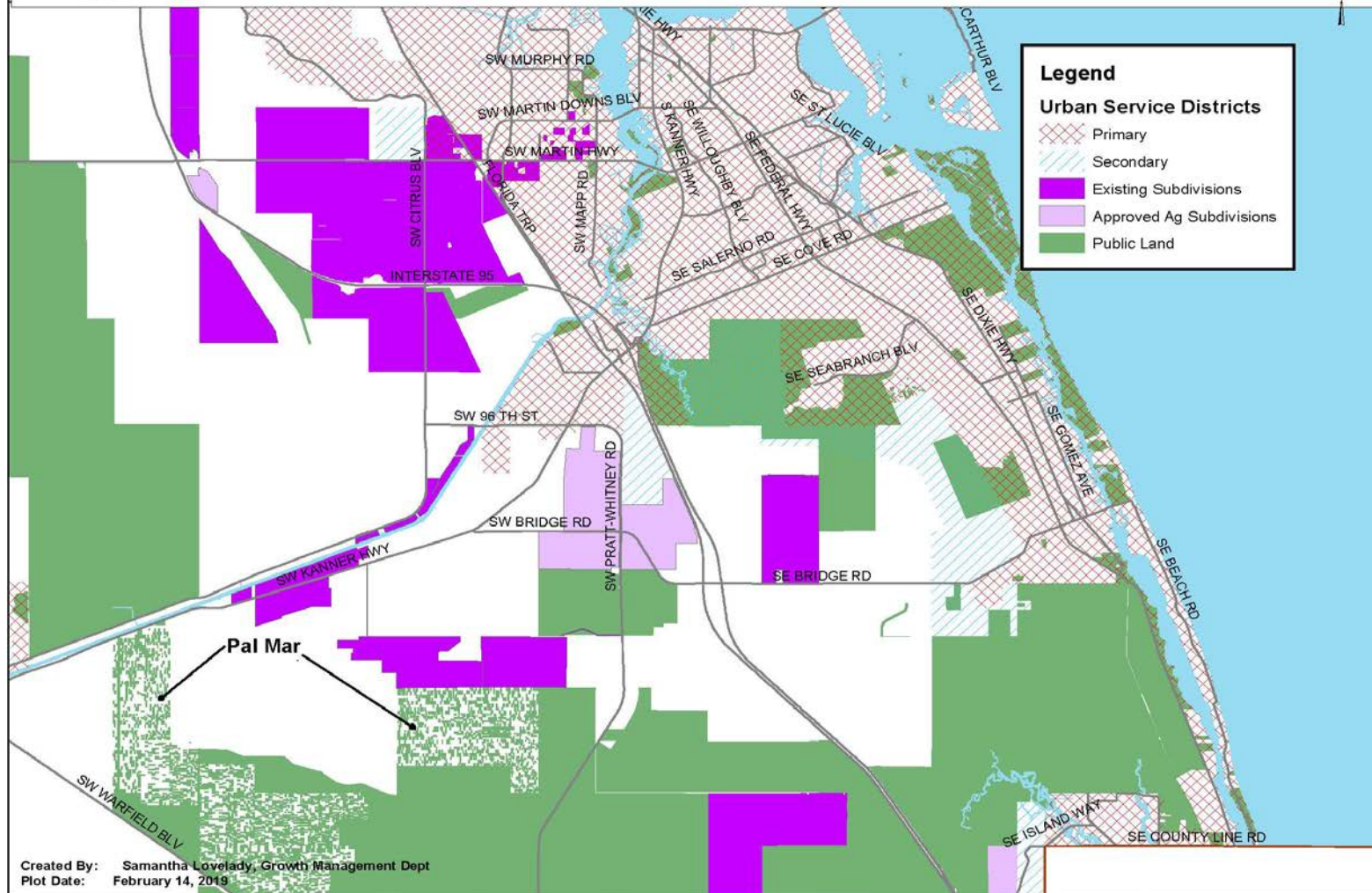
*“Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:*

*(a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;*

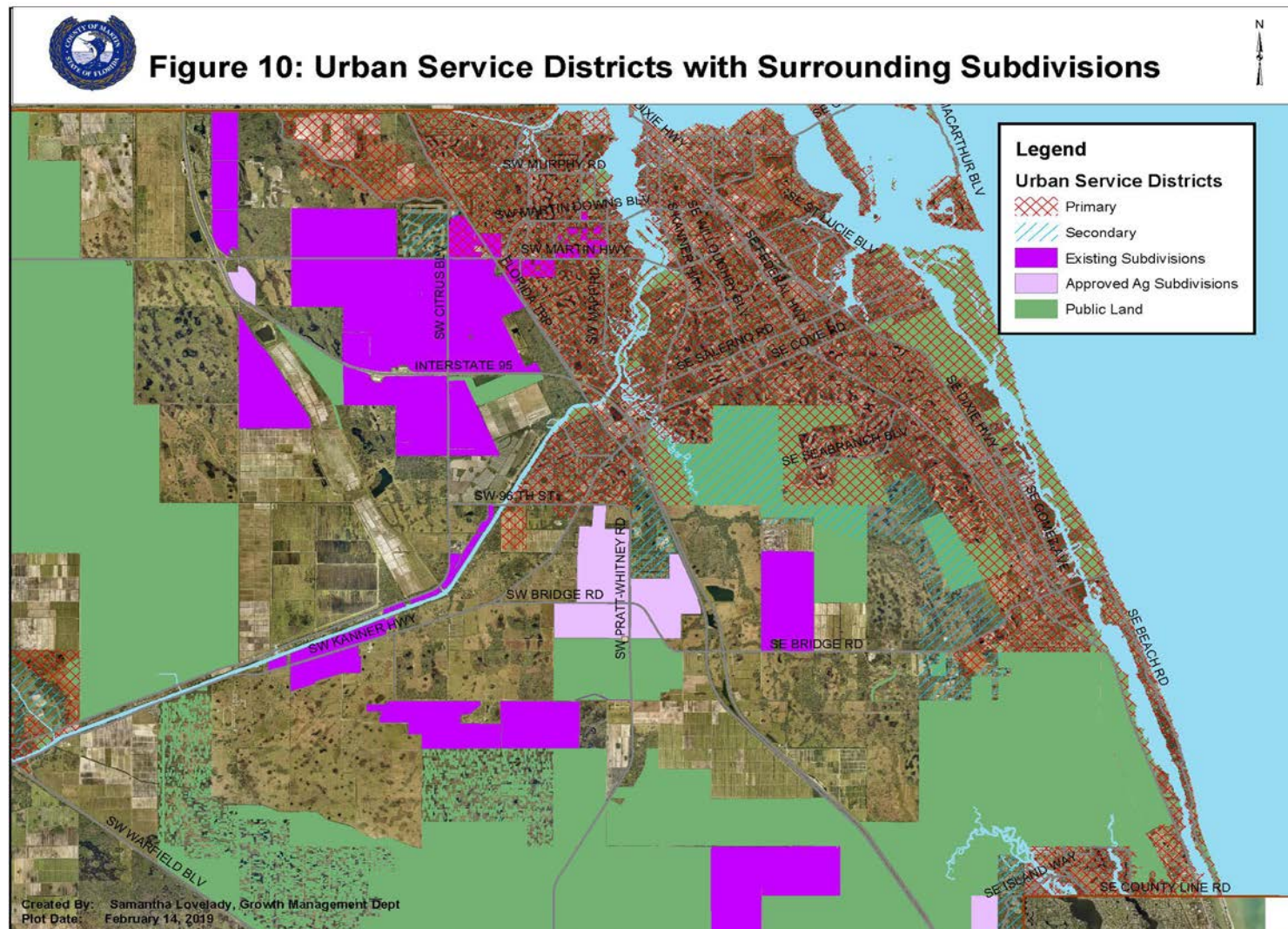
*(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.”*



**Figure 9: Urban Service Districts with Surrounding Subdivisions**







Should the Board consider altering the Urban Service District Boundaries, the Policy 4.7A.7 below provides criteria.

*Policy 4.7A.7. Allowed alterations to the Primary Urban Service District boundary. The Primary Urban Service District boundaries delineated on Figure 4-2 (Urban Services District Boundary Map) are intended to separate urban from nonurban areas. The land uses and intensity of development permitted in the Primary Urban Service District and development in the district must have all public facilities and services at adopted LOS standards. Therefore, during consideration of any expansion, creation or contraction of these boundaries through the plan amendment process, the Board of County Commissioners must find that the requested alteration to the Primary Urban Service District boundary will:*

- (1) Not create any internal inconsistency with other elements of the adopted CGMP;*
- (2) Not result in incompatibilities with adjacent land uses;*
- (3) Not adversely impact environmental, natural, historical or archaeological resources, features or systems to a degree that is inconsistent with this Plan;*
- (4) Be consistent with Goal 4.9 relating to appropriate residential land use capacities;*
- (5) Demonstrate that reasonable capacity does not exist on suitable land in the existing Primary Urban Service District for the 15-year planning period. For the purpose of this subsection, "reasonable" means available for development from the standpoint of environmental concerns, efficient use and expansion of public facilities and services, or availability of development sites in relationship to the projected needs of the population;*
- (6) Demonstrate that the land affected is suitable for urban uses; at a minimum, unsuitable uses include environmentally sensitive areas (to the degree they are protected by this Plan), prime agricultural areas, prime groundwater recharge areas and critical habitat for endangered or threatened species. This criterion is not intended to preclude development of surrounding lands provided that the unsuitable areas are fully protected;*
- (7) Demonstrate that the full range of urban public facilities and services can be economically and efficiently supplied at the adopted LOS standards; and*
- (8) Be consistent with the adopted Capital Improvements Element.*

Since Florida Statute 163.3177 indicates that population projections may not be the only factor to consider in the amount of land for future land uses, Policies 4.7C.2 and 4.7A.7 are examples of Plan policies the Board must consider when considering an expansion of an Urban Service District.

## CONCLUSION

Based on this report, the County Commission may wish to engage in further review of Martin County's future development and the pattern of that development. This report, based on current State Statute and Martin County Plan requirements, has provided an updated capacity analysis, a mapping analysis of vacant land, and options for addressing the future demand for residential development. Expanding residential capacity to meet the future population growth does not need to occur as quickly as indicated in February 2018. However, given the density transition policies, infrastructure needs and environmental challenges, the need for more capacity could arise sooner than projected.

Staff would recommend that the Board Continue consideration of Future Land Use Map amendments inside the PUSD. When considering plan amendments that propose expanding the PUSD, give consideration to those amendments that provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns.

Staff would also recommend the following options:

- Eliminate or convert the SUSD to PUSD;
- Adopt Land Development Regulations for mixed-uses in commercial areas outside of the CRAs; and
- Complete the infrastructure (water and sewer services) within the CRAs and throughout the PUSD.



**Sources:**

CRA Vision Now, Martin County Community Development Department, 2010  
Martin County Development Patterns Study, Glatting Jackson, February 2007  
Sustainable Communities Visioning Process, Final Report, July 13, 1999  
Vacant Land Inventory, EDAW Inc, 01/13/03)

DRAFT



## BOARD OF COUNTY COMMISSIONERS

### ACTION SUMMARY 2/26/19 9:00 AM

**BOCC MEETING AGENDA COMMISSION CHAMBERS  
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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#### **COUNTY COMMISSIONERS**

*Edward V. Ciampi, Chairman  
Harold E. Jenkins II, Vice Chairman  
Doug Smith  
Stacey Hetherington  
Sarah Heard*

*Taryn Kryzda, County Administrator  
Krista A. Storey, Acting County Attorney  
Carolyn Timmann, Clerk of the Circuit  
Court and Comptroller*

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#### **PRESETS**

- 9:05 AM** - Public Comment  
**1:30 PM** - CRA Code Project Update by Treasure Coast Regional Planning Council  
**1:45 PM** - Discussion of CPA 18-10, CRA Text Amendments  
**2:30 PM** - Update on Harbor Branch Oceanographics Institute (HBOI): Florida Center for Coastal and Human Health and Related Activities  
**5:05 PM** - Public Comment

#### **CALL TO ORDER AT 9:05 AM**

- 1. INVOCATION** - Moment of Silence
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADDITIONAL ITEMS** – The Additional Items of CNST-12, CNST-13, and DEPT-5 were added to the Agenda.
- 4. APPROVAL OF AGENDA** – The Agenda was approved.
- 5. APPROVAL OF CONSENT AGENDA** – The Consent Agenda was approved minus CNST-13.

Consent Agenda items are considered routine and are enacted by one motion and will have no action noted, but the "Recommendation" as it appears on the Board item is the approved action.

#### **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

##### **PROC-1 ACKNOWLEDGE THOSE CITIZENS WHO HAVE PARTICIPATED IN CLASS 57 OF THE MARTIN CARES PROGRAM**

Class 57 brings the number of residents to experience the Citizens' Academy to just over 2,500. The Martin CARES program is offered two times per fiscal year. This is the first class for FY19. The next class begins on February 28, 2019.

Agenda Item: 19-0273

ACTION TAKEN: The Board acknowledged those citizens who participated in Class 57 of the CARES Program.

**PROC-2 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chairman will present the proclamation to the recipient.

Agenda Item: 19-0313

**ACTION TAKEN:** The Board presented a proclamation declaring Wildfire Community Preparedness Day.

**COMMENTS**

1. **PUBLIC** - PLEASE LIMIT COMMENTS TO THREE MINUTES.
2. **COMMISSIONERS** – The Board directed staff to pursue getting a traffic light and turning lanes in front of South River.
3. **COUNTY ADMINISTRATOR**

**CONSENT  
ADMINISTRATION**

**CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL**

This item is a placeholder on all Board meeting agendas in an effort to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 19-0233 Supplemental Memo (1 item)

**CNST-2 BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS**

Pursuant to Chapter 136.06, Florida Statutes, checks and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between January 26, 2019 and February 8, 2019. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 19-0236

**CNST-3 NOTED ITEMS**

Noted items are documents for the Board's information that must be a part of the record but do not require any action.

Agenda Item: 19-0242

**CNST-4 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

The Board is asked to approve Minutes from the February 12, 2019 Board of County Commission meeting.

Agenda Item: 19-0351



**CNST-5 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENTS**

The Board is asked to confirm appointments to the Emergency Medical Services Advisory Council.

Agenda Item: 19-0247

**RESOLUTION NO. 19-2.9**

**CNST-6 ADOPT PROCLAMATIONS TO BE PRESENTED ON MARCH 19, 2019**

The Board is asked to adopt the following proclamations: Declaring Children's Week and Surveyors and Mappers Week in Martin County, Florida.

Agenda Item: 19-0277

**CNST-12 AGRICULTURE AND NATURAL RESOURCES ADVISORY COMMITTEE APPOINTMENTS**

The Board is asked to confirm appointments to the Agriculture and Natural Resources Advisory Committee.

Agenda Item: 19-0272 **Additional Item**

**RESOLUTION NO. 19-2.10**

**CNST-13 ADOPT A RESOLUTION TO ESTABLISH AN INTENT TO REIMBURSE CERTAIN EXPENDITURES IN CONNECTION WITH FINANCED CAPITAL PROJECTS**

On February 12, 2019 the Board of County Commissioners (Board) approved staff's recommendation to proceed with financing for major capital improvement projects. A bond issue will yield the most favorable results for financing options. Staff is proceeding with architectural and design services prior to receiving proceeds from the bond. This resolution allows for expenditures that have been made for the capital improvements prior to receiving the bond proceeds to be reimbursed.

Agenda Item: 19-0357 **Additional Item**

**RESOLUTION NO. 19-2.39**

**ACTION TAKEN:** The Board adopted a Resolution establishing its intent to reimburse certain expenditures in connection with various capital projects described within the Resolution.

**FIRE RESCUE**

**CNST-7 CONSIDERATION OF AN AGREEMENT WITH THE VILLAGE OF INDIANTOWN AND MARTIN COUNTY FOR FIRE MARSHAL SERVICES**

The Village of Indiantown has requested an interlocal agreement with Martin County for the provision of Fire Marshal services by Martin County Fire Rescue to the Village of Indiantown.

Agenda Item: 19-0294

**RESOLUTION NO. 19-2.11**

**PUBLIC WORKS**

**CNST-8 ADOPT A RESOLUTION REDUCING THE SPEED LIMIT ON CR-A1A (SE DIXIE HIGHWAY), BETWEEN SE LARES AVENUE AND SE CROSS RIP STREET, FROM 45 MPH TO 40 MPH**

Residents of the Pettway Community have requested a reduction of the posted speed on CR-A1A (SE Dixie Highway), between SE Lares Avenue and SE Washington Street South, from 45 MPH to 35 MPH. Staff is recommending a reduction of the posted speed from 45 MPH to 40 MPH to between SE Lares Avenue SE Cross Rip Street.

Agenda Item: 19-0295

**RESOLUTION NO. 19-2.48**

**CNST-9 REQUEST THAT THE COUNTY GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR ELECTRICAL SERVICE TO FEED THE NEW CHILLER PLANT FOR THE HOLT CORRECTIONAL FACILITY**

FPL has requested an easement for service to feed the new chiller plant and related equipment located at the Holt Correctional Facility.

Agenda Item: 19-0306

**CNST-10 APPROVAL OF A CONTRACT FOR THE ACQUISITION OF LOTS 20, 21, 22, 23 AND 24, BLOCK 3, DIXIE PARK SUBDIVISION AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FROM ANDREW PETER ANDRUSHKO**

This is a request for the approval of a contract for the acquisition of five (5) vacant lots in Dixie Park Subdivision for additional right of way needed for an upcoming bridge facility replacement and utility project and adoption of a resolution approving and accepting a Warranty Deed from Andrew Peter Andrushko.

Agenda Item: 19-0314

**RESOLUTION NO. 19-2.12**

**CNST-11 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A NON-EXCLUSIVE EASEMENT FROM STUART YACHT CORPORATION, A FLORIDA CORPORATION (STUART YACHT) FOR UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO, WATER SERVICE LINE AND PIPING**

This is a request for the adoption of a Resolution accepting and approving a Non-Exclusive Easement from Stuart Yacht, located south of SW Salerno Road and east of SW Chase Court, for the installation of a water line and piping for an adjacent homeowner, William and Geraldine Miller, to connect their water line. Stuart Yacht has agreed to this non-exclusive easement.

Agenda Item: 19-0317

**RESOLUTION NO. 19-2.13**

**PUBLIC HEARINGS**

**PH-1 FUND BALANCE ADJUSTMENTS THAT ARE NECESSARY FOR FISCAL YEAR 2019**

Each year staff reviews fund balance, monies which are not expended at the end of each fiscal year and amends the budget accordingly. These adjustments are for projects which were planned and approved in Fiscal Year 2018, but not completed prior to September 30, 2018. Funds that are remaining that are not for a specific project in Fiscal Year 2019 will be placed in reserves.

Agenda Item: 19-0280 **Supplemental Memo**

**ACTION TAKEN:** The Board adopt various budget resolutions to amend the various taxing authorities and non-taxing authority funds to allocate available monies from the adopted fund balance and other revenue sources in the FY19 budget.

**RESOLUTION NOS. 19-2.14 through 19-2.38**

**PH-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE AMENDING ARTICLE 7, DEVELOPMENT AGREEMENTS, LAND DEVELOPMENT REGULATIONS**

Article 7, Development Agreements, Land Development Regulations is based, in part, on the Florida Local Government Development Agreement Act, Sections 163.3220 - 163.3243, Florida Statutes. Article 7 is not consistent with the current version of the statute and conflicts with other portions of the Land Development Regulations. The Board is asked to consider adoption of an ordinance which would provide the necessary revisions.

Agenda Item: 19-0334

**ORDINANCE NO. 1098**

**ACTION TAKEN:** The Board adopted the Ordinance amending Article 7, Development Agreements.

**PUBLIC HEARING QUASI-JUDICIAL**

**PHOJ-1 NORTH RIVER SHORES TENNIS CLUB INC. REQUEST AMENDMENT TO SPECIAL EXCEPTION (N046-002)**

Request for approval of Amendment to Special Exception for the North River Shores Tennis Club. The 6.27-acre subject property is located on the north side of NW Britt Road approximately 200 feet east of NW Everglades Boulevard.

Agenda Item: 19-0200

**RESOLUTION NO. 19-2.40**

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all its attachments including the staff report and approved the request for Amendment to Special Exception for the North River Shores Tennis Club.

**PHOJ-2 REQUEST FOR APPROVAL OF A PUD ZONING AGREEMENT AND MASTER SITE PLAN FOR BRIDGEWATER PRESERVE (P115-006)**

Request approval for a master site plan and Planned Unit Development (PUD) Zoning Agreement to increase the number of single family lots from 36 to 107 in the existing Bridgewater Preserve residential subdivision. The approximate 215-acre parcel is located on the west side of SE Island Way adjacent to the Palm Beach County line in southern Martin County. Included with this application is a Deferral of Public Facilities Reservation.

Agenda Item: 19-0293 **Supplemental Memo**

**RESOLUTION NO. 19-2.41**

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all its attachments including the staff report and approved the request for PUD zoning and the master plan for Bridgewater Preserve.



**PHOJ-3 REQUEST FOR ABANDONMENT OF A 10-FOOT-WIDE UTILITY EASEMENT, LOCATED ON LOTS 17 AND 18, LYING WITHIN THE LIMITS OF BAY SHORE VILLAGE**

This is a request for the Board to consider a Petition to Abandon a 10-foot-wide Utility Easement located in Bay Shore Village, Rocky Point, and further described in the attached petition for abandonment. No abandonment of right-of-way, or other fee ownership, is being requested under this Petition.

Agenda Item: 19-0304

**RESOLUTION NO. 19-2.42**

**ACTION TAKEN:** The Board received and filed the Agenda Item Summary and all its attachments including the staff report; agreed to waive the privilege fee, finding good cause shown by the Petitioner since the Abandonment involves only a Utility Easement; and adopted the Resolution for Abandonment of the Utility Easement with the following condition: Publication one time within 30 days of a Notice of Adoption of this Resolution in a newspaper of general circulation published in Martin County.

**REQUESTS AND PRESENTATIONS**

**R&P-1 UPDATE ON HARBOR BRANCH OCEANOGRAPHICS INSTITUTE (HBOI): FLORIDA CENTER FOR COASTAL AND HUMAN HEALTH AND RELATED ACTIVITIES**

Dr. Sullivan will present information on work being performed by the newly established Florida Center for Coastal and Human Health at the Harbor Branch Oceanographic Institute (HBOI) and related activities at HBOI impacting the region.

Agenda Item: 19-0279

**ACTION TAKEN:** The Board heard the presentation.

**R&P-2 CRA CODE PROJECT UPDATE BY TREASURE COAST REGIONAL PLANNING COUNCIL**

The Community Redevelopment Agency (CRA) signed a contract with the Treasure Coast Regional Planning Council (TCRPC) for the development and establishment of new land development regulations in each of the six CRA areas to assist in the implementation of the vision and recommendations contained in each of the CRA Plans. This presentation provides a project update for review and discussion.

Agenda Item: 19-0319

**ACTION TAKEN:** The Board heard the presentation.

**DEPARTMENTAL  
ADMINISTRATION**

**DEPT-1 OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL**

This is a placeholder on all Board meeting agendas to streamline the process for grant applications, awards, budget resolutions, budget transfers from reserves, and CIP amendments. Specific items requiring approval, if any, will be provided by Supplemental Memorandum.

Agenda Item: 19-0239 **Supplemental Memo (6 items)**

**ACTION TAKEN:**

1. PERMISSION TO APPLY FOR FLORIDA INLAND NAVIGATION DISTRICT GRANT FOR PHIPPS PARK SHORELINE STABILIZATION - The Board authorized the Parks and Recreation Department to apply for the Florida Inland

Navigation District Waterways Assistance Program grant approved the Resolution.  
RESOLUTION NO. 19-2.44

2. PERMISSION TO APPLY FOR TRANSPORTATION ALTERNATIVE PROGRAM (TAP) GRANT FUNDING FOR FY22-23 THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE SE SALERNO ROAD (SE WILLOUGHBY BOULEVARD TO SE CABLE DRIVE) SIDEWALK PROJECT - The Board authorized the Public Works Department to apply for funding through FDOT's Transportation Alternatives Program (TAP) for the SE Salerno Road (SE Willoughby Boulevard to SE Cable Drive) Sidewalk project.
3. PERMISSION TO APPLY FOR SMALL COUNTY OUTREACH PROGRAM (SCOP) GRANT FUNDING FOR FY24-25 THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE FOX BROWN ROAD (SW WARFIELD BOULEVARD TO SW MARTIN HIGHWAY) RESURFACING PROJECT - The Board authorized the Public Works Department to apply for funding through the FDOT's Small County Outreach Program (SCOP) for the Fox Brown Road (SW Warfield Boulevard to SW Martin Highway) Resurfacing project.
4. PERMISSION TO APPLY FOR SMALL COUNTY OUTREACH PROGRAM (SCOP) GRANT FUNDING FOR FY24-25 THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE ARUNDEL BRIDGE REHABILITATION PROJECT - The Board authorized the Public Works Department to apply for funding through the FDOT's Small County Outreach Program (SCOP) for the Arundel Bridge Rehabilitation project.
5. PERMISSION TO APPLY FOR THE FLORIDA DEPARTMENT OF CHILDREN & FAMILIES CRIMINAL JUSTICE, MENTAL HEALTH AND SUBSTANCE ABUSE REINVESTMENT GRANT - The Board authorized Health & Human Services to apply for the Florida Department of Children & Families Criminal Justice, Mental Health and Substance Abuse Reinvestment Grant.
6. REQUEST PERMISSION TO ACCEPT THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PUBLIC ASSISTANCE GRANT ADMINISTERED BY FLORIDA DEPARTMENT OF EMERGENCY MANAGEMENT (FDEM) - The Board approved Contract Z0730 for FEMA Public Assistance Grant, adopted the Budget Resolution, and adopted the Resolution of Delegation of Authority. RESOLUTION NOS. 19-2.45 and 19-2.46

#### **DEPT-5 COMMERCIAL USE OF MARTIN COUNTY OWNED BOAT RAMPS**

On February 12, 2019 the Board of County Commissioners (BOCC) directed staff to return with an agenda item regarding the commercial use of County owned boat ramps.

Agenda Item: 19-0356 Additional Item

ACTION TAKEN: The Board directed that staff to create an agreement with the input of the constituents and return to the Board for approval and everything can go back to business as usual.

## **GROWTH MANAGEMENT**

### **DEPT-2 DISCUSSION OF CPA 18-10, CRA TEXT AMENDMENTS**

On December 12, 2017, the Board of County Commissioners adopted Resolution 17-12.3, initiating a Comprehensive Growth Management Plan (CGMP) text amendment to strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas. Today's staff update on its initial work is designed to obtain further input and direction from the Board prior to finalizing its analysis and recommendations and scheduling public hearings on the proposed amendments to the CGMP.

Agenda Item: 19-0292

**RESOLUTION NO. 19-2.43**

**ACTION TAKEN:** The Board heard the presentation and directed staff to bring back a residential transition discussion Agenda Item with additional options. The Board adopted a resolution regarding shoreline protection and asked staff to move forward with policies that affect areas within and outside the CRAs.

### **DEPT-3 2019 RESIDENTIAL CAPACITY PLANNING ANALYSIS**

On February 13, 2018 the Board directed staff to begin a planning analysis in accordance with Policy 4.1D.6. and other applicable policies of the Comprehensive Growth Management Plan. The 2019 Residential Capacity Planning Analysis will be presented to the Board of County Commissioners.

Agenda Item: 19-0329 **2 Supplemental Memos**

**ACTION TAKEN:** The Board asked staff to return with an Agenda Item on what they feel is the most appropriate method, incorporating best management practices, so there is an accurate count on buildable lots.

## **PUBLIC WORKS**

### **DEPT-4 REQUEST APPROVAL AND ADOPTION OF A RESOLUTION ACCEPTING DRAINAGE EASEMENTS FOR A DRAINAGE IMPROVEMENT PROJECT FROM SW FEROE AVENUE TO SW REILLEY AVENUE AND BETWEEN SW 34TH TERRACE AND SW 35TH STREET, OLD PALM CITY**

Staff is requesting that the Board approve and adopt a resolution accepting 10' drainage easements from property owners for a drainage project that will run from SW Feroe Avenue to SW Reilley Avenue and between SW 34th Terrace and SW 35th Street in Old Palm City.

Agenda Item: 19-0291

**RESOLUTION NO. 19-2.47**

**ACTION TAKEN:** The Board adopted the Resolution accepting and approving ten-foot Drainage Easements from property owner from SW Feroe Avenue to and SW Reilley Avenue between SW 34<sup>th</sup> Terrace and SW 35<sup>th</sup> Street.

**PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.**

## **ADJOURNED AT 6:05 PM**

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## BOARD OF COUNTY COMMISSIONERS

**FINAL MINUTES**  
**2/26/2019 9:00 AM**

**MINUTES**  
**COMMISSION CHAMBERS**  
**2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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### **COUNTY COMMISSIONERS**

*Edward V. Ciampi, Chairman*

*Harold E. Jenkins II, Vice Chairman*

*Doug Smith*

*Stacey Hetherington*

*Sarah Heard*

*Taryn Kryzda, County Administrator*

*Krista A. Storey, Acting County Attorney*

*Carolyn Timmann, Clerk of the Circuit Court and  
Comptroller*

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### **CALL TO ORDER**

**Present:** 5 - Chairman Edward V. Ciampi  
Vice Chairman Harold E. Jenkins II  
Commissioner Doug Smith  
Commissioner Stacey Hetherington  
Commissioner Sarah Heard

#### **1. INVOCATION - Moment of Silence**

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. ADDITIONAL ITEMS**

- (a) MCHS Sophomore Emma Gardner sang the Star Spangled Banner.
- (b) Chairman Ciampi recognized Chris and Kelly Wilson, who were named Foster Family of the Year by Place of Hope.
- (c) Chairman Ciampi recognized Florida Oceanographic Society Executive Director Mark Perry for his 40 years of service to the residents of Martin County and the Treasure Coast.
- (d) MCTV Multi-Media Specialist Ralph Villani spoke about "Farmer" Fred Burkey and presented a memorial video.

#### **4. APPROVAL OF AGENDA**

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, to approve the agenda [and the consent agenda] with the additional items of CNST-12, CNST-13, and DEPT-5, and the consent pull of CNST-13. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Hetherington, and Commissioner Heard

#### **5. APPROVAL OF CONSENT AGENDA**

#### **PROCLAMATIONS AND SPECIAL PRESENTATIONS**

##### **PROC-1 ACKNOWLEDGE THOSE CITIZENS WHO HAVE PARTICIPATED IN CLASS 57 OF THE MARTIN CARES PROGRAM**

Class 57 brings the number of residents to experience the Citizens' Academy to just over 2,500. The Martin CARES program is offered two times per fiscal year. This is the first class for FY19. The next class begins on February 28, 2019.

Agenda Item: 19-0273

Assistant County Administrator George Stokus presented the item and introduced CARES Class 57.

Pam and John Loving addressed the Board on behalf of their class.

##### **PROC-2 PRESENT A PROCLAMATION PREVIOUSLY APPROVED VIA THE CONSENT AGENDA**

The Chairman will present the proclamation to the recipient.

Agenda Item: 19-0313

Fire Marshall Doug Killane, Community Risk Reduction Specialist Maria Torres, and Ecosystems Restoration and Management Manager John Meahl accepted the proclamation for Wildfire Community Preparedness Day.

#### **COMMENTS**

##### **1. PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.**

The following South River Condo residents addressed the Board in support of the proposed traffic light at their entrance: Betty Mulholland, Ross LeRoy, Robert Spuhler, Michael Koverman, and Gunars Ozols.

Tina McSoley spoke in opposition to the Treasure Coast Classical Academy's plan to use Cross Church (on SW 34th Street) as a temporary location, and voiced concerns about the potential impacts to the neighborhood and to Palm City Elementary School traffic.

Tom Pine spoke about the selective enforcement of code violations, specifically advertisements in easements.

John Sprague (Marine Industries Association) and Bill Biggs (Riverwatch Marina) spoke about the issue of commercial use of County boat ramps (item DEPT-5).

John Meeks, Stan Kurtz, and John Green voiced concerns about the proposed special exemption for the North River Shores Tennis Club (item PHQJ-1).

## **2. COMMISSIONERS**

### AM

Commissioner Heatherington spoke about the need for a traffic light at the South River Condo entrance. She also spoke about the passing of former CapTec Engineer Rhett Keene.

**MOTION:** A motion was made by Commissioner Hetherington, seconded by Commissioner Smith, for this Board to direct staff to pursue a parallel track of getting this traffic light in front of South River; and review turning lane options entering South River. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Hetherington, and Commissioner Heard

## **2. COMMISSIONERS**

### AM

Commissioner Jenkins complimented his fellow commissioners for their comments at the Lake Okeechobee Regulation Schedule public meeting, and complimented County Administrator Taryn Kryzda and staff for the success of the State of the County address. He spoke about his recent meeting with representatives of the Police Athletic League announced he would be donating District 3 funds to support their outreach in his district.

Commissioner Smith also spoke about the Police Athletic League and the need to help kids gain access to those types of programs.

Commissioner Heard spoke about the Army Corps recent meeting to accept public comment and praised residents for their knowledgeable comments. She recognized Jacqui Thurlow-Lippisch for being named to the South Florida Water Management District's Governing Board, and congratulated Governor DeSantis for his dedication to resolving water resource problems statewide.

Chairman Ciampi pledged to donate to the Police Athletic League for activities in his district. He announced that the Sheriff was holding community barbeque events throughout the county. He also announced his use of District 5 funds for the Indiantown Hoedown at Timer Powers Park.

## **2. COMMISSIONERS**

### PM

Commissioner Jenkins spoke about an upcoming presentation in Indiantown for a proposed Workforce Commuter project.

Chairman Ciampi announced he use of District 5 funds for SPAM/MAPS and a swimming pool/recreation area in Palm City.



### 3. COUNTY ADMINISTRATOR

#### **CONSENT**

#### **ADMINISTRATION**

##### **CNST-1 CONTRACTS THAT MEET THE THRESHOLD FOR BOARD APPROVAL**

This item is a placeholder on all Board meeting agendas in an effort to streamline the process for items that meet the Board approval threshold. Specific items requiring approval, if any, will be provided by Supplemental Memorandum. If there are no items, a Supplemental Memorandum will not be attached.

Agenda Item: 19-0233

This item was approved by the first motion of the meeting.

Supplemental Memo (1 item)

##### **CNST-2 BOARD OF COUNTY COMMISSIONERS' APPROVAL OF WARRANT LIST FOR DISBURSEMENT VIA CHECKS AND ELECTRONIC PAYMENTS TO COMPLY WITH STATUTORY REQUIREMENTS**

Pursuant to Chapter 136.06, Florida Statutes, checks and electronic payments issued by the Board of County Commissioners are to be recorded in the Board meeting minutes. In compliance with statutory requirements, the Warrant List is added to the Consent Agenda for approval by the Board of County Commissioners. This Warrant List is for disbursements made between January 26, 2019 and February 8, 2019. Additional details related to these disbursements may be viewed in the office of the Martin County Clerk of Court and Comptroller or on the Clerk's website.

Agenda Item: 19-0236

This item was approved by the first motion of the meeting.

##### **CNST-3 NOTED ITEMS**

Noted items are documents for the Board's information that must be a part of the record but do not require any action.

Agenda Item: 19-0242

This item was approved by the first motion of the meeting.

##### **CNST-4 BOARD OF COUNTY COMMISSION MINUTES TO BE APPROVED**

The Board is asked to approve Minutes from the February 12, 2019 Board of County Commission meeting.

Agenda Item: 19-0351

This item was approved by the first motion of the meeting.

##### **CNST-5 EMERGENCY MEDICAL SERVICES ADVISORY COUNCIL APPOINTMENTS**

The Board is asked to confirm appointments to the Emergency Medical Services Advisory Council.

Agenda Item: 19-0247

**RESOLUTION NO. 19-2.9**

This item was approved by the first motion of the meeting.

**CNST-6 ADOPT PROCLAMATIONS TO BE PRESENTED ON MARCH 19, 2019**

The Board is asked to adopt the following proclamations: Declaring Children's Week and Surveyors and Mappers Week in Martin County, Florida.

Agenda Item: 19-0277

This item was approved by the first motion of the meeting.

**CNST-12 AGRICULTURE AND NATURAL RESOURCES ADVISORY COMMITTEE  
APPOINTMENTS**

The Board is asked to confirm appointments to the Agriculture and Natural Resources Advisory Committee.

Agenda Item: 19-0272

**RESOLUTION NO. 19-2.10**

This item was approved by the first motion of the meeting.

Additional Item

**CNST-13 ADOPT A RESOLUTION TO ESTABLISH AN INTENT TO REIMBURSE  
CERTAIN EXPENDITURES IN CONNECTION WITH FINANCED  
CAPITAL PROJECTS**

On February 12, 2019 the Board of County Commissioners (Board) approved staff's recommendation to proceed with financing for major capital improvement projects. A bond issue will yield the most favorable results for financing options. Staff is proceeding with architectural and design services prior to receiving proceeds from the bond. This resolution allows for expenditures that have been made for the capital improvements prior to receiving the bond proceeds to be reimbursed.

Agenda Item: 19-0357

**RESOLUTION NO. 19-2.39**

County Administrator Taryn Kryzda and Budget Manager Jennifer Manning presented the item to the Board.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, for approval of the item. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

Additional Item

**FIRE RESCUE**

**CNST-7 CONSIDERATION OF AN AGREEMENT WITH THE VILLAGE OF  
INDIANTOWN AND MARTIN COUNTY FOR FIRE MARSHAL SERVICES**

The Village of Indiantown has requested an interlocal agreement with Martin County for

the provision of Fire Marshal services by Martin County Fire Rescue to the Village of Indiantown.

Agenda Item: 19-0294

**RESOLUTION NO. 19-2.11**

This item was approved by the first motion of the meeting.

**PUBLIC WORKS**

**CNST-8 ADOPT A RESOLUTION REDUCING THE SPEED LIMIT ON CR-A1A (SE DIXIE HIGHWAY), BETWEEN SE LARES AVENUE AND SE CROSS RIP STREET, FROM 45 MPH TO 40 MPH**

Residents of the Pettway Community have requested a reduction of the posted speed limit on CR-A1A (SE Dixie Highway), between SE Lares Avenue and SE Washington Street South,

from 45 MPH to 35 MPH. Staff is recommending a reduction of the posted speed limit from 45 MPH to 40 MPH to between SE Lares Avenue SE Cross Rip Street.

Agenda Item: 19-0295

**RESOLUTION NO. 19-2.48**

This item was approved by the first motion of the meeting.

**CNST-9 REQUEST THAT THE COUNTY GRANT A UTILITY EASEMENT TO FLORIDA POWER & LIGHT COMPANY (FPL) FOR ELECTRICAL SERVICE TO FEED THE NEW CHILLER PLANT FOR THE HOLT CORRECTIONAL FACILITY**

FPL has requested an easement for service to feed the new chiller plant and related equipment located at the Holt Correctional Facility.

Agenda Item: 19-0306

This item was approved by the first motion of the meeting.

**CNST-10 APPROVAL OF A CONTRACT FOR THE ACQUISITION OF LOTS 20, 21, 22, 23 AND 24, BLOCK 3, DIXIE PARK SUBDIVISION AND ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A WARRANTY DEED FROM ANDREW PETER ANDRUSHKO**

This is a request for the approval of a contract for the acquisition of five (5) vacant lots in Dixie Park Subdivision for additional right of way needed for an upcoming bridge facility replacement and utility project and adoption of a resolution approving and accepting a Warranty Deed from Andrew Peter Andrushko.

Agenda Item: 19-0314

**RESOLUTION NO. 19-2.12**

This item was approved by the first motion of the meeting.



**CNST-11 ADOPTION OF A RESOLUTION APPROVING AND ACCEPTING A  
NON-EXCLUSIVE EASEMENT FROM STUART YACHT  
CORPORATION, A FLORIDA CORPORATION (STUART YACHT) FOR  
UTILITY RELATED EQUIPMENT, INCLUDING BUT NOT LIMITED TO,  
WATER SERVICE LINE AND PIPING**

This is a request for the adoption of a Resolution accepting and approving a Non-Exclusive Easement from Stuart Yacht, located south of SW Salerno Road and east of SW Chase Court, for the installation of a water line and piping for an adjacent homeowner, William and Geraldine Miller, to connect their water line. Stuart Yacht has agreed to this non-exclusive easement.

Agenda Item: 19-0317

**RESOLUTION NO. 19-2.13**

This item was approved by the first motion of the meeting.

**PUBLIC HEARINGS**

**PH-1 FUND BALANCE ADJUSTMENTS THAT ARE NECESSARY FOR  
FISCAL YEAR 2019**

Each year staff reviews fund balance, monies which are not expended at the end of each fiscal year, and amends the budget accordingly. These adjustments are for projects which were planned and approved in Fiscal Year 2018, but not completed prior to September 30, 2018. Funds that are remaining that are not for a specific project in Fiscal Year 2019 will be placed in reserves.

Agenda Item: 19-0280

**RESOLUTION NOs. 19-2.14 through 19-2.38**

Budget Manager Jennifer Manning presented the item to the Board.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, for approval of PH-1. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith,  
Commissioner Hetherington, and Commissioner Heard

Supplemental Memo

**PH-2 PUBLIC HEARING TO CONSIDER ADOPTION OF AN ORDINANCE  
AMENDING ARTICLE 7, DEVELOPMENT AGREEMENTS, LAND  
DEVELOPMENT REGULATIONS**

Article 7, Development Agreements, Land Development Regulations is based, in part, on the Florida Local Government Development Agreement Act, Sections 163.3220 - 163.3243, Florida Statutes. Article 7 is not consistent with the current version of the statute and conflicts with other portions of the Land Development Regulations. The Board is asked to consider adoption of an ordinance which would provide the necessary revisions.

Agenda Item: 19-0334

**ORDINANCE NO. 1098**

Acting County Attorney Krista Storey presented the item to the Board. Growth Management Director Nicki van Vonno assisted with Board questions.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, for approval of item PH-2. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

**PUBLIC HEARING QUASI-JUDICIAL**

**PHQJ-1 NORTH RIVER SHORES TENNIS CLUB INC. REQUEST AMENDMENT TO SPECIAL EXCEPTION (N046-002)**

Request for approval of Amendment to Special Exception for the North River Shores Tennis Club. The 6.27 acre subject property is located on the north side of NW Britt Road approximately 200 feet east of NW Everglades Boulevard.

Agenda Item: 19-0200

**RESOLUTION NO. 19-2.40**

Ex parte communications were disclosed by all five commissioners. The proof of notification was filed by the applicant. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Development Review Administrator Paul Schilling provided the staff's presentation to the Board. Growth Management Director Nicki van Vonno assisted with Board questions.

The following County Exhibits were entered into the record: (1) agenda item/staff report, (2) Paul Schilling resume.

APPLICANT: Attorney Mack Stuckey addressed the Board on behalf of the applicant, North River Shores Tennis Club, Inc.

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Hetherington, seconded by Commissioner Smith, for approval of the item. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Hetherington, and Commissioner Heard

**PHQJ-2 REQUEST FOR APPROVAL OF A PUD ZONING AGREEMENT AND MASTER SITE PLAN FOR BRIDGEWATER PRESERVE (P115-006)**

Request approval for a master site plan and Planned Unit Development (PUD) Zoning Agreement to increase the number of single family lots from 36 to 107 in the existing Bridgewater Preserve residential subdivision. The approximate 215 acre parcel is located on the west side of SE Island Way adjacent to the Palm Beach County line in southern Martin County. Included with this application is a Deferral of Public Facilities Reservation.

Agenda Item: 19-0293

**RESOLUTION NO. 19-2.41**

Ex parte communications were disclosed by all five commissioners. The proof of notification was turned in at the LPA meeting. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: Principal Planner Peter Walden provided the staff's presentation to the Board. Growth Management Director Nicki van Vonno assisted with Board questions.

The following County Exhibits were entered into the record: (1) agenda item/staff report, (2) Peter Walden resume.

APPLICANT: Attorney Bob Raynes provided the applicant's presentation to the Board.

The following Applicant Exhibit was entered into the record: (1) agenda item/staff report [same as County Exhibit #1].

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Vice Chairman Jenkins II, seconded by Commissioner Smith, for approval of staff's recommendation. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

Supplemental Memo

**PHQJ-3 REQUEST FOR ABANDONMENT OF A 10 FOOT WIDE UTILITY EASEMENT, LOCATED ON LOTS 17 AND 18, LYING WITHIN THE LIMITS OF BAY SHORE VILLAGE**

This is a request for the Board to consider a Petition to Abandon a 10-foot-wide Utility Easement located in Bay Shore Village, Rocky Point, and further described in the attached petition for abandonment. No abandonment of right-of-way, or other fee ownership, is being requested under this Petition.

Agenda Item: 19-0304

**RESOLUTION NO. 19-2.42**



Ex parte communications were disclosed by all five commissioners. There were no notices required [proof of publication filed]. There were no interveners. The participants were sworn in by the deputy clerk.

COUNTY: County Surveyor Tom Walker provided the staff's presentation to the Board. Assistant County Attorney Elizabeth Lenihan assisted with Board questions.

The following County Exhibits were entered into the record: (1) agenda item/staff report, (2) Tom Walker resume, (3) proof of publication.

APPLICANT: Attorney Tyson Waters addressed the Board on behalf of the applicant.

Chairman Ciampi solicited public comment; none was heard.

MOTION: A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, for approval of the item. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Hetherington, and Commissioner Heard

## **REQUESTS AND PRESENTATIONS**

### **R&P-1 UPDATE ON HARBOR BRANCH OCEANOGRAPHICS INSTITUTE (HBOI): FLORIDA CENTER FOR COASTAL AND HUMAN HEALTH AND RELATED ACTIVITIES**

Dr. Sullivan will present information on work being performed by the newly established Florida Center for Coastal and Human Health at the Harbor Branch Oceanographic Institute (HBOI) and related activities at HBOI impacting the region.

Agenda Item: 19-0279

Coastal Engineer Kathy Fitzpatrick and Ecosystem Restoration & Management Manager John Maehl introduced the item. FAU Harbor Branch Executive Director Dr. Jim Sullivan provided the presentation to the Board.

During the discussion of the Florida Center for Coastal and Human Health studying the correlation between liver disease and algal bloom clusters, Commissioner Smith requested that the Chairman send a letter to Cleveland Clinic/Martin Health System requesting that they prioritize the issue.

### **R&P-2 CRA CODE PROJECT UPDATE BY TREASURE COAST REGIONAL PLANNING COUNCIL**

The Community Redevelopment Agency (CRA) signed a contract with the Treasure Coast Regional Planning Council (TCRPC) for the development and establishment of new land development regulations in each of the six CRA areas to assist in the implementation of the vision and recommendations contained in each of the CRA Plans. This presentation provides a project update for review and discussion.

Agenda Item: 19-0319

Community Development Manager Susan Kores introduced the item. TCRPC Urban Design Director Dana Little provided the presentation to the Board.

The following member of the public addressed the Board on this item: Julie Preast.

**DEPARTMENTAL**  
**ADMINISTRATION**

**DEPT-1** **OFFICE OF MANAGEMENT AND BUDGET ITEMS WHICH REQUIRE BOARD APPROVAL**

This is a placeholder on all Board meeting agendas to streamline the process for grant applications, awards, budget resolutions, budget transfers from reserves, and CIP amendments. Specific items requiring approval, if any, will be provided by Supplemental Memorandum.

Agenda Item: 19-0239

**RESOLUTION NOS. 19-2.44, 19-2.45, and 19-2.46**

Director of Office of Management & Budget Jennifer Manning presented the six items to the Board.

MOTION: A motion was made by Commissioner Heard, seconded by Commissioner Smith, for approval of DEPT-1. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Hetherington, and Commissioner Heard

Supplemental Memo (6 items)

**DEPT-5** **COMMERCIAL USE OF MARTIN COUNTY OWNED BOAT RAMPS**

On February 12, 2019 the Board of County Commissioners (BOCC) directed staff to return with an agenda item regarding the commercial use of County owned boat ramps.

Agenda Item: 19-0356

Assistant County Attorney George Stokus presented the item to the Board. Assistant County Attorney Elizabeth Lenihan assisted with Board questions.

The following members of the public addressed the Board on this item: Steve English (Port Salerno Commercial Dock Association), April Price (MIATC), Chris Loudon, Butch Olsen Jr. (MIATC), Jody Foster (MIATC), Butch Olsen Sr., Butch Bayley (Sailfish Marina), Gail Byrd (MIATC), Scott Szafranski, Danna Small (DLS Environmental Services), and Helen McBride.

MOTION: A motion was made by Vice Chairman Jenkins, seconded by Commissioner Hetherington, that [based on] this discussion, that staff goes and creates/crafts an agreement with our constituents sitting in this audience right here, with their input, to come back to us for approval; and that they can go back to business as usual right now. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Hetherington, and Commissioner Heard

Additional Item

## **GROWTH MANAGEMENT**

### **DEPT-2 DISCUSSION OF CPA 18-10, CRA TEXT AMENDMENTS**

On December 12, 2017, the Board of County Commissioners adopted Resolution 17-12.3, initiating a Comprehensive Growth Management Plan (CGMP) text amendment to strengthen Goals, Policies and Objectives that encourage in-fill development and redevelopment in the Community Redevelopment Areas. Today's staff update on its initial work is designed to obtain further input and direction from the Board prior to finalizing its analysis and recommendations and scheduling public hearings on the proposed amendments to the CGMP.

Agenda Item: 19-0292

#### **RESOLUTION NO. 19-2.43**

Senior Planner Irene Szedlmayer provided the presentation to the Board. Growth Management Director Nicki van Vonno assisted with Board questions.

The following member of the public addressed the Board on this item: Attorney Bob Raynes.

**MOTION [Residential Transition]:** A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, that staff bring back the residential transition discussion with additional options, and maybe how all that links together with the performance standards and what the zoning codes might look like. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

Agenda Item: 19-0292

**MOTION [Shoreline Protection]:** A motion was made by Commissioner Smith, seconded by Commissioner Hetherington, to adopt the resolution presented to ask staff to move forward with policies that affect inside the CRA and outside the CRA. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

### **DEPT-3 2019 RESIDENTIAL CAPACITY PLANNING ANALYSIS**

On February 13, 2018 the Board directed staff to begin a planning analysis in accordance with Policy 4.1D.6. and other applicable policies of the Comprehensive Growth Management Plan. The 2019 Residential Capacity Planning Analysis will be



presented to the Board of County Commissioners.

Agenda Item: 19-0329

Growth Management Director Nicki van Vonno, Comprehensive Planning Administrator Clyde Dulin, and Principal Planner Samantha Lovelady presented the item to the Board.

Commissioner Smith suggested that the Board ask the Treasure Coast Regional Planning Council to do an assessment, at the regional level, of what's happening in our region regarding land conversions [ex: converting retail into mixed-use, etc.].

The following members of the public addressed the Board on this item: Lucido and Associates Senior Vice President Morris Crady and Attorney Bob Raynes, who suggested deleting the formula from the code.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, to ask staff to come back with an agenda item that works toward deleting the formula from the Comprehensive Plan and then, also from staff, a recommendation as to how we address the formula as a whole and how we deal with it. Commissioner Smith later withdrew this motion.

MOTION: A motion was made by Vice Chairman Jenkins and seconded by Commissioner Hetherington to ask staff to utilize all of the resources available to them to come back with best management practices to come up with a methodology that is most appropriate and accurate, that accurately describes the properties that are legitimately buildable in our community [restated: to ask staff to come back, after they've done their research on what they feel is the most appropriate methodology, incorporating best management practices, so that we have the most accurate count of what is genuinely a buildable lot]. The motion carried by the following vote:

**Aye:** 4 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, and Commissioner Hetherington

**Nay:** 1 - Commissioner Heard

Supplemental Memo

## **PUBLIC WORKS**

### **DEPT-4 REQUEST APPROVAL AND ADOPTION OF A RESOLUTION ACCEPTING DRAINAGE EASEMENTS FOR A DRAINAGE IMPROVEMENT PROJECT FROM SW FEROE AVENUE TO SW REILLEY AVENUE AND BETWEEN SW 34TH TERRACE AND SW 35TH STREET, OLD PALM CITY**

Staff is requesting that the Board approve and adopt a resolution accepting 10' drainage easements from property owners for a drainage project that will run from SW Feroe Avenue to SW Reilley Avenue and between SW 34th Terrace and SW 35th Street in Old Palm City.

Agenda Item: 19-0291

**RESOLUTION NO. 19-2.47**

Real Estate Coordinator Colleen Holmes, Capital Projects Manager George Dzama, and Assistant County Attorney Elizabeth Lenihan presented the item to the Board.

MOTION: A motion was made by Commissioner Smith, seconded by Vice Chairman Jenkins, for approval of the item. The motion carried by the following vote:

**Aye:** 5 - Chairman Ciampi, Vice Chairman Jenkins II, Commissioner Smith, Commissioner Hetherington, and Commissioner Heard

**PUBLIC - PLEASE LIMIT COMMENTS TO THREE MINUTES.**

**ADJOURN**

The Board of County Commissioners meeting of February 26, 2019 adjourned at 6:04 p.m.

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Carolyn Timmann, Clerk of the  
Circuit Court and Comptroller  
/mkv

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Edward V. Ciampi, Chairman  
Board of County Commissioners

Minutes approved:

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# MARTIN COUNTY **RESIDENTIAL CAPACITY ANALYSIS**

MARTIN COUNTY, FLORIDA | MARCH 2023





# MARTIN COUNTY RESIDENTIAL CAPACITY ANALYSIS

MARTIN COUNTY, FLORIDA | MARCH 2023

GAI's Community Solutions Group (CSG) is a cross-functional team of professionals who help create sustainable, livable places. We plan and design public spaces, sculpt landscapes and parks, reimagine streets and roads, and provide the regulatory and economic insight necessary to bring projects to life.

---

## ACKNOWLEDGMENTS

**Joshua I. Long, AICP** | Vice President of Planning & Entitlements, *Kolter Land*  
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COMMUNITY  
SOLUTIONS  
GROUP

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GAI Consultants, Inc. on behalf of Kolter  
Land Partners LLC.

**KOLTERLAND**

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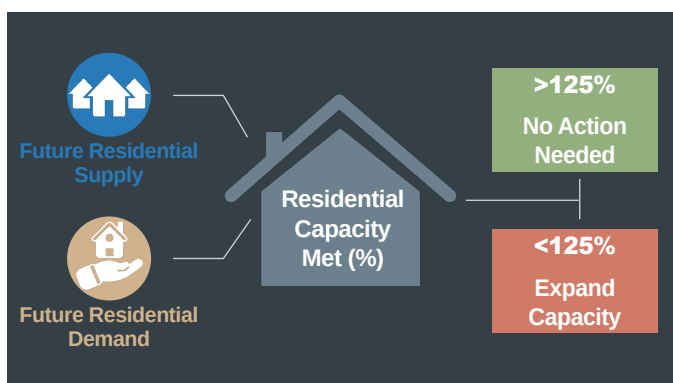


# SUMMARY OF MAJOR FINDINGS

GAI Consultants' Community Solutions Group was retained by Kolter Land to evaluate the capacity of residential lands, with a focus on the unincorporated portion of Martin County, Florida ("County") to accommodate future residential demand. The Client has proposed a residential development called "Waterside" that is located on vacant land immediately adjacent to the Primary Urban Service District in unincorporated Martin County. The proposed Waterside PUD is directly behind the recently acquired Martin County Operations Center, which comprises approximately 30 acres, and the hugely successful South Florida Gateway PUD on approximately 200 acres. Both of these projects are located within a Free-Standing Industrial Urban Service District adjacent to SW Kanner Highway. At buildout, the South Florida Gateway PUD, which is currently under construction, will consist of approximately 3,000,000 square feet ("SF") of light industrial and limited retail uses, and the proposed Waterside PUD will consist of approximately 1,000 residential units on 375 acres.

A Residential Capacity Analysis is not required as part of any application(s) for amendment to the County's Comprehensive Plan. However, the County has not produced a Residential Capacity and Vacant Land Analysis since 2018 and is not expected to conduct another iteration or update until fiscal year 2023/2024. Due to the age of the data contained in the 2018 Residential Capacity and Vacant Land Analysis, the Client desires to include a current 2022 Residential Capacity Analysis with the amendment application(s) materials.

The 2022 Capacity Analysis consists of the following process:



## PROJECTIONS

Martin County's overall population is expected to increase 3.4% over the next 5 years, 2022 through 2026; 6.5% over the next 10 years, 2022 through 2031; 9.3% over the next 15 years, 2022 through 2036. Comparatively, the major focus of this 2022 Residential Capacity Analysis, Unincorporated County, is projected to see total population increases of 3.4% over the next 5 years, 6.5% in the next 10 years, and 9.2% over the next 15 years, from an estimated population of 132,913 in 2022 to 145,139 in 2036.

Total population includes both the population residing within *Occupied Housing Units* or *Households* and the population residing in *Group Quarters*, as defined by the U.S. Census. The distinction between total population and the population residing in *Occupied Housing Units* or *Households* is important in the context of estimating future housing unit demand—e.g., the portion of the population residing in *Group Quarters* do not require *Housing Units*; therefore, that portion of the population does not contribute to future housing unit demand.

For the County as a whole, population in *Occupied Housing Units* or *Households* is expected to increase 2.9% over the next 5 years, 2022 through 2026; 4.9% over the next 10 years, 2022 through 2031; and 7.6% over the next 15 years, 2022 through 2036. Comparatively, Unincorporated County is projected to see population in *Occupied Housing Units* or *Households* increase 6.1% over the next 5 years, 8.1% in the next 10 years, and 10.9% over the next 15 years, from an estimate of 133,296 in 2022 to 147,863 in 2036.

## HOUSING DEMAND

Relying upon the projection of population in *Occupied Housing Units* or *Households* and the 2010-2020 American Community Survey estimates of average household size, presented as average persons per household, for the County and the incorporated places within the County, projections of number of *Households* indicate that in 2022, the County, including all incorporated places within, contains an estimated 66,719 *Households*. The County's overall *Households* are expected to



increase 3.6% over the next 5 years, 2022 through 2026; 5.6% over the next 10 years, 2022 through 2031; and 8.3% over the next 15 years, 2022 through 2036. Comparatively, Unincorporated County is projected to see *Households* increase 5.3% over the next 5 years, 7.3% in the next 10 years, and 10.1% over the next 15 years, from an estimated 55,461 *Households* in 2022 to 61,062 in 2036.

While the projection of *Households* described above estimates the number of *Housing Units* necessary to accommodate the projected population in *Occupied Housing Units* or *Households*, the calculation of total future housing unit demand must also account for the fact that some amount of *Housing Units* will always be in various states of vacancy condition, and some amount of *Housing Units* will be eliminated due to demolition or conversion to non-residential use(s). Taking into consideration various states of vacancy, the table below reflects the current and projected estimates for future housing unit demand in the 5-, 10- and 15-year planning periods beginning in 2022.

|                                    | Total Units | Cumulative Increase |
|------------------------------------|-------------|---------------------|
| 2022                               | 65,123      | —                   |
| 2026                               | 68,534      | 3,411               |
| 2031                               | 72,460      | 3,926               |
| 2036                               | 76,604      | 4,144               |
| <b>Total Increase (2022 –2036)</b> |             | <b>11,481</b>       |

Source: U.S. Census, American Community Survey 2010-2021; GAI Consultants.

## RESIDENTIAL SUPPLY

The *Housing Units* needed, or future housing unit demand, over the 5-, 10-, and 15-year period must be compared to the residential supply (vacant land

and vacant units) to determine if there is adequate residential capacity to accommodate future growth. Taking into account the ability of vacant land to accommodate residential development, the presence of wetlands, limitations of parcel configuration and ownership, and the fact that a portion of total vacant *Housing Units* must be retained in the market for operational purposes, the supply of *Housing Units* within the Unincorporated County, whether existing today in some state of vacancy or as potential *Housing Units* that could be built on vacant lands, totals 7,140 *Housing Units*.

## MAJOR FINDINGS

The County does not currently have adequate supply in the 10- or 15-year planning periods to meet the increasing demand for housing within either of the defined Urban Service Districts. Thus, the Unincorporated County as a whole is lacking adequate supply to meet future housing unit demand. These results starkly contrast with those presented in the County's 2018 Capacity Analysis, which concluded that the Unincorporated County has adequate housing supply to meet demand through 2030.

This 2022 Capacity Analysis illustrates there are at least 1,592 units that could currently be developed on vacant residential land located outside either of the USDs, to accommodate a portion of future housing unit demand. However, these potential units are not taken into consideration as supply in the calculation of residential capacity, because the vacant land is located outside of the USDs. Therefore, the County will need to either convert commercial lands to accommodate residential uses, increase residential densities within the USDs, or expand its USDs to address the growing residential demand.



# PROJECT INTRODUCTION & BACKGROUND

## INTRODUCTION

GAI Consultants' Community Solutions Group ("GAI" or "CSG") was retained by Kolter Land ("Client") to evaluate the capacity of residential lands focusing on the unincorporated portion of Martin County, Florida ("County") to accommodate future residential demand. The Client has proposed a residential development called "Waterside" that is located on vacant land immediately adjacent to the Primary Urban Service District in unincorporated Martin County. The proposed Waterside PUD is directly behind the recently acquired Martin County Operations Center, which comprises approximately 30 acres, and the hugely successful South Florida Gateway PUD on approximately 200 acres. Both of these projects are located within a Free-Standing Industrial Urban Service District adjacent to SW Kanner Highway. At buildout, the South Florida Gateway PUD, which is currently under construction, will consist of approximately 3,000,000 SF of light industrial and limited retail uses, and the proposed Waterside PUD will consist of approximately 1,000 residential units on 375 acres.

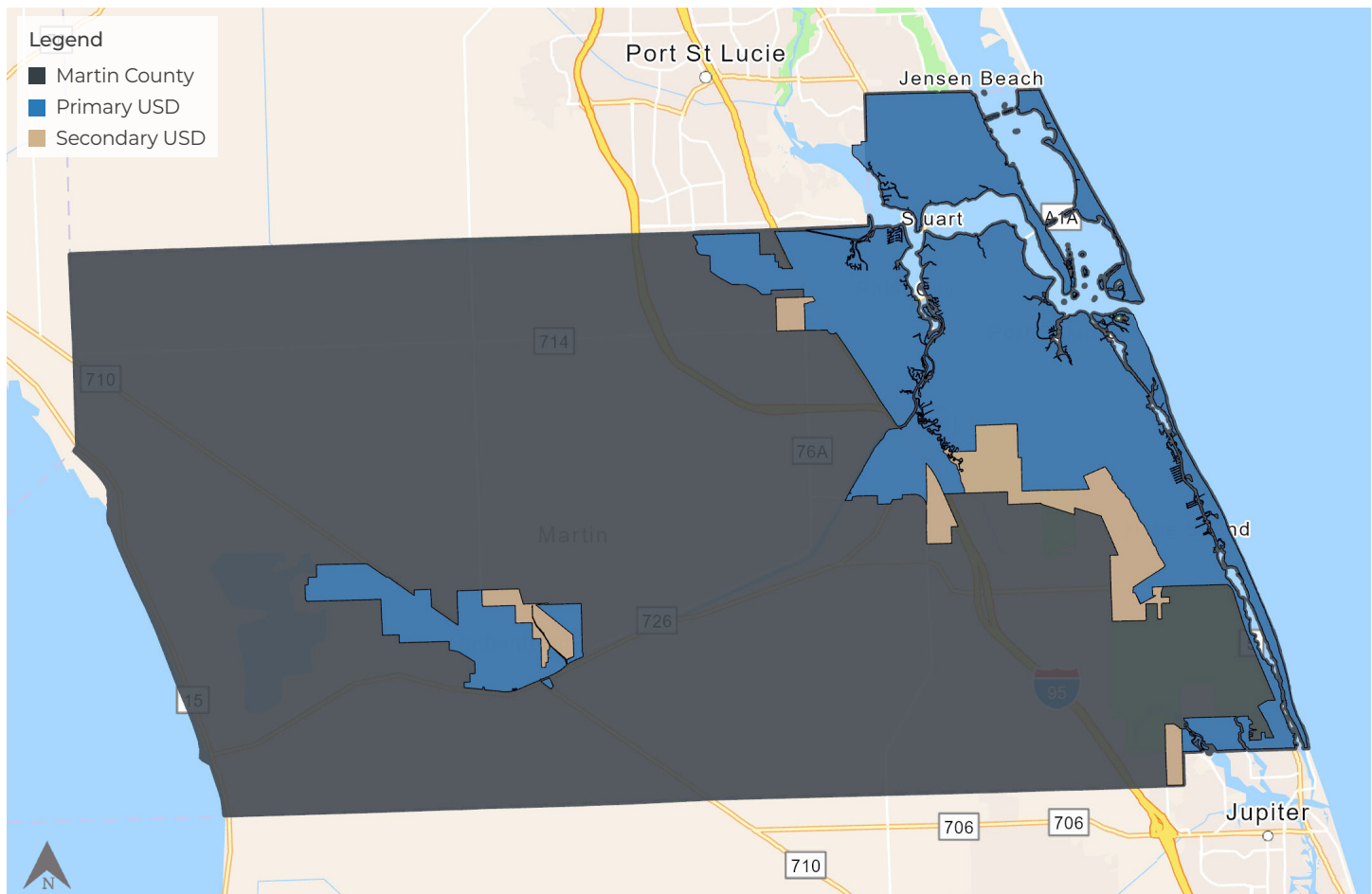
Securing approval for the Project requires an amendment to the County's Comprehensive Growth Management Plan ("Comprehensive Plan"). Therefore, the Client is preparing support materials to accompany the necessary application(s) for submittal to the County for consideration. A Residential Capacity Analysis is not required as part of any application(s) for amendment to the County's Comprehensive Plan. However, the County has not produced a Residential Capacity and Vacant Land Analysis since 2018 and is not expected to conduct another iteration or update until the County conducts its next Evaluation and Appraisal Report ("EAR") in fiscal year 2023/2024. Due to the age of the data contained in the 2018 Residential Capacity and

Vacant Land Analysis ("2018 Capacity Analysis"), the Client desires to include a current 2022 Residential Capacity Analysis ("2022 Capacity Analysis") with the amendment application(s) materials.

*Objective 4.1D* of the County's Comprehensive Plan states "...County shall continue to collect and monitor development and population data to ensure sufficient land to address projected population needs". The 2022 Capacity Analysis is intended to determine whether sufficient residential capacity exists within the Urban Service Districts ("USDs") by comparing the residential *Housing Units* necessary in a specified projection period to the supply of vacant land and vacant *Housing Units*.

The County contains both a Primary Urban Service District ("PUSD") and a Secondary Urban Service District ("SUSD"). The PUSD consists of industrial, commercial, and higher-density residential development, while the SUSD consists of rural lands geographically located adjacent to the PUSD. The County's website states that the purpose of both the PUSD and the SUSD is to mitigate urban sprawl by directing growth in a timely and efficient manner to areas with urban public facilities and services, with these facilities and services programmed to be available at adopted levels of service. The purpose of the SUSD, specifically, is to accommodate lower-density rural and suburban residential development at the perimeter of urban development. The map on the following page illustrates the PUSD and the SUSD within Martin County (see **Figure 1**).

**Figure 1. Urban Service District Map**



## LIMITATIONS

In conducting this 2022 Capacity Analysis, CSG first evaluated the 2018 Capacity Analysis and its supporting documents. These include the 2017 Population Technical Bulletin (“2017 Bulletin”) and 2018 Residential Demand Analysis (“2018 Demand Analysis”). *Policy 4.1D.2* of the County’s Comprehensive Plan stipulates “Martin County shall annually produce a population technical bulletin based on data provided by the Office of Economic and Demographic Research (“EDR”). CSG submitted a formal request to the County for the most recent annual population technical bulletin. The County responded by providing copies of Bureau of Economic and Business Research (“BEBR”) *Projections of Florida Population by County* for each of the years following 2017. However, the aforementioned BEBR publication does not contain the same data sources as the 2017 Bulletin produced by the County. More specifically, the 2017 Bulletin produced by the

County contained estimates and projections of population, *Housing Units*, and *Households* for the Unincorporated portion of the County; as well as planning area and municipalities within the County. Whereas, the BEBR publication provides only estimates and projections of population for the County. Per *Policy 4.1D.3* of the County’s Comprehensive Plan, “...demand for future residential *Housing Units* in the unincorporated area shall be based on the percentage increase in permanent population projected by the Population Technical Bulletin”. The 2017 Bulletin, and its required annual updates, are the foundation upon which the County’s process for calculating and projecting future housing unit demand relies.

As will be described in further detail throughout this 2022 Capacity Analysis and its accompanying appendices, fully replicating the specific procedures of the 2018 Capacity Analysis, 2018 Demand

Analysis, and 2017 Bulletin is not possible due to dataset deficiencies and/or inconsistencies. For example, *Policy 4.1D.4* of the County's Comprehensive Plan states "...[the] percentage of residential housing demand that will be met outside the Urban Service Districts shall be based on the average number of certificates of occupancy for the preceding five years." CSG submitted a formal request to the County for Certificates of Occupancy (2017–2021) by location (i.e., PUSD,

SUSD, outside the USD). However, the County responded to the request stating, "County is not able to provide the information based upon on the requested districts and we have no records showing this information". Similar deficiencies and/or inconsistencies related to data sources were reconciled and/or replicated by CSG using alternative data sources, which are referenced and/or described within the relevant sections and/or appendices of this report.

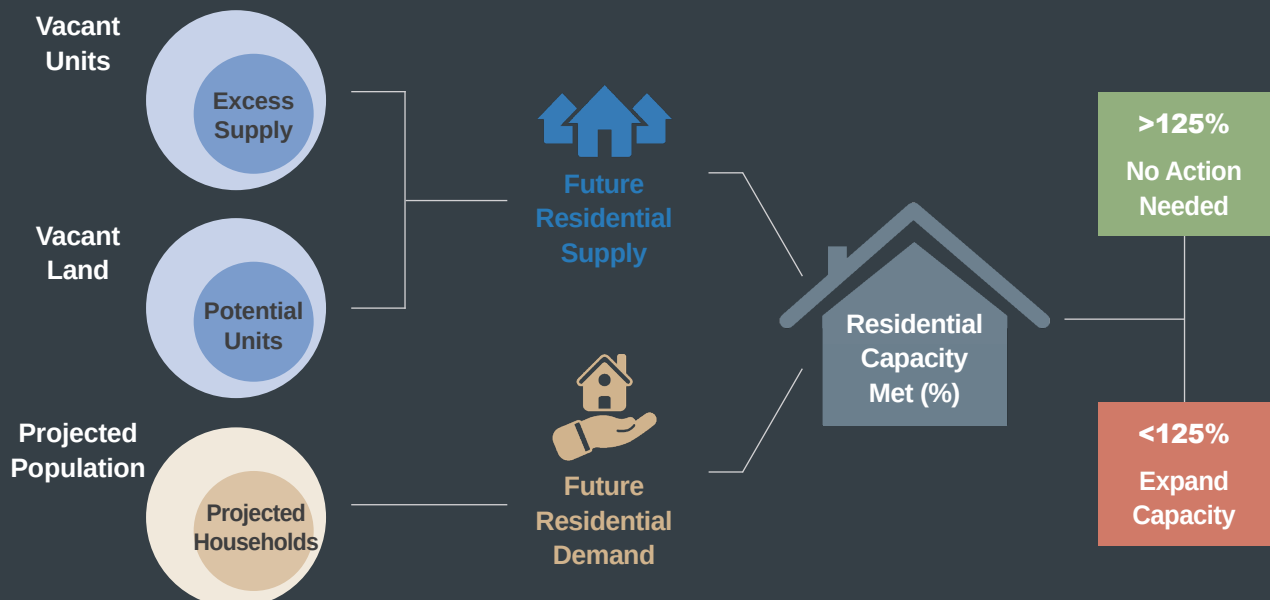
## RESIDENTIAL CAPACITY ANALYSIS

This 2022 Residential Capacity Analysis requires use of a variety of population, housing, employment, and parcel data. This data and the sources from which it was collected are contained within the Appendix. The process for the calculation of residential capacity for the purposes of this 2022 Capacity Analysis is substantively different from that followed by the County for their 2018 Capacity Analysis. Some of these differences stem from policy changes that render certain calculations no longer relevant, while other differences

arise from the data deficiencies and/or inconsistencies. These differences, as they arise or become material to the approach or conclusions, are described in greater detail throughout this report and/or its accompanying appendices.

The 2022 Capacity Analysis contains three parts: (1) population projections; (2) projection of *Housing Units* necessary to accommodate projected population; and (3) calculation of residential housing supply, as depicted in the figure below (see **Figure 2**).

**Figure 2. Residential Capacity Process**





# SECTION ONE

# POPULATION PROJECTIONS

## HISTORIC POPULATION

In the absence of a more recent population technical bulletin than the 2017 Bulletin produced by the County, this 2022 Capacity Analysis replicated the 2017 Bulletin using available 2020–2022 datasets from consistently reported and statistically reliable sources (e.g., U.S. Census Bureau, American Community Survey, BEBR, ESRI), to the greatest extent possible given previously noted constraints. Detailed description(s) of the approach, methodology, and calculations utilized to produce the population projections prepared for this 2022 Capacity Analysis are provided in Appendix C for additional reference.

Total population in the County has grown at a Compound Annual Growth Rate (“CAGR”) of 0.70% since 2010, as illustrated in **Table 1** below. The largest share of the County’s total population is in Stuart and the Unincorporated County, which combined account for over 93% of the total population of the County in 2020 and nearly 50% in County-wide population growth from 2010 to 2020. While the County overall has experienced growth, population has slightly decreased in Indiantown and Jupiter Island, and has remained relatively stable in Sewall’s Point. Ocean Breeze, while small in the context of the broader County, has seen rapid growth in the past five years, at a CAGR of 16.9%.

**Table 1. Historical Total Population, 2010–2021**

|                            | Martin County             |                |               |                |             |                |                |
|----------------------------|---------------------------|----------------|---------------|----------------|-------------|----------------|----------------|
|                            | Indiantown <sup>(1)</sup> | Jupiter Island | Ocean Breeze  | Sewall's Point | Stuart      | Unincorporated | TOTAL          |
| <b>2010 <sup>(2)</sup></b> | —                         | 817            | 355           | 1,996          | 15,593      | 127,557        | <b>146,318</b> |
| <b>2011</b>                | —                         | 504            | 392           | 1,882          | 15,644      | 128,311        | <b>146,733</b> |
| <b>2012</b>                | —                         | 523            | 332           | 1,906          | 15,653      | 128,840        | <b>147,254</b> |
| <b>2013</b>                | —                         | 816            | 301           | 2,013          | 15,814      | 129,133        | <b>148,077</b> |
| <b>2014</b>                | —                         | 816            | 95            | 1,998          | 15,972      | 129,704        | <b>148,585</b> |
| <b>2015</b>                | —                         | 810            | 95            | 2,000          | 16,110      | 131,047        | <b>150,062</b> |
| <b>2016</b>                | —                         | 812            | 100           | 2,026          | 16,148      | 131,784        | <b>150,870</b> |
| <b>2017</b>                | —                         | 809            | 134           | 2,044          | 16,183      | 133,852        | <b>153,022</b> |
| <b>2018</b>                | 6,707                     | 826            | 163           | 2,078          | 16,425      | 129,357        | <b>155,556</b> |
| <b>2019</b>                | 6,728                     | 829            | 303           | 2,090          | 16,504      | 132,144        | <b>158,598</b> |
| <b>2020 <sup>(2)</sup></b> | 6,560                     | 804            | 301           | 1,991          | 17,425      | 131,350        | <b>158,431</b> |
| <b>2021</b>                | 6,633                     | 879            | 292           | 1,984          | 17,269      | 131,996        | <b>159,053</b> |
| <b>CAGR (2010-2021)</b>    | —                         | <b>0.6%</b>    | <b>(1.6%)</b> | <b>(0.1%)</b>  | <b>0.9%</b> | <b>0.3%</b>    | <b>0.7%</b>    |

Source: U.S. Census Bureau and University of Florida, Bureau of Economic and Business Research, 2011-2022; GAI Consultants. Note: (1) Indiantown was incorporated on December 31, 2017. (2) Reflects data from the Decennial Census.

While **Table 1** depicts total population, the total population includes both the population residing within *Occupied Housing Units* or *Households* and the population residing in *Group Quarters*, which the U.S. Census Bureau defines as places such as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, workers' dormitories, and facilities for people experiencing homelessness. The distinction between total

population and the population residing in *Occupied Housing Units* or *Households* is important in the context of estimating future housing unit demand. The portion of the population residing in *Group Quarters* do not require *Housing Units*; therefore, that portion of the population does not contribute to future housing unit demand. **Table 2** below illustrates the historical population in *Occupied Housing Units* or *Households*.

**Table 2. Historical Population in Occupied Housing Units or Household, 2010–2021**

|                            | Martin County             |                |               |                |             |                |                |
|----------------------------|---------------------------|----------------|---------------|----------------|-------------|----------------|----------------|
|                            | Indiantown <sup>(1)</sup> | Jupiter Island | Ocean Breeze  | Sewall's Point | Stuart      | Unincorporated | TOTAL          |
| <b>2010 <sup>(2)</sup></b> | —                         | 746            | 355           | 1,996          | 15,168      | 124,120        | <b>142,385</b> |
| <b>2011</b>                | —                         | 437            | 353           | 1,743          | 14,982      | 124,844        | <b>142,358</b> |
| <b>2012</b>                | —                         | 466            | 298           | 1,764          | 15,018      | 125,402        | <b>142,949</b> |
| <b>2013</b>                | —                         | 482            | 271           | 1,726          | 15,120      | 126,738        | <b>144,337</b> |
| <b>2014</b>                | —                         | 533            | 232           | 1,842          | 15,238      | 128,142        | <b>145,987</b> |
| <b>2015</b>                | —                         | 524            | 217           | 1,905          | 15,726      | 129,693        | <b>148,065</b> |
| <b>2016</b>                | —                         | 551            | 193           | 1,987          | 15,898      | 131,264        | <b>149,892</b> |
| <b>2017</b>                | 5,195                     | 543            | 211           | 1,922          | 15,882      | 128,005        | <b>151,758</b> |
| <b>2018</b>                | 6,299                     | 590            | 154           | 1,944          | 15,754      | 129,173        | <b>153,915</b> |
| <b>2019</b>                | 6,415                     | 549            | 176           | 1,940          | 15,833      | 129,955        | <b>154,867</b> |
| <b>2020</b>                | 6,486                     | 608            | 266           | 1,985          | 15,956      | 131,036        | <b>156,337</b> |
| <b>2021</b>                | 6,520                     | 643            | 308           | 1,941          | 17,138      | 132,043        | <b>158,593</b> |
| <b>CAGR (2010-2021)</b>    | —                         | <b>(1.2%)</b>  | <b>(1.2%)</b> | <b>(0.2%)</b>  | <b>1.0%</b> | <b>0.5%</b>    | <b>0.9%</b>    |

Source: U.S. Census, American Community Survey 2010-2021; GAI Consultants. Note: (1) Indiantown was incorporated on December 31, 2017. (2) Reflects data from the Decennial Census.

## POPULATION PROJECTIONS

The County's overall population is expected to increase 3.4% over the next 5 years, 2022 through 2026; 6.5% over the next 10 years, 2022 through 2031; and 9.3% over the next 15 years, 2022 through 2036, as illustrated in **Table 3** below.

Focusing on the County's two largest concentrations of population, Stuart and Unincorporated County, Stuart is projected to increase 2.2% over the next 5 years, 4.7% in the next 10 years, and 6.9% over the next 15 years, from an estimated population of 17,417 in 2022

to 18,617 in 2036. Comparatively, Unincorporated County is projected to increase 3.4% over the next 5 years, 6.5% in the next 10 years, and 9.2% over the next 15 years, from an estimated population of 132,913 in 2022 to 145,139 in 2036.



**Table 3. Total Population Estimates and Projections, 2022–2036**

|                            | Martin County |                |              |                |             |                |                |
|----------------------------|---------------|----------------|--------------|----------------|-------------|----------------|----------------|
|                            | Indiantown    | Jupiter Island | Ocean Breeze | Sewall's Point | Stuart      | Unincorporated | TOTAL          |
| <b>2022</b> <sup>(1)</sup> | 6,679         | 884            | 287          | 1,983          | 17,417      | 132,913        | <b>160,163</b> |
| <b>2023</b>                | 6,758         | 898            | 282          | 2,032          | 17,397      | 133,808        | <b>161,176</b> |
| <b>2024</b>                | 6,833         | 943            | 285          | 2,057          | 17,533      | 135,073        | <b>162,725</b> |
| <b>2025</b>                | 6,910         | 988            | 288          | 2,082          | 17,671      | 136,351        | <b>164,290</b> |
| <b>2026</b>                | 6,977         | 1,028          | 291          | 2,104          | 17,792      | 137,476        | <b>165,668</b> |
| <b>2027</b>                | 7,034         | 1,062          | 294          | 2,123          | 17,896      | 138,438        | <b>166,847</b> |
| <b>2028</b>                | 7,085         | 1,091          | 296          | 2,140          | 17,987      | 139,282        | <b>167,881</b> |
| <b>2029</b>                | 7,130         | 1,119          | 298          | 2,155          | 18,070      | 140,053        | <b>168,825</b> |
| <b>2030</b>                | 7,175         | 1,145          | 300          | 2,170          | 18,149      | 140,793        | <b>169,731</b> |
| <b>2031</b>                | 7,219         | 1,171          | 302          | 2,184          | 18,230      | 141,538        | <b>170,644</b> |
| <b>2032</b>                | 7,264         | 1,197          | 304          | 2,199          | 18,310      | 142,287        | <b>171,561</b> |
| <b>2033</b>                | 7,308         | 1,223          | 306          | 2,214          | 18,390      | 143,026        | <b>172,467</b> |
| <b>2034</b>                | 7,351         | 1,249          | 308          | 2,228          | 18,468      | 143,755        | <b>173,359</b> |
| <b>2035</b>                | 7,393         | 1,274          | 310          | 2,242          | 18,544      | 144,462        | <b>174,226</b> |
| <b>2036</b>                | 7,434         | 1,298          | 311          | 2,255          | 18,617      | 145,139        | <b>175,055</b> |
| <b>CAGR (2022–2036)</b>    | <b>0.7%</b>   | <b>2.6%</b>    | <b>0.5%</b>  | <b>0.9%</b>    | <b>0.5%</b> | <b>0.6%</b>    | <b>0.6%</b>    |

Source: U.S. Census Bureau and University of Florida, Bureau of Economic and Business Research, 2022–2036; GAI Consultants. Note: (1) 2022 reflects estimates.

Relying upon counts of total *Households* and average household size as reported by the U.S. Census Bureau for the County and each incorporated place therein, projections for the population in *Occupied Housing Units* or *Households* rely on a calculation of average historical capture of household population as a percent of total population, which is then applied against projections of total population for the County and each incorporated place therein. These projections are displayed in **Table 4** below.

For reference, per the most current household population data provided by the U.S. Census Bureau for the County as a whole, population in *Occupied Housing Units* or *Households* is expected to increase 2.9% over the next 5 years,

2022 through 2026; 4.9% over the next 10 years, 2022 through 2031; and 7.6% over the next 15 years, 2022 through 2036, as illustrated in the following table.

Focusing on the County's two largest concentrations of population, Stuart and Unincorporated County, Stuart is projected to increase 0.3% over the next 5 years, 2.2% in the next 10 years, and 4.9% over the next 15 years, from an estimate of 17,252 in 2022 to 18,093 in 2036. Comparatively, Unincorporated County is projected to increase 3.4% over the next 5 years, 5.4% in the next 10 years, and 8.1% over the next 15 years, from an estimate of 133,296 in 2022 to 144,149 in 2036.



**Table 4. Population in Occupied Housing Units or Households Estimates and Projections, 2022–2036**

|                            | Martin County |                |              |                |             |                |                |
|----------------------------|---------------|----------------|--------------|----------------|-------------|----------------|----------------|
|                            | Indiantown    | Jupiter Island | Ocean Breeze | Sewall's Point | Stuart      | Unincorporated | TOTAL          |
| <b>2022</b> <sup>(1)</sup> | 6,580         | 661            | 292          | 1,976          | 17,252      | 133,296        | <b>160,058</b> |
| <b>2023</b>                | 6,419         | 602            | 275          | 2,027          | 16,834      | 134,119        | <b>160,275</b> |
| <b>2024</b>                | 6,480         | 607            | 277          | 2,046          | 16,996      | 135,408        | <b>161,816</b> |
| <b>2025</b>                | 6,543         | 613            | 280          | 2,066          | 17,159      | 136,711        | <b>163,372</b> |
| <b>2026</b>                | 6,598         | 618            | 282          | 2,083          | 17,303      | 137,857        | <b>164,742</b> |
| <b>2027</b>                | 6,575         | 616            | 281          | 2,076          | 17,244      | 137,390        | <b>164,183</b> |
| <b>2028</b>                | 6,616         | 620            | 283          | 2,089          | 17,351      | 138,241        | <b>165,201</b> |
| <b>2029</b>                | 6,653         | 624            | 285          | 2,101          | 17,449      | 139,018        | <b>166,130</b> |
| <b>2030</b>                | 6,689         | 627            | 286          | 2,112          | 17,542      | 139,764        | <b>167,021</b> |
| <b>2031</b>                | 6,725         | 630            | 288          | 2,124          | 17,637      | 140,516        | <b>167,919</b> |
| <b>2032</b>                | 6,761         | 634            | 289          | 2,135          | 17,732      | 141,271        | <b>168,822</b> |
| <b>2033</b>                | 6,797         | 637            | 291          | 2,146          | 17,825      | 142,017        | <b>169,713</b> |
| <b>2034</b>                | 6,832         | 640            | 292          | 2,157          | 17,917      | 142,752        | <b>170,591</b> |
| <b>2035</b>                | 6,866         | 644            | 294          | 2,168          | 18,007      | 143,466        | <b>171,444</b> |
| <b>2036</b>                | 6,899         | 647            | 295          | 2,178          | 18,093      | 144,149        | <b>172,260</b> |
| <b>CAGR (2022–2036)</b>    | <b>0.3%</b>   | <b>(0.2%)</b>  | <b>0.1%</b>  | <b>0.7%</b>    | <b>0.3%</b> | <b>0.5%</b>    | <b>0.5%</b>    |

Source: U.S. Census, American Community Survey 2010–2021; BEBR; GAI Consultants. Note: (1) 2022 reflects estimates.

## SECTION TWO HOUSING DEMAND

### TERMINOLOGY

It is important to note the significance of terminology when discussing the topic of Housing. For example, terms such as *Housing Unit* and *Household*, are often mistakenly used interchangeably, which can result in the misuse or misrepresentation of data related to discretely different variables. In its most basic interpretation, a *Household* is simply an *Occupied Housing Unit*. Definitions procured from the U.S. Census Bureau and used for its reporting and tabulations are provided below for clarification of terminology used consistently throughout this analysis.

**Housing Unit** – A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied or intended for occupancy as separate living quarters.

**Occupied Housing Unit** – A housing unit is occupied if a person or group of persons is living in it at the time of the interview or if the occupants are only temporarily absent, as for example, on vacation. The persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere. The count of Occupied Housing Units is the same as the count of Households.

**Vacant Housing Unit** – A housing unit is vacant if no one is living in it at the time... unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere.

**Vacant Units for Rent** – This group contains vacant units offered for rent and those [which may also be] offered both for rent and sale.

**Vacant Units for Sale Only** – This group is limited to units for sale only; it excludes units both for rent and sale. If a unit was located in a multi-unit structure which was for sale as an entire structure and if the unit was not for rent, it was reported as “held off market.” However, if the individual unit was intended to be occupied by the new owner, it was reported as “for sale.”

**Vacant Units Rented or Sold** – This group consists of...vacant units which have been rented or sold but the new renters or owners have not moved in...

**Vacant Units held off the Market** – Included in this category are units held for occasional use, temporarily occupied by persons with usual residence elsewhere, and vacant for other reasons.

**Seasonal Vacant Units** – Seasonal Housing Units are those intended for occupancy only during certain seasons of the year and are found primarily in resort areas. Housing units held for occupancy by migratory labor employed in farm work during the crop season are tabulated as seasonal.

**Household** – The related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit.

**Group Quarters** – A Group Quarters (“GQ”) is a place where people live or stay in a group living arrangement that is owned or managed by an entity or organization providing housing and/or services for the residents. These services may include custodial or medical care, as well as other types of assistance, and residency is commonly restricted to those receiving these services. This is not a typical household-type living arrangement. People living in GQs usually are not related to each other. GQs include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, workers’ dormitories, and facilities for people experiencing homelessness.

The County’s 2018 Demand Analysis created its own unique variables by aggregating data topics reported by the U.S. Census Bureau, definitions of

these unique variables are provided below. However, some of the variables created by the 2018 Demand Analysis misrepresent Census reported data, and when these newly created unique variables are fed into the formulas established by *Policy 4.1D.3* of the County’s Comprehensive Plan, the data is treated improperly resulting in flawed methodology.

One notable example is related to the calculation of *Seasonal Population* (see definition from 2018 Demand Analysis below). The calculation for *Seasonal Population* essentially multiplies *Vacant Seasonal Housing Units* (see definition from 2018 Demand Analysis below) by average persons per household. The issue with this is twofold: (1) The definition of *Vacant Seasonal Housing Units* misrepresents the data sourced from the U.S. Census Bureau, as it dissects specific categories of Census-reported *Vacant Housing Units* out of the calculation but fails to acknowledge categories of Census-reported *Vacant Housing Units* which are universally reported jointly or added into the calculation such as “seasonal, recreational, or occasional use” and “other vacant”; and (2) Applying average persons per household, which is a characteristic of *Households* not *Housing Units*, as a characteristic of *Vacant Seasonal Housing Units* mischaracterizes these unrelated data topics.

**Housing Units in Actual Use** – The number of residential Housing Units occupied by permanent residents as classified by the U.S. Census, plus the number of Vacant Seasonal Housing Units. Housing units in actual use equals the Occupied Housing Units plus Vacant Seasonal Housing Units.

**Seasonal Population** – The number of residents living in residential Housing Units who spend less than six months in Martin County. The seasonal population in terms of the demand for residential Housing Units is calculated by multiplying the persons per Household, Unincorporated Area, by the “Vacant Seasonal Housing Units” as classified by the U.S. Census and defined in this chapter.

**Vacant Seasonal Housing Units** – The decennial Census count for residential Housing Units that are occupied, but for less than six months of the year. This definition excludes the following vacant categories used by the U.S. Census: For rent; Rented, not occupied; For sale only; Sold, not occupied; and For migrant workers.

2018 RESIDENTIAL DEMAND ANALYSIS  
OBSERVATIONS

*Policy 4.1D.3* of the County’s Comprehensive Plan stipulates the process for calculation of future residential housing unit demand. In short, it states that *Housing Unit* demand projections be based on the percentage of increase in permanent population projected by the population technical bulletin.

As previously noted, in the absence of a more recent population technical bulletin than the 2017 Bulletin, this 2022 Capacity Analysis replicated the 2017 Bulletin to the greatest extent possible, given previously noted constraints and using available 2020–2022 datasets from reliable sources (e.g., U.S. Census Bureau, American Community Survey, BEBR, ESRI) that can be found in Appendix C. However, establishing a multiplier by relying upon percent change in population and applying that multiplier against *Housing Units in Actual Use* to estimate future residential *Housing Unit* demand is another example of the misuse of data characteristics which are otherwise unrelated.

To demonstrate this point further, **Table 5** below presents measures of change using Census-reported data sets, including total population, total *Housing Units*, population in *Occupied Housing Units*, and *Occupied Housing Units* in Unincorporated Martin County over the 10-year period from 2010–2020.

Table 5. Census-Reported Measures of Change

|                                                              | 2010    | 2020    | Change<br>(2010-<br>2020) |
|--------------------------------------------------------------|---------|---------|---------------------------|
| <b>Total Population</b>                                      |         |         |                           |
| Unincorporated                                               | 127,557 | 131,350 | 1.03                      |
| County Total                                                 | 146,318 | 158,431 | 1.08                      |
| <b>Total Housing Units</b>                                   |         |         |                           |
| Unincorporated                                               | 64,346  | 67,572  | 1.05                      |
| County Total                                                 | 78,131  | 81,371  | 1.04                      |
| <b>Population in Occupied Housing Units<br/>(Households)</b> |         |         |                           |
| Unincorporated                                               | 124,120 | 130,204 | 1.05                      |
| County Total                                                 | 142,385 | 156,337 | 1.10                      |
| <b>Occupied Housing Units (Households)</b>                   |         |         |                           |
| Unincorporated                                               | 49,346  | 54,268  | 1.10                      |
| County Total                                                 | 59,203  | 64,870  | 1.10                      |

Source: U.S. Census, American Community Survey 2010-2021; GAI Consultants.

The result was percent change multipliers ranging from 1.03 to 1.10 across the various measures of change for Unincorporated County. This variation in rates itself confirms that applying a population change-based multiplier to estimate future housing unit demand is a flawed methodology. The method used in the 2018 Capacity Analysis compounds errors. It would be incorrect to provide these kinds of measures against future years. Given the intent of the prior method, an alternative means to project future housing unit demand was created for this 2022 Capacity Analysis.

HOUSING UNIT DEMAND

Consistent with the County’s Comprehensive Plan, the process described below estimates the *Housing Units* needed in the 10- and 15-year projection periods to determine whether future housing unit demand can be satisfied by the supply of vacant land and/or vacant *Housing Units*—ultimately concluding whether there is sufficient residential capacity within the USDs through 2036.

Relying upon the projection of population in *Households* contained in **Table 2** from the prior section and the 2010–2020 American Community Survey estimates of average household size, presented as average persons per household for the County and the incorporated places within the County, projections of number of *Households* can be calculated for the County and the incorporated places within the County.

In 2022, the County, including all incorporated places, was estimated to contain 66,719 *Households*. The County’s overall *Households* are expected to increase 3.7% over the next 5 years, 2022 through 2026; 8.6% over the next 10 years, 2022 through 2031; and 13.7% over the next 15 years, 2022 through 2036, as illustrated in **Table 6** on the following page.

Focusing on the County’s two largest concentrations of population, Stuart and Unincorporated County, *Households* in Stuart are projected to increase 0.6% over the next 5 years, 5.4% in the next 10 years, and 10.3% over the next 15 years. Comparatively, *Households* in Unincorporated County are projected to increase 4.4% over the next 5 years, 9.3% in the next 10 years, and 14.5% over the next 15 years.



**Table 6. Household Estimates and Projections, 2022–2036**

|                            | Martin County |                |              |                |             |                |             |
|----------------------------|---------------|----------------|--------------|----------------|-------------|----------------|-------------|
|                            | Indiantown    | Jupiter Island | Ocean Breeze | Sewall's Point | Stuart      | Unincorporated | TOTAL       |
| <b>2022</b> <sup>(1)</sup> | 1,982         | 360            | 154          | 934            | 7,828       | 55,461         | 66,719      |
| <b>2023</b>                | 1,926         | 348            | 138          | 926            | 7,662       | 56,334         | 67,335      |
| <b>2024</b>                | 1,944         | 351            | 139          | 935            | 7,733       | 56,854         | 67,957      |
| <b>2025</b>                | 1,962         | 355            | 140          | 943            | 7,805       | 57,380         | 68,584      |
| <b>2026</b>                | 1,980         | 358            | 142          | 952            | 7,877       | 57,909         | 69,218      |
| <b>2027</b>                | 1,998         | 361            | 143          | 961            | 7,949       | 58,444         | 69,857      |
| <b>2028</b>                | 2,017         | 365            | 144          | 970            | 8,023       | 58,984         | 70,502      |
| <b>2029</b>                | 2,035         | 368            | 146          | 979            | 8,097       | 59,529         | 71,153      |
| <b>2030</b>                | 2,054         | 371            | 147          | 988            | 8,172       | 60,079         | 71,810      |
| <b>2031</b>                | 2,073         | 375            | 148          | 997            | 8,247       | 60,633         | 72,474      |
| <b>2032</b>                | 2,092         | 378            | 150          | 1,006          | 8,323       | 61,193         | 73,143      |
| <b>2033</b>                | 2,112         | 382            | 151          | 1,015          | 8,400       | 61,759         | 73,818      |
| <b>2034</b>                | 2,131         | 385            | 152          | 1,025          | 8,478       | 62,329         | 74,500      |
| <b>2035</b>                | 2,151         | 389            | 154          | 1,034          | 8,556       | 62,905         | 75,188      |
| <b>2036</b>                | 2,171         | 392            | 155          | 1,044          | 8,635       | 63,486         | 75,883      |
| <b>CAGR (2022–2036)</b>    | <b>0.6%</b>   | <b>0.6%</b>    | <b>0.1%</b>  | <b>0.7%</b>    | <b>0.7%</b> | <b>0.9%</b>    | <b>0.9%</b> |

Source: U.S. Census, American Community Survey 2010–2021; GAI Consultants. Note: (1) 2022 reflects estimates.

## VACANCY CONSIDERATION

While the projection of *Households* illustrated above estimates the residential units necessary to accommodate the projected population in *Occupied Housing Units* or *Households* as depicted in **Table 4**, the calculation of total future housing unit demand must also account for the fact that some amount of *Housing Units* will always be in various states of vacancy condition, and some amount of *Housing Units* will be eliminated due to demolition or conversion to non-residential use(s). One specific set of vacancy conditions is *Housing Units* that are (1) rented but not occupied, (2) sold but not occupied, (3) for migrant workers, or (4) classified as “other vacant” units by the U.S. Census Bureau.

For the purposes of this 2022 Capacity Analysis, the sum of this specific set of vacancy conditions is referred to as “Rotational Vacancy”. Estimates for this value are based on Census data, which is presented in **Table 7**.

**Table 7. Rotational Vacancy in Martin County**

|                | Unincorporated | Total County |
|----------------|----------------|--------------|
| <b>2010</b>    | 3.4%           | 3.2%         |
| <b>2011</b>    | 1.9%           | 1.6%         |
| <b>2012</b>    | 1.9%           | 1.5%         |
| <b>2013</b>    | 2.3%           | 1.9%         |
| <b>2014</b>    | 3.1%           | 2.8%         |
| <b>2015</b>    | 3.0%           | 2.7%         |
| <b>2016</b>    | 4.0%           | 3.5%         |
| <b>2017</b>    | 5.3%           | 5.0%         |
| <b>2018</b>    | 6.2%           | 6.1%         |
| <b>2019</b>    | 6.9%           | 7.0%         |
| <b>2020</b>    | 7.9%           | 7.9%         |
| <b>2021</b>    | 2.6%           | 1.8%         |
| <b>Average</b> | <b>3.8%</b>    | <b>4.0%</b>  |

Source: U.S. Census, American Community Survey 2010–2021; GAI Consultants.

One observation that should be noted, is that rotational vacancy gradually increased from 2015 to 2020 before declining to pre-2015 levels in 2021. As demonstrated in Appendix A, this was driven by an increase in *Other Vacant* housing units during this period. The U.S. Census Bureau defines *Other Vacant* as “year-round units which were vacant for reasons other than those mentioned above (i.e., for rent; for sale, only; rented, not occupied; sold, not occupied; and seasonal, recreational, and occasional use). For example, held for settlement of an estate, held for personal reasons, or held for repairs.”

Other examples of *Other Vacant Housing Units* include units that are vacant due to foreclosures, personal or family reasons, legal proceedings, being prepared for rent or sale, being held for storage of household furniture, needing repairs, currently being repaired and/or renovated, specific use housing (e.g., military housing, employee/ corporate housing, student housing, etc.), extended absence, abandoned or possibly to be demolished or condemned, or other unknown reasons. Thus, there are a wide variety of potential causes for the observed increase in *Other Vacant Housing Units*.

As discussed in Appendix A, national data from the Components of Inventory Change (CINCH) regarding housing unit losses due to demolitions and conversions to non-residential uses estimated that between 2009 and 2017, 0.33% of total *Housing Units* nationwide were lost due to demolitions, and 0.06% were lost due to conversions to non-residential uses. Thus, approximately 0.39% of the total housing stock is lost due to conversions or demolitions every 2 years, the equivalent of roughly 0.20% per year. The following reflects the projection estimates for the 10-year period of 2022–2031 and the 15-year period of 2022–2036:

- 5-Year Estimate of Percentage of Housing Unit Losses to Conversions/ Demolitions: **0.99%**
- 10-Year Estimate of Percentage of Housing Unit Losses to Conversions/ Demolitions: **1.98%**
- 15-Year Estimate of Percentage of Housing Unit Losses to Conversions/ Demolitions: **2.96%**

The percentage of all *Housing Units* in the County for seasonal, recreational, or occasional use (e.g., *Vacant units held off the market, Seasonal Vacant Units*) is illustrated in **Table 8** below.

**Table 8. Seasonal Vacant Housing Units as a Percent of Total Housing Units**

|         | Unincorporated | Total County |
|---------|----------------|--------------|
| 2010    | 9.8%           | 9.6%         |
| 2011    | 16.6%          | 16.8%        |
| 2012    | 17.1%          | 17.1%        |
| 2013    | 16.7%          | 17.0%        |
| 2014    | 15.5%          | 15.8%        |
| 2015    | 14.9%          | 15.1%        |
| 2016    | 13.2%          | 13.4%        |
| 2017    | 11.2%          | 11.7%        |
| 2018    | 10.7%          | 11.0%        |
| 2019    | 9.7%           | 9.9%         |
| 2020    | 9.1%           | 9.1%         |
| 2021    | 10.7%          | 10.6%        |
| Average | 12.9%          | 13.1%        |

Source: U.S. Census, American Community Survey 2010-2021; GAI Consultants.

As previously mentioned, some amount of *Housing Units* will always be in various states of vacancy condition, and some amount of housing units will be eliminated due to demolition or conversion to non-residential use(s). **Table 9** depicts how these conditions are applied to projected *Households* for 2026, 2031, and 2036 to project future housing unit demand.

**Table 9. Unincorporated County Projected Housing Unit Demand (5-, 10-, and 15-Year)**

|                        | 2026   | 2031   | 2036   |
|------------------------|--------|--------|--------|
| Household Demand       | 57,909 | 60,633 | 63,486 |
| Rotational Vacancy     | 60,084 | 62,910 | 65,870 |
| Conversion/ Demolition | 60,677 | 64,153 | 67,822 |
| Seasonal Vacant Units  | 68,534 | 72,460 | 76,604 |

Source: U.S. Census, American Community Survey 2010-2021; CINCH; GAI Consultants.

**Table 10** below reflects the projected estimates for housing unit demand in 2026, 2031, and 2036.

**Table 10. Unincorporated County Projected Housing Unit Demand Increase (5-, 10-, and 15-Year)**

|                                   | Total Units | Cumulative Increase |
|-----------------------------------|-------------|---------------------|
| 2022                              | 65,123      | —                   |
| 2026                              | 68,534      | 3,411               |
| 2031                              | 72,460      | 3,926               |
| 2036                              | 76,604      | 4,144               |
| <b>Total Increase (2022–2036)</b> |             | <b>11,481</b>       |

Source: U.S. Census, American Community Survey 2010–2021; GAI Consultants.

## DISTRIBUTION OF HOUSING UNIT DEMAND

*Policy 4.1D.4* of the County’s Comprehensive Plan states, “The percentage of residential housing demand that will be met outside the Urban Service Districts shall be based on the average number of Certificates of Occupancy for the preceding five years. The number of Certificates of Occupancy outside the Urban Service Districts shall be divided by the total number of Certificates of Occupancy for the unincorporated area to determine the appropriate percentage. The remainder of residential housing demand must be met within the Primary and Secondary Urban Service Districts.”

In the absence of Certificate of Occupancy (“CO”) data, this 2022 Capacity Analysis relies upon the number of units built per year within the PUSD and SUSD within the Unincorporated County, as illustrated in **Table 11**. These figures closely resemble the percentages used by the County in their 2018 Capacity Analysis, which are shown in Appendix A for reference. The data from **Table 11** will be relied upon to disaggregate projected *Housing Unit* demand across the USDs.

**Table 11. Units Built Per Year by Urban Service Boundary, 2010–2021**

|                      | PUSD         | SUSD        | Outside USD | TOTAL         |
|----------------------|--------------|-------------|-------------|---------------|
| <b>2010</b>          | 179          | 5           | 13          | <b>197</b>    |
| <b>2011</b>          | 170          | 1           | 14          | <b>185</b>    |
| <b>2012</b>          | 268          | 0           | 14          | <b>282</b>    |
| <b>2013</b>          | 307          | 3           | 11          | <b>321</b>    |
| <b>2014</b>          | 311          | 8           | 12          | <b>331</b>    |
| <b>2015</b>          | 380          | 27          | 28          | <b>435</b>    |
| <b>2016</b>          | 357          | 21          | 17          | <b>395</b>    |
| <b>2017</b>          | 213          | 33          | 22          | <b>268</b>    |
| <b>2018</b>          | 252          | 20          | 33          | <b>305</b>    |
| <b>2019</b>          | 337          | 48          | 33          | <b>418</b>    |
| <b>2020</b>          | 90           | 3           | 3           | <b>96</b>     |
| <b>2021</b>          | 7            | 0           | 3           | <b>10</b>     |
| <b>12-Year Total</b> | <b>2,871</b> | <b>169</b>  | <b>203</b>  | <b>3,243</b>  |
| <b>% Capture</b>     | <b>88.5%</b> | <b>5.2%</b> | <b>6.3%</b> | <b>100.0%</b> |

Source: Martin County Final 2022 Tax Roll; GAI Consultants.

Using the data from the table above, the projected *Housing Unit* demand across both the Primary USD and Secondary USD is disaggregated and distributed across the respective geographic areas as shown in **Table 12** below.

**Table 12. Allocation of Unit Demand by Location, 2026–2031**

|                  | Capture % <sup>(1)</sup> | 2026         | 2031         | 2036         |
|------------------|--------------------------|--------------|--------------|--------------|
| PUSD             | 88.5%                    | 3,020        | 3,475        | 3,669        |
| SUSD             | 5.2%                     | 178          | 205          | 216          |
| <b>Total USD</b> | <b>93.7%</b>             | <b>3,197</b> | <b>3,680</b> | <b>3,885</b> |
| Outside USD      | 6.3%                     | 214          | 246          | 259          |
| <b>TOTAL</b>     | <b>100.0%</b>            | <b>3,411</b> | <b>3,926</b> | <b>4,144</b> |

Source: Martin County Final 2022 Tax Roll; GAI Consultants. Note: (1) Represents for the % Capture of Units Built Per Year by Urban Service Boundary shown in Table 11.

The projected *Housing Unit* demand can now be compared to the estimated supply of units in the Primary and Secondary USDs to determine residential capacity over the 5-, 10-, and 15-year planning periods.



# SECTION THREE

# RESIDENTIAL

# SUPPLY

## METHODOLOGY

The *Housing Units* needed, or future housing unit demand, over the 5-, 10-, and 15-year periods must be compared to the residential supply (vacant land and vacant units) to determine if there is adequate residential capacity in the USDs to accommodate future growth. The process for determining the supply of land and units is found in *Policy 4.1D.5* of the County's Comprehensive Plan.

According to *Policy 4.1D.5* of the County's Comprehensive Plan, residential supply consists of:

*(1) Vacant property that allows residential use according to the Future Land Use Map. The maximum allowable density shall be used in calculating the number of available units on vacant acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation.*

*(2) Subdivided single family and duplex lots. The following lot types shall be included in the residential capacity calculation:*

*a. Vacant single family or duplex lots of record as of 1982 developed prior to the County's tracking of development approvals.*

*b. Vacant single family or duplex lots of record platted after 1982.*

*(3) Potential for residential development in Mixed Use Overlays.*

*(4) Excess vacant housing not in use by permanent or seasonal residents. Excess vacant Housing Units is a vacancy rate higher than 3% of the number of Housing Units in actual use.*

The County's procedures for exploring future residential capacity acknowledge that wetlands must be treated differently than other vacant lands for the purposes of calculating residential supply. However, the treatment of wetlands in the calculation of residential supply as stated in Section 4.3 of the County's Comprehensive Plan "for the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation" is contradictory to the County's Comprehensive Plan Policy 9.1G.1.C, which states "All wetlands in Martin County shall be protected. Negative impacts shall not be allowed in wetlands or within the buffer surrounding the wetland. All development shall be consistent with the wetland protection requirements of the CGMP and Florida Statutes. Inconsistent and/or incompatible future land uses shall be directed away from wetland areas." Additionally, Section 4.2.F of the County's Comprehensive Plan addresses rights of property owners to transfer density to upland areas on any site which contains wetlands, and states that "resulting

residential density of the upland property shall be no greater than 15 dwelling units per acre". The capacity of such wetlands to accommodate future activity materiality overstate their potential, ignoring the ownership, accessibility, size, upland character, scale, quality, locational, and mitigation obstacles or issues associated with intrusion into wetlands, or development activity adjacent to wetlands. Given recent hurricane, flood and insurance concerns, some wetland areas may be totally removed from any practical considerations of deployment or development.

This 2022 Capacity Analysis addresses the inconsistent and contradictory treatment of wetlands noted in the above sections of the County's Comprehensive Plan by identifying all parcels which are more than 50% inundated by wetlands but only calculating the maximum allowable density for the given future land use designation for the non-wetland portion of the parcel. While this 2022 Capacity Analysis respects the one-half, or 50%,

density yield for properties containing less than 50% wetlands, the factors mentioned would likely be major barriers to achieving a fraction of this potential. The above-described treatment of wetlands is reflected in the calculation of Net Density. The discussion on wetland areas addresses the challenges of including certain parcels for areas of future development, basic ownership positions, business interests, size, and general character of parcels will constrain the deployment of much vacant land for development.

It is simply not practical for planning purposes—especially given Florida’s favorable tax treatment to certain vacant lands—to assume all parcels and holdings are equally available or suitable to accommodate future housing demand opportunities. Some will remain in family ownership as a matter of legacy, while some parcels or lots are simply inadequate or poorly configured to become residential sites. Further, some parcels are saddled with legal entanglements while others will be withheld from the market for varying reasons precluding their availability to satisfy residential demand in an imminent or serviceable time frame. Ultimately, although a vacant property may allow for residential use according to the Future Land Use Map, it may not physically meet the requirement of the County’s Land Development Regulations to accommodate the construction of housing.

Vacant lands or properties that are designated on the Future Land Use Map for residential use do not universally translate to supply in terms of potential units. They could be years away from practically or strategically being converted into residential production.

Further, lands classified as *Agricultural* by the Martin County Property Appraiser, while often perceived as vacant lands, are defined in the Florida Administrative Code (FAC), Rule 12D-5.001(2), “...as the pursuit of an agricultural activity for a reasonable profit or at least upon a reasonable expectation of meeting investment cost and realizing a reasonable profit.” Florida Statute (F.S.), Section 193.461(3), states “...only lands that are used primarily for bona fide agricultural purposes shall be classified agricultural. The term “bona fide agricultural purposes” means good faith commercial agricultural use of the land.” F.S., Section 193.461(3)(b)2, then explains “Offering

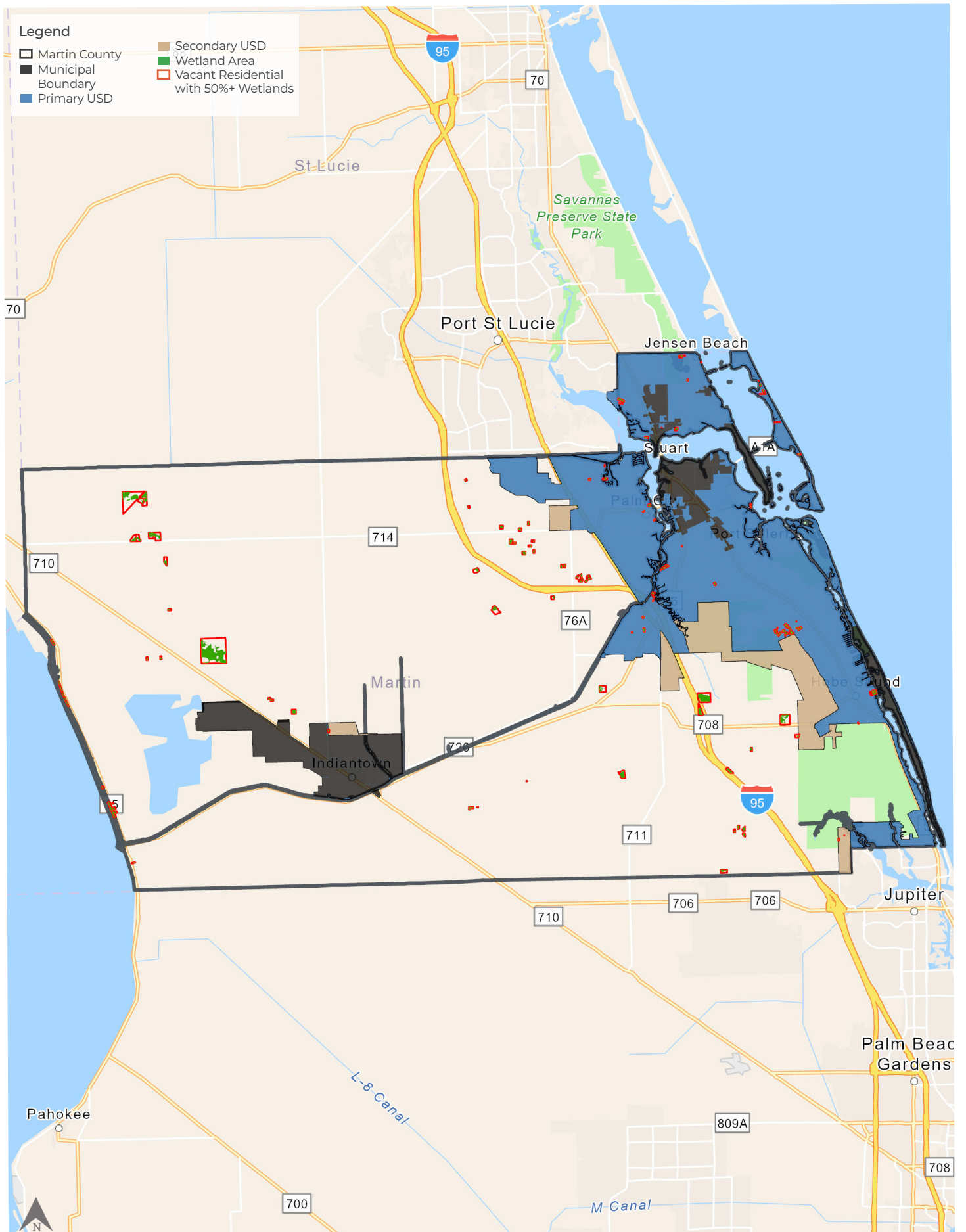
property for sale does not constitute a primary use of land and may not be the basis for denying an agricultural classification if the land continues to be used primarily for bona fide agricultural purposes...”. Finally, F.S., Section 193.461(4) states, “The property appraiser shall reclassify the following lands as nonagricultural: (a) Land diverted from an agricultural to a nonagricultural use (b) Land no longer being utilized for agricultural purposes.”

To these points, the project known as Newfield, (previously known as Pineland Prairie), has a Future Land Use Designation of Mixed-Use Village, and Planned Mixed-Use Village (“PMUV”) Zoning. When the Comprehensive Plan Amendment and Zoning for Newfield were approved in 2018, the changes it contemplated 4,200 residential dwelling units which Martin County Growth Management has been including in the calculation of residential capacity for the PUSD since Newfield’s approval in 2018. To-date, no units have been built on the Newfield lands, and no land development in preparation for residential construction has occurred. The Newfield land continues to be used for agriculture related activities which is evidenced by the various agriculture related Department of Revenue (“DOR”) and Property Use Codes, which classify the use of the property in the Martin County Tax Roll. According to the 2022 Martin County Tax Roll, all but 23.2 acres of the Newfield properties are in active agriculture related use. Those portions of the Newfield lands in active agriculture related use are practically and functionally something other than vacant land, and therefore should not be counted towards the supply of potential units within the PUSD.

In an effort to at least marginally address some of the issues identified above, this 2022 Capacity Analysis excluded all vacant properties that failed to meet the smallest minimum lot area requirement of any zoning district from this calculation of supply, consistent with their respective Future Land Use designation.

The following pages display the number of potential units in the County’s USDs for each Future Land Use category containing vacant lands that allow for residential use according to the County’s Comprehensive Plan (see **Tables 13–14** and **Figures 4–5**).

**Figure 3. Wetlands and Parcels with 50%+ Wetlands**



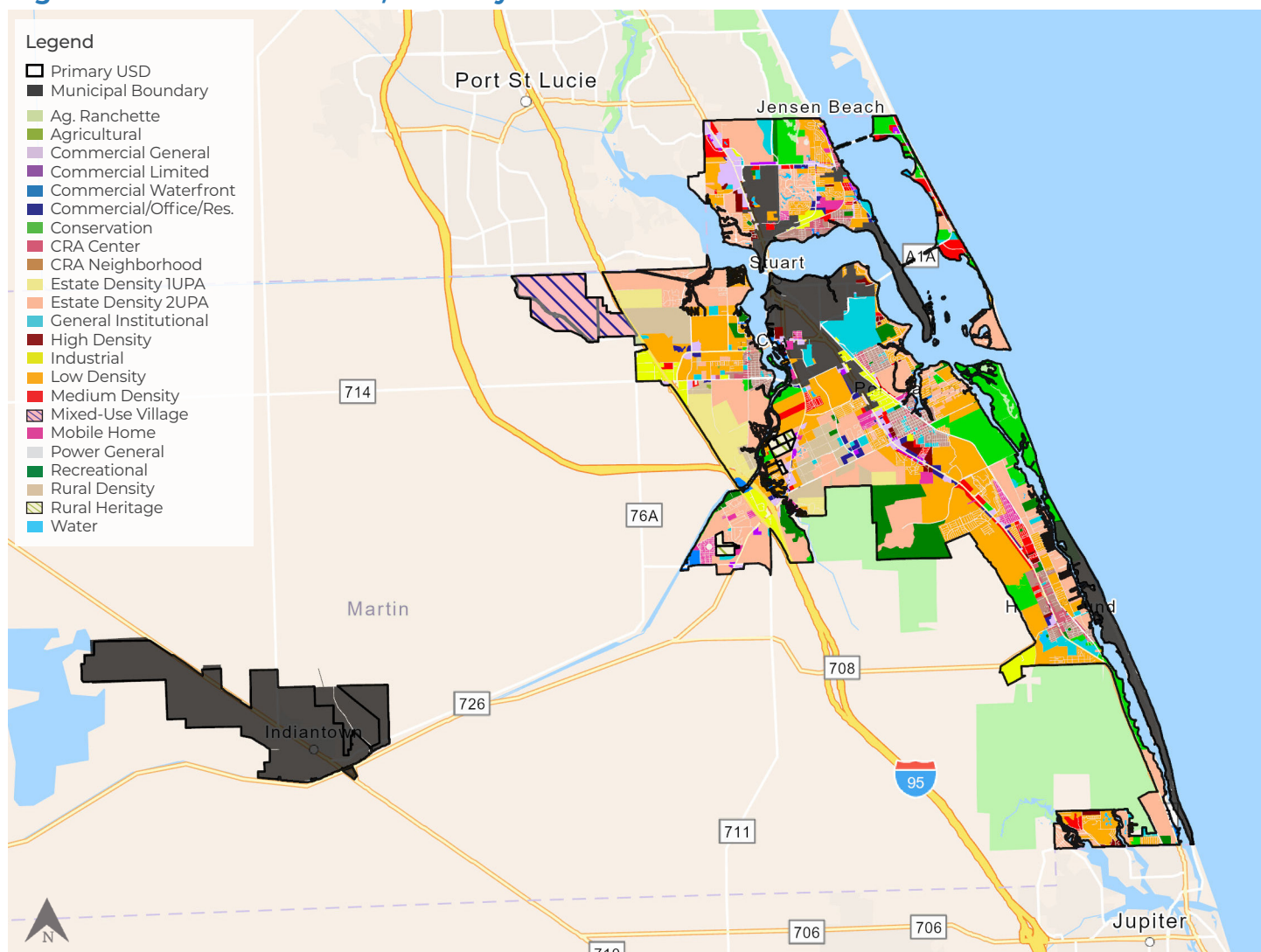


**Table 13. Potential Units in Primary Urban Service District (PUSD)**

| Future Land Use        | Maximum Allowable UPA <sup>(1)</sup> | Total Acres    | Wetland Probable Acres | Total Acres less Wetlands | Gross Density  | Net Density    |
|------------------------|--------------------------------------|----------------|------------------------|---------------------------|----------------|----------------|
| Commercial/Office/Res. | 10.0                                 | 48.0           | 0.0                    | 47.9                      | 479.5          | 479.4          |
| Estate Density 1UPA    | 1.0                                  | 6.5            | 0.2                    | 6.3                       | 6.5            | 6.4            |
| Estate Density 2UPA    | 2.0                                  | 250.7          | 81.9                   | 168.8                     | 501.4          | 348.7          |
| Low Density            | 5.0                                  | 426.4          | 62.4                   | 364.0                     | 2,131.8        | 1,847.6        |
| Medium Density         | 8.0                                  | 24.2           | 0.6                    | 23.6                      | 193.8          | 189.4          |
| High Density           | 10.0                                 | 5.9            | 0.0                    | 5.9                       | 58.6           | 58.6           |
| Mobile Home            | 8.0                                  | 10.9           | 0.1                    | 10.9                      | 87.3           | 87.1           |
| Rural Density          | 0.5                                  | 104.1          | 21.3                   | 82.8                      | 52.0           | 45.4           |
| Mixed-Use Village      | 32.0                                 | 23.2           | 7.4                    | 15.9                      | 743.4          | 625.5          |
| CRA Neighborhood       | 10.0                                 | 143.9          | 13.4                   | 130.5                     | 1,439.1        | 1,315.8        |
| <b>TOTAL</b>           |                                      | <b>1,043.7</b> | <b>187.3</b>           | <b>856.4</b>              | <b>5,693.4</b> | <b>5,003.9</b> |

Sources: Florida Department of Revenue (FDOR) Parcel Boundaries 2022; Martin County Property Appraiser 2022 Final Tax Roll; GAI Consultants. Note: Totals may not add due to rounding. (1) UPA represents Units per Acre. For the purposes of this 2022 Residential Capacity Analysis, vacant lands include all properties which meet the minimum lot size requirements stipulated by the County's Land Development Regulations, and are limited to the following DOR Use Codes: 0 (Vacant Res) and 63 (Grazing land soil capability class IV/Grazing land – non-productive).

**Figure 4. Future Land Use, Primary USD**

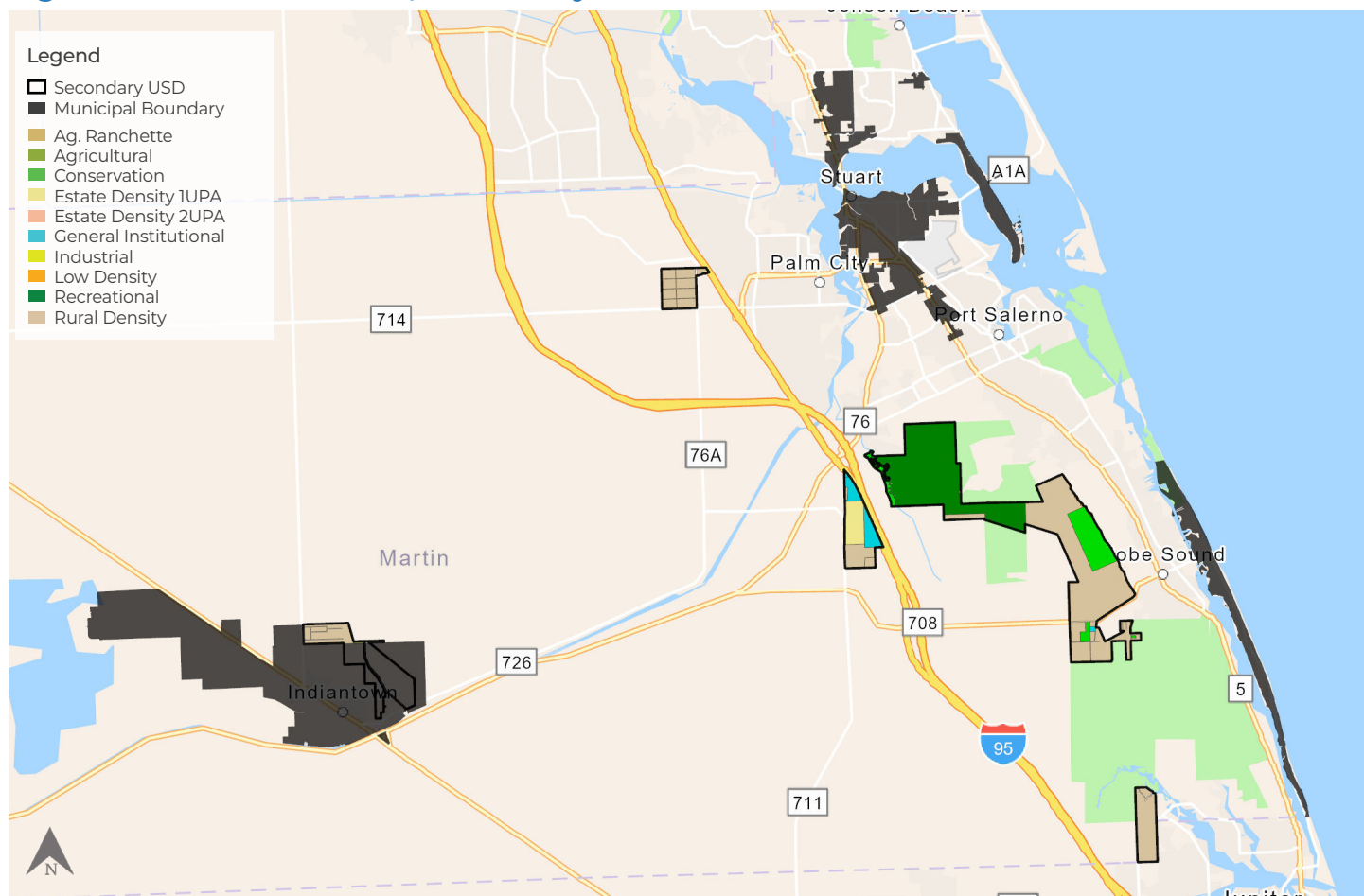


**Table 14. Potential Units in Secondary Urban Service District (SUSD)**

| Future Land Use | Maximum Allowable UPA <sup>(1)</sup> | Total Acres  | Wetland Probable Acres | Total Acres less Wetlands | Gross Density | Net Density  |
|-----------------|--------------------------------------|--------------|------------------------|---------------------------|---------------|--------------|
| Rural Density   | 0.5                                  | 959.2        | 328.1                  | 631.1                     | 479.6         | 238.2        |
| <b>TOTAL</b>    |                                      | <b>959.2</b> | <b>328.1</b>           | <b>631.1</b>              | <b>479.6</b>  | <b>238.2</b> |

Sources: Florida Department of Revenue (FDOR) Parcel Boundaries 2022; Martin County Property Appraiser 2022 Final Tax Roll; GAI Consultants. Note: Totals may not add due to rounding. (1) UPA represents Units per Acre. For the purposes of this 2022 Residential Capacity Analysis, vacant lands include all properties which meet the minimum lot size requirements stipulated by the County's Land Development Regulations, and are limited to the following DOR Use Codes: 0 (Vacant Res) and 63 (Grazing land soil capability class IV/Grazing land – non-productive).

**Figure 5. Future Land Use, Secondary USD**



The County's Comprehensive Plan stipulates that residential supply include both current subdivided single family and duplex lots and those lots of record which were developed prior to 1982. However, given that vacant property allowing residential use according to the Future Land Use Map is already included in residential supply, the addition of subdivided single family or duplex lots of record would result in an over-counting of residential supply. Additionally, it is highly unlikely that single family or duplex lots of record developed prior to 1982 that have not had *Housing Units* built in the over 30 years since being developed will see new *Housing Unit(s)* built on them in the foreseeable future.

The County's 2018 Capacity Analysis includes unbuilt multi-family units with approved final site plan in the calculation of residential supply. Similar to single family and duplex lots of record, vacant property allowing residential use according to the Future Land Use Map is already included in residential supply; therefore, the addition of unbuilt multi-family units with approved final site plan would result in an over-counting of residential supply.

The County's 2018 Capacity Analysis calculated potential for residential development in Mixed-Use overlays; however, the County's Land Development Regulations have since been amended, and

Mixed-Use overlays are no longer referenced. Additionally, all parcels within Community Redevelopment Areas (“CRA”), where mixed-use overlays were prominent in the past, are located within the Unincorporated County and the PUS; such as, they do not require scrutiny beyond that afforded to all other vacant parcels and/or lands located within the PUSD. As reflected in Table 13, parcels and/or lands within a CRA are subject to specific Future Land Use Designations including but not limited to, CRA Center, CRA Neighborhood, and CRA Core. Additionally, each CRA is subject to its own unique set of Land Development Regulations which are best described as form-based code. Therefore, for the purposes of this 2022 Capacity Analysis, vacant lands and/or parcels within CRAs do not require specialized consideration or analysis from all other vacant parcels and/or lands within the PUSD.

While the County’s Comprehensive Plan stipulates that excess vacant housing be included in the calculation of residential supply, it relies upon a vacancy rate of 3% to establish market turn-over conditions. Both the rate and the approach are an oversimplification of a complex means for estimating occupied units and residents. Some additional vacant units on the market are necessary to accommodate the mobility of the larger number of *Households* and choosing among options in the housing stock on a continuing basis. Estimating this increase in vacant units involves determining the natural vacancy rate. The natural vacancy tends to change over time and must be updated based on current vacancy trends.

This 2022 Capacity Analysis examined the vacancy conditions occurring from 2010–2021 and determined the percentage of excess vacant *Housing Units* that needs to be maintained for mobility of households and housing stock is 6.4%. The natural vacancy rate of 6.4% is a blended average largely driven by the ratio of vacant for-sale units to owner-occupied units and the ratios of vacant for-rent units to renter-occupied units. The excess vacant *Housing Units* are calculated by subtracting rotational vacancy from the number of vacant *Housing Units* not in seasonal, recreational, or occasional use, with 6.4% of the difference deducted to account for the

natural vacancy rate. Since housing unit vacancy can fluctuate each year, the number of units are averaged as illustrated in the following **Table 15**.

**Table 15. Vacant Housing, Not in Seasonal Use and Rotational Vacancy, 2010–2021**

|                       | Vacant, not seasonal | Rotational Vacancy | Excess Vacant |
|-----------------------|----------------------|--------------------|---------------|
| <b>2010</b>           | 4,957                | 2,067              | 2,558         |
| <b>2011</b>           | 4,049                | 1,046              | 2,764         |
| <b>2012</b>           | 3,681                | 983                | 2,498         |
| <b>2013</b>           | 3,619                | 1,252              | 2,195         |
| <b>2014</b>           | 4,115                | 1,797              | 2,158         |
| <b>2015</b>           | 3,804                | 1,776              | 1,899         |
| <b>2016</b>           | 4,040                | 2,315              | 1,628         |
| <b>2017</b>           | 5,166                | 3,285              | 1,750         |
| <b>2018</b>           | 5,593                | 4,095              | 1,414         |
| <b>2019</b>           | 6,215                | 4,816              | 1,340         |
| <b>2020</b>           | 3,958                | 5,317              | (1,304)       |
| <b>2021</b>           | 5,090                | 1,198              | 3,746         |
| <b>Average Annual</b> | <b>4,524</b>         | <b>2,496</b>       | <b>1,898</b>  |

Source: U.S. Census, American Community Survey 2010-2021; GAI Consultants.

In accordance with *Policy 4.1D.4* of the County’s Comprehensive Plan, the 1,898 excess vacant units identified in **Table 15** are assigned to the Primary and Secondary USDs or outside the USDs based on the allocation of units built per year detailed in **Table 11**.

Calculating the percentages of the allocation of units built in the past 5 years from **Table 11**, the excess vacant housing is allocated into the Primary and Secondary USDs or outside the USDs, as illustrated in **Table 16** below.

**Table 16. Allocation of Excess Vacant Housing Units by USD**

|               | % Capture <sup>(1)</sup> | Excess Vacant Units |
|---------------|--------------------------|---------------------|
| Primary USD   | 88.5%                    | 1,680               |
| Secondary USD | 5.2%                     | 99                  |
| Outside USD   | 6.3%                     | 119                 |
| <b>TOTAL</b>  | <b>100.0%</b>            | <b>1,898</b>        |

Source: U.S. Census, American Community Survey 2010-2021; Martin County; GAI Consultants. Note: (1) Represents for the % Capture of Units Built Per Year by Urban Service Boundary shown in Table 11.



To summarize the components of the County’s Comprehensive Plan *Policy 4.1D.5, Table 17* estimates of the total *Housing Units* available to accommodate future housing unit demand.

**Table 17. Summary of the Supply of Potential Units**

|                  | Primary<br>USD Units | Secondary<br>USD Units |
|------------------|----------------------|------------------------|
| Vacant Land      | 5,004                | 238                    |
| Excess Vacancies | 1,680                | 99                     |
| <b>TOTAL</b>     | <b>6,684</b>         | <b>337</b>             |

Source: U.S. Census, American Community Survey 2010-2021; FDOR Parcel Boundaries 2022; Martin County; GAI Consultants.

### RECONCILIATION OF RESIDENTIAL DEMAND WITH SUPPLY

*Policy 4.1D.5* of the County’s Comprehensive Plan states:

*The 15-year planning period for residential capacity began with the 2010 Census and shall be updated to a new 15-year planning period every 5 years. The residential capacity analysis showing the total residential supply within the Primary and the Secondary Urban Service Districts shall be compared to the projected residential demand as outlined in Policy 4.1D.3 and 4.1D.4...[and] shall show demand and supply comparisons for a ten-year period as well as for the 15-year planning period.*

In accordance with *Policy 4.1D.5*, residential demand for a 5-, 10-, and 15-year planning periods are compared to the amount of land available to accommodate that demand. **Table 18** displays these comparisons.

**Table 18. 2022–2036 Analysis of Supply versus Demand**

|                        | PUSD   | SUSD | TOTAL         |
|------------------------|--------|------|---------------|
| Existing Supply (2022) | 6,684  | 337  | <b>7,022</b>  |
| 5-Year Demand          | 3,020  | 178  | <b>3,197</b>  |
| % Capture              | 221%   | 190% | <b>220%</b>   |
| 10-Year Demand         | 6,495  | 382  | <b>6,877</b>  |
| % Capture              | 103%   | 88%  | <b>102%</b>   |
| 15-Year Demand         | 10,164 | 598  | <b>10,762</b> |
| % Capture              | 66%    | 56%  | <b>65%</b>    |

Source: U.S. Census, American Community Survey 2010-2021; FDOR Parcel Boundaries 2022; Martin County; GAI Consultants.

Section 4.2.A(9) of the County’s Comprehensive Plan states:

*When the undeveloped residential acreage within either the Primary Urban Service District or the Secondary Urban Service District no longer provides for projected population growth for the 15-year planning period, planning for expansion of residential capacity shall commence. When the undeveloped acreage within either the Primary Urban Service District or the Secondary Urban Service District provides for no more than 10 years of projected population growth, the County is required to expand capacity.*

While the County’s Comprehensive Plan does not explicitly state a threshold for what constitutes “providing for projected population”, the procedure established in the County’s Comprehensive Plan for comparing supply and demand would suggest that if the percentage of future housing unit demand met by supply is less than 125% for either the 10- or 15-year planning periods, then the USDs no longer provide adequate residential acreage to accommodate projected population growth. As indicated from the data presented in **Table 19**, neither the PUSD nor the SUSD provide adequate vacant residential acreage to accommodate projected population growth in the 10- or 15-year planning periods.



Image Source: Martin County, FL

## SECTION FOUR

# OTHER CONSIDERATIONS, OBSERVATIONS & CONCLUSIONS

The dynamics of population growth and change stem from the interaction of many complex variables and events. Only some of these are given detailed study in the present analysis, primarily because they are not a procedural requirement of the County's Comprehensive Plan. However, if these additional variables or some dimensions of them were addressed, they would further underscore the highly conservative nature of our calculations and ultimate conclusions. In effect a variety of other factors or influences suggest Martin County's future residential capacity is much more constrained than our estimates indicate. Several of the more pertinent issues or considerations are described below, providing additional context to the quantification of the County's future residential capacity needs.

### EMPLOYMENT

While it is true that certain areas of Florida exhibit different patterns of change, it is a well-accepted axiom of regional dynamics that population growth is substantively driven by the inflow of capital and income stemming from job creation.

As employment grows in a particular area, there is movement to settle closer to that employment. Although the correlation is not a perfect one, increased employment induces housing development, then driving population growth, which itself induces secondary employment. What is seen in the current circumstances is a growing pattern of workers commuting into Martin County from nearby counties, evidencing the power of Martin County as an employment center. Physically connected in part by the road system, Martin County is also economically linked to its neighbors, which displays an obvious trend for its populations to work in Martin County.

As various documents and plans show, Martin County supports job growth, so this emphasis on economic expansion or intensification reinforces this trend and direction. The proposed Waterside PUD is directly behind the recently acquired Martin County Operations Center, which comprises approximately 30 acres, and the hugely successful South Florida Gateway PUD on approximately 200 acres. Both of these projects are located within a Free-Standing Industrial Urban Service District adjacent to SW Kanner Highway. At buildout, the South Florida Gateway PUD, which is currently under construction, will consist of approximately 3,000,000 SF of light industrial and limited retail uses. While this prospective employment activity is not itself pivotal to this 2022 Capacity Analysis, it supports the general patterns of growth and change that underlie future residential demand.

**Table 19** on the following page displays total employment data sourced from the U.S. Census Bureau Longitudinal Employer-Household Dynamics ("LEHD"). Total employment in Martin County has grown at a CAGR of 3.5% between 2010 and 2019, with 2019 being the most recent year in which data is available. As with population, the largest concentrations of employment are in Stuart and Unincorporated Martin County, with Jupiter Island and Sewall's Point experiencing slight declines in total employment over the same period. However, Ocean Breeze has seen significant growth in employment, with a CAGR of 19.7%.

**Table 19. Historical Employment in Martin County, 2010–2019**

|                         | Martin County             |                |              |                |             |                |               |
|-------------------------|---------------------------|----------------|--------------|----------------|-------------|----------------|---------------|
|                         | Indiantown <sup>(1)</sup> | Jupiter Island | Ocean Breeze | Sewall's Point | Stuart      | Unincorporated | TOTAL         |
| <b>2010</b>             | —                         | 574            | 66           | 376            | 23,251      | 27,321         | <b>51,588</b> |
| <b>2011</b>             | —                         | 548            | 137          | 334            | 25,199      | 29,321         | <b>55,539</b> |
| <b>2012</b>             | —                         | 545            | 107          | 293            | 24,662      | 28,823         | <b>54,430</b> |
| <b>2013</b>             | —                         | 550            | 111          | 281            | 24,426      | 29,814         | <b>55,182</b> |
| <b>2014</b>             | —                         | 542            | 134          | 284            | 25,435      | 31,934         | <b>58,329</b> |
| <b>2015</b>             | —                         | 617            | 180          | 289            | 27,357      | 33,687         | <b>62,130</b> |
| <b>2016</b>             | —                         | 497            | 215          | 346            | 28,595      | 36,926         | <b>66,579</b> |
| <b>2017</b>             | —                         | 520            | 215          | 324            | 28,741      | 36,946         | <b>66,746</b> |
| <b>2018</b>             | 917                       | 529            | 254          | 295            | 29,334      | 38,922         | <b>70,251</b> |
| <b>2019</b>             | 1,033                     | 521            | 400          | 349            | 29,793      | 40,464         | <b>72,560</b> |
| <b>CAGR (2010-2019)</b> | —                         | <b>(1.0%)</b>  | <b>19.7%</b> | <b>(0.7%)</b>  | <b>2.5%</b> | <b>4.0%</b>    | <b>3.5%</b>   |

Source: U.S. Census Bureau, LEHD OnTheMap Designation 2010-2019; GAI Consultants. Note: (1) Indiantown was incorporated on December 31, 2017.

Inflow/outflow data reveals that the share of people employed in the County but living elsewhere has increased at a CAGR of 4.5% between 2010 and 2019, with 65.1% of people employed in Martin County living outside the County itself as of 2019. The share of people living in Martin County but employed outside the County has grown at a CAGR of 1.7% since 2010. The number of people living and employed within the County has also increased at a CAGR of 1.8%; this is a notable since it is a higher rate of growth than people who live in the County but are employed outside of the County itself.

The inflow/outflow data also reveals trends regarding the relationship between employment, population growth, and housing supply. The number of people living within Martin County but employed outside of the County has not grown nearly as much as the number of people employed in the County but living elsewhere, which is an important consideration in the context of housing demand. Comparing Martin County's employment growth to that of its surrounding counties, Palm Beach County grew at a CAGR of 2.5% over the 10 years from 2010–2019. Similarly St. Lucie grew at a CAGR of 2.6%, while Okeechobee declined at a CAGR of 0.4 %. Martin County, with a CAGR of 3.5%, grew at the highest rate of all neighboring counties. Further discussion of employment trends can be found in Appendix D.

## PACE OF RESIDENTIAL PRODUCTION

Martin County Growth Management has failed to consider or even acknowledge the pace of residential development within the County respective to the supply of vacant land approved for residential use. Regardless of the volume of vacant land approved for residential use within the USDs, to assume that the maximum permissible density will be achievable on those vacant lands and that the permissible units will be produced or delivered within the 10-year, or 15-year planning period(s) is inconsistent with historical data. Over the past 20 years, housing unit production has declined substantially both in Martin County as a whole, and specifically within Unincorporated Martin County. Countywide, housing unit production has exhibited a negative CAGR of 0.69% from 2002–2022, while Unincorporated Martin County has also seen a negative CAGR of 5.22% during the same period.

Examination of a number of Developments of Regional Impact (DRI) within Martin County illustrate this situation, specifically five (5) DRIs in Martin County revealed average annual production of just 53 residential units per year, representing an average of 34 years to complete land development and production of residential units. Further, only one (1) of the five (5) DRIs examined built all of the residential units which



their DRI permitted, with an average of just 69% of permitted residential units actually being produced. A detailed discussion of past residential production can be found in Appendix A.

### ANNEXATION ACTIVITY

Aggressive patterns of annexation sponsored by Martin County’s incorporated areas might ease pressures on the County to urbanize in certain locations, mitigating the need for the County to add residential capacity. A generalized look at the data—especially in the context of population estimates for the unincorporated area—suggests the County’s municipalities have a relatively limited capacity for accommodating added growth within their jurisdictional boundaries so this will shift population in the County.

Much of the relatively recent annexation activity is occurring around the edges of the northern and southern boundary limits of the City of Stuart. Each of Stuart’s annexations are located within the PUSD. Indiantown’s only annexation consisted of 57.7 acres and was on the North end of their municipal boundary, bordering the PUSD. **Table 20** on the following page details all annexations that have occurred in Martin County’s incorporated places over the past 10 years. Maps depicting the location of annexations which have occurred in the past 10 years can be found in Appendix E.

Table 20 Annexations in Martin County

| Municipality | Ordinance Number | Acres |
|--------------|------------------|-------|
| Stuart       | 2327–2016        | 24.37 |
| Stuart       | 2337–2017        | 29.16 |
| Stuart       | 2345–2017        | 9.45  |
| Stuart       | 2348–2017        | 14.86 |
| Stuart       | 2352–2017        | 13.57 |
| Stuart       | 2367–2018        | 1.87  |
| Stuart       | 2376–2018        | 65.23 |
| Stuart       | 2377–2018        | 65.79 |
| Stuart       | 2378–2018        | 26.61 |
| Stuart       | 2381–2018        | 0.80  |
| Stuart       | 2415–2019        | 15.79 |
| Stuart       | 2452–2021        | 42.46 |
| Indiantown   | 04–2020          | 57.72 |

Source: Martin County Agenda Items database; Martin County Property Appraiser; GAI Consultants.

### POPULATION ESTIMATES AND PROJECTIONS GENERALLY

Without debating the value and merit of BEBR’s forecasts as a planning tool, they are often misunderstood or misapplied to many issues. Despite the general application of the medium data set to support planning decisions, the actual numbers reflect a range of possible outcomes from low to high. This range is a statistical calculation of actual population—although it will have a strong probability of falling within that range, it could also fall below or above the range. In Florida, many counties have experienced significant growth above that higher statistical range because of external influences not adequately explained in the model.

To keep local projections in context, Florida has long been one of the states gaining the *most* population, but it is now also the *fastest* growing state. While it is certainly speculative to posit how this pace will impact Martin County’s own growth trajectory, it is not unreasonable for policy to recognize the limitations of the data in use. To that point in particular, it is also not unreasonable to anticipate change at, or above, the higher end of the range. To be clear, BEBR remains among the most credible and highly regarded sources of population information; however, its output as a legislative and administrative *ceiling* for growth is not without problems, especially absent an informed understanding of its real limitations.

### CONCLUSIONS

The County does not currently have adequate supply in the 10- or 15-year planning periods to meet the increasing demand for housing within either the PUSD or the SUSD. Thus, the Unincorporated County as a whole is lacking adequate supply to meet future housing unit demand. These results starkly contrast with those presented in the County’s 2018 Capacity Analysis, which concluded that the Unincorporated County has adequate housing supply to meet demand through 2030. This 2022 Capacity Analysis illustrates that there are at least 1,592 units that could currently be developed on vacant land, which allows for residential use according to the Future Land Use Map, located outside the USDs to accommodate a portion of future housing unit demand. However, these potential

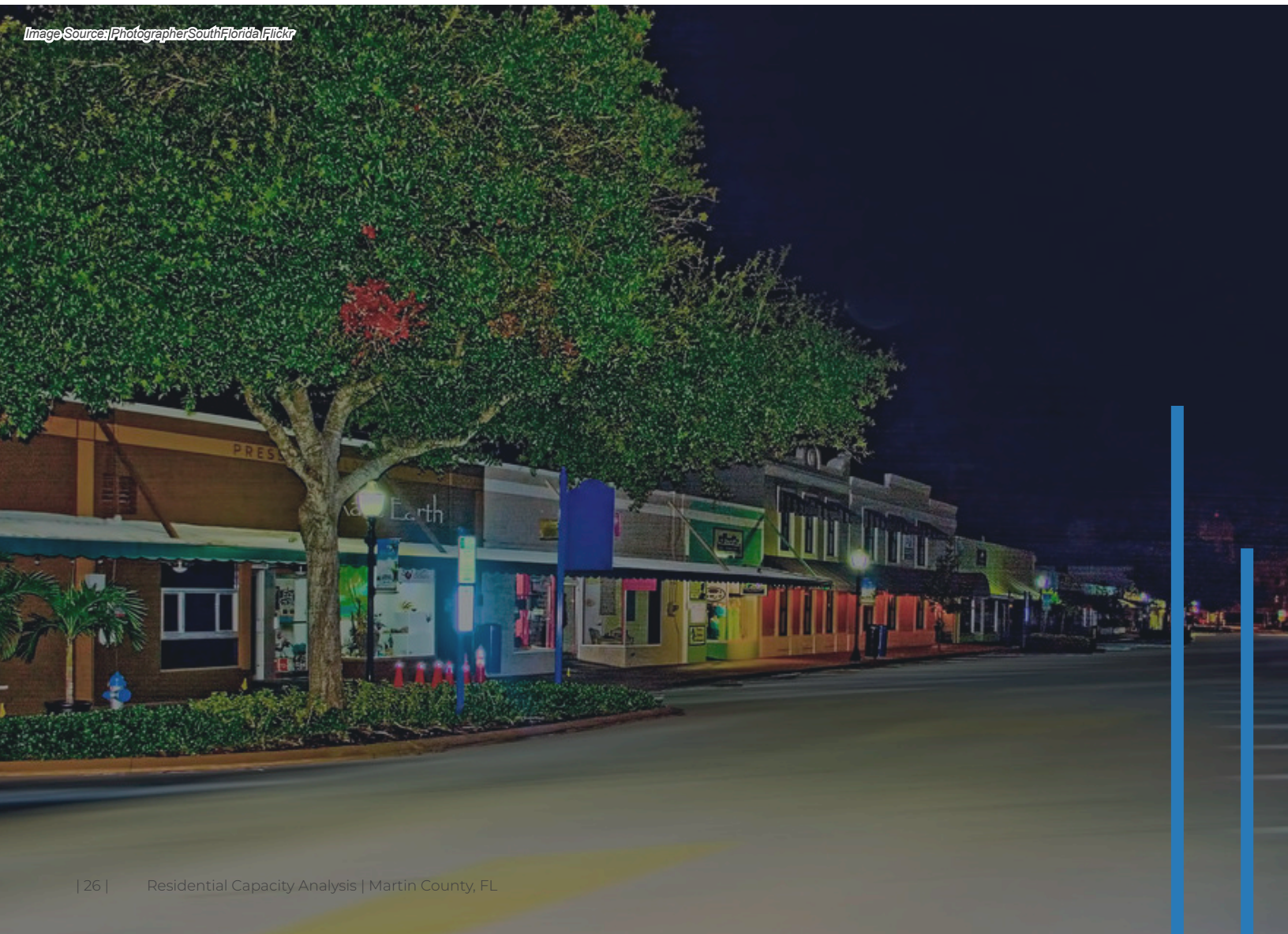
units are not taken into consideration as supply in the calculation of residential capacity, because the vacant land is located outside of the USDs. Therefore, the County will need to either convert commercial lands to accommodate residential uses, increase residential densities within the USD, or expand its Urban Service Districts to address the growing residential demand.

The 375-acre Waterside development ("Project"), as proposed, is located adjacent to the PUSD and currently designated Agricultural according on the County's Future Land Use Map. Assuming the same seasonal and vacancy considerations contained in the supply and demand calculations, the Project's 1,000 proposed units will provide at least 770 *Occupied Housing Units* or *Households*. In total, if the Project as proposed were included within the PUSD and assigned an appropriate Future Land Use designation, then

residential capacity would increase from 103% to approximately 115% for the PUSD in the 10-year planning period, and would increase from approximately 66% to 75% for the PUSD in the 15-year planning period. While the proposed Project alone will not absolve the County from their obligation to expand residential capacity, it can accommodate a significant portion of future residential demand.

Without regard to the particulars of the Project, this analysis is a very conservative one. It reflects the County's required procedures, while identifying other issues that would suggest the numbers, certainly, could be much higher than projected. The implications of this conservative analysis are that the County will be substantively behind in its residential capacity to support new residential development, unless studies such as this one, take steps to become more timely and dynamic.

Image Source: PhotographerSouthFlorida/Flickr



## APPENDIX A: EXISTING CONDITIONS

### Single-Family Inventory

According to the Martin County Tax Roll, Martin County currently has 82,120 units, 155,124,808 square feet of total living area, and 1,387,572,013 square feet of total land area. Over 96% of the County's single-family properties are in Unincorporated Martin County and Stuart. In terms of density, the average FAR is 0.11, and there are about 3 units per acre. Over 64% of the County's single-family properties were built before 1990. Less than 20% of Martin County's single-family properties were built in 2000 or later. **Table A1** displays the distribution of single-family properties by decade built for each jurisdiction in Martin County.

**Table A1. Single-Family Units by Decade Built in Martin County**

|                    | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED | TOTAL COUNTY  |
|--------------------|------------|----------------|--------------|----------------|--------|----------------|---------------|
| <b>Before 1940</b> | 18         | 79             | -            | 7              | 187    | 240            | <b>636</b>    |
| <b>1940-1949</b>   | 15         | 40             | -            | 5              | 80     | 249            | <b>559</b>    |
| <b>1950-1959</b>   | 173        | 68             | -            | 20             | 407    | 1,857          | <b>2,774</b>  |
| <b>1960-1969</b>   | 149        | 101            | -            | 52             | 578    | 3,189          | <b>4,189</b>  |
| <b>1970-1979</b>   | 353        | 87             | -            | 285            | 2,709  | 13,509         | <b>17,512</b> |
| <b>1980-1989</b>   | 163        | 131            | -            | 255            | 1,557  | 22,409         | <b>22,229</b> |
| <b>1990-1999</b>   | 161        | 107            | -            | 150            | 259    | 14,408         | <b>13,653</b> |
| <b>2000-2009</b>   | 141        | 84             | -            | 120            | 1,193  | 11,876         | <b>12,506</b> |
| <b>2010-2021</b>   | 108        | 81             | 23           | 53             | 185    | 4,098          | <b>4,129</b>  |

Sources: Martin County 2021 Final Tax Roll; GAI Consultants.

### Multi-Family Inventory

According to the Martin County Tax Roll, Martin County currently has 8,130 units, 6,880,041 square feet of total living area, and 38,062,237 square feet of total land area. In terms of density, the average FAR is 0.18, and there are about 9 units per acre. The average unit square footage across all properties in Martin County is about 971 square feet. Averaged across all properties in Martin County, the vacancy rate is about 4.3% and the average effective rate per unit is about \$1,589. Only 16.2% of multi-family properties across all of Martin County contain 100 or more units, and the average effective rent per unit of these relatively high-density properties is \$2,128. 45.8% of Martin County's multi-family properties contain fewer than 10 units, suggesting that most of Martin County's multi-family inventory is relatively low-to-moderate density. The average effective rent of these low-to-moderate density properties is \$987 (based on a very limited sample size of 5 properties with data available). Regarding rent type, 72.5% of Martin County's multi-family properties are market-rate, whereas 7.7% offer affordable housing and 4.9% offer a mixture of both market-rate and affordable housing units. 52.1% of Martin County's multi-family properties were built before 1980. Only 12.7% of multi-family properties were built in 2000 or later. 95.1% of multi-family properties are in Unincorporated Martin County and Stuart, although there is also a sizable presence of multi-family properties in Indiantown as well.

### Vacant Lands

Across all of Martin County, there are nearly 204,191 acres of vacant land. Of this total, about 3.1% is vacant residential land. 97.1% of this vacant residential land is in Unincorporated Martin County. Notably, nearly 88.7% of Martin County's vacant land is unimproved agriculture. 97.5% of this total is in Unincorporated Martin County. Indiantown also has a substantial amount of land (over 4,535 acres) designated as unimproved agriculture.



## Residential Units by Year Built Trends

As shown in **Table A2**, Martin County experienced a gradual increase in the total number of residential units built per year from 2011 to 2015. Since 2015, however, Martin County has seen substantial fluctuations in the number of residential units built per year. In Unincorporated Martin County, the number of residential units built per year increased after 2011 for a few years before trending back downwards beginning in 2016. The steep drop-off in Unincorporated Martin County between 2020 and 2021 is noteworthy as well. In Stuart and Jupiter Island the number of residential units built per year has remained relatively constant and low throughout the entirety of the observed period. In Indiantown, the number of residential units built per year increased in the latter half of the decade but does not represent a major source of housing production within the County overall. Taking a broader look, **Table A3** depicts the age of housing units by year built over the last several decades.

**Table A2. Housing Units by Year Built (2010-2021)**

|      | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED | TOTAL COUNTY |
|------|------------|----------------|--------------|----------------|--------|----------------|--------------|
| 2010 | 5          | 1              | -            | 1              | 10     | 255            | 272          |
| 2011 | 1          | 2              | -            | 2              | 21     | 259            | 285          |
| 2012 | 1          | 4              | -            | 5              | 13     | 354            | 377          |
| 2013 | 4          | 5              | -            | 4              | 37     | 401            | 451          |
| 2014 | 7          | 5              | -            | 3              | 29     | 433            | 477          |
| 2015 | 5          | 19             | -            | 11             | 16     | 523            | 574          |
| 2016 | 20         | 13             | -            | 5              | 9      | 496            | 543          |
| 2017 | 16         | 6              | -            | 6              | 13     | 365            | 406          |
| 2018 | 22         | 14             | -            | 7              | 18     | 377            | 438          |
| 2019 | 20         | 7              | 21           | 7              | 14     | 551            | 620          |
| 2020 | 7          | 4              | 2            | 2              | 2      | 122            | 139          |
| 2021 | 20         | 1              | -            | -              | 437    | 11             | 469          |

Sources: Martin County 2021 Final Tax Roll; GAI Consultants.

**Table A3. Housing Units by Decade Built**

|                       | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED | TOTAL COUNTY |
|-----------------------|------------|----------------|--------------|----------------|--------|----------------|--------------|
| Built 2020 or later   | 0          | 0              | 0            | 3              | 10     | 20             | 33           |
| Built 2010 to 2019    | 10         | 70             | 158          | 38             | 366    | 3,143          | 3,627        |
| Built 2000 to 2009    | 120        | 94             | 4            | 246            | 1,501  | 10,108         | 12,069       |
| Built 1990 to 1999    | 678        | 75             | 2            | 125            | 932    | 11,345         | 13,155       |
| Built 1980 to 1989    | 637        | 134            | 10           | 286            | 2,100  | 21,707         | 24,864       |
| Built 1970 to 1979    | 617        | 66             | 22           | 278            | 2,974  | 14,238         | 18,173       |
| Built 1960 to 1969    | 113        | 65             | 27           | 45             | 576    | 3,683          | 4,482        |
| Built 1950 to 1959    | 53         | 80             | 7            | 0              | 630    | 2,335          | 3,098        |
| Built 1940 to 1949    | 0          | 27             | 0            | 0              | 145    | 242            | 414          |
| Built 1939 or earlier | 37         | 62             | 0            | 18             | 408    | 629            | 1,154        |
| Total                 | 2,265      | 673            | 230          | 1,039          | 9,642  | 67,450         | 81,069       |

Sources: U.S. Census American Community Survey 2021; GAI Consultants. Notes: The data from this table reflects a snapshot of Martin County's housing stock in 2021. Discrepancies between the data in this table and Table 20 are due to the fact that the data were collected from different sources.

According to **Table A3**, over 64% of Martin County's housing stock was built before 1990, and housing production in the County has markedly lagged since then. The two largest concentrations of housing production, unsurprisingly, are Unincorporated Martin County and Stuart, with the former comprising over 83% of the total housing stock. Building permit data provides further insight into housing production trends over time.

## Total Housing Unit Building Permit Trends

**Table A4** shows that the number of residential building permits issued annually in Martin County has fluctuated quite a bit over the past 10 years, following a period of significantly greater permit activity between 2002 and 2006 and a steep drop-off in permit activity in the ensuing five years. **Tables A5-A9** illustrate the residential building permits issued annually by incorporated places within Martin County from 2002 to 2006; whereas **Table A10** illustrates the residential building permits issued annually in Unincorporated Martin County during this same time period.

**Table A4. Housing Unit Building Permits in Martin County, by Year (2002-2022)**

|                     | UNITS    |          |       | PERCENT  |          |
|---------------------|----------|----------|-------|----------|----------|
|                     | SF UNITS | MF UNITS | TOTAL | SF UNITS | MF UNITS |
| 2002                | 1,440    | 37       | 1,477 | 97%      | 3%       |
| 2003                | 1,390    | 616      | 2,006 | 69%      | 31%      |
| 2004                | 1,243    | 216      | 1,459 | 85%      | 15%      |
| 2005                | 1,120    | 886      | 2,006 | 56%      | 44%      |
| 2006                | 926      | 28       | 954   | 97%      | 3%       |
| 2007                | 314      | 48       | 362   | 87%      | 13%      |
| 2008                | 170      | 50       | 220   | 77%      | 23%      |
| 2009                | 113      | 14       | 127   | 89%      | 11%      |
| 2010                | 167      | 32       | 199   | 84%      | 16%      |
| 2011                | 205      | 19       | 224   | 92%      | 8%       |
| 2012                | 299      | 21       | 320   | 93%      | 7%       |
| 2013                | 474      | 11       | 485   | 98%      | 2%       |
| 2014                | 366      | 66       | 432   | 85%      | 15%      |
| 2015                | 314      | 89       | 403   | 78%      | 22%      |
| 2016                | 291      | 94       | 385   | 76%      | 24%      |
| 2017                | 292      | 46       | 338   | 86%      | 14%      |
| 2018                | 338      | 44       | 382   | 88%      | 12%      |
| 2019                | 353      | 4        | 357   | 99%      | 1%       |
| 2020                | 392      | 15       | 407   | 96%      | 4%       |
| 2021                | 403      | 127      | 530   | 76%      | 24%      |
| 2022 <sup>(1)</sup> | 403      | 875      | 1,278 | 32%      | 68%      |

Sources: State of Cities Data Systems (SOCDS) Building Permits Database; GAI Consultants. Note: (1) 2022 data does not yet reflect year-end totals.

**Table A5. Housing Unit Building Permits in Indiantown, by Year (2018-2022)**

|                     | UNITS    |          |       | PERCENT  |          |
|---------------------|----------|----------|-------|----------|----------|
|                     | SF UNITS | MF UNITS | TOTAL | SF UNITS | MF UNITS |
| 2018 <sup>(1)</sup> | 6        | 0        | 6     | 100%     | 0%       |
| 2019                | 11       | 0        | 6     | 100%     | 0%       |
| 2020                | 8        | 0        | 8     | 100%     | 0%       |
| 2021                | 5        | 10       | 15    | 33%      | 67%      |
| 2022 <sup>(2)</sup> | 4        | 16       | 20    | 20%      | 80%      |

Sources: State of Cities Data Systems (SOCDS) Building Permits Database; GAI Consultants. Notes: (1) There is no data available prior to 2018. (2) 2022 data does not yet reflect year-end totals.

**Table A6: Housing Unit Building Permits in Jupiter Island, by Year (2002-2022)**

|                     | UNITS    |          |       | PERCENT  |          |
|---------------------|----------|----------|-------|----------|----------|
|                     | SF UNITS | MF UNITS | TOTAL | SF UNITS | MF UNITS |
| 2002                | 10       | 0        | 10    | 100%     | 0%       |
| 2003                | 10       | 0        | 10    | 100%     | 0%       |
| 2004                | 12       | 0        | 12    | 100%     | 0%       |
| 2005                | 5        | 0        | 5     | 100%     | 0%       |
| 2006                | 5        | 0        | 5     | 100%     | 0%       |
| 2007                | 11       | 0        | 11    | 100%     | 0%       |
| 2008                | 7        | 0        | 7     | 100%     | 0%       |
| 2009                | 9        | 0        | 9     | 100%     | 0%       |
| 2010                | 6        | 0        | 6     | 100%     | 0%       |
| 2011                | 5        | 0        | 5     | 100%     | 0%       |
| 2012                | 3        | 0        | 3     | 100%     | 0%       |
| 2013                | 10       | 0        | 10    | 100%     | 0%       |
| 2014                | 11       | 0        | 11    | 100%     | 0%       |
| 2015                | 0        | 0        | 0     | -        | -        |
| 2016                | 0        | 0        | 0     | -        | -        |
| 2017                | 0        | 0        | 0     | -        | -        |
| 2018                | 0        | 0        | 0     | -        | -        |
| 2019                | 0        | 0        | 0     | -        | -        |
| 2020                | 0        | 0        | 0     | -        | -        |
| 2021                | 0        | 0        | 0     | -        | -        |
| 2022 <sup>(1)</sup> | 5        | 0        | 5     | -        | -        |

Sources: State of Cities Data Systems (SOCDS) Building Permits Database; GAI Consultants. Note: (1) 2022 data does not yet reflect year-end totals.

**Table A7. Housing Unit Building Permits in Ocean Breeze, by Year (2002-2022)**

|                     | UNITS    |          |       | PERCENT  |          |
|---------------------|----------|----------|-------|----------|----------|
|                     | SF UNITS | MF UNITS | TOTAL | SF UNITS | MF UNITS |
| 2002                | 0        | 0        | 0     | -        | -        |
| 2003                | 0        | 0        | 0     | -        | -        |
| 2004                | 0        | 0        | 0     | -        | -        |
| 2005                | 0        | 0        | 0     | -        | -        |
| 2006                | 0        | 0        | 0     | -        | -        |
| 2007                | 0        | 0        | 0     | -        | -        |
| 2008                | 0        | 0        | 0     | -        | -        |
| 2009                | 0        | 0        | 0     | -        | -        |
| 2010                | 0        | 0        | 0     | -        | -        |
| 2011                | 0        | 0        | 0     | -        | -        |
| 2012                | 0        | 0        | 0     | -        | -        |
| 2013                | 0        | 0        | 0     | -        | -        |
| 2014                | 0        | 0        | 0     | -        | -        |
| 2015                | 0        | 0        | 0     | -        | -        |
| 2016                | 0        | 0        | 0     | -        | -        |
| 2017                | 0        | 0        | 0     | -        | -        |
| 2018                | 0        | 0        | 0     | -        | -        |
| 2019                | 0        | 0        | 0     | -        | -        |
| 2020                | 0        | 0        | 0     | -        | -        |
| 2021                | 4        | 0        | 4     | 100%     | 0%       |
| 2022 <sup>(1)</sup> | 0        | 0        | 0     | -        | -        |

Sources: State of Cities Data Systems (SOCDS) Building Permits Database; GAI Consultants. Note: (1) 2022 data does not yet reflect year-end totals.



**Table A8. Housing Unit Building Permits in Sewall's Point, by Year (2002-2022)**

|                     | UNITS    |          |       | PERCENT  |          |
|---------------------|----------|----------|-------|----------|----------|
|                     | SF UNITS | MF UNITS | TOTAL | SF UNITS | MF UNITS |
| 2002                | 7        | 0        | 7     | 100%     | 0%       |
| 2003                | 8        | 0        | 8     | 100%     | 0%       |
| 2004                | 10       | 0        | 10    | 100%     | 0%       |
| 2005                | 10       | 0        | 10    | 100%     | 0%       |
| 2006                | 5        | 0        | 5     | 100%     | 0%       |
| 2007                | 6        | 0        | 6     | 100%     | 0%       |
| 2008                | 4        | 0        | 4     | 100%     | 0%       |
| 2009                | 3        | 0        | 3     | 100%     | 0%       |
| 2010                | 2        | 0        | 2     | 100%     | 0%       |
| 2011                | 4        | 0        | 4     | 100%     | 0%       |
| 2012                | 4        | 0        | 4     | 100%     | 0%       |
| 2013                | 7        | 0        | 7     | 100%     | 0%       |
| 2014                | 7        | 0        | 7     | 100%     | 0%       |
| 2015                | 0        | 0        | 0     | -        | -        |
| 2016                | 0        | 0        | 0     | -        | -        |
| 2017                | 0        | 0        | 0     | -        | -        |
| 2018                | 0        | 0        | 0     | -        | -        |
| 2019                | 0        | 0        | 0     | -        | -        |
| 2020                | 0        | 0        | 0     | -        | -        |
| 2021                | 4        | 0        | 4     | 100%     | 0%       |
| 2022 <sup>(1)</sup> | 12       | 0        | 12    | 100%     | 0%       |

Sources: State of Cities Data Systems (SOCDS) Building Permits Database; GAI Consultants. Note: (1) 2022 data does not yet reflect year-end totals.

**Table A9. Housing Unit Building Permits in Stuart, by Year (2002-2022)**

|                     | UNITS    |          |       | PERCENT  |          |
|---------------------|----------|----------|-------|----------|----------|
|                     | SF UNITS | MF UNITS | TOTAL | SF UNITS | MF UNITS |
| 2002                | 110      | 0        | 110   | 100%     | 0%       |
| 2003                | 101      | 502      | 603   | 17%      | 83%      |
| 2004                | 71       | 38       | 109   | 65%      | 35%      |
| 2005                | 32       | 519      | 551   | 6%       | 94%      |
| 2006                | 8        | 8        | 16    | 50%      | 50%      |
| 2007                | 13       | 0        | 13    | 100%     | 0%       |
| 2008                | 2        | 0        | 2     | 100%     | 0%       |
| 2009                | 0        | 0        | 0     | -        | -        |
| 2010                | 16       | 0        | 16    | 100%     | 0%       |
| 2011                | 13       | 0        | 13    | 100%     | 0%       |
| 2012                | 20       | 0        | 20    | 100%     | 0%       |
| 2013                | 35       | 11       | 46    | 76%      | 24%      |
| 2014                | 20       | 0        | 20    | 100%     | 0%       |
| 2015                | 0        | 0        | 0     | -        | -        |
| 2016                | 0        | 0        | 0     | -        | -        |
| 2017                | 0        | 0        | 0     | -        | -        |
| 2018                | 0        | 0        | 0     | -        | -        |
| 2019                | 0        | 0        | 0     | -        | -        |
| 2020                | 0        | 0        | 0     | -        | -        |
| 2021                | 0        | 0        | 0     | -        | -        |
| 2022 <sup>(1)</sup> | 91       | 712      | 803   | 11%      | 89%      |

Sources: State of Cities Data Systems (SOCDS) Building Permits Database; GAI Consultants. Note: (1) 2022 data does not yet reflect year-end totals.

**Table A10: Housing Unit Building Permits in Unincorporated Martin County, by Year (2002-2022)**

|                     | UNITS    |          |       | PERCENT  |          |
|---------------------|----------|----------|-------|----------|----------|
|                     | SF UNITS | MF UNITS | TOTAL | SF UNITS | MF UNITS |
| 2002                | 1,313    | 37       | 1,350 | 97%      | 3%       |
| 2003                | 1,271    | 114      | 1,385 | 92%      | 8%       |
| 2004                | 1,150    | 178      | 1,328 | 87%      | 13%      |
| 2005                | 1,073    | 367      | 1,440 | 75%      | 25%      |
| 2006                | 908      | 20       | 928   | 98%      | 2%       |
| 2007                | 284      | 48       | 332   | 86%      | 14%      |
| 2008                | 157      | 50       | 207   | 76%      | 24%      |
| 2009                | 101      | 14       | 115   | 88%      | 12%      |
| 2010                | 143      | 32       | 175   | 82%      | 18%      |
| 2011                | 183      | 19       | 202   | 91%      | 9%       |
| 2012                | 272      | 21       | 293   | 93%      | 7%       |
| 2013                | 422      | 0        | 422   | 100%     | 0%       |
| 2014                | 328      | 66       | 394   | 83%      | 17%      |
| 2015                | 314      | 89       | 403   | 78%      | 22%      |
| 2016                | 291      | 94       | 385   | 76%      | 24%      |
| 2017                | 292      | 46       | 338   | 86%      | 14%      |
| 2018                | 332      | 44       | 376   | 88%      | 12%      |
| 2019                | 342      | 4        | 346   | 99%      | 1%       |
| 2020                | 384      | 15       | 399   | 96%      | 4%       |
| 2021                | 390      | 117      | 507   | 77%      | 23%      |
| 2022 <sup>(1)</sup> | 291      | 147      | 438   | 66%      | 34%      |

Sources: State of Cities Data Systems (SOCDS) Building Permits Database; GAI Consultants. Note: (1) 2022 data does not yet reflect year-end totals.

Virtually all the incorporated places within Martin County exhibit no clear trend in permit activity, with many years of scant, if any permits issued. Indiantown, since being incorporated in December 2017, has seen relatively constant permit activity, while Jupiter Island and Sewall's Point went from experiencing relatively constant permit activity from 2002 to 2014 to having virtually none since. Ocean Breeze has seen virtually no permit activity since 2002. Stuart experienced relatively high permit activity between 2002 and 2005, relatively low activity between 2006 and 2014, no activity from 2015 to 2021, and a substantial spike in activity in 2022. Activity in Unincorporated Martin County reflects that described for the County as a whole.

### Single- and Multi-Family Housing Unit Building Permit Trends

As demonstrated in **Table A4**, in every year observed except 2022 Martin County saw significantly higher numbers of single-family building permits than multi-family building permits. This pattern is largely reflected within each of the incorporated places as well as Unincorporated Martin County (see **Tables A4-A10**). In fact, Jupiter Island, Ocean Breeze, and Sewall's Point saw zero multi-family permits issued in the observed period. Indiantown has experienced low permit activity since its incorporation in 2017, but it is potentially noteworthy that in the past two years there have been more multi-family permits issued than single-family permits. Stuart occasionally sees spikes in multi-family permit activity, such as in 2003, 2005, and 2022.

### Housing Unit Growth Per Capita of Population Change

It is also useful to consider how housing unit production compares to population growth over time. **Table A11** shows how housing unit production in Martin County consistently lags behind population growth.

**Table A11: Housing Unit Growth Per Capita of Population Change in Martin County (2010-2021)**

|      | MARTIN COUNTY | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED |
|------|---------------|------------|----------------|--------------|----------------|--------|----------------|
| 2010 | 0.49          | -          | 0.00           | -            | -              | 0.20   | 0.34           |
| 2011 | 0.40          | -          | 0.11           | -            | 0.08           | 2.33   | 0.49           |
| 2012 | 0.37          | -          | 0.01           | -            | 0.05           | 0.08   | 1.21           |
| 2013 | 0.73          | -          | -              | -            | -              | 0.23   | 0.70           |
| 2014 | 0.25          | -          | -              | -            | 1.50           | 0.21   | 0.32           |
| 2015 | 0.58          | -          | 9.50           | -            | 0.42           | 0.42   | 0.71           |
| 2016 | 0.20          | -          | -              | -            | 0.28           | 0.26   | 0.24           |
| 2017 | 0.12          | -          | 0.35           | -            | 0.18           | 0.05   | 0.17           |
| 2018 | 0.12          | 1.05       | 4.67           | -            | 0.58           | 0.23   | 0.14           |
| 2019 | -             | -          | -              | -            | -              | 0.02   | -              |
| 2020 | 0.18          | 0.35       | -              | 0.08         | 0.33           | 0.01   | 0.38           |
| 2021 | 0.18          | 2.00       | -              | 0.00         | 0.00           | 0.40   | 0.01           |

Sources: Martin County Final 2021 Tax Roll; 2010 U.S. Census, ACS; BEBR; GAI Consultants. Note: Cells populated with a dash are excluded from this table when the respective jurisdiction experienced negative population growth.

### Pace of Housing Production within Developments of Regional Impact (DRI)

Pursuant to Section 380.06(1), Florida Statutes (F.S.), a Development of Regional Impact (DRI) is defined as "any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety or welfare of citizens of more than one county." Because of the nature of DRIs, they can be indicative of conditions within a region which may not be as evident in a narrower geographical context. In the case of Martin County, we examined five (5) of the more well-known DRIs within the County to determine if the pace of development of these DRIs was consistent with the declining housing production described in **Table A4** and **Table A10**. As is shown in **Table A12**, this examination revealed average annual production for the selected DRIs of just 53 residential units per year, representing an average of 34 years to complete land development and production of the DRIs permitted residential units. Further, only one (1) of the five (5) DRIs examined built all of the residential units which their DRI permitted, with an average of just 69% of permitted residential units actually being produced.

**Table A12. DRI Pace of Production – Martin County**

| DRI             | YEAR APPROVED | LAND AREA (ACRES) | APPROVED RESIDENTIAL UNITS | RESIDENTIAL UNITS BUILT TO DATE | YEAR COMPLETE | YEARS OF PRODUCTION TO DATE | AVERAGE ANNUAL RESIDENTIAL UNIT PRODUCTION |
|-----------------|---------------|-------------------|----------------------------|---------------------------------|---------------|-----------------------------|--------------------------------------------|
| Martin Downs    | 1980          | 2,418             | 5,500                      | 3,955                           | 2008          | 28                          | 141                                        |
| West Jensen     | 1988          | 1,156             | 1,615                      | 1,245                           | 2022          | 34                          | 37                                         |
| Willoughby      | 1985          | 660               | 3,156                      | 881                             | 2009          | 24                          | 37                                         |
| Sailfish Point* | 1979          | 553               | 765                        | 538                             | n/a           | 43                          | 13                                         |
| Mariner Sands   | 1974          | 717               | 1,615                      | 1,615                           | 2016          | 42                          | 38                                         |
| AVERAGE         |               |                   |                            |                                 |               | 34                          | 53                                         |

Sources: Department of Economic Opportunity DRI Repository; GAI Consultants. Note(s): \*Sailfish Point has platted residential lots which remain undeveloped, as of year-end 2022, there were six (6) vacant platted lots remaining within Sailfish Point.

### Housing Unit Losses to Conversions and Demolitions

It is important to note that housing supply can shrink from losses due to demolitions and conversions. Housing removal due to demolitions involves the destruction of existing housing units, whereas housing removal due to conversions entails changing the use of an existing structure from residential to non-residential. These types of data have historically been collected as part of the Components of Inventory Change (CINCH) report conducted every two years by the Office of Policy Development and Research, which is part of the U.S. Department of Housing and Urban Development (HUD). The data for these reports comes from the American Housing Survey (AHS), which is also sponsored by HUD and conducted by the U.S. Census Bureau. The CINCH report was last published in 2017. Therefore, historical trends in housing removal are considered as the average percentage of the total housing stock lost due to demolitions and conversions from the most recent nine-year period of available data. We display our findings in **Table A13**.



**Table A13. Housing Unit Losses to Conversions and Demolitions, Nationwide (2009-2017)**

| YEARS     | CONVERSIONS | % OF TOTAL HOUSING STOCK | DEMOLITIONS | % OF TOTAL HOUSING STOCK | TOTAL HOUSING STOCK |
|-----------|-------------|--------------------------|-------------|--------------------------|---------------------|
| 2009-2011 | 100,000     | 0.08%                    | 519,000     | 0.40%                    | 130,112,000         |
| 2011-2013 | 98,000      | 0.07%                    | 470,000     | 0.35%                    | 132,419,000         |
| 2015-2017 | 53,300      | 0.04%                    | 325,000     | 0.24%                    | 134,790,000         |
| AVERAGE   |             | 0.06%                    |             | 0.33%                    |                     |

Sources: CINCH; GAI Consultants.

### Density Trends

In terms of densities, we can examine how the average units per acre for a parcel of improved residential land has changed over time by grouping properties by year built. In **Table A14**, we can see that single-family densities in Martin County were particularly low in the 1970s and particularly high in the 1980s, 1990s, and 2000s. Also, densities steeply decreased from 2010 to 2021. Trends are similar for Unincorporated Martin County, although it is notable that before 1940 the average units per acre for single-family units was 0.87 lower than that of the County as a whole. Stuart, on the other hand, experienced relatively high single-family densities before 1940 and from 1990 to 1999, but it saw relatively low densities in the 1980s, 2000s, and 2010s.

Examining multi-family density trends in **Table A15**, we can see that the average units per acre in Martin County was relatively high through the 1940s but significantly decreased in the subsequent decades. Unincorporated Martin County reflects similar trends but tends to run below the County overall in most decades. Densities in Stuart, however, run higher than the County overall in most decades, particularly from 1960 onwards.

**Table A14. Average Units Per Acre by Decade Built, Single-Family**

|             | TOTAL COUNTY | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED |
|-------------|--------------|------------|----------------|--------------|----------------|--------|----------------|
| Before 1940 | 4.56         | 4.68       | 1.78           | -            | 1.53           | 6.39   | 3.69           |
| 1940-1949   | 5.03         | 5.90       | 1.53           | -            | 2.24           | 5.74   | 5.04           |
| 1950-1959   | 4.71         | 5.35       | 1.87           | -            | 2.41           | 4.74   | 4.65           |
| 1960-1969   | 4.97         | 4.62       | 1.55           | -            | 2.36           | 6.82   | 4.64           |
| 1970-1979   | 3.18         | 5.89       | 1.53           | -            | 2.35           | 1.77   | 3.42           |
| 1980-1989   | 6.75         | 6.75       | 1.51           | -            | 2.18           | 0.59   | 7.74           |
| 1990-1999   | 5.78         | 7.57       | 1.51           | -            | 1.97           | 7.55   | 6.01           |
| 2000-2009   | 9.06         | 5.90       | 1.34           | -            | 1.89           | 2.62   | 8.97           |
| 2010-2021   | 4.39         | 6.50       | 1.12           | 1.57         | 1.64           | 2.93   | 4.25           |

Sources: Martin County Final 2021 Tax Roll; GAI Consultants.

**Table A15. Average Units Per Acre by Decade Built, Multi-Family**

|             | TOTAL COUNTY | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED |
|-------------|--------------|------------|----------------|--------------|----------------|--------|----------------|
| Before 1940 | 22.24        | -          | -              | -            | -              | 27.79  | 16.30          |
| 1940-1949   | 20.32        | 26.09      | -              | -            | -              | 19.41  | 18.47          |
| 1950-1959   | 11.97        | 7.91       | -              | -            | -              | 12.36  | 12.01          |
| 1960-1969   | 13.96        | 27.54      | -              | -            | -              | 17.64  | 10.39          |
| 1970-1979   | 9.76         | 10.37      | -              | -            | -              | 11.63  | 9.70           |
| 1980-1989   | 9.44         | 8.24       | -              | -            | -              | 14.85  | 9.53           |
| 1990-1999   | 9.87         | 9.72       | -              | -            | -              | 15.78  | 8.88           |
| 2000-2009   | 9.71         | 6.45       | -              | -            | -              | 19.79  | 9.31           |
| 2010-2021   | 11.46        | 40.82      | -              | -            | -              | 15.80  | 8.63           |

Sources: Martin County Final 2021 Tax Roll; GAI Consultants.

## Rental and Ownership Trends

With regards to rental and ownership products, **Table A16** shows that the percentage of owner-occupied housing units has remained consistently higher than the percentage of renter-occupied units since 2010. This further supports the suggestion that single-family units have remained predominant in Martin County for quite some time.

**Table A16. Percentage of Households by Renters and Owners in Martin County (2010-2021)**

|      | RENTED | OWNED |
|------|--------|-------|
| 2010 | 19%    | 74%   |
| 2011 | 21%    | 79%   |
| 2012 | 23%    | 77%   |
| 2013 | 24%    | 76%   |
| 2014 | 24%    | 76%   |
| 2015 | 24%    | 76%   |
| 2016 | 24%    | 76%   |
| 2017 | 23%    | 77%   |
| 2018 | 22%    | 78%   |
| 2019 | 22%    | 78%   |
| 2020 | 19%    | 75%   |
| 2021 | 21%    | 79%   |

Sources: U.S. Census, ACS; GAI Consultants.

## Vacancy Trends

It is also important to consider vacancy rates when determining the amount of housing units necessary to accommodate future growth. **Table A17** displays vacancy rates from 2010 to 2022 in Martin County and each of its jurisdictions. The overall vacancy rate in Martin County has been in the range of 18-24% for most of the past decade. Vacancy rates are relatively high in the wealthy town of Jupiter Island and the mobile-home town of Ocean Breeze, but in the County's other incorporated places the vacancy rate has ranged between 10% and 28%. Notably, there appears to have been a slight decrease in vacancy rates in Stuart, Unincorporated Martin County, Jupiter Island, and the County overall after 2019. This correlates with our finding in Table A2 that Martin County experienced a significant decrease in housing production from 2019 to 2020.

**Table A17. Vacancy Rates in Martin County (2010-2022)**

|       | TOTAL COUNTY | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED |
|-------|--------------|------------|----------------|--------------|----------------|--------|----------------|
| 2010  | 18%          | 11%        | 44%            | 43%          | 11%            | 22%    | 17%            |
| 2011  | 24%          | 17%        | 65%            | 44%          | 24%            | 28%    | 23%            |
| 2012  | 24%          | 17%        | 62%            | 50%          | 26%            | 26%    | 23%            |
| 2013  | 23%          | 18%        | 62%            | 56%          | 21%            | 27%    | 22%            |
| 2014  | 23%          | 19%        | 61%            | 61%          | 14%            | 24%    | 22%            |
| 2015  | 21%          | 17%        | 60%            | 59%          | 13%            | 22%    | 21%            |
| 2016  | 20%          | 20%        | 61%            | 56%          | 10%            | 23%    | 19%            |
| 2017  | 20%          | 23%        | 61%            | 54%          | 11%            | 24%    | 19%            |
| 2018  | 20%          | 19%        | 58%            | 53%          | 10%            | 24%    | 19%            |
| 2019  | 19%          | -          | 57%            | 39%          | 10%            | 23%    | 19%            |
| 2020  | 16%          | 10%        | 50%            | 48%          | 11%            | 17%    | 15%            |
| 2021  | 18%          | 13%        | 48%            | 30%          | 12%            | 19%    | 18%            |
| 2022* | 15%          | 9%         | 50%            | 47%          | 10%            | 18%    | 15%            |

Source: U.S. Census, ACS; ESRI; GAI Consultants.

**Table A18** depicts the types of vacancy statuses in Unincorporated Martin County. These vacancy statuses include For rent; Rented, not occupied; For sale, only; Sold, not occupied; and For migrant workers. The category capturing all other vacant units in the County spiked from 2017 to 2020, reaching a value of 46% in 2020 before falling back down to 9% in 2021. We will now separately discuss the final type of vacancy status: seasonal, recreational, or occasional use.

**Table A18. Vacancy Statuses in Unincorporated Martin County (2010-2021)**

|                           | FOR RENT | RENTED,<br>NOT<br>OCCUPIED | FOR SALE,<br>ONLY | SOLD, NOT<br>OCCUPIED | SEASONAL,<br>RECREATIONAL,<br>OCCASIONAL | FOR MIGRANT<br>WORKERS | OTHER<br>VACANT | TOTAL<br>VACANT |
|---------------------------|----------|----------------------------|-------------------|-----------------------|------------------------------------------|------------------------|-----------------|-----------------|
| <b>2010<sup>(1)</sup></b> | 15%      | 1%                         | 13%               | 3%                    | 56%                                      | 0%                     | 15%             | <b>11,242</b>   |
| <b>2011</b>               | 8%       | 1%                         | 12%               | 3%                    | 72%                                      | 0%                     | 3%              | <b>14,690</b>   |
| <b>2012</b>               | 8%       | 1%                         | 10%               | 3%                    | 75%                                      | 0%                     | 2%              | <b>14,678</b>   |
| <b>2013</b>               | 8%       | 1%                         | 8%                | 3%                    | 75%                                      | 0%                     | 4%              | <b>14,420</b>   |
| <b>2014</b>               | 8%       | 2%                         | 8%                | 3%                    | 71%                                      | 0%                     | 7%              | <b>14,238</b>   |
| <b>2015</b>               | 8%       | 2%                         | 7%                | 2%                    | 72%                                      | 0%                     | 9%              | <b>13,569</b>   |
| <b>2016</b>               | 8%       | 1%                         | 6%                | 2%                    | 68%                                      | 0%                     | 14%             | <b>12,697</b>   |
| <b>2017</b>               | 9%       | 1%                         | 6%                | 2%                    | 59%                                      | 0%                     | 23%             | <b>12,615</b>   |
| <b>2018</b>               | 7%       | 2%                         | 6%                | 2%                    | 56%                                      | 0%                     | 28%             | <b>12,714</b>   |
| <b>2019</b>               | 6%       | 1%                         | 6%                | 2%                    | 52%                                      | 0%                     | 33%             | <b>12,929</b>   |
| <b>2020<sup>(1)</sup></b> | 6%       | 5%                         | 6%                | 2%                    | 61%                                      | 0%                     | 46%             | <b>10,111</b>   |
| <b>2021</b>               | 5%       | 3%                         | 6%                | 2%                    | 59%                                      | 0%                     | 9%              | <b>12,281</b>   |

Source: U.S. Census, ACS; GAI Consultants. Note: (1) Represents census data.

### Seasonal Unit Trends

The percentage of vacant units that are used seasonally, recreationally, or occasionally in Unincorporated Martin County and each of its jurisdictions is displayed in **Table A18**. This figure has remained over 50% since 2010, and it was over 70% from 2011 to 2015. Unincorporated Martin County captures over 80% of the overall County's housing units, so the considerable share of vacant units that are used seasonally, recreationally, or occasionally may have impacted the total inventory of housing and the total lands needed to support production within Martin County.



## APPENDIX B: DEVELOPMENT ACTIVITY

### Proposed Developments Overview

Across Martin County and each of its respective incorporated jurisdictions, there are currently 5,405 new units on about 5,178 acres of land that have been proposed for residential or mixed-use development. Only 60 of these units are proposed for development in Stuart, whereas the rest are proposed in Unincorporated Martin County. The units proposed for Unincorporated Martin County are relatively evenly spread across four of its five taxing districts, with only District 2 lagging significantly behind the others. Only 38 of these 5,405 proposed units have been built thus far, and most of the projects that have been approved have not yet begun construction of units. Only two projects are currently under construction, and only one project has fully completed construction. 22 projects were still in review. The 60 units proposed in Stuart have not yet been built, and the status of the corresponding project is unknown at this time.

### Proposed Developments, Approved and Pending Construction

Out of the 5,405 units that have been proposed across all of Martin County, 3,807 of them have been approved but have yet to see any units constructed. These 3,807 units, as proposed, sit on over 2,741 acres of land. All these units are in Unincorporated Martin County, with the highest concentration of units contained within District 5 and District 3. **Table B.1** provides a listing of all residential and mixed-use projects in Martin County that have been approved but have yet to begin construction.

**Table B1. Unincorporated Martin County Proposed Developments, Approved and Pending Construction**

| PROJECT NAME                                                                                      | ACRES  | TOTAL UNITS | UNITS BUILT | USE                          | PROJECT STATUS |
|---------------------------------------------------------------------------------------------------|--------|-------------|-------------|------------------------------|----------------|
| Cove Salerno Partners PUD Zoning & Major Master Site Plan                                         | 47.12  | 216         | 0           | Residential                  | Approved       |
| Algozzini Place Minor Final Site Plan                                                             | 6.43   | 20          | 0           | Residential                  | Approved       |
| Banyan Bay PUD Phase 3 Revised Master Final Site Plan                                             | 185.12 | 72          | 0           | Residential                  | Approved       |
| Banyan Bay PUD Revised Master & Phasing Plan 9 <sup>th</sup> PUD Amendment & Ph2c Final Site Plan | 12.9   | 36          | 0           | Residential                  | Approved       |
| Beacon 21 PUD Zoning Master and Final Site Plan                                                   | 4.84   | 29          | 0           | Residential                  | Approved       |
| Cottages At Coconut Cay (Summerland Place) Minor Final Site Plan                                  | 1.99   | 20          | 0           | Residential                  | Approved       |
| Cove Royale PUD Revised Major Master & Final Site Plan & PUD Zoning & Master Site                 | 97.13  | 118         | 0           | Residential                  | Approved       |
| Crystal Cove Revised Minor Final Site Plan                                                        | 1.94   | 16          | 0           | Residential                  | Approved       |
| Discovery PUD Zoning and Master Site Plan                                                         | 1,530  | 317         | 0           | Residential/<br>Recreational | Approved       |
| Highpointe (Pulte at Christ Fellowship) Major Final Site Plan                                     | 175    | 94          | 0           | Residential                  | Approved       |
| Hunter Lake, Minor Final                                                                          | 9.4    | 20          | 0           | Residential                  | Approved       |
| Kanner 5601, LLC Major Final Site and Kanner Lake                                                 | 26.02  | 65          | 0           | Residential                  | Approved       |
| Kanner Oaks Minor Final Site Plan                                                                 | 16.89  | 28          | 0           | Residential                  | Approved       |
| Newfield (Pineland Prairie) Major Master Site Plan                                                | 139    | 1,250       | 0           | Residential                  | Approved       |
| Palm City Ga Homes (Palm Bluff Townhomes) PUD Final Site Plan                                     | 3.57   | 28          | 0           | Residential                  | Approved       |
| Pentalago Rev Maj Master & Ph 1 Final                                                             | 212.1  | 42          | 0           | Residential                  | Approved       |
| Pulte PUD At Christ Fellowship PUD Zoning & Master Site Plan                                      | 20     | 313         | 0           | Residential/<br>Recreational | Approved       |
| Rio Marine Village Revised Master Site Plan                                                       | 15.46  | 198         | 0           | Residential                  | Approved       |
| Sabal Point (Jensen Dunes) Major Master & Final Site Plan                                         | 30.26  | 68          | 0           | Residential                  | Approved       |
| Showcase PUD (Cove Salerno) Ph1 PUD Final Site Plan                                               | 35.84  | 79          | 0           | Residential                  | Approved       |
| Altis Minor Final Site Plan-Mixed Use Residential                                                 | 0.29   | 4           | 0           | Residential/<br>Commercial   | Approved       |
| Oaks (Mapp Road Parcel) Minor Final Site Plan                                                     | 11.59  | 24          | 0           | Residential                  | Approved       |
| Preserve at Rio Marine Village Major Master Site Plan                                             | 8.95   | 145         | 0           | Residential                  | Approved       |
| Reserve at Jensen Beach (Savannah Apartments) Revised Major Master & Final Site Plan              | 22.03  | 197         | 0           | Residential                  | Approved       |
| Tradewinds Of Hobe Sound Major Final Site Plan                                                    | 12.96  | 177         | 0           | Residential                  | Approved       |
| Via Claudia PUD Zoning Master & Final Site Plan                                                   | 96.18  | 114         | 0           | Residential                  | Approved       |
| Willoughby Townhomes Major Final Site Plan & PUD Final Site Plan                                  | 18.5   | 117         | 0           | Residential                  | Approved       |

Sources: Martin County Proposed Development Projects database; GAI Consultants.

### Proposed Developments, Approved and Under Construction

Only two of the proposed developments can be confirmed to currently be in the process of constructing new units. These two projects are Bridgewater Reserve PUD, which is located in District 3 of Unincorporated Martin County and has completed three units on the project's 107 plats of land, and Floridian Golf Club PUD, which is located in District 5 of Unincorporated Martin County and has 14 units completed out of the project's total of 36 units. These projects are being built on about 337 acres of land. **Table B2** provides a listing all residential and mixed-use projects in Martin County that have been approved but are still under construction.

**Table B2. Unincorporated Martin County Proposed Developments, Approved and Under Construction**

| PROJECT NAME                                                                                         | ACRES | TOTAL UNITS | UNITS BUILT | USE                          | PROJECT STATUS |
|------------------------------------------------------------------------------------------------------|-------|-------------|-------------|------------------------------|----------------|
| Bridgewater Preserve PUD Revised PUD Agreement Master & Final Site Plan and PUD Rezoning & Master    | 215   | 107         | 3           | Residential                  | Approved       |
| Floridian Golf Club PUD Phase 4 Administrative Amendment & 6 <sup>th</sup> PUD Amendment Phase 3 & 4 | 122   | 36          | 14          | Residential/<br>Recreational | Approved       |

Sources: Martin County Proposed Development Projects database; GAI Consultants.

### Proposed Developments, In Review

Out of the 5,405 units that have been proposed across all of Martin County, 1,434 of them have been approved but have yet to see any units begin to be constructed. These 1,434 units are proposed to sit on over 269 acres of land. 1,374 of these units are in Unincorporated Martin County, with the highest concentration of units contained within District 4. The remaining 60 units are proposed to be built in Stuart. **Table B4** provides a listing all residential and mixed-use projects in Martin County that are currently in review.

**Table B4. Unincorporated Martin County Proposed Developments, In Review**

| PROJECT NAME                                                                     | ACRES | TOTAL UNITS | UNITS BUILT | USE                          | PROJECT STATUS |
|----------------------------------------------------------------------------------|-------|-------------|-------------|------------------------------|----------------|
| Glades Crossing Minor Final Site Plan                                            | 14.18 | 10          | 0           | Residential                  | In Review      |
| Hobe Lakes Estates Minor Final Site Plan                                         | 60    | 12          | 0           | Residential                  | In Review      |
| I-95 Riverside PUD 9 <sup>th</sup> Amend Rev Master and Ph Iv Final Site Plan    | 12.33 | 98          | 0           | Residential                  | In Review      |
| Jupiter Bay Holdings Multi-Family Minor Final Site Plan                          | 0.92  | 14          | 0           | Residential                  | In Review      |
| Jupiter Narrows PUD Revised PUD Zoning Master and Final Site Plan                | -     | -           | -           | Residential/<br>Recreational | In Review      |
| Loggerhead Estates II Minor Final Site Plan                                      | 4.54  | 23          | 0           | Residential                  | In Review      |
| Martin Hwy Multi-Family Major Final Site Plan                                    | 6.09  | 90          | 0           | Residential                  | In Review      |
| Paddock Palm City PUD Major Master Final Site Plan                               | 8.29  | 60          | 0           | Residential                  | In Review      |
| Pepperwood Assemblage PUD Zoning Master & Final Site Plan                        | 29.23 | 43          | 0           | Residential                  | In Review      |
| Port Cove PUD                                                                    | 4.84  | 29          | 0           | Residential                  | In Review      |
| Pulte Aquarius PUD                                                               | 35.04 | 272         | 0           | Residential                  | In Review      |
| Riverside Major Master Site Plan                                                 | 7.73  | 95          | 0           | Residential/<br>Commercial   | In Review      |
| Sand Pine Ridge Minor Final Site Plan                                            | 4.27  | 56          | 0           | Residential                  | In Review      |
| Showcase PUD Ph II                                                               | 10.52 | 88          | 0           | Residential                  | In Review      |
| Solana PUD (Armellini Ave) PUD Rezoning & Final Site Plan                        | 11.2  | 98          | 0           | Residential                  | In Review      |
| Sunset Trail Estates                                                             | 11.7  | 28          | 0           | Residential                  | In Review      |
| The Cove at Hobe Sound Minor Final Site Plan                                     | 4.88  | 38          | 0           | Residential                  | In Review      |
| The Cove Minor Final Site Plan                                                   | 2.32  | 48          | 0           | Residential                  | In Review      |
| The Martin Apartments Minor Final Site Plan                                      | 1.25  | 24          | 0           | Residential                  | In Review      |
| The Preserve at Salerno PUD Zoning Master Final Site Plan                        | 8.81  | 79          | 0           | Residential                  | In Review      |
| West Jensen PUD 14 <sup>th</sup> PUD Amendment Phase 1b Master & Final Site Plan | 26    | 169         | 0           | Residential                  | In Review      |

Sources: Martin County Proposed Development Projects database; GAI Consultants.

## **Approved (Pending Construction) Project Descriptions**

*Cove Salerno Partners PUD Zoning & Major Master Site Plan* – On July 14, 2020, the Board of County Commissioners approved of a rezoning to a planned unit development (PUD) and a PUD zoning agreement including a master site plan and phasing plan for the Showcase PUD Project. The project consists of 54 two-story townhomes and 162 duplex units on an approximate 47.12-acre parcel located between SE Cove Road and SE Salerno Road just east of SW Kanner Highway in Stuart.

*Algozzini Place Minor Final Site Plan* – In 2020, the Board of County Commissioners approved a 20-unit multi-family residential development located on an approximate 6.43-acre parcel located between US Highway 1 and SE Dixie Highway approximately one-half mile north of SE Bridge Road in Hobe Sound.

*Banyan Bay PUD Phase 3 Revised Master Final Site Plan* – On August 16, 2022, the Board of County Commissioners approved a request by the Farrell Building Company for the 10<sup>th</sup> Amendment to the Banyan Bay Planned Unit Development (PUD) Zoning Agreement. The amendment consists of a revised master plan and the Phase 3 final site plan. Banyan Bay received master plan and PUD zoning approval on November 9, 2004. The residential development is situated on an approximate 251-acre parcel located on the west side of SW Kanner Highway and is accessed at the signalized intersection with SE Pomeroy Street in Stuart. The Phase 3 final site plan consists of 72 multi-family residential units and the associated infrastructure on approximately 12 undeveloped acres of the Banyan Bay development. The proposed apartment units are housed in three buildings, which are each three stories in height. The Banyan Bay project has a total of 293 residential units resulting in a density of 1.17 units per acre.

*Banyan Bay PUD Revised Master and Phasing Plan 9th PUD Amendment And Ph 2c Final Site Plan* – On September 29, 2020, the Board of County Commissioners approved a request by Banyan Bay Macks, LLC for the 9<sup>th</sup> Amendment to the PUD zoning agreement including a revised master and phasing plan and Phase 2C final site plan approval for the Banyan Bay PUD. The main entrance to the project is located at the intersection of SW Kanner Highway (SR 76) and SE Pomeroy Street in Stuart. The 251-acre property is an existing residential PUD located between South Kanner Highway and the South Fork of the St. Lucie River in Stuart. The approved PUD Master Plan allows for 305 dwelling units in five phases with an overall project completion deadline in 2027. The final site plan for Phase 1 was approved in 2005 and the Phase 1 plat was approved in 2008. Phase 1, which includes the main entrance, the Preserve Area Management Plan (PAMP) for the entire site and 74 detached single family homesites has been completed and Phase 2A and 2B are under construction (although no units have been built thus far). The proposed 9<sup>th</sup> PUD Amendment is solely limited to reducing the number of units and changing the product type in Phase 2C from 48 duplex units to 36 single family units, thereby reducing the total residential units in the development to 293. Phase 2C consists of 36 residential units on approximately 12.93 acres.

*Beacon 21 PUD Zoning Master and Final Site Plan* – On September 27, 2022, the Board of County Commissioners approved a request by Oskjn Jensen, LLC for a Planned Unit Development (PUD) Zoning Agreement including Master/Final Site Plan and Preserve Area Management Plan (PAMP) approval. This is the 6<sup>th</sup> amendment to the PUD zoning agreement for Beacon 21 and consists of 29 residential townhome units on an approximately 4.84-acre parcel, resulting in a residential density of 5.99 units per acre. The site is located on the south side of NE Dixie Highway about 1.2 miles from NE Palmer Street in Rio. The subject property is currently included in the Beacon 21 PUD and has a future land use designation of Medium Density. The site received prior approval of a master site plan for the construction of 32 residential units in



2007. That application as proposed as Phase 4 of the Beacon 21 PUD, which was established in the late 1970s and has since been amended five times. Phase 4 was never built, though. All prior development orders for the subject property expired in 2009.

*Cottages At Coconut Cay (Summerland Place) Minor Final Site Plan* – This was a request by Summerland Place, LLC that received approval for a final site plan to develop 20 dwelling units and supporting infrastructure on 2.0 acres, resulting in a gross residential density of 10 units per acre. The undeveloped site is located on the west side of SE Morningside Dr, which is approximately 600 feet southwest of SE Federal Highway in Stuart.

*Cove Royale PUD Revised Major Master & Final Site Plan* – On May 5, 2020, the Board of County Commissioners approved a request by TLH-82 DOT, LLC for the First Amendment to the Cove Royale Planned Unit Development (PUD) Zoning Agreement in order to phase the development of the 118-unit single-family development. The Board also approved the Phase 1 final site plan consisting of 81 single family detached homes and the associated infrastructure. The PUD Zoning Agreement including a master and final site plan was approved on March 26, 2019. The project is situated on an approximate 97-acre parcel located on the south side of SE Cove Road approximately 1.75 miles west of US Highway 1 in Stuart. The projects' buildout would have a density of 1.22 units per acre. On November 14, 2017, the Board approved a future land use designation change from Rural Density on one unit per two acres to Residential Estate density, allowing up to two units per acre.

*Cove Royale PUD Zoning and Master Site* – On March 26, 2019, the Board of County Commissioners approved a zoning district change from A-1, Small Farms District, to PUD, Planned Unit Development District. The Board also approved a concurrent request for a PUD Zoning Agreement and master final site plan approval of 118 single family residential lots on approximate 97-acre undeveloped parcel. The project is located on the south side of SE Cove Road approximately 1.75 miles west of US Highway 1 and about 1.4 miles east of SW Kanner Highway in Stuart. The subject property received approval for a future land use amendment from Rural Density (one unit per two acres) to Estate Density (two units per acre) on November 14, 2017. The future land uses in the area are a mix of Rural Density and Estate Density, allowing up to two units per acre.

*Crystal Cove Revised Minor Final Site Plan* – A request by Crystal Cove Waterway, LLC was approved for a minor development, revised final site plan for a residential development. This project consists of 16 townhomes in three buildings on 1.92 acres, resulting in a gross residential density of 8.33 units per acre. The site is located on the east side of SE Federal Highway approximately 475 feet north of SE County line Road in Tequesta.

*Discovery PUD Zoning And Master Site Plan* – This was a request by Becker B-14 Grove, Ltd. and Hobe sound Equestrian LLC for PUD Zoning and Master site plan for the development of 317 residential lots, an 18-hole golf course, golf and recreation club and polo facilities and the associated infrastructure on a previously developed approximate 1,530-acre site located on the north side of SE Bridge Road and approximately 1 mile east of the I-95 interchange. This request is currently under a final review.

*Highpointe (Pulte at Christ Fellowship) Major Final Site Plan* – On September 28, 2021, the Board of County Commissioners approved a request for Phase 1 final site plan for the Highpointe PUD (Pulte at Christ Fellowship). The final site plan includes 94 single family lots and the associated infrastructure on approximately 175 acres of the 321-acre project. Phase 1 also includes the 10-acre site proposed for

donation to Operation 300. The Highpointe project is located on the east side of SW Pratt Whitney Road approximately one mile east of SW Kanner Highway in Stuart. The Highpointe PUD project received zoning and master site plan approval on April 27, 2021. Phase 1 of the Highpointe PUD project will include 94 single family lots on an approximate 175-acre portion of the overall 321-acre project, as well as construction of the main entrance into the project.

*Hunter Lake, Minor Final* – A request was approved for a minor development final site plan proposing a residential subdivision consisting of 20 single family lots on approximately 9.4 acres and resulting in a gross residential density of 2.13 units per acre. The undeveloped site is located on the north side of SE Salerno Rd. approximately 750 feet west of SE Federal Highway.

*Kanner 5601, LLC Major Final Site* – On August 21, 2018, the Board of County Commissioners approved a request by Kanner 5601, LLC for a major final site plan for a proposed residential subdivision consisting of 65 single family lots with associated infrastructure and preserve areas, resulting in a gross residential density of 2.49 units per acre. The subject site is approximately 26.02 acres and is located on the east side of Kanner Highway approximately 100 feet south of SW Linden Street in Stuart.

*Kanner Lake* – On March 16, 2021, the Board of County Commissioners approved a request by Kanner 5601, LLC for a revised final site plan that addressed minor boundary adjustments that became clear during preparation of the plat. This is part of the Kanner 5601, LLC Major Final Site project listed above.

*Kanner Oaks Minor Final Site Plan* – A request was approved for a minor final site plan, which entails the development of 28 detached single-family homes and the associated infrastructure. It is located on an approximate 16.86-acre undeveloped parcel on the west side of S Kanner Highway approximately a quarter mile south of SW Locks Road in Stuart.

*Newfield (Pineland Prairie) Major Master Final Site Plan* – On December 15, 2020, the Board of County Commissioners approved a request for master site plan approval for the Crossroads Neighborhood, Phase 1 of the Newfield development. The Crossroads Neighborhood comprises approximately 139.5 acres and is located east of and adjacent to SW Citrus Boulevard about 1.5 miles west of SW Boat Ramp Road in Palm City. Newfield is a planned community to be developed on an approximate 3,411-acre parcel of land located west of and adjacent to the Florida turnpike, north of SW Martin Highway (State Road 714) and south of and adjacent to the C-23 Canal, which acts as the border with St. Lucie County. The future land use designation for the Newfield development is Mixed-Use Village (MUV), which is specific to the development. The Planned Mixed-Use Village (PMUV) zoning district classification is also unique to Newfield.

*Palm City Ga Homes (Palm Bluff Townhomes) PUD Final Site Plan* – On June 16, 2020, the Board of County Commissioners approved a request by Palm City GA Homes, LLC for a PUD Zoning Agreement and master/final site plan for a residential, 28-unit townhome development within 14 two-story buildings. The project also includes a community pool, supporting infrastructure, and upland preserve on approximately 3.57 acres, and the project would achieve a gross residential density of 7.8 units per acre if carried out as planned. The site consists of two parcels and is located at 2810 SW Martin Hwy, specifically on the south side of SW Martin Hwy approximately 1,500 feet east of SW High Meadow in Palm City. The project site has a land use designation of Medium Density Residential and a zoning of RM-8, Medium Density Residential District.

*Pentalago Rev Maj Master & Ph 1 Final* – On August 14, 2018, the Board of County Commissioners approved a request for a Revised Major Master and Ph 1 Final Site Plan on 212.1 acres. Phase 1 consists of 26 lots and the associated infrastructure. The project, in total, consists of 42 five-acre lots and originally received master/final site plan approval on January 20, 2009. The final site plan was rescinded on June 16, 2009, but the master site plan has been kept valid. The site is located on the east side of Citrus Boulevard, north of and adjacent to I-95. The Future Land Use Designation on the property is Agricultural Ranchette and the zoning district designation is AR-5A.

*Pulte PUD At Christ Fellowship PUD Zoning and Master Site Plan* – On April 27, 2021, the Board of County Commissioners approved a request by Christ Fellowship Church for a zoning district change from the current RE-2A, Rural Estate District to the Planned Unit Development (PUD) District through the Highpointe PUD Zoning Agreement, including a master site plan and phasing plan with a Deferral of Public Facilities Reservation. The project comprises of a 313-unit single family subdivision, including amenities, a sales center, and a non-profit campground. The 20-acre site will be incorporated into the master plan of the existing church development for the Christ Fellowship, which is a 321-acre property. The site is located at 10205 Pratt Whitney Road in Hobe Sound, adjacent to the Florida Turnpike and approximately 1 mile east of SW Kanner Highway in Stuart.

*Rio Marine Village Revised Master Site Plan* – On February 1, 2022, the Board of County Commissioners approved a request for a revised master site approval for a mixed-use waterfront village. The project includes 198 residential units, two restaurants housed in two buildings, marine and retail buildings, refurbished boat basins and marinas, and the associated infrastructure. The site is approximately 15.46 acres in size and is located on the south side of NE Dixie Highway about one-half mile east of NE Savannah Road in the Rio CRA. A master plan for the eastern portion of the project was approved on June 12, 2018. The project is in the Rio Redevelopment Zoning District. There are two future land use designations on the site: Commercial Waterfront and CRA Center.

*Sabal Point (Jensen Dunes) Major Master/final Site Plan* – On March 23, 2021, the Board of County Commissioners approved a request by Constance Haire and Anthony and Vanessa Palma for a final site plan proposing a residential subdivision. The project consists of 68 single-family lots with associated infrastructure and preserve areas, for a gross residential density of 2.31 units per acre. The site is 30.26 acres in size and is located approximately 2,500 feet east of NE Savannah Road at the end of the NE Cedar Street right-of-way in Jensen Beach. The property has a zoning designation of R-2, Single-Family Residential District and a future land use designation of Low Density allowing up to 5 units per acre.

*Showcase PUD (Cove Salerno) Ph1 PUD Final Site Plan* – On December 7, 2021, the Board of County Commissioners approved a request for the First Amendment to the Showcase Planned Unit Development (PUD) Zoning Agreement. This amendment included a revised master site plan and phasing plan and approval of the phase one final site plan. Phase One includes 79 single family homes and the associated infrastructure on approximately 35 acres of the 47-acre project. The Showcase PUD is located between SE Salerno Road and SE Cove Road approximately a quarter mile east of SW Kanner Highway. The project received master site plan approval on July 14, 2020, for 167 single family and townhome units. The property has a future land use designation of Low Density Residential allowing up to 5 residential units per acre and Planned Unit Development (PUD) zoning.



*The Altis Minor Final Site Plan-Mixed Use Residential* – A request was approved for a minor site plan for a mixed-use development consisting of 4 residential units and 4,930 square feet of office space in two buildings. The parcel is 0.29 acres in size and located on the west side of SE Dixie Highway in Hobe Sound. The property is in the A1A Corridor Zoning overlay and the Hobe Sound CRA.

*The Oaks (Mapp Road Parcel) Minor Final Site Plan* – A request by Team Parks was approved for development of a minor final site plan. The development includes a 24-lot single-family subdivision with associated infrastructure on about 11.59 acres, thus resulting in a gross residential density of 2.07 units per acre. The project site is located at 2051 Mapp Road in Palm City, on the northeast corner of the intersection of SW Mapp Road and SW Mooring Drive. The subject site is zoned R-1A, Single-Family Residential District, with a Low-Density future land use designation allowing 5 units per acre.

*The Preserve at Rio Marine Village Major Master Site Plan* – On September 13, 2022, the Board of County Commissioners approved a request by Rio North Dixie LLC for major master plan approval for the Preserve at Rio Marine Village. The proposed development includes 145 residential townhome and live-work units, as well as the associated infrastructure. The property is on a parcel of approximately 14.34 acres in size, and it is located on the north side of NE Dixie Highway approximately 300 feet west of NE Martin Avenue in Rio. The project is located within the Rio Community Redevelopment Area (CRA). The parcel has a CRA Center future land use and CRA Zoning designation with Core subdistrict assigned along NE Dixie Highway and General subdistrict within the rest of the project. The parcel fronts onto primary designated roadways, NE Dixie Highway and NE Martin Avenue.

*The Reserve at Jensen Beach (Savannah Apartments) Revised Major Master And Final Site Plan* – On August 11, 2020, the Board of County Commissioners approved a request by Jensen CAP Investments, LLC for revised master and final site plan approval for a major residential development. The project includes 197 multi-family units in nine 3-story buildings and associated infrastructure, including a clubhouse/pool amenity on approximately 23 acres, thus achieving a gross residential density of 8.56 units per acre. The site consists of 3 parcels located on the east side of NE Savannah Rd between NE Business Park Pl and NE Coy Senda in Jensen Beach. The project has a split future land use designation and corresponding split zoning classification. The two parcels with frontage on NE Savannah Road have a Commercial Office/Residential (COR) future land use designation and have a Commercial Office/Residential (COR-2) zoning classification. The rear parcel that abuts the FEC railway right-of-way has a Medium Density Residential future land use designation and has a Medium Density Residential District, RM-8 zoning classification.

*Tradewinds Of Hobe Sound Major Final Site Plan* – On March 9, 2021, the Board of County Commissioners approved a request by Laurel Lane Holdings, LLC for the development of a 177-unit apartment complex and the associated infrastructure. The project includes workforce/affordable housing and a new access to SE Federal Highway by opening a new right-of-way. The approximately 12.8-acre parcel is located on the east side of SE Federal Highway about a quarter mile north of SE Dharlys Street West. The zoning district designation for the property is RM-10, High Density Residential District, with a future land use designation of High Density. The proposed residential density for the development would be 13.81 units per acre.

*Via Claudia PUD Zoning Master & Final Site Plan* – On September 28, 2021, the Board of County Commissioners approved a request by D.R. Horton for approval of a rezoning to a Planned Unit Development (PUD) zoning district classification through The Preserve at Park Trace PUD Zoning Agreement. Also included in this request was a master/final site plan for the development of a 114-lot single

family subdivision and the associated infrastructure. The property is on a parcel that is approximately 97 acres in size and located on the south side of SE Cove Road at the SE Willoughby Boulevard intersection in Stuart. The existing future land use designation on the parcel is Estate Density, which allows for up to two units per acre. The existing zoning district designation is RE-1/2A, Residential Estate District. The resulting gross residential density would be 1.2 units per acre.

*Willoughby Townhomes Major Final Site Plan* – On April 19, 2022, the Board of County Commissioners approved a request by Meritage Homes of Florida for approval of a rezoning to a Planned Unit Development (PUD) and a PUD Zoning Agreement, including a Master Site Plan for the development of 117 townhomes and associated infrastructure. The project site is on a parcel of approximately 18.37 acres in size and located at the northeast corner of the intersection of SE Willoughby Boulevard and SE Salerno Road in Stuart. The site has a future land use designation of Commercial/Office/Residential and a split zoning of COR-1 and COR-2.

*Willoughby Townhomes PUD Final Site Plan* – On October 18, 2022, the Board of County Commissioners approved a request by Lucido & Associates on behalf of Meritage Homes of Florida for final site plan approval of the aforementioned Willoughby Townhomes project. More information on this development is listed above.

### **Approved (Under Construction) Project Descriptions**

*Bridgewater Preserve PUD Revised PUD Agreement Master and Final Site Plan* – On September 27, 2022, the Board of County Commissioners approved the First Amendment to the Bridgewater Preserve PUD Agreement, which includes a revised master site plan, revised timetable of development, and revised special conditions. The common recreational facilities have been deleted, but the lot layout remains the same. The 215-acre development is located on the west side of SE Island Way in southern Martin County. Bridgewater Preserve received final site plan approval on February 2, 2006, for 36 residential 5 acre lots. On July 25, 2017, the Board of County Commissioners adopted CPA 17-3, a future land use amendment that changed the future land use designation from Agricultural Ranchette to Rural Density on the Bridgewater property. The Board also approved Resolution 17-7.22 changing the zoning district designation to RE-2A, Rural Estate District in conjunction with the land use. On March 26, 2019, the project received master site plan approval and approval for a PUD zoning agreement for 107 single family lots. Currently, three units have been constructed.

*Bridgewater Preserve PUD Rezoning & Master* – On February 26, 2019, the Board of County Commissioners approved a master site plan and Planned Unit Development (PUD) Zoning Agreement to increase the number of single family lots from 26 to 107 in the existing Bridgewater Preserve residential subdivision. The approximate 215-acre parcel is located on the west side of SE Island Way adjacent to the Palm Beach County line in southern Martin County. On July 25, 2017, the Board of County Commissioners adopted CPA 17-3, a future land use amendment that changed the future land use designation on the property from Agricultural Ranchette to Rural Density. The Board also approved Resolution 17-7.22 changing the zoning district designation to RE-2A, Rural Estate District in conjunction with the land use. Currently, three units have been constructed.

*Floridian Golf Club PUD Phase 4 Administrative Amendment* – The Board of County Commissioners recently approved a request for an administrative amendment to the Floridian PUD agreement to allow for a

certificate of occupancy phasing plan for Phase 4 of the PUD master site plan. The project is located adjacent to the St. Lucie River and accessed from SW Murphy Road in Palm City. More on this project is described below.

*Floridian Golf Club PUD, 6<sup>th</sup> PUD Amendment Phase 3 & 4* – On May 3, 2022, the Board of County Commissioners approved the Sixth Amendment to the Floridian Golf Club PUD Zoning Agreement, including a revised phasing plan, and revised Phase 3 and Phase 4 final site plans. The Floridian Golf Club is located on SW Murphy Road in Palm City and straddles the Martin and St. Lucie County line. The approximately 122-acre site in Martin County includes an 18-hole golf course, club facilities, 36 residential units, and associated infrastructure. The Floridian Golf Club PUD Zoning Agreement and master site plan were originally approved in 2012. The project consists of six phases with most of the infrastructure and amenities in place.

### **Projects Currently Under Review**

*Glades Crossing Minor Final Site Plan* – This was a request for approval of a Revised Minor Final Site Plan for 10 single family homes on 14 areas located east of S Kanner Highway and south of SE Pomeroy Street. This request has since been withdrawn.

*Hobe Lakes Estates Minor Final Site Plan* – This was a request by BR 24 LLC for approval of a final site plan for a 12-lot single family subdivision. The approximate 60-acre undeveloped site is located on the south side of Bridge Road approximately 3,500 feet west of SE Powerline Ave in Hobe Sound. This request has since been withdrawn.

*I-95 Riverside PUD 9<sup>th</sup> Amend Rev Master and Ph Iv Final Site Plan* – This was a request by Pulte Home Company, LLC for approval of a 9<sup>th</sup> Amendment to the I-95 Riverside PUD and master plan along with a Phase IV final site plan to allow for the construction of 98 townhomes on a 12.33-acre site. The I-95 Riverside PUD is located on the north side of SW Kanner Highway / SR 76, just east of the I-95 interchange in Stuart.

*Jupiter Bay Holdings Multi-Family Minor Final Site Plan* – This was a request for approval of a minor site plan consisting of a 14-unit multi-family project on an approximate 0.92-acre parcel, which is located on the east side of SE Federal Highway about 200 feet south of SE Hobe Terrace in Hobe Sound. This request is currently under a final review.

*Jupiter Narrows PUD Revised PUD Zoning Master and Final Site Plan* – This was a request by Jupiter Narrows Property Owners Association for approval of the Fourth Amendment to the Jupiter Narrows PUD Zoning Agreement and a Revised Master/Final Site Plan and Preserve Area Management Plan. Proposed is the addition of a residential multi-slip docking facility for the use of existing residents, consisting of 28 wet slips, kayak launch area, a fishing pier, and associated access pier/dockage to the existing Jupiter Narrows PUD residential development located on the east side of SE Gomez Avenue at SE Jupiter Narrows Place in Hobe Sound.

*Loggerhead Estates II Minor Final Site Plan* – This was a request by Medalist Building Group, LLC for approval of a Minor Final Site Plan for 23 residential lots on 4.54 acres on SW 34<sup>th</sup> Street, about 800 feet west of SW Mapp Road, in the Old Palm City CRA. The total parcel size is 5.92 acres. The Cross Church on site will remain on 1.38 acres. This request requires resubmittal.



*Martin Hwy Multi-Family Major Final Site Plan* – This was a request by WGI on behalf of JAMSZ Properties for approval of a major final site plan consisting of a 90-unit multi-family residential development. The project would be built on an approximate 6.09-acre site located on the northwest corner of SW Palm City School Avenue and SW Martin Highway in Palm City. The site is located in the Corridor Subdistrict of the Old Palm City CRA. This request requires resubmittal.

*Paddock Palm City PUD Major Master Final Site Plan* – This was a request by HJA Design Studio, LLC on behalf of Finland Capital, LLC for approval of a rezoning from RM-8 Medium Density Residential District to a Planned Unit Development (PUD) District, including a PUD Development Agreement and a Master/Final Site Plan for the construction of 53 townhomes, 6 duplex units, and 1 detached single-family dwelling along with associated infrastructure. The site is approximately 8.29 acres and is located on the southeast corner of SW Martin Highway and SW 30<sup>th</sup> Avenue in Palm City. This request requires resubmittal.

*Pentalago Ph 2 Minor Final Site Plan* – This was a request by HJA Design Studio, LLC on behalf of Tight-Line Lakes LLC for approval of a Phase II Final Site Plan for the 42-lot Pentalago development. This project previously received approval for a master site plan and a Phase I final site plan, which contains 26 lots. Phase II is the final phase, containing the remaining 16 lots. The site is located north of I-95, east of Citrus Boulevard in western Palm City.

*Pepperwood Assemblage PUD Zoning Master & Final Site Plan* – This was a request by JAMSZ Properties for approval of a PUD agreement Master Final site plan to develop 43 detached single-family lots. The site is approximately 29.23-acres and consists of three undeveloped parcels located between SE Cove Road and SE Salerno Road, west of Legacy Cove and south of Fern Creek.

*Port Cove PUD* – This was a request by Oksjn Jensen Beach LLC for approval of PUD Zoning through a Planned Unit Development Zoning Agreement. The development includes a Master/Final Site Plan approval for the construction of 29 townhome units on an undeveloped parcel that is approximately 4.85 acres in size. The site is located on the south side of NE Dixie Highway approximately half-a-mile west of the NE Palmer Street Roundabout. This request is currently under a final review.

*Pulte Aquarius PUD* – This was a request by HJA Design Studio, LLC on behalf of Pulte Home Company, LLC for approval of a rezoning from COR-2 to a Planned Unit Development (PUD), along with a PUD zoning agreement and Master/Final Site plan. The development consists of 272 townhomes and associated infrastructure. The site is approximately 35.3 acres and is located at 6325 SE Community Drive in Stuart. This request requires resubmittal.

*Riverside Major Master Site Plan* – This was a request by New Urban Towns, LLC on behalf of Riverside Major Master Site Plan for approval of a mixed-use development consisting of up to 95 multi-family dwelling units and up to 10,710 square feet of commercial and restaurant use. The site is approximately 7.73 acres in size and is located in the Jensen Beach Community Redevelopment Area (CRA). The property is adjacent to NE Indian River Dr, north of NE Church Street, east of Pineapple Ave., and the Indian River Lagoon, as well as a marina.

*Sand Pine Ridge Minor Final Site Plan* – This was a request by Cotleur & Hearing on behalf of Core 4 Homes for minor site plan approval for the development of 56 residential apartment units and the associated infrastructure. The property is approximately 4.27 acres in size and is located in the General Subdistrict of

the Hobe Sound CRA. The undeveloped site is on the NW corner of SE Porter Boulevard and SE Dixie Highway in Hobe Sound.

*Showcase PUD Ph II* – This was a request by Design and Entitlement Consultants, LLC. on behalf of Tamarack Land – Salerno Reserve, LLC. for approval of the Showcase PUD Phase II final site plan. The proposed development consists of 88 two-story townhomes and associated infrastructure on approximately 10.52 of the total 47.12 acres approved for the Showcase PUD Revised Master Site Plan in November 2021. The site is located at 371 SE Cove Road in Stuart.

*Solana PUD (Armellini Ave) PUD Rezoning And Final Site Plan* – This was a request for approval of PUD zoning and Master/Final site plan for the development of 98 townhomes on approximately 11.2 acres of undeveloped property. The site is located between the Florida turnpike and SW Armellini Avenue, approximately a quarter mile north of SW Martin Highway in Palm City. This request has since been withdrawn. This request is currently under a final review.

*Sunset Trail Estates* – This was a request for approval of a minor master site plan for the development of 28 residential lots and associated infrastructure. The site is approximately 11.7 acres in size and located on the north side of Sunset Trail, approximately 600 feet west of SW Mapp Road in Palm City.

*The Cove at Hobe Sound Minor Final Site Plan* – This was a request by McCarty & Associates on behalf of Core 4 Hobe Sound LLC for approval of a minor final site plan to develop 38 townhomes and associated infrastructure, including an internal roadway and alley. The approximately 4.88-acre undeveloped site is located in the multifamily subdistrict of the Hobe Sound CRA on SE Rohl Way, about 150 feet west of SE Dixie Highway.

*The Cove Minor Final Site Plan* – This was a request by Marcela Cambor & Associates on behalf of Dismantle Repair Holdings, LLC. for approval of a minor final site plan. The proposed development consists of 48 multi-family units and associated infrastructure within four three-story apartment buildings. The property is on a 2.31-acre parcel of undeveloped land located between SE Cove Road and SE Lee Street, west of SE Jack Avenue within the Port Salerno CRA. This request requires resubmittal.

*The Martin Apartments Minor Final Site Plan* – This was a request by RBM Mapp LLC for the development of a 24-unit multi-family development on an undeveloped 1.23-acre parcel. The site is located within the Old Palm City CRA in the Core subdistrict, east of SW Mapp Road, north of SW 27<sup>th</sup> Street, and south of SW 28<sup>th</sup> Street. This request requires resubmittal.

*The Preserve at Salerno PUD Zoning Master Final Site Plan* – This was a request by Cuozzo Design Group on behalf of Rare Capital Partners LLC for approval of a zoning change from RM-10, High Density Residential District to Planned Unit Development (PUD), as well as a concurrent master/final site plan to develop 79 townhouse units. The residential component is located on an approximate 8.8-acre undeveloped parcel east of SE Federal Highway at the terminus of SE Hydrangea Street.

*West Jensen PUD 14<sup>th</sup> PUD Amendment Phase 1b Master and Final Site Plan* – This was a request by Lucido & Associates on behalf of Jensen Beach Land Company for approval of the 14<sup>th</sup> amendment to the West Jensen PUD, including a revised Phase 1B Master and parcel 6.4 (previously parcels 6.1-6.5) final site plan. The latter includes the development of 169 residential units and the associated infrastructure on an undeveloped site about 26 acres in size. The site is located on the southeast corner of SE Federal Highway and NW Goldenrod Road. This request is currently under a final review.

## APPENDIX C: POPULATION AND HOUSEHOLD PROJECTIONS

Martin County's CGMP stipulates in Policy 4.1D.2 that the County must annually produce a Population Technical Bulletin, which is used for planning purposes such as projecting the future needs for housing and public facilities. The Population Technical Bulletin utilizes data from the U.S. Census and the University of Florida Bureau of Economic and Business Research (BEBR) for the State of Florida Office of Economic and Demographic Research (EDR) for population estimates and projections. BEBR medium permanent estimates and projections are used to generate population data for the County itself, its respective municipalities, and for the unincorporated area.

The most recent Population Technical Bulletin, however, was published in 2017. This precludes the replication of certain portions of the 2018 analysis, as not all the data and sources used in the Population Technical Bulletin are available. To reconcile these gaps and deficiencies, datasets and methodologies were developed in an effort to mirror those last used in the 2017 Population Technical Bulletin (hitherto referred to as the "2017 Bulletin"). Below is a detailed outline of the steps taken for the various calculations needed to conduct the relevant analyses.

### Preliminary Population Data Collection

We collected this data from the U.S. Census, the American Community Survey (ACS), and BEBR. We also collected BEBR's medium permanent estimates of population projections for Martin County for 2023 to 2045. To generate estimates for each of the County's municipalities, capture-based methods were utilized. **Table C1** displays total population estimates that we collected for Martin County and its respective jurisdictions.

**Table C1. Historical Population in Martin County (2010-2022)**

|                     | INDIANTOWN <sup>(1)</sup> | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED | TOTAL COUNTY |
|---------------------|---------------------------|----------------|--------------|----------------|--------|----------------|--------------|
| 2010 <sup>(2)</sup> | -                         | 817            | 355          | 1,996          | 15,593 | 127,557        | 146,318      |
| 2011                | -                         | 504            | 392          | 1,882          | 15,644 | 128,311        | 146,733      |
| 2012                | -                         | 523            | 332          | 1,906          | 15,653 | 128,840        | 147,254      |
| 2013                | -                         | 816            | 301          | 2,013          | 15,814 | 129,133        | 148,077      |
| 2014                | -                         | 816            | 95           | 1,998          | 15,972 | 129,704        | 148,545      |
| 2015                | -                         | 810            | 95           | 2,000          | 16,110 | 131,047        | 150,062      |
| 2016                | -                         | 812            | 100          | 2,026          | 16,148 | 131,784        | 150,870      |
| 2017                | -                         | 809            | 134          | 2,044          | 16,183 | 133,852        | 153,022      |
| 2018                | 6,707                     | 826            | 163          | 2,078          | 16,425 | 129,357        | 155,556      |
| 2019                | 6,728                     | 829            | 303          | 2,090          | 16,504 | 132,144        | 158,598      |
| 2020 <sup>(2)</sup> | 6,560                     | 804            | 301          | 1,991          | 17,425 | 131,350        | 158,431      |
| 2021                | 6,633                     | 879            | 292          | 1,984          | 17,269 | 131,996        | 159,053      |
| 2022 <sup>(3)</sup> | 6,679                     | 884            | 287          | 1,983          | 17,417 | 132,913        | 160,163      |

Sources: U.S. Census Bureau and University of Florida, Bureau of Economic and Business Research, 2011-2022; GAI Consultants. Note: (1) Indiantown was incorporated on December 31, 2017. (2) Reflects data from the Decennial Census. (3) 2022 Reflects estimates.

### Historical Population Growth Trends

Total population in Martin County has grown at a Compound Annual Growth Rate (CAGR) of 0.70% since 2010. The largest shares of that growth have taken place in Stuart and in Unincorporated Martin County, which together have combined for over 90% of the change in the County's population in 2021 and 2022. While the County overall has experienced growth, however, population has slightly decreased in Indiantown and Jupiter Island but remained relatively constant in Sewall's Point.

Martin County's population growth compared to that of its surrounding counties is also informative, and this information is displayed in **Table C2**. Palm Beach County, which is the largest of all counties observed, grew at a CAGR of 1.06% over the past 13 years. St. Lucie County grew at the most rapid rate with a CAGR



of 1.79% over the same period. Okeechobee County, which is the smallest of the group, grew at a CAGR of 0.26% since 2010. Once again, Martin County's population grew at a CAGR of 0.70%, which is obviously a slower rate than those of Palm Beach and St. Lucie Counties but a faster rate than that of Okeechobee.

**Table C2. Historical Population in Surrounding Counties (2010-2022)**

|                     | MARTIN COUNTY | PALM BEACH COUNTY | ST. LUCIE COUNTY | OKEECHOBEE COUNTY |
|---------------------|---------------|-------------------|------------------|-------------------|
| 2010                | 146,318       | 1,320,134         | 277,789          | 39,996            |
| 2011                | 146,733       | 1,309,401         | 274,693          | 39,978            |
| 2012                | 147,254       | 1,324,085         | 278,246          | 39,779            |
| 2013                | 148,077       | 1,339,221         | 281,015          | 39,642            |
| 2014                | 148,545       | 1,359,074         | 283,988          | 39,398            |
| 2015                | 150,062       | 1,378,806         | 288,006          | 39,255            |
| 2016                | 150,870       | 1,398,757         | 293,136          | 39,420            |
| 2017                | 153,022       | 1,426,772         | 298,763          | 40,228            |
| 2018                | 155,556       | 1,446,277         | 305,591          | 40,572            |
| 2019                | 158,598       | 1,465,027         | 312,947          | 41,144            |
| 2020                | 158,431       | 1,492,191         | 329,226          | 39,644            |
| 2021                | 159,053       | 1,497,987         | 343,579          | 41,254            |
| 2022 <sup>(1)</sup> | 160,163       | 1,513,848         | 349,719          | 41,361            |

Sources: U.S. Census Bureau and University of Florida, Bureau of Economic and Business Research, 2011-2022; GAI Consultants. Note: (1) 2022 Reflect estimates.

## Population Projections

To calculate our population projection estimates, we began by collecting BEBR's medium permanent estimates of population projections for Martin County between 2023 and 2045. To generate estimates for each of the County's municipalities, we took an average of two projections that both utilized capture-based methods. The first capture-based method used the average capture of the overall County population over the course of the period for which we collected total population counts (i.e., 2010-2021, with estimates calculated for 2022). We applied this average capture of each municipality's population to the BEBR medium permanent estimates of population projections for Martin County overall to generate population projection estimates for each municipality.

The second capture-based method involved finding the change in total population counts for the County and each municipality between 2010 and 2022, calculating each jurisdiction's capture of the County's population change for each of those years, finding the average capture of change for each municipality over the past ten years, and then applying that average capture of change to the overall change in population as projected by BEBR from 2023 to 2045. For example, BEBR projected Martin County's total population to increase from 161,176 in 2023 to 162,725 in 2024, so the overall change in population for 2024 was 1,549. Ocean Breeze was estimated to capture 0.3% of the change in Martin County's overall population over the past ten years, so to estimate a projection for Ocean Breeze's change in population between 2023 and 2024, we multiply 0.3% by 1,549 to derive a change in population of 4. Once we obtained similar estimates for all applicable jurisdiction-year combinations, we then added the projected future year-by-year change in population to each jurisdiction's most recent population estimate. For example, Indiantown's 2022 total population count estimate was 6,679. Using the aforementioned method, we projected Indiantown's change in population between 2022 and 2023 to equal 56. Thus, we add 56 to our 2022 estimate of 6,679 to derive a 2023 population projection of 6,758 for Indiantown.

Finally, as mentioned before, we averaged these two capture-based projections to derive our final population projection estimates for each jurisdiction. From this point forward, we will refer to these final population projection estimates as "our projections". We display our final population projection estimates in **Table C3**.

**Table C3. Population Projections Martin County (2023-2036)**

|             | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED | TOTAL COUNTY   |
|-------------|------------|----------------|--------------|----------------|--------|----------------|----------------|
| <b>2023</b> | 6,758      | 898            | 282          | 2,032          | 17,397 | 133,808        | <b>161,176</b> |
| <b>2024</b> | 6,833      | 943            | 285          | 2,057          | 17,533 | 135,073        | <b>162,725</b> |
| <b>2025</b> | 6,910      | 988            | 288          | 2,082          | 17,671 | 136,351        | <b>164,290</b> |
| <b>2026</b> | 6,977      | 1,028          | 291          | 2,104          | 17,792 | 137,476        | <b>165,668</b> |
| <b>2027</b> | 7,034      | 1,062          | 294          | 2,123          | 17,896 | 138,438        | <b>166,847</b> |
| <b>2028</b> | 7,085      | 1,091          | 296          | 2,140          | 17,987 | 139,282        | <b>167,881</b> |
| <b>2029</b> | 7,130      | 1,119          | 298          | 2,155          | 18,070 | 140,053        | <b>168,825</b> |
| <b>2030</b> | 7,175      | 1,145          | 300          | 2,170          | 18,149 | 140,793        | <b>169,731</b> |
| <b>2031</b> | 7,219      | 1,171          | 302          | 2,184          | 18,230 | 141,538        | <b>170,644</b> |
| <b>2032</b> | 7,264      | 1,197          | 304          | 2,199          | 18,310 | 142,287        | <b>171,561</b> |
| <b>2033</b> | 7,308      | 1,223          | 306          | 2,214          | 18,390 | 143,026        | <b>172,467</b> |
| <b>2034</b> | 7,351      | 1,249          | 308          | 2,228          | 18,468 | 143,755        | <b>173,359</b> |
| <b>2035</b> | 7,393      | 1,274          | 310          | 2,242          | 18,544 | 144,462        | <b>174,226</b> |
| <b>2036</b> | 7,434      | 1,298          | 311          | 2,255          | 18,617 | 145,139        | <b>175,055</b> |

Sources: U.S. Census Bureau and University of Florida, Bureau of Economic and Business Research, 2011-2022; GAI Consultants.

The County's overall population is expected to grow by 3.4% in the 5-year period of 2022 to 2026, 6.5% in the 10-year period of 2022-2031, and 9.3% in the 15-year period of 2022-2036. If we focus on the two largest concentrations of both population and growth, we can project that Stuart will grow by 2.2% in the 5-year period, 4.7% in the 10-year period, and 6.9% in the 15-year period. Unincorporated Martin County is predicted to grow by 3.4% in the 5-year period, 6.5% in the 10-year period, and 9.2% in the 15-year period. Over the same 15-year period, Stuart is expected to grow at a CAGR of 0.45%, Unincorporated Martin County is expected to grow at a CAGR of 0.59%, and the County overall is expected to also grow at a CAGR of 0.59%. Clearly, Unincorporated Martin County projects to continue representing the highest share of both population and growth of all areas within the County as a whole.

### Household Projections

Multiplying our 2022 household estimates by our calculations of the 12-year CAGR for Martin County and each of its jurisdictions, we calculated a projection for the number of households in 2023 for Martin County and each of its jurisdictions. We then multiplied our 2023 projections by the same 12-year CAGR to obtain projections for 2024 and continued this process until we calculated projections through 2036. Our results are displayed in **Table C4**. For the County as a whole, we project that the overall household count will grow by 3.7% in the 5-year period of 2022 to 2026, 8.6% in the 10-year period of 2022-2031, and 13.7% in the 15-year period of 2022-2036. If we focus on only the two largest concentrations of both population and growth within the County, we can project that Stuart will grow by 0.6% in the 5-year period, 5.4% in the 10-year period, and 10.3% in the 15-year period. Unincorporated Martin County is predicted to grow by 4.4% in the 5-year period, 9.3% in the 10-year period, and 14.5% in the 15-year period. Over the same 15-year period, Stuart is expected to grow at a CAGR of 0.66%, Unincorporated Martin County is expected to grow at a CAGR of 0.90%, and the County overall is expected to also grow at a CAGR of 0.86%. Clearly, Unincorporated Martin County projects to continue representing the highest share of households across all areas within the County.

**Table C4. Household Projections in Martin County (2023-2036)**

|             | TOTAL COUNTY  | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED |
|-------------|---------------|------------|----------------|--------------|----------------|--------|----------------|
| <b>2023</b> | <b>67,335</b> | 1,926      | 348            | 138          | 926            | 7,662  | 56,334         |
| <b>2024</b> | <b>67,957</b> | 1,944      | 351            | 139          | 935            | 7,733  | 56,854         |
| <b>2025</b> | <b>68,584</b> | 1,962      | 355            | 140          | 943            | 7,805  | 57,380         |
| <b>2026</b> | <b>69,218</b> | 1,980      | 358            | 142          | 952            | 7,877  | 57,909         |
| <b>2027</b> | <b>69,857</b> | 1,998      | 361            | 143          | 961            | 7,949  | 58,444         |
| <b>2028</b> | <b>70,502</b> | 2,017      | 365            | 144          | 970            | 8,023  | 58,984         |
| <b>2029</b> | <b>71,153</b> | 2,035      | 368            | 146          | 979            | 8,097  | 59,529         |
| <b>2030</b> | <b>71,810</b> | 2,054      | 371            | 147          | 988            | 8,172  | 60,079         |
| <b>2031</b> | <b>72,474</b> | 2,073      | 375            | 148          | 997            | 8,247  | 60,633         |
| <b>2032</b> | <b>73,143</b> | 2,092      | 378            | 150          | 1,006          | 8,323  | 61,193         |
| <b>2033</b> | <b>73,818</b> | 2,112      | 382            | 151          | 1,015          | 8,400  | 61,759         |
| <b>2034</b> | <b>74,500</b> | 2,131      | 385            | 152          | 1,025          | 8,478  | 62,329         |
| <b>2035</b> | <b>75,188</b> | 2,151      | 389            | 154          | 1,034          | 8,556  | 62,905         |
| <b>2036</b> | <b>75,883</b> | 2,171      | 392            | 155          | 1,044          | 8,635  | 63,486         |

Sources: U.S. Census Bureau and University of Florida, Bureau of Economic and Business Research, 2011-2022; GAI Consultants.



## APPENDIX D: EMPLOYMENT TRENDS

### Historical Employment Growth Trends

**Table D1** displays total employment data sourced from the Longitudinal Employer-Household Dynamics (LEHD) program which is part of the Center for Economic Studies at the U.S. Census Bureau. Total employment in Martin County has grown at a CAGR of 2.5% between 2002 and 2019. As with population, the largest shares of that growth have taken place in Stuart and in Unincorporated Martin County, with Indiantown and Jupiter Island experiencing slight declines in their total employment counts over the same period. Ocean Breeze has seen significant growth in employment, with a CAGR of 9.3%. Sewall's Point's employment has remained relatively constant, which similarly corresponds to its population trends.

**Table D1. Historical Employment in Martin County (2002-2019)**

|      | INDIANTOWN | JUPITER ISLAND | OCEAN BREEZE | SEWALL'S POINT | STUART | UNINCORPORATED | TOTAL COUNTY |
|------|------------|----------------|--------------|----------------|--------|----------------|--------------|
| 2002 | 1,053      | 558            | 81           | 340            | 19,248 | 25,412         | 46,692       |
| 2003 | 949        | 469            | 168          | 340            | 22,625 | 25,853         | 50,404       |
| 2004 | 906        | 447            | 136          | 370            | 23,112 | 26,610         | 51,581       |
| 2005 | 839        | 441            | 135          | 411            | 25,118 | 29,406         | 56,350       |
| 2006 | 806        | 430            | 158          | 421            | 24,943 | 29,324         | 56,082       |
| 2007 | 1,105      | 536            | 177          | 487            | 26,851 | 30,381         | 59,537       |
| 2008 | 1,065      | 536            | 165          | 411            | 25,351 | 27,242         | 54,770       |
| 2009 | 917        | 578            | 72           | 378            | 22,834 | 25,824         | 50,603       |
| 2010 | 2,233      | 574            | 66           | 376            | 23,251 | 25,088         | 51,588       |
| 2011 | 1,630      | 548            | 137          | 334            | 25,199 | 27,691         | 55,539       |
| 2012 | 1,117      | 545            | 107          | 293            | 24,662 | 27,706         | 54,430       |
| 2013 | 1,070      | 550            | 111          | 281            | 24,426 | 28,744         | 55,182       |
| 2014 | 1,005      | 542            | 134          | 284            | 25,435 | 30,929         | 58,329       |
| 2015 | 1,015      | 617            | 180          | 289            | 27,357 | 32,672         | 62,130       |
| 2016 | 1,040      | 497            | 215          | 346            | 28,595 | 35,886         | 66,579       |
| 2017 | 912        | 520            | 215          | 324            | 28,741 | 36,034         | 66,746       |
| 2018 | 917        | 529            | 254          | 295            | 29,334 | 38,922         | 70,251       |
| 2019 | 1,033      | 521            | 400          | 349            | 29,793 | 40,464         | 72,560       |

Source: Longitude Employment Statistics OnTheMap Application; GAI Consultants.

Inflow/outflow data is displayed in **Table D2**, revealing that the share of people employed in the County but living elsewhere has increased at a CAGR of 3.9% between 2002 and 2019. 65.1% of Martin County's employees live outside the County itself as of 2019, and this share has grown at a CAGR of 1.4% since 2002. Also notable is the finding that the number of people living in the County but employed outside has increased at a CAGR of 2.1%. Although this segment of people has not grown as rapidly as those employed in the County but living elsewhere, it remains a driver of population growth within the County. The number of people living and employed within the County has also increased at a CAGR of 0.5% which is a slower rate of growth compared to the other two categories.

**Table D2. Inflow and Outflow in Martin County (2002-2019)**

|      | LIVING IN COUNTY,<br>EMPLOYED ELSEWHERE | EMPLOYED IN COUNTY,<br>LIVE ELSEWHERE | LIVING AND EMPLOYED<br>IN COUNTY | % OF COUNTY'S EMPLOYEES<br>LIVING ELSEWHERE |
|------|-----------------------------------------|---------------------------------------|----------------------------------|---------------------------------------------|
| 2002 | 24,947                                  | 23,626                                | 23,066                           | 50.6%                                       |
| 2003 | 26,593                                  | 26,543                                | 23,861                           | 52.7%                                       |
| 2004 | 26,615                                  | 26,903                                | 24,678                           | 52.2%                                       |
| 2005 | 29,428                                  | 30,370                                | 25,980                           | 53.9%                                       |
| 2006 | 32,240                                  | 29,590                                | 26,492                           | 52.8%                                       |
| 2007 | 31,027                                  | 34,293                                | 25,244                           | 57.6%                                       |
| 2008 | 31,099                                  | 32,539                                | 22,231                           | 59.4%                                       |
| 2009 | 30,510                                  | 29,958                                | 20,645                           | 59.2%                                       |
| 2010 | 30,375                                  | 30,287                                | 21,301                           | 58.7%                                       |
| 2011 | 29,987                                  | 33,749                                | 21,790                           | 60.8%                                       |
| 2012 | 30,234                                  | 32,782                                | 21,648                           | 60.2%                                       |
| 2013 | 31,637                                  | 32,978                                | 22,204                           | 59.8%                                       |
| 2014 | 32,821                                  | 35,534                                | 22,795                           | 60.9%                                       |
| 2015 | 32,723                                  | 38,050                                | 24,080                           | 61.2%                                       |
| 2016 | 34,360                                  | 41,714                                | 24,865                           | 62.7%                                       |
| 2017 | 36,220                                  | 42,331                                | 24,415                           | 63.4%                                       |
| 2018 | 36,080                                  | 44,880                                | 25,371                           | 63.9%                                       |
| 2019 | 36,067                                  | 47,213                                | 25,347                           | 65.1%                                       |

Source: Longitude Employment Statistics OnTheMap Application; GAI Consultants.

The inflow/outflow data for Martin County reveals trends regarding the relationship between employment and population growth on one hand and housing supply on the other. The number of people living and employed within Martin County has not grown nearly as much as the number of people employed in the County but living elsewhere, which is an important consideration when calculating housing demand.

Comparing Martin County's employment growth to that of its surrounding counties in **Table D3**, Palm Beach County grew at a CAGR of 1.23% over the past 13 years, whereas St. Lucie grew at a CAGR of 0.74% and Okeechobee shrunk at a CAGR of -4.28%. Martin County, with a CAGR of 1.84%, grew at the highest rate of all neighboring counties.

**Table D3. Historical Employment in Surrounding Counties (2010-2019)**

|      | MARTIN COUNTY | PALM BEACH COUNTY | ST. LUCIE COUNTY | OKEECHOBEE COUNTY |
|------|---------------|-------------------|------------------|-------------------|
| 2010 | 51,588        | 485,188           | 62,449           | 11,776            |
| 2011 | 55,539        | 518,196           | 68,032           | 10,059            |
| 2012 | 54,430        | 511,091           | 67,472           | 10,356            |
| 2013 | 55,182        | 530,840           | 67,686           | 10,091            |
| 2014 | 58,329        | 549,866           | 68,403           | 10,018            |
| 2015 | 62,130        | 576,637           | 71,715           | 10,762            |
| 2016 | 66,579        | 599,846           | 74,083           | 11,069            |
| 2017 | 66,746        | 607,959           | 75,179           | 12,084            |
| 2018 | 70,251        | 616,371           | 76,935           | 11,203            |
| 2019 | 72,560        | 624,031           | 80,381           | 11,337            |

Source: Longitude Employment Statistics OnTheMap Application; GAI Consultants.

As shown in **Table D4**, In Martin County, there were about 353 employees per thousand people in 2010 and 458 employees per thousand people in 2019. This indicates that over that 10-year period, Martin County experienced a CAGR of 2.64%. This figure is markedly higher than those of the surrounding counties (i.e., Palm Beach CAGR: 1.49%; St. Lucie CAGR: 1.34%; Okeechobee CAGR: -0.74%).

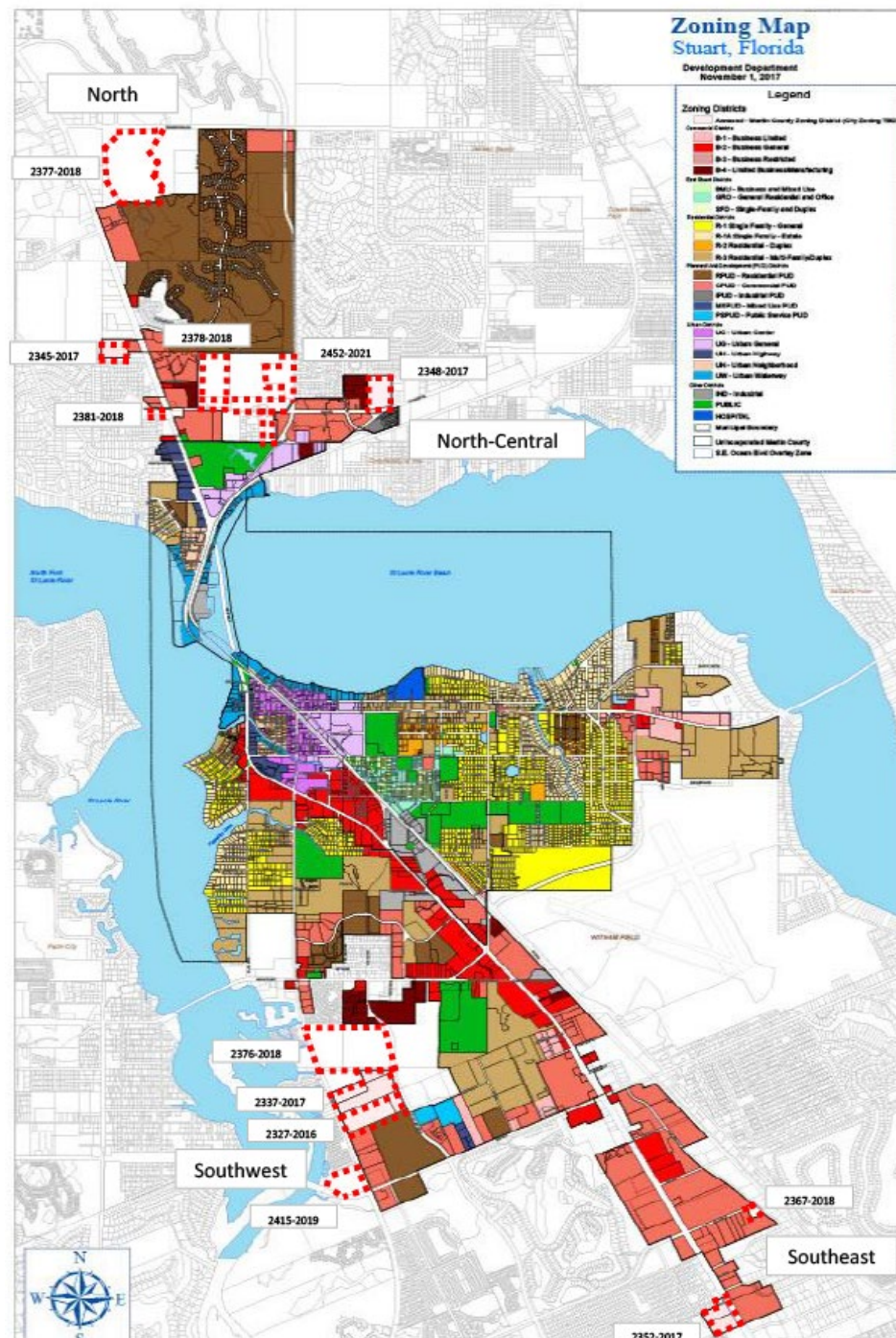
**Table D4. Employment Per Thousand Population in Surrounding Counties (2010-2019)**

|             | MARTIN COUNTY | PALM BEACH COUNTY | ST. LUCIE COUNTY | OKEECHOBEE COUNTY |
|-------------|---------------|-------------------|------------------|-------------------|
| <b>2010</b> | 353           | 368               | 225              | 296               |
| <b>2011</b> | 379           | 396               | 248              | 254               |
| <b>2012</b> | 370           | 386               | 242              | 263               |
| <b>2013</b> | 373           | 396               | 241              | 257               |
| <b>2014</b> | 393           | 405               | 241              | 254               |
| <b>2015</b> | 414           | 418               | 249              | 268               |
| <b>2016</b> | 441           | 429               | 253              | 273               |
| <b>2017</b> | 436           | 426               | 252              | 294               |
| <b>2018</b> | 452           | 426               | 252              | 283               |
| <b>2019</b> | 458           | 426               | 257              | 275               |

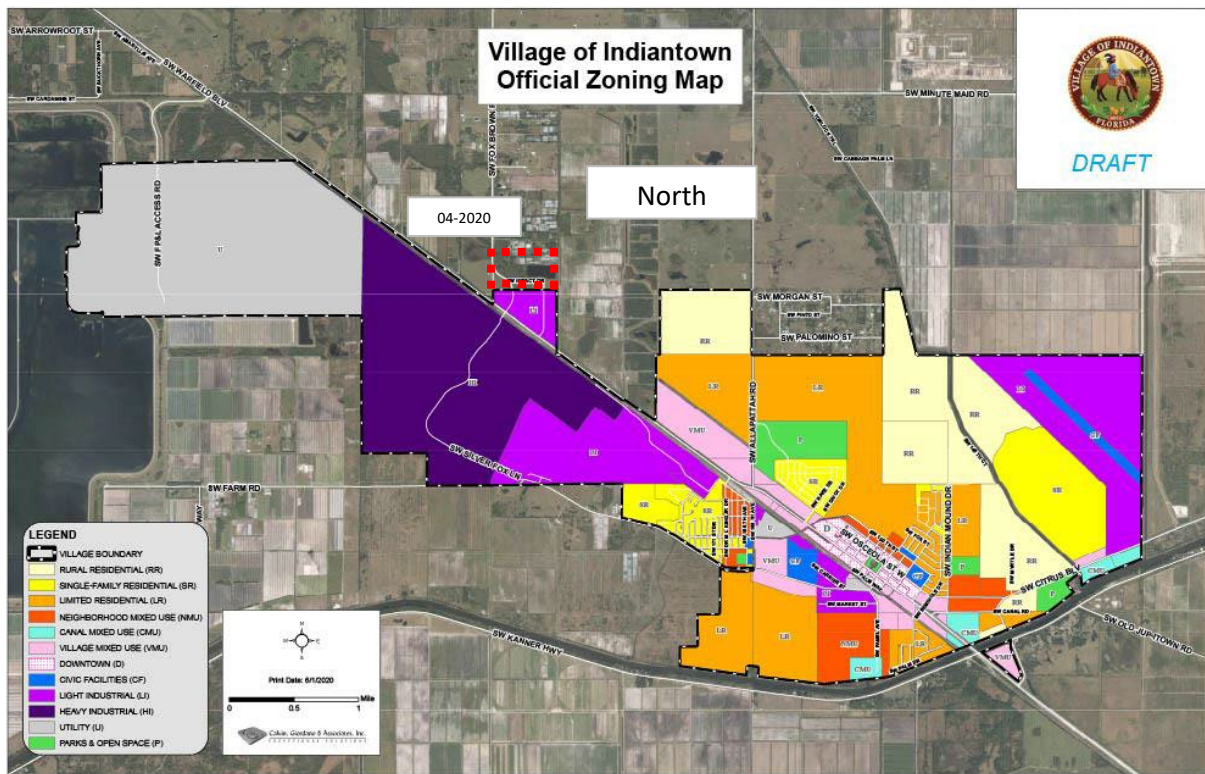
Source: Longitude Employment Statistics OnTheMap Application; GAI Consultants.



To further determine where concentrations of growth have been occurring more recently, **Figure 1** maps the location of all annexations have taken place across Martin County over the past 10 years. As shown in **Figure 1**, these annexations almost exclusively occurred in Stuart. **Figure 1** displays the 12 annexations that have occurred in Stuart over this period, and **Figure 2** displays Indiantown's only annexation since its incorporation in 2017.



**Figure 2. Recent Annexations in Indiantown, FL**



Source: Village of Indiantown Zoning Map, Martin County Agenda Items database, GAI Consultants

Looking closer at **Figure 1**, we can see that much of the annexation has occurred in the Southwest and North-Central regions that were formulated for the purposes of this exercise. Put more simply, annexations are mostly occurring around the edges of the northern and southern boundary limits of the City of Stuart. Each of Stuart's annexations are located within the PUSD. Indiantown's only annexation, displayed in **Figure 2**, was comprised of 57.72 acres and was on the North end of their municipal boundary, bordering the PUSD. **Table E1** details all annexations that have occurred in Martin County's incorporated places over the past 10 years.

**Table E1. Annexations in Martin County**

| MUNICIPALITY | ORDINANCE NUMBER | ACRES |
|--------------|------------------|-------|
| Stuart       | 2327-2016        | 24.37 |
| Stuart       | 2337-2017        | 29.16 |
| Stuart       | 2345-2017        | 9.45  |
| Stuart       | 2348-2017        | 14.86 |
| Stuart       | 2352-2017        | 13.57 |
| Stuart       | 2367-2018        | 1.87  |
| Stuart       | 2376-2018        | 65.23 |
| Stuart       | 2377-2018        | 65.79 |
| Stuart       | 2378-2018        | 26.61 |
| Stuart       | 2381-2018        | 0.80  |
| Stuart       | 2415-2019        | 15.79 |
| Stuart       | 2452-2021        | 42.46 |
| Indiantown   | 04-2020          | 57.72 |

Source: Martin County Agenda Items database; Martin County Property Appraiser; GAI Consultants.

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## **Supporting Analysis for Proposed Text Amendment and Determination of Consistency with Applicable Statutory Requirements**

Martin County's Comprehensive Plan prescribes a particular methodology (Section 1.7 and Policies 4.1D.2-4.1D.7), including specific data and analysis requirements, for projecting housing demand and determining the residential capacity or potential supply of housing units based on the adopted future land use map designations. Generally referred to as a *needs assessment*, the purpose of the methodology is to determine whether a comprehensive plan amendment is needed to expand the Primary or Secondary Urban Service Districts to accommodate future population growth.

The following analysis supports the need for a text amendment to the Martin County Comprehensive Plan to ensure that Martin County's evaluation of proposed comprehensive plan amendments to increase residential supply is consistent with applicable statutory requirements. Please refer to the Proposed Text Amendment Concept on the final page of this analysis, which describes in concept the scope of a Proposed Text Amendment. The applicant proposes to work with staff to further develop those concepts and draft a strike-through/underline amendment to fully implement the requirements of Section 163.3177, F.S. As further explained, the current methodology specified in the Martin County Comprehensive Plan is not consistent with statutory requirements regarding how comprehensive plan amendments must be evaluated, including the following requirements:

- 1) Section 163.3177(1) – The plan shall establish meaningful and predictable standards for the use of land and development. Martin County's policies (Section 1.7 and Policies 4.1D.2-4.1D.7) regarding the evaluation of land use to accommodate growth do not address or otherwise conflict with the statutory requirements cited below.
- 2) 163.3177(1)(f) – Plan amendments shall be based upon relevant and appropriate data available at the time of plan amendment adoption. Martin County's policies preempt use of such data.
- 3) Section 163.3177(1)(f)(2) - Local governments may not require a particular methodology to the exclusion of other professionally accepted methodologies. Martin County's policies prescribe a particular methodology and do not allow for consideration of alternative, professionally acceptable methodologies.
- 4) Section 163.3177(6)(a)2 – Plan amendments shall be based on surveys, studies and data, including the amount of land required to accommodate anticipated growth, taking into account considerations related to the character of undeveloped land, need for redevelopment, economic considerations (job creation, capital investment and economic diversification), and the need to modify antiquated land use patterns. Martin County's policies and prescriptive methodology do not account for these considerations and preempt the ability to consider such data.
- 5) Section 163.3177(6)(a)4 – The amount of land designated for planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development

opportunities, address outdated development patterns, such as antiquated subdivisions, and should allow for the operation of the real estate market. Martin County's policies and prescriptive methodology do not account for these considerations and preempt the ability to consider relevant data pertaining to these requirements.

- 6) Section 163.3177(6)(a)8.c – Future land use map amendments shall be based on an analysis of the minimum amount of land needed to achieve the above requirements.

The Martin County Comprehensive Plan should be amended to allow for professionally accepted methodologies for collecting and analyzing data rather than maintaining the current policies that are prescriptive, preempt the ability to collect and analyze data available at the time of adoption of plan amendments and that do not implement the statutory requirements established by the Community Planning Act. Martin County is unique in mandating a particular methodology and limiting the scope of data and related analysis that may be undertaken in support of a Comprehensive Plan amendment. We have not identified any other local government in Florida that mandates a specific methodology in the Comprehensive Plan for a needs assessment or that preempts consideration of best available data. Rather, local governments typically provide principles to guide the evaluation based on statutory requirements. Martin County's prescriptive approach as well as particular requirements of its methodology contravene the statutory requirements listed above as further explained in the following, more detailed analysis:

- 1) **Section 163.3177(1)(f)2, F.S.**, states in part:

“The application of a methodology utilized in data collection or whether a particular methodology is professionally accepted may be evaluated. However, the evaluation **may not include whether one accepted methodology is better than another.**” (emphasis added)

This important statutory requirement recognizes that Comprehensive Plan amendments may be supported by more than one methodology, that the Comprehensive Plan should not require the use of one methodology to the exclusion of other methodologies and that local governments should not limit the scope of data and supporting analysis through limitations embedded in a particular methodology in determining whether a Comprehensive Plan amendment is warranted. Sections 1.7 and 4.1D.2-4.1D.7 of the Martin County Comprehensive Plan require a particular methodology and inappropriately preempt consideration of data available at the time of future plan amendments. Martin County acknowledged this problem to a point in 2017 when it adopted amendments to its methodology due to staff concerns that the methodology at that time did not clearly allow for consideration of American Community Survey data. However, the Comprehensive Plan still mandates a prescriptive methodology and dictates use of certain data to the exclusion of other professionally accepted methodologies and other available data, including data that may be generated during the review of a proposed Comprehensive Plan amendment. It also fails to consider all required statutory factors in determining housing demand and housing supply.

2) In regard to data and supporting analysis, Section 163.3177(1)(f) states in part:

**“...plan amendments shall be based upon relevant and appropriate data and an analysis by the local government that may include, but not be limited to, surveys, studies, community goals and vision, and other data available at the time of adoption of the comprehensive plan or plan amendment. To be based on data means to react to it in an appropriate way and to the extent necessary indicated by the data available on that particular subject at the time of adoption of the plan or plan amendment at issue.”** (emphasis added)

This provision requires that local governments consider all relevant data available at the time of plan amendment adoption, that the analysis evaluate the data to determine its relevancy in relation to the subject or issue addressed by the proposed plan amendment and that the plan amendment react appropriately based on the data and supporting analysis. The Comprehensive Plan preempts the ability to consider all relevant data at the time of plan amendment adoption. For example, Section 1.7.C(4) mandates that all vacant housing exceeding a 3% vacancy rate must be counted as available supply. The 3% vacancy threshold is based on recommendations from a 2004 publication<sup>1</sup> that was generalized in nature and did not consider data applicable to Martin County. This mandated policy requirement is not based on relevant and appropriate data that should be considered at the time of future plan amendment adoption, preempts the ability to consider whether 3% is appropriate at the time of future plan amendment adoption, and preempts the ability to consider other data, such as vacancy by type, at the time of future plan amendment adoption.

The prescribed methodology also makes a simplifying assumption that the percentage increase in future housing demand will be equal to the percentage increase in future permanent population over a given projection period. Hence, it projects future permanent housing units for a future year by multiplying existing housing units by the projected percentage increase permanent population over the projection period. It is unnecessary and inappropriate to assume that housing and the permanent population will increase by the same percentage. By requiring this assumption, the methodology does not allow for the use of available data at the time of plan amendment adoption to calculate actual housing growth rates and to consider other related variables, such as persons per household.

3) Section 163.3177(6)(a)8.c, F.S., further addresses analysis requirements for proposed future land use map amendments. It states:

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<sup>1</sup> The 2013 Residential Capacity and Vacant Land Analysis, dated August 2013, cites Planner’s Estimating Guide, Projected Land-Use and Facility Needs, pages 24-25, Arthur C. Nelson, FAICP, 2004.



8. Future Land use map amendments shall be based upon the following analyses:

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section. [i.e., Section 163.3177]

This should be the starting point for evaluating proposed future land use amendments, including the analysis requirements for determining the allocation of land uses, densities and intensities to accommodate future growth in the community. In this respect, the statute calls for a holistic approach in determining community needs, taking into account more than just projected population. In addition to the data and analysis requirements specified above, this provision is further implemented by Sections 163.3177(6)(a)4 and 163.3177(6)(a)2, which address the scope of issues that must be evaluated in considering future land use map amendments in response to community needs.

4) Section 163.3177(6)(a)4, F.S., states in part:

The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and **may not be limited solely by the projected population.**” (emphasis added)

This provision makes clear that the amount of land designated for future land uses should take into account how the real estate market operates in providing adequate housing choices and non-residential business opportunities. This is particularly applicable in considering the differences in the real estate market by sub-area within the County. The County’s policies distinguish between the Indiantown area and the balance of the unincorporated area. However, the County’s prescribed methodology does not allow for further evaluation of subareas within the balance of the unincorporated area. For example, the demand and supply for development within the CRA differ from suburban locations. In addition, the methodology does not account for demand and supply for different types of dwelling units and for varying price points or by tenure to distinguish between owned and rented dwelling units. Rather, the methodology aggregates all types of permanent dwelling units for the purpose of determining available supply. Similarly, the methodology does not consider fundamental differences in development form that impact the marketability of developments. For example, in calculating demand and supply, the methodology does not make any distinction between the market demand and potential supply for high density, urban infill locations/development form as compared to larger scale, greenfield suburban locations conducive for lower density, single family subdivisions. Similarly, the methodology does not make any distinction between market demand for new urbanism/TND type developments and conventional suburban development form. All of these distinctions are important in considering how the real estate market responds to demand for different types and

forms of development. The County methodology essentially takes a *one size fits all* approach that is not consistent with the overall intent and specific requirements of the statute.

- 5) Section 163.3177(6)(a)2, F.S., furthers the direction provided above by specifying that the supporting analysis for plan amendments must take into account various factors that relate to the operation of the real estate market. It states:

The future land use plan and plan amendments shall be based on surveys, studies, and data regarding the area, as applicable, including (relevant cites from paragraph 2):

- a. The amount of land required to accommodate anticipated growth.
- b. The projected permanent and seasonal population of the area.
- c. The character of undeveloped land.
- e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
- i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
- j. The need to modify land uses and development patterns within antiquated subdivisions.

Section 1.7 mandates a prescriptive methodology that limits consideration of proposed comprehensive plan amendments based on whether projected housing supply in the unincorporated area would exceed projected housing demand based solely on the 10-year population projection without consideration for how the above factors impact housing demand and potential supply. While the Comprehensive Plan must be based on projected population, it must also account for each of the factors listed above and other considerations that may become evident in analyzing the operation of the real estate market at the time of plan amendment adoption.

**Character of Undeveloped Land and Assumption of Maximum Density.** The character of undeveloped land is an important consideration in determining the potential supply. This requirement must also be considered in relation to Section 163.3177(1), F.S., which requires that the Comprehensive Plan provide meaningful and predictable standards and guidelines for more detailed land development regulations. The Comprehensive Plan and implementing land development regulations specify development standards that ultimately impact the extent to which land is developed in Martin County. These requirements include density and intensity limitations, land use compatibility, stormwater management, open space, buffers, streets/driveways, parking, concurrency, and environmental limitations such as wetlands, floodplains and upland habitats. The real estate market responds to these requirements by typically not developing to the maximum allowable density and intensity. The Comprehensive

Plan makes clear that it may not be possible to achieve maximum density and intensity, and development trends document that Martin County is developing well below maximum thresholds due to the operation of the real estate market in responding to policy/regulatory development constraints. Taking these limitations into account, the amount of acreage included in the Primary Urban Service Area and Secondary Urban Service Area to accommodate future growth should be based on the established trend in regard to the percentage of maximum density and intensity achieved rather than the maximum density or intensity specified for each land use category. The analysis of supply should not be a theoretical exercise, but rather a reasonable forecast of anticipated density and intensity based on actual trends documented by data available at the time of plan adoption.

Section 1.7.C(1) requires that the supply or capacity of lands must be based on the maximum density and intensity allowed by the future land use categories without regard for how the real estate market responds to development constraints. The only adjustment applies to wetlands whereby Section 1.7.C(1) requires 50% of the density standards to be utilized within wetlands. However, Objective 9.1.G of the Conservation Element provides extensive regulations prohibiting development within wetlands with limited exceptions. While these policies allow for the transfer of 50% of the density from wetland areas, the ability to utilize the transferred density within uplands is limited by other development standards set forth in the wetland protection policies. Rather than assuming that 50% of wetland density should be included in the supply calculation, the trend should be utilized by documenting the actual percentage of wetland density utilized on uplands. Section 1.7 assumes unrealistic development potential when considering the operation of the real estate market in responding to the County's policy and regulatory development standards. This same concern applies for development within Mixed Use Overlays or any category that permits mixed use. The assumption of maximum density preempts the ability to calculate the actual percentage of maximum density achieved over the past 15 year period preceding a proposed future land use map amendment. This is another example of the County's methodology not allowing for the use of available data at the time of plan amendment adoption.

**Antiquated Subdivisions.** The same concern applies in calculating supply within established subdivisions. Section 1.7.C(2) requires all vacant lots to be counted in calculating supply. However, this requirement ignores the operation of the real estate market and fails to account for the actual absorption rate occurring within established subdivisions. This is particularly concerning for older, antiquated subdivisions that are developing at a slow rate of absorption. By assuming unrealistic development potential within the projection period, the County's policy impedes the operation of the real estate market by constraining the ability to develop new residential projects that respond to market preferences. In effect, the County's policy limits the choices available in the marketplace in contravention to Sections 163.3177(6)(a)4 and 163.3177(6)(a)2.j. The County's methodology overstates the actual supply achieved by these subdivisions within a 15 year period and is based on the unrealistic assumption that every single subdivision in Martin County will build out within 15 years, which would have already occurred for subdivisions established more than 15 years ago if the County's assumption were accurate.



This faulty assumption preempts the ability to calculate the actual rate of absorption over the past 15 year period preceding a proposed future land use map amendment. This is another example of the County's methodology not allowing for the use of available data at the time of plan amendment adoption.

**Job Creation, Economic Diversification and Capital Investment.** The County's methodology should also consider the spatial relationship of residential and non-residential uses in evaluating future land use amendments. Residential use provides labor supply to support non-residential development, and proximity achieves various advantages identified in the Comprehensive Plan, including discouragement of urban sprawl, reduction in trip length and promoting multimodal mobility options. It is also important to recognize that housing choices and relative prices points relate to the occupation/skills of workers residing in those homes. This is another spatial consideration that warrants further evaluation. In addition, the methodology in calculating demand rates and supply should allow for the evaluation of development patterns to determine whether significant differences occur in marketing and developing mixed use areas as compared to more isolated single family subdivisions. This is another distinction where it may be appropriate to distinguish subareas of the County to the extent that demand and supply vary in comparing areas with a balance or mix of uses as compared to areas developed with residential at significant distances from non-residential uses.

#### **Scope of Proposed Text Amendment**

The preceding analysis supports the need for a comprehensive plan amendment to amend Policy 1.7 and Policies 4.1D.2-4.1D.7 to accomplish the following objectives to achieve consistency with statutory requirements:

- 1) Avoid a prescriptive methodology and allow for consideration of alternative methodologies that are professionally accepted;
- 2) Avoid preempting consideration of data available at the time of plan amendment adoption;
- 3) Avoid adoption of specific data requirements, such as the 3% vacancy allowance, as part of a methodology;
- 4) Avoid assumptions that are not consistent with actual development trends, such as assuming that housing demand increases by the same percentage as population demand, requiring maximum development in calculating supply and assuming buildout of subdivisions within 15 years; and
- 5) Allow for methodologies that account for the operation of the real estate market and account for differences in demand and supply based on unit type, relative affordability, development form, location/subarea characteristics and other variables affecting demand rates and realized supply. This is particularly important, considering the long term development anticipated for the buildout of the 4,200 dwelling units approved for the Pineland Prairie development, which is planned as a traditional neighborhood development. As such, it will cater to a different market segment as compared to

conventional, single-family subdivisions. Based on the significant difference in development form, it would be appropriate to segment this type of development form in recognition that it will provide supply for only a segment of the population demand. In addition, the scale of the development requires phasing, which should be further evaluated to consider an appropriate absorption rate. It would not be consistent with Section 163.3177, F.S., to assume that the supply from Pineland Prairie would serve the same market segment as conventional, single family subdivisions. The applicant proposes to work with staff to develop an appropriate methodology for segmenting the market analysis and to calculate an absorption rate that reflects the phasing and other prerequisite conditions that will impact the supply that will be realized over the next 15 year period.

In addition, Martin County should reconsider its approach in reserving a portion of capacity for the agricultural area based on the percentage of Certificates of Occupancy issued for the unincorporated area outside of the urban service districts. This approach encourages subdivisions at one unit per five acres, which is an inherently inefficient land use pattern. It would be preferable to allocate all supply to the urban service districts and to regulate development within agricultural areas separately without limiting the ability of the urban service area to accommodate projected demand for urban development.

**Proposed Text Amendment Concept:**

Amend Section 1.7 and Policies 4.1D.2 through 4.1D.7 to allow staff to prepare demand and supply calculations based specifically on the requirements of Section 163.3177, F.S., and delete all prescriptive requirements. The amendment should specify that a future land use map amendment shall be based on data available at the time of adoption of a comprehensive plan amendment and shall be analyzed using a professionally accepted methodology for calculating demand and supply for the unincorporated area. The amendment should explicitly allow for an applicant to submit a study utilizing a professionally accepted methodology to support the proposed future land use map amendment.

The applicant proposes to work with staff to further develop this approach and to draft a proposed text amendment to achieve the objectives set forth in this analysis.