

CPA 21-11, Waterside Text,
03/26/2024 Application
Materials



March 25, 2024

HAND DELIVERY

Samantha Lovelady, AICP, Principal Planner
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

RE: CPA #21-11, Waterside Comprehensive Plan Text Amendment –Response to Staff Analysis Comments Dated December 15, 2023 (Our Ref. #23-050)

Dear Samantha:

Please find enclosed a supplemental application fee check in the amount of \$500.00 and our formal responses to the Staff Analysis Comments provided on December 15, 2023. I have also enclosed one hard copy of the relevant documents and exhibits listed below, along with a CD with PDF copies of the resubmitted materials.

The revised application materials, supplemental materials and previously submitted application materials that support our responses to the staff comments are more specifically identified as follows:

- Application form;
- TEXT Amendment Application Description / Justification;
- Location map;
- Current aerial;
- Proposed TEXT Amendments;
- Proposed Figure 4-2, Urban Service District;
- Proposed Figure 11-1, Areas Currently Served by Regional Utilities;
- Proposed Figure 11-2, Potential Service Areas;
- Proposed Future Land Use map;
- Map Depicting Adjacent Non-Agricultural Development,
- February 26, 2019 County Commission Action Summary;
- February 26, 2019 County Commission Final Minutes;
- Updated (February, 2024) Residential Capacity Analysis prepared by GAI Consultants;
- Letter from Stearns, Weaver, et al to Martin County dated March 18, 2024;
- Water and Sewer Availability Worksheet,
- Martin County Utilities Letter Dated March 6, 2023; and
- Updated Traffic Impact Analysis.

With this understanding, please note the following “**RESPONSES**” (highlighted in red) to the staff analysis comments (provided in **bold type**) below (existing Comprehensive Growth Management Plan text language in the staff comments have been provided in *italics*):

APPLICANT REQUEST:

This is an application for a text amendment changing the following policy and figures found in Chapter 4 Future Land Use Element, and 11 Potable Water Services Element/10 Year Water Supply Facilities Work Plan.

- Policy 4.1B.2, Analysis of availability of public facilities
- Figure 4-2 Urban Service Districts
- Figure 11-1, Areas Currently Served by Regional Utilities
- Figure 11-2, Potential Service Areas

RESPONSE: The application has been amended to include the additional Comprehensive Growth Management Plan (CGMP) policies noted above and as outlined in this response letter.

EXECUTIVE SUMMARY

The proposed changes to Figures 4-2, 11-1 and 11-2 seek to expand the Primary Urban Service District to include approximately 369 acres where a Future Land Use Map amendment is proposed and is the subject of a separate staff report, CPA 21-12, Waterside. The proposed changes to Figures 4-2, 11-1 and 11-2 will also expand the Primary Urban Service District to include 250 acres of Industrial land currently within the adjacent Freestanding Urban Service District. The total expansion of the Primary Urban Service District will cover approximately 619 acres and result in the elimination of the Freestanding Urban Service District

Both the future land use change proposed in CPA 21-12 and the Industrial land in the Freestanding Urban Service District are shown in Figures 1 and 2 below. See the portions of Figures 1 and 2 identified as Waterside PUD (proposed residential) and South Florida Gateway PUD (industrial). However, the acreages and changes shown in Figures 1 and 2 (from the application materials) are not consistent with other Future Land Use Map amendments that recently expanded some areas and contracted other areas of the adjacent Industrial land. Acreages in this document and the application materials do not match because the application materials need to be revised. This document will remain a draft document until such time as the application materials for CPA 21-12 and CPA 21-11 are consistent with amendments adopted December 5, 2023.

RESPONSE: The application has been updated consistent with the recently adopted Comprehensive Plan FLUM and TEXT amendments referenced in the comment above. Specifically, the land use amendment request now includes 396 acres of Agricultural future land use to be converted to 396 acres of Low Density Residential future land use. This area is immediately adjacent to the existing 250 acres of Industrial future land use that includes the South Florida Gateway PUD and the County's future Operations Center, which will remain unchanged except for conversion to Primary Urban Service District as part of this text amendment. Including the Freestanding Urban Service District, the total area to be included in Primary Urban Service District will be 646 acres. (See revised Figures 4-2, 11-1 and 11-2 enclosed.)

Staff analysis of Policy 4.7A.7. The eight subsections of Policy 4.7A.7 are shown in *italic text* followed by staff analysis.

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

The application materials did not include a proposed amendment to Policy 4.13.A.10. Industrial Development, quoted below. However, the following change must be made if the Freestanding Urban Service District (on the 250 acres of Industrial land) will be replaced with Primary Urban Service District. The application materials for CPA 21-11 should be revised to

delete changes (shown in bold text) to Policy 4.13A.10, Industrial Development that were adopted December 5, 2023.

RESPONSE: Agree. The revised application includes a request to delete the changes adopted on December 5, 2023.

"Policy 4.13A.10. Industrial development. The FLUM allocates land resources for existing and anticipated future industrial development needs. The allocation process gives high priority to industry's need for lands accessible to rail facilities, major arterials or interchanges, labor markets and the services of the Primary Urban Service District (Figure 4-2). Industrial development includes both Limited Impact and Extensive Impact Industries. Limited Impact Industries include research and development, light assembly, and manufacturing. Extensive Impact Industries include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.

Private development of airport property shall be subject to an Airport Zoning District or Planned Unit Development (Airport) Zoning District, when such a district is adopted to implement this policy.

The locational criteria require that all development in areas designated Industrial shall provide assurances that regional water distribution and wastewater collection utilities shall be provided by a regional public utility system, as described in the Sanitary Sewer Services Element and the Potable Water Services Element. Areas of the County where freestanding urban services (i.e., regional utility system) can be provided by a group of industrial users may be considered as independent or freestanding urban service districts. They may be illustrated as such on Figure 4-2 in conjunction with formal amendments to the FLUM as provided in section 1.11, Amendment Procedures. All such freestanding urban service districts must comply with the adopted LOS standards in this Plan and the Capital Improvements Element.

The Seven Js Industrial Area (which covers the same area as the plat of Seven Js Subdivision, recorded in Plat Book 15, Page 97 of the Public Records of Martin County, Florida) is hereby established as a Freestanding Urban Service District. Any package wastewater treatment plants constructed in it shall be fully funded and maintained by the landowner.

The AgTEC future land use category is hereby established as a Freestanding Urban Service District.

The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. Number 1153 and Ordinance 1210, less and except property described in Ordinance 1208, is hereby established as a Freestanding Urban Service District."

Staff analysis. The application materials also did not propose amending Policy 4.7A.3.(9); Policy 4.7A.3.1.(3) and Policy 4.7A.14. (9) quoted below. If the 250 acres are included in the PUSD, the following exceptions will no longer be needed. The application materials for CPA 21-11 should be revised to delete changes (shown in bold text) that were adopted December 5, 2023.

"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:

(9) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. Number 1153 and Ordinance 1210, less and except property described in Ordinance 1208.

“Policy 4.7A.3.1. All future development of a use or intensity that requires public urban facilities, including water and sewer, will be permitted only within the Primary Urban Service District, except the following facilities may be served with water and sewer service:

(3) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. Number 1153 and Ordinance 1210, less and except property described in Ordinance 1208.

“Policy 4.7A.14. Allowable development outside the Primary Urban Service District. The following forms of development are recognized exceptions to the general prohibitions on development outside of the Primary Urban Service District set forth in Policies 4.7A.1. through 4.7A.13.:

(9) The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. Number 1153 and Ordinance 1210, less and except property described in Ordinance 1208.

This criterion has not been met.

RESPONSE: For consistency purposes, the subject application has been revised to include amendments to the affected policies described in staff’s comments. Specifically, all references to the Freestanding Urban Service District described in Ordinance No. 1153 and Ordinance 1210, less and except property described in Ordinance 1208, have been deleted. The application is now internally consistent and this criterion has been met.

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

The surrounding lands and the proposed 369 acres of Low Density Residential land (CPA 21-12) will be adjacent to the existing 250 acres of Industrial land known as the South Florida Gateway PUD, which could cause compatibility problems. Policy 4.13A.10. of the Comprehensive Plan states:

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

The sub area policy proposed by the applicant will require a PUD zoning district and site plan for the 369 acres of residential development. Please see the analysis of *Policy 4.1B.2.* above. A PUD would allow compatibility to be considered during site design and site plan approval. This criterion has been met.

RESPONSE: Agree. In addition to the 396-acre PUD, which ensures compatibility, the legal entity (i.e. developer/owner) that sold the adjacent industrial land to the County and other end-users, specifically analyzed specific uses and required buffering techniques and site designs that create compatibility with future residential uses including the location of lakes, roads, perimeter landscape berms/decorative walls and use restrictions by way of the South Florida Gateway PUD Agreement. It was the developer/owner’s original intent to develop residential land prior to or concurrent with the industrial development so that housing could be provided in proximity to a major employment

center. The need for housing is particularly important now that the Industrial land has been sold and is being developed. More than 500 jobs are expected to be created within the existing 250 acres of Industrial land.

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

The proposed expansion of the Primary Urban Service District on the total 619 acres will not impact environmental, natural, historical, or archaeological resources because the land has been commercially farmed for decades. This criterion has been met.

RESPONSE: Agree. Expansion of the Primary Urban Service District, which includes a change from 396 acres of developed Agricultural lands to Low Density Residential future land use will significantly improve the quality of water and reduce the quantity of stormwater that can be discharged into the St. Lucie Canal and Roebuck Creek.

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

The following analysis is applicable to the approximately 369 acres where residential development is proposed for an expanded Primary Urban Service District. Goal 4.9 requires a variety of choices in housing types and the specific Policy 4.9A.1. focuses on the siting and location of housing types.

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.

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.

“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 proposed location for residential development may be considered “suitable” based upon the location adjacent to the Primary Urban Service District and proximity to employment, cultural centers, fire and police protection and the avoidance of adverse impacts to natural resources. However, impacts on other capital facilities such as the road network and utility capacity must be addressed to comply with Policy 4.9A.1., CGMP. This criterion has been met.

RESPONSE: Agree. Impacts to the road network and utility capacity are being evaluated by way of the PUD application. Amendments to the Capital Improvement Plan, which may include developer-funded improvements to increase capacity, can be addressed by way of amendments to the Capital Improvement Element and/or by way of a formal Development Agreement. See updated Traffic Impact Analysis enclosed.

(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;

The following analysis is applicable to the approximately 369 acres where residential development is proposed for an expanded Primary Urban Service District. A Residential Capacity Analysis prepared by GAI Consultants' and dated March 2023 was submitted by the applicant. Table 18 on page 22 of the document shows the Primary Urban Service District has the capacity for 103 percent of demand for a 10-year period. It also shows the Primary Urban Service District has the capacity for 66 percent of the projected demand for a 15-year period. This data appears to support an expansion of the Primary Urban Service District at this time.

RESPONSE: Agree. The Residential Capacity Analysis prepared by GAI Consultants uses best management practices and methodologies consistent with Florida Statutes. It is based on extensive data and analysis including an analysis of vacant land suitability, historical development trends and current development trends specific to Unincorporated Martin County. (See enclosed updated Martin County Residential Capacity Analysis dated February, 2024 prepared by GAI Consultants and additional responses below).

However, a Residential Capacity Analysis dated December 2023 and prepared consistent with Comprehensive Plan policy shows the unincorporated areas of the eastern Primary Urban Service District has the capacity for 326 percent of the projected demand thru 2030. That Analysis also shows the unincorporated area of the eastern Primary District has the capacity for 237 percent of the projected demand thru 2035. This data does not appear to support an expansion of the Primary Urban Service District at this time. Please see the following table from the Residential Capacity Analysis prepared by Metro Forecasting Models, December 2023. This criterion has not been met.

RESPONSE: Disagree. The Residential Capacity Analysis, dated December 2023 (RCA 2023) prepared by Metro Forecasting Models (MFM) fails to consider the previously submitted February 26, 2019 Commission Action Summary and minutes from the meeting that...

- 1) rejected the 2019 Residential Capacity Planning Analysis,
- 2) acknowledged the flaws in the current methodology and
- 3) directed staff to come back with an "appropriate methodology, incorporating best management practices, so that we have the most accurate count of what is genuinely a buildable lot."

RCA 2023 also ignores the findings in the previously submitted RCA prepared by GAI that substantiates the County Commission's directive by pointing out the data deficiencies and inconsistencies that lead to misrepresentations resulting in flawed methodology. The flawed methodology underestimates population demand and overestimates supply noting 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."

RCA 2023 also ignores the previously submitted "Supporting Analysis for Proposed Text Amendment and Determination of Consistency with Applicable Statutory Requirements". This analysis, which was prepared by the Stearns and Weaver Law Firm, identifies several inconsistencies with Florida Statutes, including particularly that it is inconsistent for any methodology to require use

of outdated data and disallow use of best available data. (See enclosed letter and supporting documentation dated March 18, 2024 from Jacob T. Cremer, Esq. and Kenneth B. Metcalf, AICP).

Additionally, upon extensive review and evaluation of RCA 2023 prepared by MFM, it is evident that MFM, similar to GAI, was unable to precisely replicate the datasets required for, nor follow the methodology for calculating residential capacity as defined by the County's Comprehensive Plan. More specifically, Page 3 of RCA 2023 states:

The methodology for calculating residential demand can be found in Policy 4.1D.3, as shown below: Future housing demand projections shall be based on all of the following:

- (1) The 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 County has not published a Population Technical Bulletin since 2017, therefore the methodology for calculating residential capacity as defined by the County's Comprehensive Plan cannot be precisely replicated. GAI relied upon U.S. Census Bureau American Community Survey data and BEBR population projections to calculate estimates of current permanent population and permanent population projections, respectively, specifically in the Unincorporated portion of the County. While Page 5 of RCA 2023 shows that MFM relied upon 2020 Decennial Census data and BEBR population projections, it also shows that MFM relied upon data for Martin County as a whole (including Unincorporated and Incorporated portions) instead of only the Unincorporated portion of Martin County.

MFM's reliance upon permanent population data for Martin County as a whole, instead of only the Unincorporated portion of the County, is problematic in that the County's Comprehensive Plan requires the calculated projected growth rates of permanent population be utilized as the basis for subsequent calculations of housing demand. Therefore, MFM's calculations of projected housing unit demand shown on Page 5 of RCA 2023 cannot be relied upon, as the basis for which they are calculated is not accurate.

MFM's reliance on data which is not specific to the Unincorporated portion of the County is repeated on Page 6 of RCA 2023. The data presented in the table titled "Historic Distribution of New Housing by Location" on Page 6 of RCA 2023, is problematic for two reasons. First, Page 5 of RCA 2023 states:

Policy 4.1D.4. Distribution of housing unit demand.

- (1) 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.*

Just as the County has not published a Population Technical Bulletin since 2017, the County is also not able to provide an annual count of the number of Certificates of Occupancy issued within the Unincorporated portion of the County by Urban Service District. Therefore, the methodology for calculating residential capacity as defined by the County's Comprehensive Plan cannot be precisely replicated. GAI relied upon year-built data from the Martin County Tax Roll as well as residential building permit issuance data from U.S. Department of Housing and Urban Development - State of

the Cities Data Systems (HUD SOCDS) to estimate the number of new housing units constructed by year within the Unincorporated portion of the County by Urban Service District.

Second, while Page 6 of RCA 2023 indicates that MFM relied upon “Martin County Property Appraiser 2023 Parcel Data” for estimating the number of housing units built by year for each Urban Service District, the data contained in the table titled “Historic Distribution of New Housing by Location” for years 2020, 2021, and 2022 appears to include housing units constructed in both the Unincorporated portions of the County as well as the Incorporated places within the County. MFM’s reliance, at least in part, upon new housing units constructed by year for Martin County as a whole, instead of only the Unincorporated portion of the County, is problematic in that the County’s Comprehensive Plan requires the distribution of housing unit demand be calculated based on data for the Unincorporated portion of the County. Therefore, MFM’s calculations of distribution of housing unit demand shown on Page 6 of RCA 2023 cannot be relied upon, as the basis for which the distribution percentages are calculated is not accurate.

There are also references within RCA 2023 which are not defined and therefore cannot be verified or validated. Specifically, Page 4 of RCA 2023 includes a table titled “Unincorporated Housing Units by USDCODE and Occupancy” but does not provide any definition, description, or reference for the categories “1”, “2”, and “3” under the heading “USDCODE”. The County only has two defined Urban Service Districts (Primary Urban Service District and Secondary Urban Service District); therefore, it is not clear what is represented by categories “1”, “2”, and “3” under the heading “USDCODE”. Furthermore, the aforementioned table on Page 4 of RCA 2023 also contains a header labeled “2020 Housing”, however there is no description or definition for the term “2020 Housing”, and it is not clear how the figures shown under the heading “2020 Housing” are applied, or in any way relevant, to the calculation of “Housing units in actual use (HU)” as defined by the County’s Comprehensive Plan.

MFM’s presentation of data for non-defined geographical areas, categories “1”, “2”, and “3” under heading “USDCODE”, as well as un-defined data labeled as “2020 Housing”, are inconsistent with the methodology defined by the County’s Comprehensive Plan for calculating “Housing units in actual use (HU)”. This is problematic in that the County’s Comprehensive Plan requires the calculated “Housing units in actual use (HU)” be utilized as the basis for subsequent calculations of housing unit demand. Therefore, MFM’s calculations of projected housing unit demand shown on Page 5 of RCA 2023 cannot be relied upon, as the basis on which they are calculated is not defined and inconsistent with the methodology defined by the County’s Comprehensive Plan.

Taking into account the many above-described inconsistencies, inaccuracies, and deviations from the methodology for calculating residential capacity as defined in the County’s Comprehensive Plan, it would be inappropriate and irresponsible to rely upon the individual datapoints presented within or overall findings of RCA 2023 for the purposes of making recommendations or decisions.

To address the flawed methodology, the application has been revised to include text amendments to the following Chapters and Policies of the CGMP:

- Chapter 1, Sections 1.7.A through 1.7.E; and
- Chapter 4, Policies 4.1D.2, 4.1D.3, 4.1D.4, 4.1D.5 and 4.1D.7.

(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 619 acres of land affected does not appear to include environmentally sensitive areas, prime agricultural areas, prime groundwater recharge areas or critical habitat for endangered or threatened species. The land has been commercially farmed for decades. This criterion has been met.

RESPONSE: Agree, however please note the application has been revised to include 646 acres of land, which includes the existing 250 acres of Industrial and 396 acres of Agricultural land use to be changed to Low Density residential land use.

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

The full range of urban public facilities and services cannot be economically and efficiently supplied to the 369 acres where the Primary Urban Service District is proposed, at present. Please see the memorandums from Martin County Utilities and Solid Waste Department and the Public Works Department attached to CPA 21-12. This criterion has not been met.

RESPONSE: Disagree. The comments from Martin County Utilities and the Martin County Public Works Department do not support the assertion that the full range of urban public facilities and services cannot be economically and efficiently supplied at the adopted LOS standards. Indeed, the property to be added to the PUSD is ideally situated adjacent to urban infrastructure and surrounded by more than 80% non-agricultural development. (See enclosed map depicting the extent of non-agricultural uses surrounding the subject property). The staff analysis also fails to consider: 1) the letter from Martin County Utilities dated March 6, 2023 that confirms adequate capacity to provide wastewater service, 2) the previously submitted Water And Sewer Availability Worksheet and the previously submitted Traffic Impact Analysis. (See updated version enclosed.). This criterion has been met.

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

The application materials do not propose amendments to the Capital Improvements Element. There are no plans to expand capacity on the road network or provide utility services to approximately 369 acres currently outside the Primary Urban Service District. This criterion has not been met.

RESPONSE: Disagree. Impacts to the road network and utility capacity will be evaluated by way of the required PUD application, which may include special conditions that require certain developer-funded capital improvements. Amendments to the Capital Improvement Plan, which may include developer-funded improvements to increase traffic or utility capacity, can be addressed by way of amendments to the Capital Improvement Element and/or by way of a formal Development Agreement. To ensure compliance the following text has been added to Policy 4.1B.2:

The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2, which requires that future development pay the full cost of capital facilities needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement and/or Development Agreement that addresses public facilities, infrastructure and the timing of development.

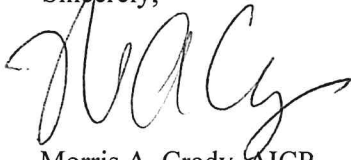
This criterion has been met.

Samantha Lovelady
March 25, 2024
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I trust these responses and the revised materials satisfactorily address the comments contained in the staff analysis and provide sufficient information to revise the staff report with a recommendation of approval.

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'MACy', with a stylized flourish at the end.

Morris A. Crady, AICP
Senior Partner

Copy to: Client and development team



Martin County, Florida
Growth Management Department
COMPREHENSIVE PLANNING DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 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):

<u>13-39-40-000-007-00000-0 (portion of)</u>	<u></u>
<u>13-39-40-000-003-00000-1</u>	<u></u>
<u>13-39-40-000-001-00000-5</u>	<u></u>
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Is Project within a CRA? Which One?:	<u>Not in CRA</u>
Size of Project (Acres):	<u>646 acres</u>
Current Future Land Use Designation:	<u>Agricultural and Industrial</u>
Current Zoning Designation:	<u>AG-20A, PUD, GI</u>
Proposed Future Land Use Designation:	<u>Low Density Residential, Industrial</u>
Proposed Zoning Designation:	<u>PUD</u>

Text Amendment

Proposed Elements to Amend:

Chapter 1, Chapter 4 and Chapter 11

Includes text amendment to Policy 4.1B.2., amendment to Figure 11-1 & 11-2 and expansion of the Primary Urban Service District (Figure 4-2) to include FLUM CPA 22-12 (396 acres) and the conversion of the adjacent 250-acre Freestanding Urban Service District, which includes the existing South Florida Gateway PUD and the future Martin County Operations Center for a total of 646 acres. See enclosed Application Description and Justification.

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

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		

Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

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

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:

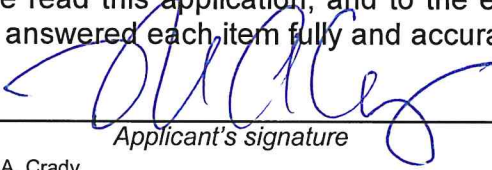
Name or Company Name Fox-McCluskey
Company Representative Tyson Waters
Address 3461 SE Willoughby Blvd
City Stuart State FL Zip 34994
Phone 772 - 287 - 4444 Fax 772 - 283 - 4367
Email twaters@foxmclcluskey.com

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.

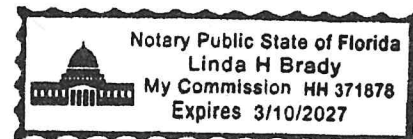
 3-25-2024
Applicant's signature Date
Morris A. Crady
Printed name

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 25th day of March, 2024 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.

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 four major components:

- 1.1 Amendment to Chapter 4 - Policy 4.1B.2. Analysis of availability of public facilities, Subsection 2 (Sub-area development restriction);
- 1.2 Analysis of Chapter 4 - Policy 4.7A.7. Allowed alterations to the Primary Urban Service District, and amendment to 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 22-12 (396 ac) and the conversion of the adjacent 250-acre Freestanding Urban Service District, which includes the existing South Florida Gateway PUD and the future Martin County Operations Center for a total area of 646 acres;
- 1.3 Amendments to Chapter 4, Policy 4.7A.3(9), Policy 4.7A.3.1(3) and Policy 4.7A.14(9) to delete the following language from each section:

~~“The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. 1153 and Ordinance No. 1210, less and except property described in Ordinance No. 1208.”~~
- 1.4 Amendments to Chapter 4, Policy 4.1D.3, Policy 4.1D.5, Policy 4.1D.7 and Chapter 1, Section 1.7, as needed to address flaws in the current methodology for calculating and analyzing residential capacity.

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.

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 1,050 units.

(b) Prior to the issuance of 100th building permit, 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).

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(d) The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2, which requires that future development pay the full cost of capital facilities needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement and/or Development Agreement that addresses public facilities , infrastructure and the timing of development.

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 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 in response to the staff report issued on December 15, 2023 and is designed to restrict maximum allowable density, provide funds for affordable housing and ensure compliance with adequate public facilities to meet current and future housing needs in proximity to a major employment center, i.e. South Florida Gateway PUD and Martin County Operations Center. The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024

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 22-12) south of SW 96th Street, west of the existing industrial land use. The PUSD expansion also includes the conversion of the existing Freestanding 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

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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 land 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. The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024. This criterion has been met.

(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 96th 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 96th Street and Kanner Highway (SR 76), residential and institutional uses along the frontage of SW 96th 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). The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

(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

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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). The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

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

As documented in the County's inventory of residential land uses, the amount of Low Density residential land use is severely limited. It 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. The expansion of the PUSD and allocation of the Low Density residential land use will further Goal 4.9. (See analysis of Goal 4.9 in Section 2.3 below.) The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024. This criterion has been met.

(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 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:

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“...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 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.

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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). The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

- (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). The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

- (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). The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

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

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

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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).

The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024. Specifically, the following language has been added to Policy 4.1B.2 to ensure compliance with this criterion:

d) The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2, which requires that future development pay the full cost of capital facilities needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement and/or Development Agreement that addresses public facilities , infrastructure and the timing of development.

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 396 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. The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

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. The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

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

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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, 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 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. The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

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. The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

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.

Comprehensive Plan Text Amendment (PUSD)

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

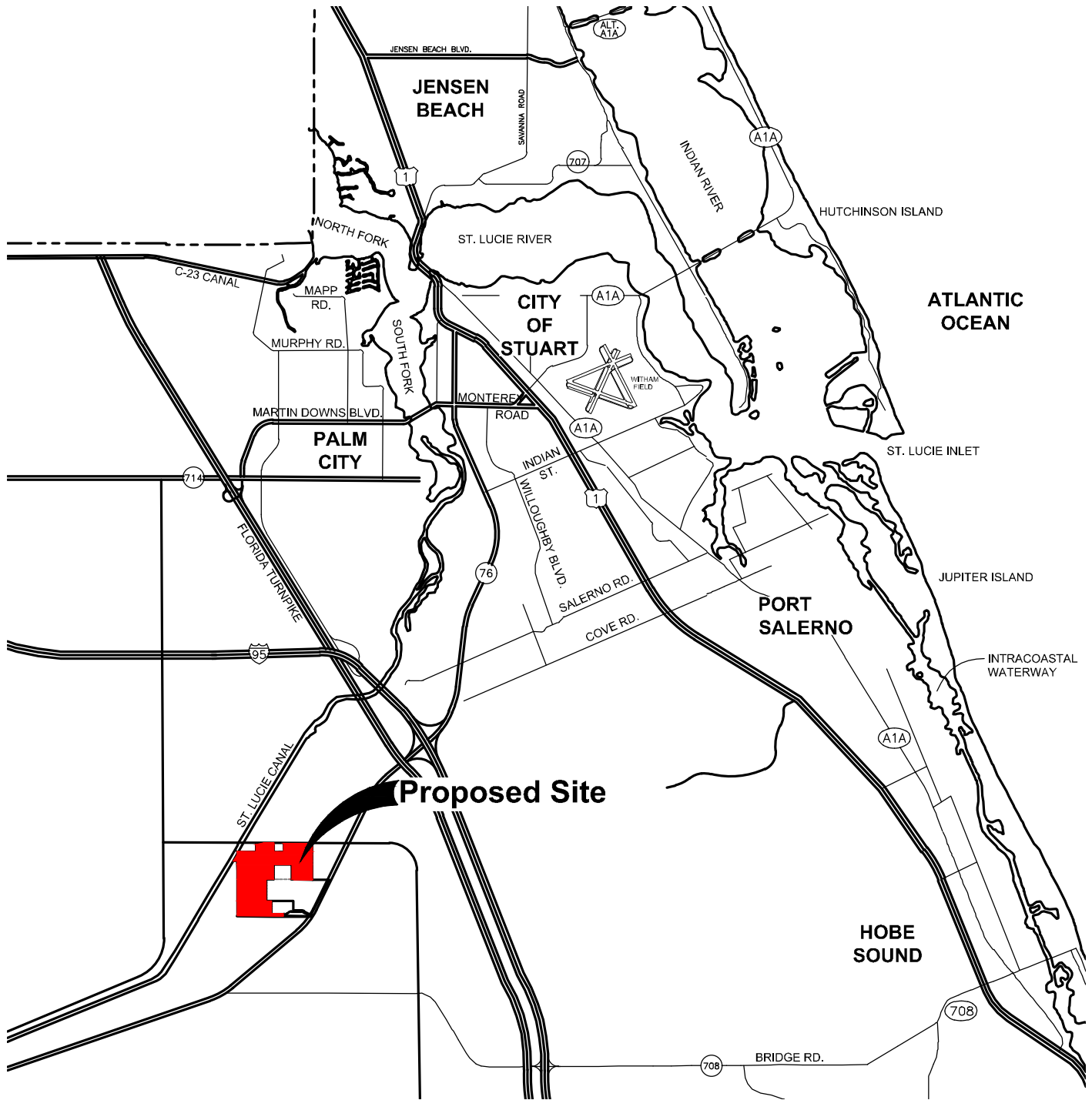
Policy 4.9E.1. Forms of buffering between land uses. Buffering between incompatible land uses may take the form of:

(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 96th 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 and/or transitional uses between incompatible land uses while providing for interconnectivity to minimize vehicular travel. The application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the TEXT response letter dated March 26, 2024.

Location Map



lucido & associates

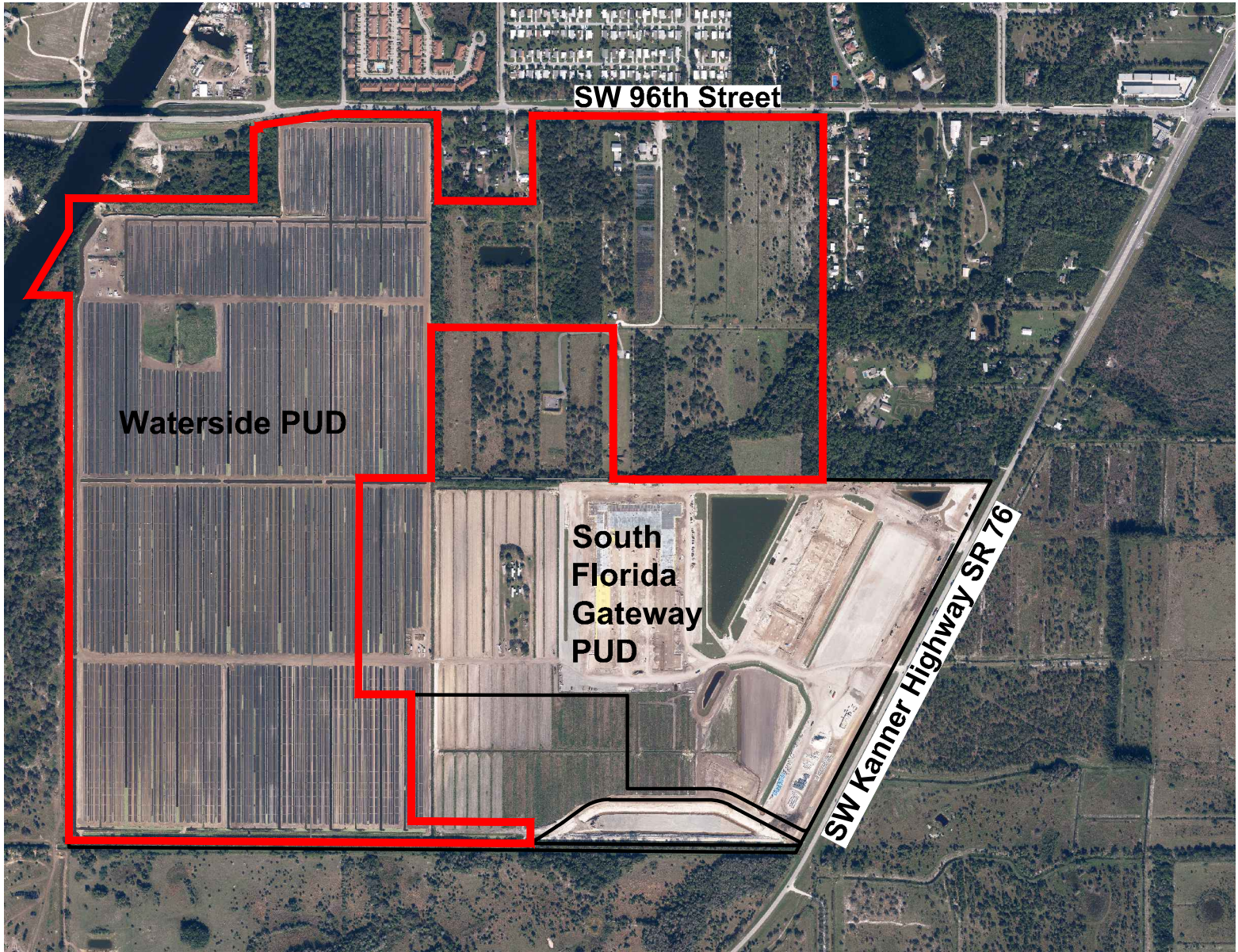
701 E Ocean Blvd., Stuart, Florida 34994

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



Waterside PUD
CPA 21-11 & 22-12
Martin County, Florida

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



Waterside PUD

CPA 21-11 & 22-12

Martin County, Florida

CPA 21-11
Kanner/96th Street Investments LLC
Comprehensive Growth Management Plan
Text Amendments

April 3, 2023
(revised March 25, 2024)

NOTE: Proposed deleted text revisions are ~~struck-through~~ and added text is underlined for clarity.

Chapter 4 – Future Land use Element

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 1,050 units.

(b) Prior to the issuance of the 100th building permit, 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).

(d) The owner/developer shall plan and appropriately fund public facilities consistent with Policy 14.1B.2, which requires that future development pay the full cost of capital facilities needed to address the impacts of such development. This shall include an amendment to the Capital Improvements Element, if needed, and a PUD Agreement and/or Development Agreement that addresses public facilities, infrastructure and the timing of development.

Policy 4.7A.3.(9); Policy 4.7A.3.1.(3) and Policy 4.7A.14. (9)

The following language in Policy 4.7A.3.(9); Policy 4.7A.3.1.(3) and Policy 4.7A.14. (9), that pertains to the existing Industrial land use within the Freestanding Urban Service District will not be applicable once the area is included in the Primary Urban Service District and should therefore be deleted for consistency:

~~The tract of real property designated as Industrial on the Future Land Use Map and described in Ordinance No. Number 1153 and Ordinance 1210, less and except property described in Ordinance 1208~~

Policy 4.1D.2. Population technical bulletin. Martin County shall annually produce a population technical bulletin based on data provided by the Office of Economic and Demographic Research (EDR) and the Bureau of Economic and Business Research (BEBR). The medium EDR estimate for the unincorporated area population shall be the basis for the Population Technical Bulletin. The following standards shall be used in calculating population projections through a Population Technical Bulletin adopted annually by the County Commission:

- (1) Methodology must be clear and available for public review. Any change in methodology must be approved by the county commission prior to the preparation of the report.
- (2) Unless there is clear evidence to the contrary, the BEBR medium population projections for Martin County shall be used. The EDR provides estimates for permanent population. The permanent population shall be as calculated as provided by the EDR and the US Census.
- (3) Municipal permanent population shall be subtracted from total county permanent population to arrive at the estimate for total permanent population for the unincorporated area. Based on this calculation, the most recent 5-year average percent of total permanent population in the unincorporated area shall be applied against the BEBR medium population projections for Martin County to determine future permanent population for the unincorporated area. The population Technical Bulletin shall show what portion of the permanent population is housed in occupied housing units or households.
- (4) Peak population in occupied housing units or households and peak population for LOS determination shall be calculated as outlined in Sections 1.7D and [1.7 E](#).

Policy 4.1D.3 Future residential housing unit demand.

Future housing demand projections shall be based on all of the following:

(1) The demand for future occupied housing units or households in the unincorporated area shall be based on the percentage increase in permanent population projected by the Population Technical Bulletin.

(2) Occupied housing units (HO) are classified by the Census, a housing unit is occupied if a person or group of persons is living in it at the time of the Census 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 number of occupied housing units (HO) is the same as the number of households. Vacant seasonal housing units (HS) are classified by the Census as those housing units intended for occupancy only during certain seasons of the year. American Community Survey Data shall be used as source data between Decennial Census years.

~~(3) Permanent and seasonal population in residential housing is served by housing units in actual use (HU).~~

~~Housing units in actual use (HU) equals the occupied housing units (HO) plus vacant seasonal housing units (HS).~~

$$HU = HO + HS$$

~~(4) Vacant housing not in seasonal use shall not be used in calculating housing unit demand, but shall be used in calculating supply. Hotel/motel units shall not be used in calculating residential housing demand.~~

~~(5) The projected demand for housing units in the future shall be determined by dividing the projected, permanent population (housing), as defined in [Chapter 2](#), by the permanent population (housing). American Community Survey Data shall be used as source data between Decennial Census years.~~

~~Projected permanent population (housing)/Permanent population (housing) = percentage increase in demand.~~

~~(6) This percentage increase in demand multiplied by the housing units in actual use (HU) in the most recent census year equals the projected housing unit need in the future period.~~

~~Percentage increase in demand x HU = projected housing unit demand.~~

~~(7) Future residential housing needs shall be updated every five years.~~

Policy 4.1D.4. Distribution of housing unit demand.

(1) The percentage of residential housing demand that will be met outside the urban service districts shall be based on the number of housing units built in the preceding five years, based on the "Actual Year Built" as reported in the most recent final Martin County Tax Roll. The number of housing units built outside the urban service districts shall be divided by the total number of housing units built for the unincorporated area to determine the appropriate percentage.

(2) The remainder of residential housing demand must be met within the Primary and Secondary Urban Service Districts.

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:

(1) Vacant property that allows residential use according to the Future Land Use Map. To account for land development regulations that restrict residential density, 75% of the maximum allowable density shall be used in calculating the number of available units on vacant non-agricultural upland acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be zero. The maximum allowable density for properties that are more than 50% inundated by wetlands shall be 75% of the maximum density of a given future land use designation and shall apply only to the upland portion of the property. The maximum allowable density for properties which contain wetlands but are less than 50% inundated by wetlands shall be one-half of the maximum 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.~~

(2) Best management practices and forecasting models shall be employed to consider location factors and infrastructure constraints that affect the development and timing of vacant residential land.

(3) Potential for residential development shall be based on approved residential developments where development activity is actively underway (site development, infrastructure and/or amenity construction, housing unit construction) and historical trends.

~~(4) Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3% of the number of housing units in actual use. American Community Survey Data shall be used as source data between Decennial Census years.~~

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.

~~Policy 4.1D.7. Active residential development tracking system. Martin County will implement and maintain an active residential tracking system for all residential development approvals. By limiting approvals within the first five year period of the 15 year planning period to 125% of the housing demand for that five year period, the County can maintain a fiscally feasible and cost-effective concurrency management system. The same 15 year planning period used for residential capacity planning shall be used. 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. Implementation of the Active residential development tracking system shall begin within 12 months of the date this text becomes effective.~~

~~(1) In the fourth year of the five year planning period, Martin County shall begin preparing the update to the residential capacity analysis described in Policies 4.1D.5 and 6. Demand calculations must be available for the following five year period before a given five year period expires.~~

~~(2) The County shall:~~

~~(a) Remove all projects that have breached or exceeded their timetables.~~

~~(b) Ensure for the current five year period that the active development pool does not exceed 125% of the five year residential demand.~~

~~(3) Ten percent of the available residential units shall be set aside for small residential developments. Small residential developments are defined as projects that contain 25 units or fewer. If the set aside units for each five year planning period are not allocated by the third year of that planning period, the set aside units shall be available for allocation to large residential developments.~~

~~(4) Residential development approved under the active residential development process must meet locational suitability requirements including:~~

~~(a) Locating within the primary or secondary urban service district.~~

~~(b) Consistency with the CIE.~~

~~(c) Protection of natural resources.~~

~~(d) Adequate provision of facilities and services at adopted levels of service standards; and~~

~~(e) Consistency with all goals, objectives and policies of this Plan and the requirements of [chapter 1](#).~~

~~(f) Proposed residential development that encroaches into active agricultural lands shall not be permitted unless the proposed project's density is permissible under an agricultural use designation (minimum five acre lots in Agricultural Ranchette and twenty acre lots in the Agricultural future land use). Active agricultural land is defined as land currently~~

~~receiving an Agricultural Classification from the Martin County Property Appraiser.~~

~~(g) This criterion does not prevent the Board of County Commissioners from approving a residential development on land with an agricultural classification in place provided the exemption is removed after approval of a final development order. This policy only applies to the land area subject to the final development order. Any land area that is found by the Board of County Commissioners to maintain the agricultural classification for ad valorem tax purposes after approval of a final development order shall be found in violation of the final development order and be subject to breach proceedings.~~

Chapter 1 - Preamble

Section 1.7. - Supporting Data

The CGMP shall be based on analysis of the best available data on past trends, existing characteristics and future projections of the County's population, housing, land use and economic and natural resources. These data shall be maintained as public information filed in the Growth Management Department. The data shall be updated as required by state statute, and local ordinance.

Various elements of the CGMP—such as Future Land Use, Housing, and Capital Improvements—are directly based on population data. The appropriate resident and seasonal population figures are critical to the local government in assessing future needs for housing units, the adequacy of housing supply, and the need for services and facilities.

1.7.A. Population estimates. Assumptions used in the CGMP are based on Martin County population estimates and projections. These in turn are based on the Office of Economic and Demographic Research (EDR) and Bureau of Economic and Business Research (BEBR) estimates and projections.

The following standards shall be used in calculating population projections through a Population Technical Bulletin adopted annually by the County Commission:

- (1) Methodology must be clear and available for public review. Any change in methodology must be approved by the County Commission prior to the preparation of the report.
- (2) The base data for population estimates and projections comes from the U.S. Decennial Census. In between decennial Census years, the Office of Economic and Demographic Research (EDR) and Bureau of Economic and Business Research (BEBR) provides annual updates to the estimates and projections. In the years in between the decennial Census, the permanent population estimates and projections provided by EDR and BEBR shall be used in the annual update to the Population Technical Bulletin to project permanent and seasonal population for the unincorporated portion of Martin County for the planning horizon of the Plan.
- (3) Municipal permanent population shall be subtracted from total county permanent population to arrive at the estimate for total permanent population for the unincorporated area. Based on this calculation, the most recent 5-year average percent of total permanent population in the unincorporated area shall be applied against the BEBR

medium population projections for Martin County to determine future permanent population for the unincorporated area. The Population Technical Bulletin shall show what portion of the permanent population is housed in occupied housing units or households.

(4) Peak population in occupied housing units or households and peak population for level of service determination shall be calculated as outlined in Sections 1.7.D. and 1.7.E., CGMP. below.

(5) See [Chapter 2](#) for definitions of population terms used in the text of the Plan.

1.7.B. *Housing unit demand projection.* Projections of housing demand are based on expected increases in permanent population for the unincorporated area and shall be based on calculations described below:

(1) The demand for future housing units in the unincorporated area shall be based on the percentage increase in permanent population projected by the Population Technical Bulletin for occupied housing units or households plus the percent increase in vacant housing units, as a percent of total housing units.

(2) Occupied housing units (HO) are classified by the Census , a housing unit is occupied if a person or group of persons is living in it at the time of the Census 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 number of occupied housing units (HO) is the same as the number of households..

Vacant seasonal housing units (HS) are classified by the Census as those housing units intended for occupancy only during certain seasons of the year. American Community Survey Data shall be used as source data between Decennial Census years.

~~(3) Peak population in residential housing is served by housing units in actual use (HU).~~

~~Housing units in actual use (HU) equals the occupied housing units (HO') plus vacant seasonal housing units (HS).~~

$$HU = HO + HS$$

~~(4) Vacant housing not in seasonal use shall not be used in calculating housing unit demand, but shall be used in calculating supply. Hotel/motel units shall not be used in calculating residential housing demand.~~

~~(5) The projected demand for housing units in the future shall be determined by dividing the projected, permanent population (housing), as defined in [Chapter 2](#) by the permanent population (housing) identified. American Community Survey Data shall be used as source data between Decennial Census years.~~

~~Projected permanent population (housing)/Permanent population (housing)= percentage increase in demand.~~

~~(6) This percentage increase in demand multiplied by the housing units in actual use (HU) equals the projected residential housing unit need in the future period. American Community Survey Data shall be used as source data between Decennial Census years.~~

~~Percentage increase in demand × HU = projected housing unit demand.~~

~~(7) The eastern Urban Service District and the Indiantown Urban Service District shall be considered separately.~~

1.7.C. *Residential capacity calculations.* Residential capacity represents the capacity for residential development within each of the urban service districts to meet the projected population needs for the 15 year planning period. The calculation of residential capacity within each of the urban service districts shall include:

(1) Vacant property that allows residential use according to the Future Land Use Map. To account for land development regulations that restrict residential density, 75% of the maximum allowable density shall be used in calculating the number of available units on vacant non-agricultural upland acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be zero. The maximum allowable density for properties that are more than 50% inundated by wetlands shall be 75% of the maximum density of a given future land use designation and shall apply only to the upland portion of the property. The maximum allowable density for properties which contain wetlands but are less than 50% inundated by wetlands shall be one-half of the maximum density of a given future land use designation.

(2) Best management practices and forecasting models shall be employed to consider location factors and infrastructure constraints that affect the development and timing of vacant residential land.

~~(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 shall be based on actual approved residential developments where development activity is actively underway (site development, infrastructure and/or amenity construction, housing unit construction) and historical trends.

~~(4) Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3% of the number of housing units in actual use. American Community Survey Data shall be used as source data between Decennial Census years.~~

~~(5) The eastern Urban Service District and the Indiantown Urban Service District shall be considered separately.~~

1.7.D. *Peak population in occupied housing units for the unincorporated area.* The number of residents living in occupied housing units or households, and the number of occupants of Vacant seasonal housing units in Martin County equals peak population (housing). It is calculated by adding permanent population (housing) and the seasonal population (housing) to determine the total demand for occupied and vacant seasonal housing units.

1.7.E. *Peak and weighted average population for Level of Service determination (LOS).* Peak and weighted average population for LOS for library collections, corrections, solid

waste, and bicycle and pedestrian pathways as outlined in [Chapter 14](#) shall be calculated as follows:

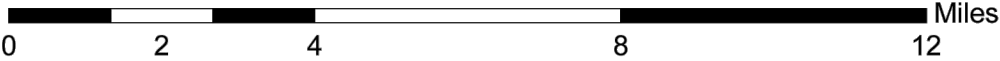
- (1) Permanent population for the unincorporated area including prisoners and group homes, shall be derived from EDR or BEBR.
 - (2) Seasonal population (facility) for the unincorporated area shall include seasonal population (housing) plus part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents. This includes tourists, migrant farm workers, and other short- term and long term visitors. Hotel motel population in the peak five months of the year for the unincorporated area shall be determined by using hotel occupancy data and hotel bed tax collections to estimate the average number of vacationers.
 - (3) Permanent population plus seasonal population (facility) in the peak five months of the year shall equal the peak population (facility) for the unincorporated area. This data is then used to determine weighted average population for LOS determination.
 - (4) The weighted average population assumes that five months of the year are peak population and the remaining seven are permanent. The permanent and peak populations are weighed accordingly to produce the weighted average population estimates. This is done by multiplying the appropriate permanent population by seven, and the appropriate peak population by five, and dividing the total by twelve.
 - (5) Estimates and projections for the peak population and the weighted average population shall be calculated for countywide population and for unincorporated area population.
- 1.7.F. Every five years the staff shall analyze previous projections to determine the accuracy of the methodology and improve on it for future projections.



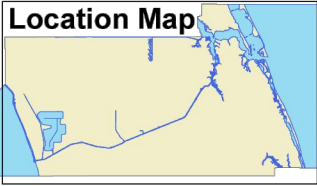
Martin County

File: G:\projects\lits\lrawton\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

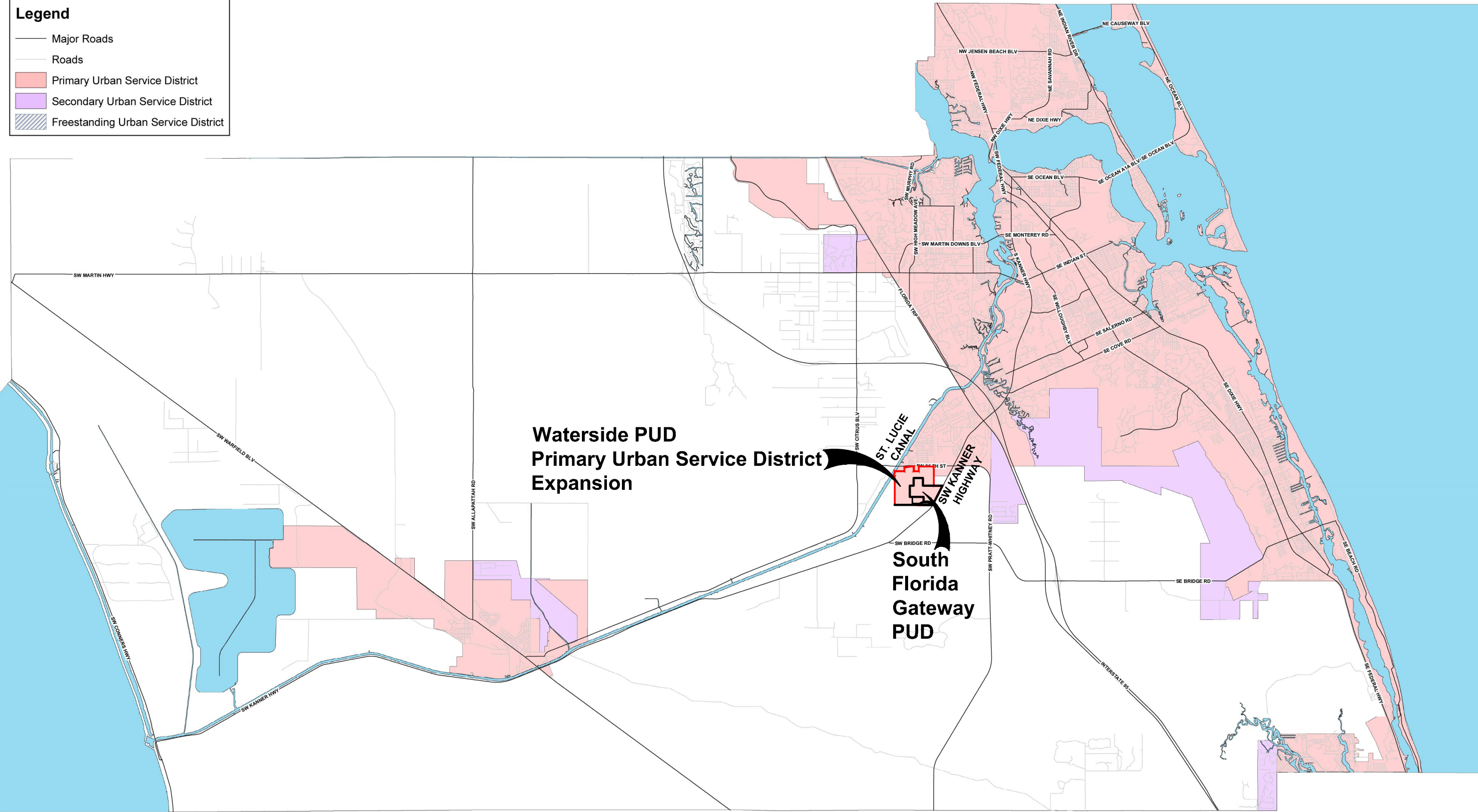
Major Roads

Roads

Primary Urban Service District

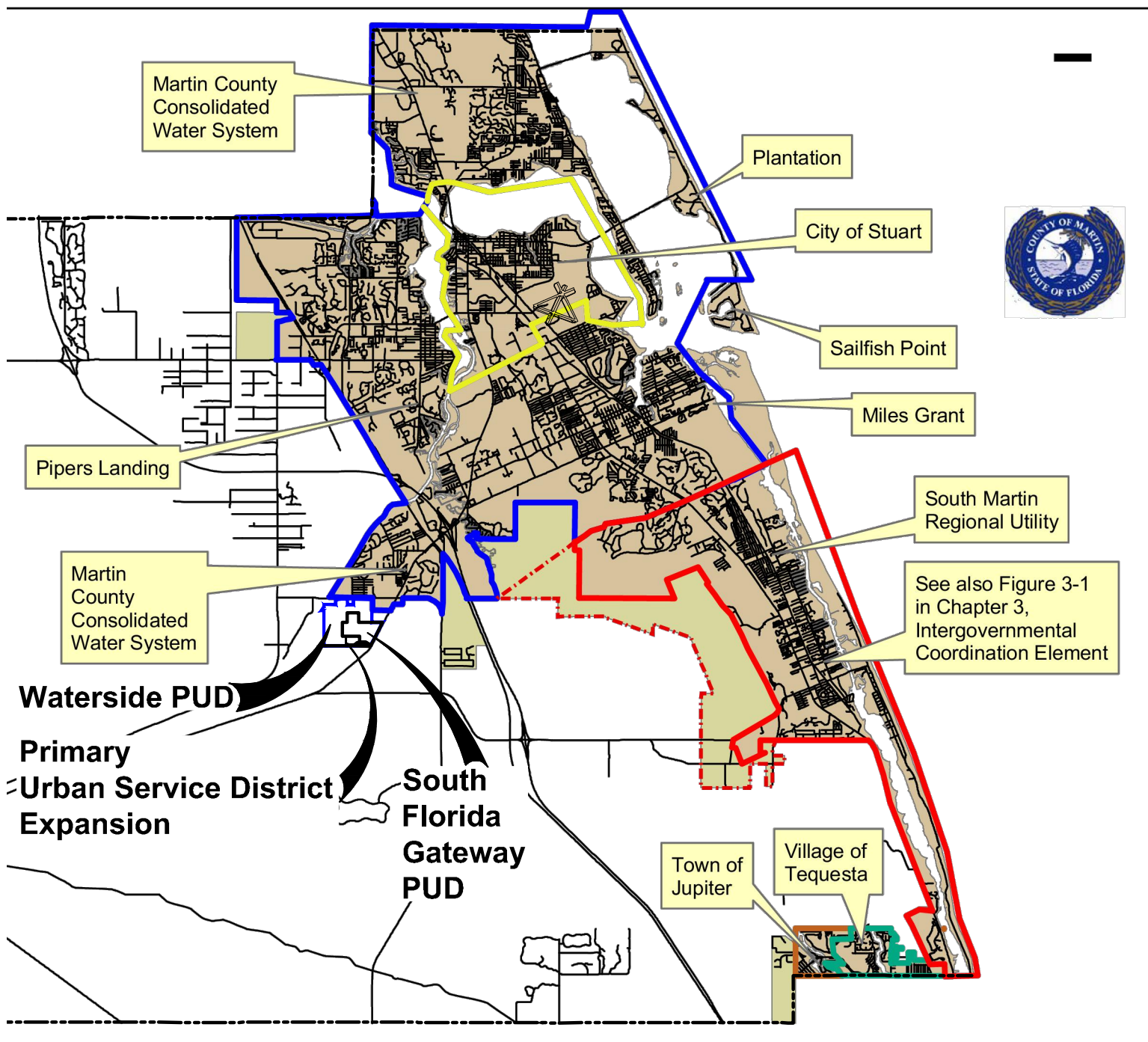
Secondary Urban Service District

Freestanding Urban Service District



Martin County

Figure 11-1, Areas Currently Served By Regional Utilities

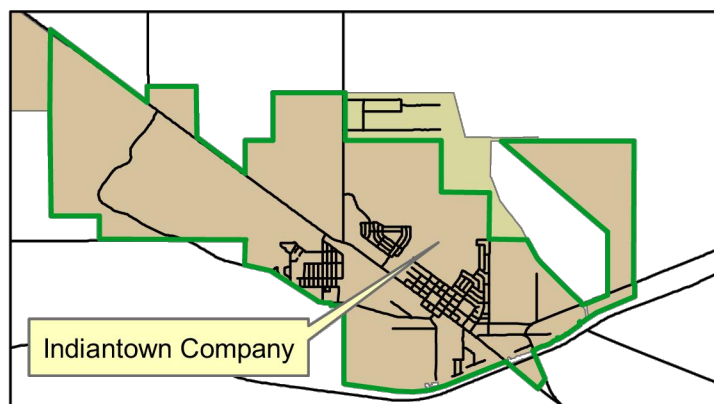


Legend

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

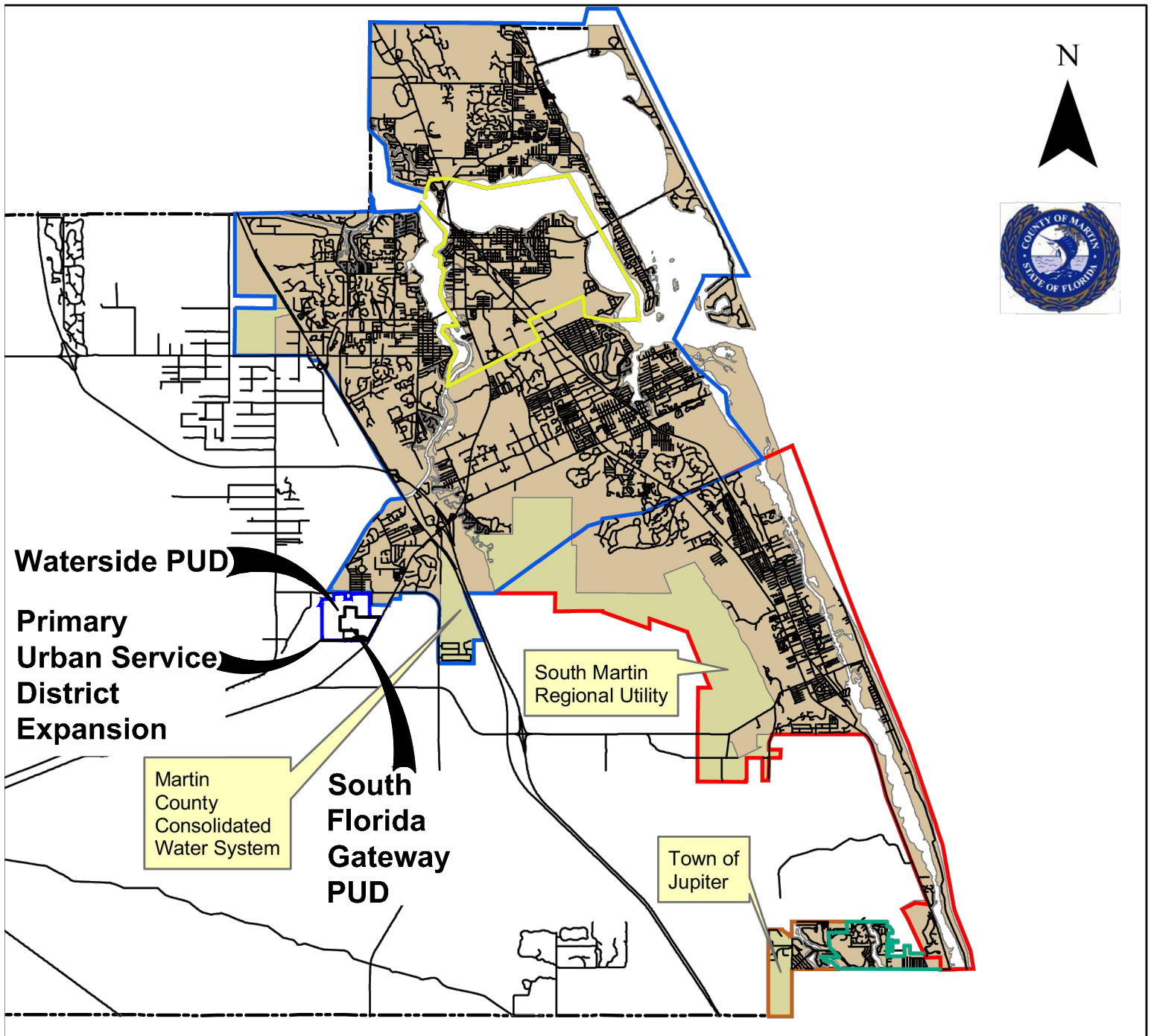
0 6,500 13,000 26,000 39,000 52,000 Feet

Waterside PUD
CPA 21-11 & 22-12



Martin County

Figure 11-2, Potential Service Areas

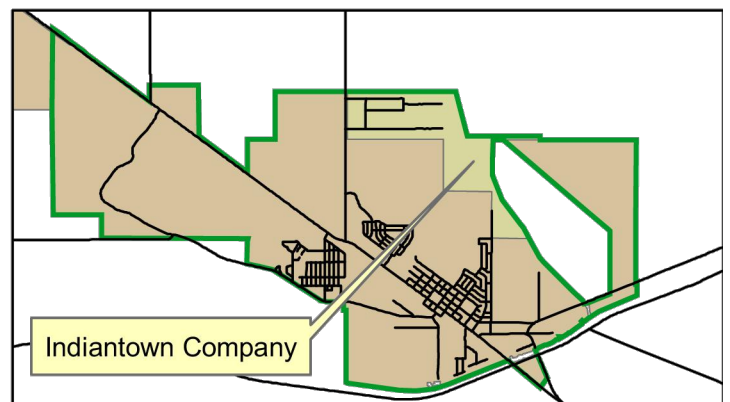


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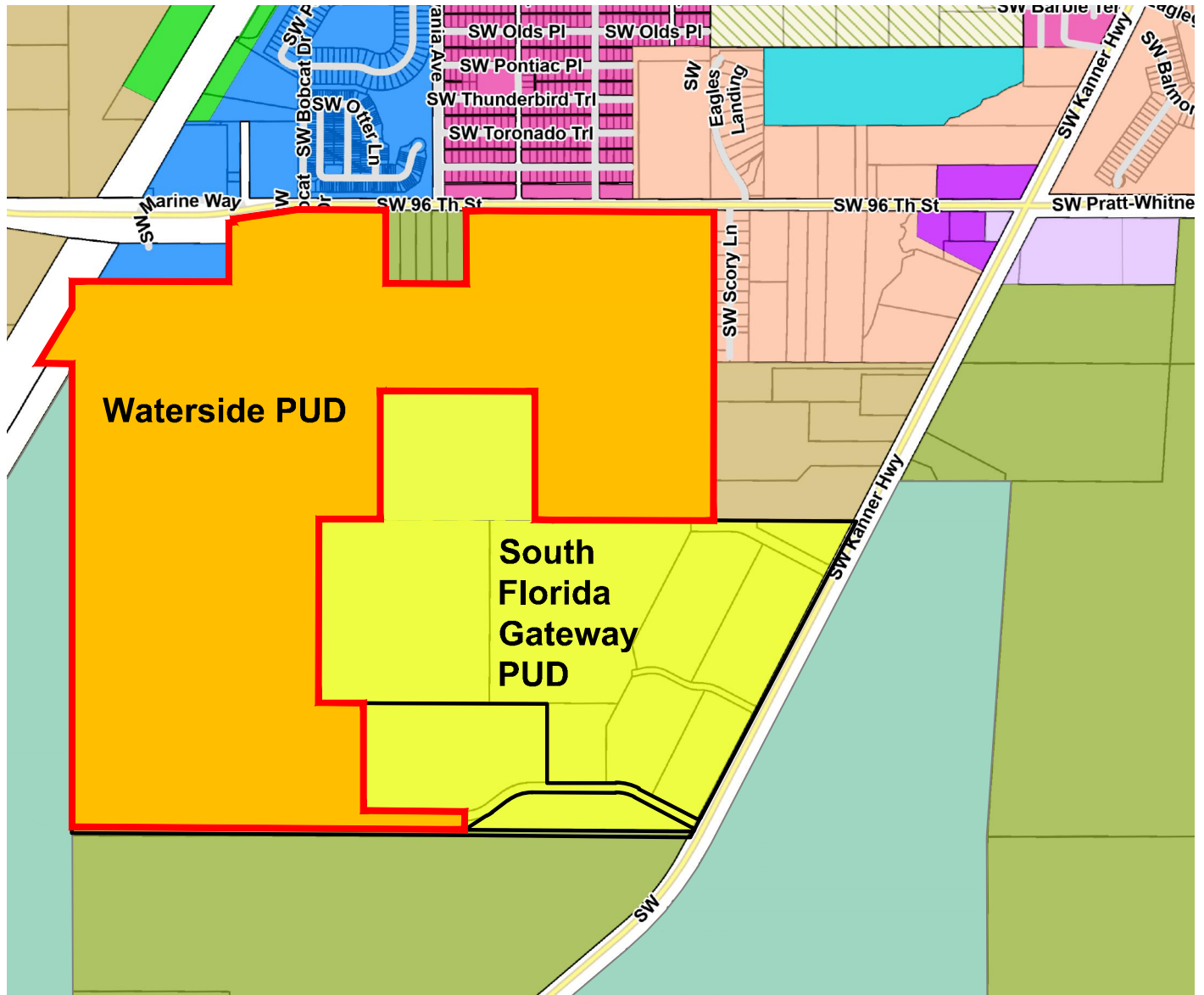
- | | |
|---|---|
|  StuartServArea |  Jupiter_Polygon |
|  Indiantown_Polygon |  Primary USD |
|  MCSerArea_Polygon |  Secondary USD |
|  SMRU_Polygon | |

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

Waterside PUD
CPA 21-11 & 22-12



Proposed Future Land Use Map



Future Land Use Legend

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



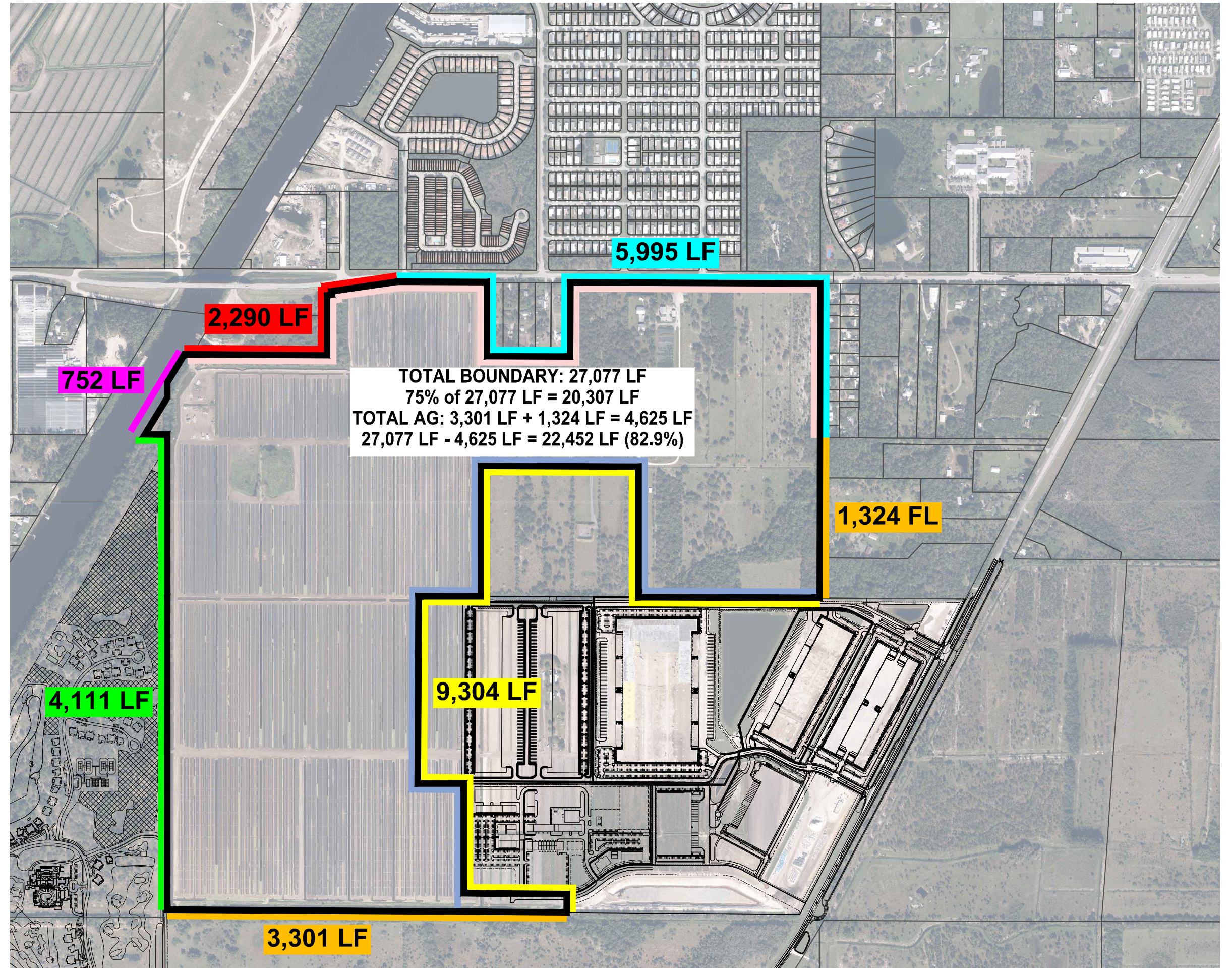
Waterside PUD

CPA 21-11 & 22-12

Martin County, Florida

Adjacent Use Legend

- Residential
- Agricultural
- Industrial
- Golf Course
- Canal
- Commercial
- Primary Urban Service District
- Freestanding Urban Service District





BOARD OF COUNTY COMMISSIONERS

ACTION SUMMARY 2/26/19 9:00 AM

**BOCC MEETING AGENDA COMMISSION CHAMBERS
2401 SE MONTEREY ROAD, STUART, FLORIDA 34996**

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*

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 34th Terrace and SW 35th 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

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*

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.

Carolyn Timmann, Clerk of the
Circuit Court and Comptroller
/mkv

Edward V. Ciampi, Chairman
Board of County Commissioners

Minutes approved:

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MARTIN COUNTY **RESIDENTIAL CAPACITY ANALYSIS**

MARTIN COUNTY, FLORIDA
MARCH 2023 | REVISED FEBRUARY 2024



MARTIN COUNTY RESIDENTIAL CAPACITY ANALYSIS

MARTIN COUNTY, FLORIDA
MARCH 2023 | REVISED FEBRUARY 2024

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*
Morris A. Crady, AICP | Senior Partner, *Lucido & Associates*

Kolter Land Partners, LLC
1204 S. Congress, Suite 200
Austin, Texas 78704
(310) 617.0800

GAI CONTACTS

Owen Beitsch, PhD, FAICP, CRE | Senior Advisor
Laura Smith, MPA, FRA-RA | Project Manager
Natalie Frazier, MBA | Senior Analyst

GAI Consultants' Community Solutions Group
618 East South Street, Suite 700
Orlando, FL 32801
(321) 319.3088



COMMUNITY
SOLUTIONS
GROUP

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KOLTERLAND

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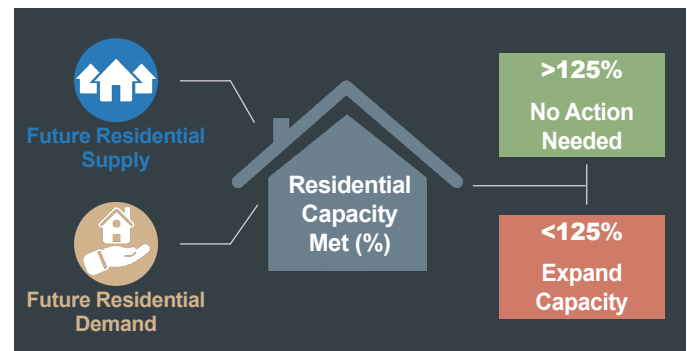
SUMMARY OF MAJOR FINDINGS

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 1,050 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. In 2023, the

County produced a Residential Capacity Analysis ("2023 Residential Capacity Analysis") as an update to both the 2018 Residential Demand Analysis and 2018 Vacant Land and Residential Capacity Analysis ("2018 Residential Capacity Analysis"). The 2023 Residential Capacity Analysis relies upon data from the 2020 decennial census, therefore the Client desires to include a current Residential Capacity Analysis ("2022 Capacity Analysis") using the most current data available (i.e., 2022 Estimates by Bureau of Economic and Business Research, BEBR) with their 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 2.7% over the next 5 years, 2022 through 2026; 4.7% over the next 10 years, 2022 through 2031; and 8.0% over the next 15 years, 2022 through 2036. Comparatively, Unincorporated County is projected to see population in *Occupied Housing Units* or *Households* increase 3.2% over the next 5 years, 5.3% in the next 10 years, and 8.6% over the next 15 years, from an estimate of 132,695 in 2022 to 144,149 in 2036.

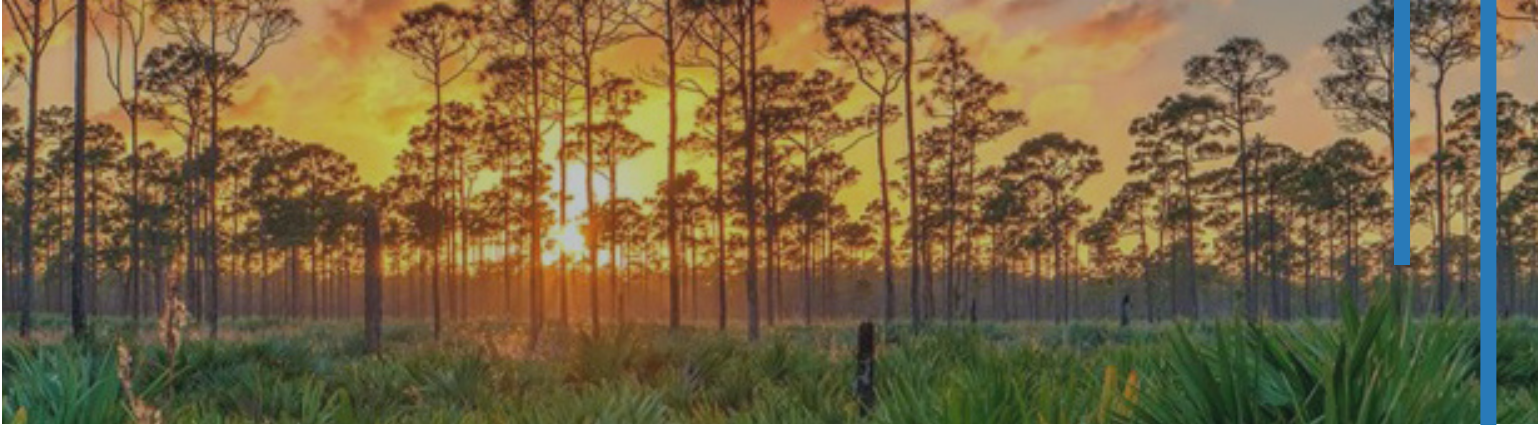


Image Source: Martin County, FL

HOUSING DEMAND

Relying upon population projections 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 3.7% over the next 5 years, 2022 through 2026; 7.6% over the next 10 years, 2022 through 2031; and 13.7% over the next 15 years, 2022 through 2036. Comparatively, Unincorporated County is projected to see *Households* increase 4.4% over the next 5 years, 8.3% in the next 10 years, and 14.5% over the next 15 years, from an estimated 55,461 *Households* in 2022 to 63,486 in 2036.

While the *Households* projections 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 within Unincorporated County 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
Total Increase (2022 –2036)		11,481

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 7,058 *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 and 2023 Residential Capacity Analyses, 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 1,050 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.

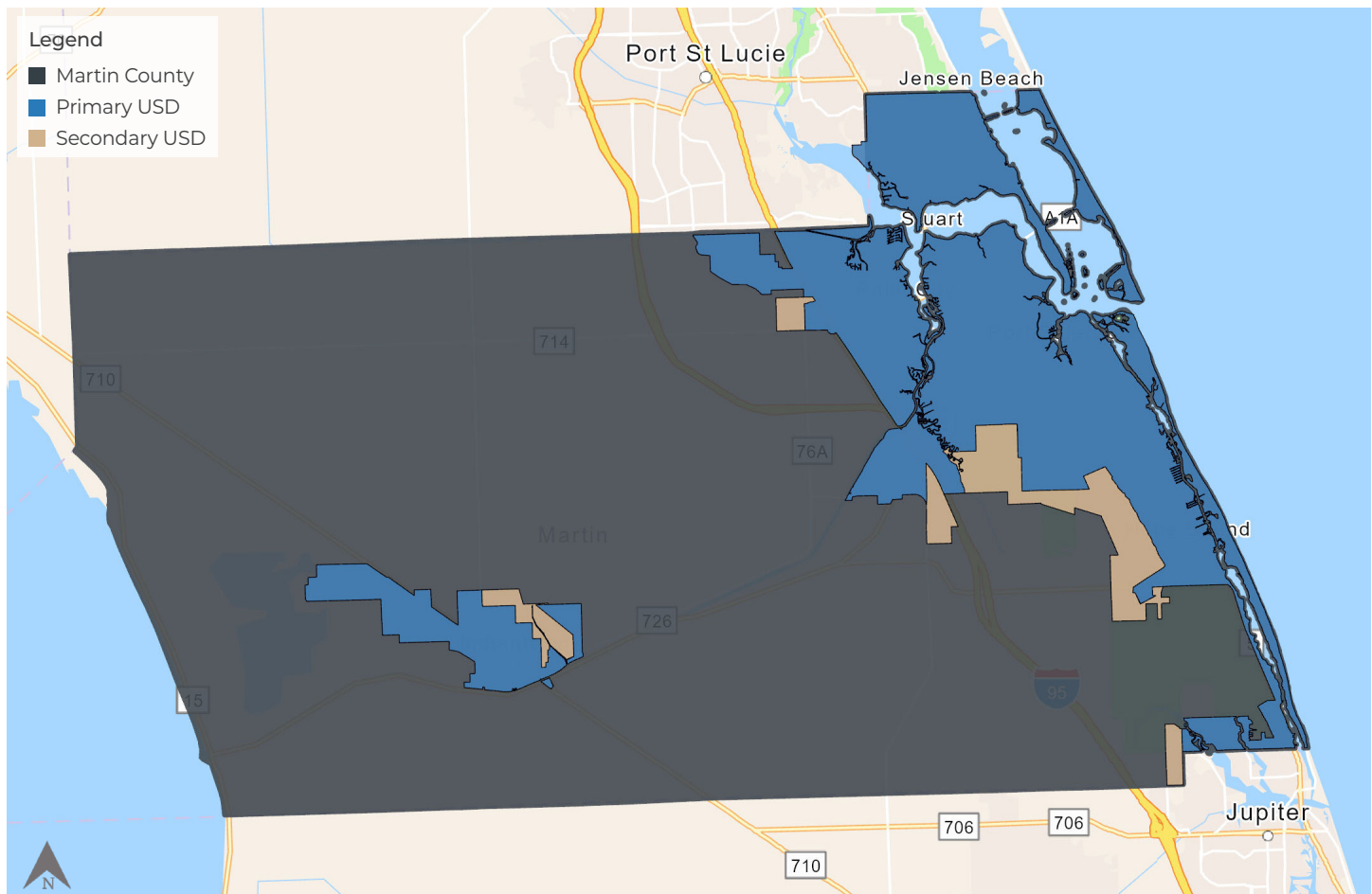
In 2023, the County produced a Residential Capacity Analysis ("2023 Residential Capacity Analysis") as an update to both the 2018 Residential Demand Analysis and 2018 Vacant Land and Residential Capacity Analysis ("2018 Residential Capacity Analysis"). The 2023 Residential Capacity Analysis relies upon data from the 2020 decennial census, therefore the Client desires to

include a current Residential Capacity Analysis ("2022 Capacity Analysis") using the most current data available (i.e., 2022 Estimate by Bureau of Economic and Business Research, BEBR) with their 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 Residential Capacity Analysis and its supporting documents including the 2017 Population Technical Bulletin (“2017 Bulletin”). The county subsequently released their 2023 Residential Capacity Analysis which has also been considered by CSG. *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 County's Comprehensive Plan as presented in the 2023 Residential Capacity Analysis, 2018 Residential Capacity 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

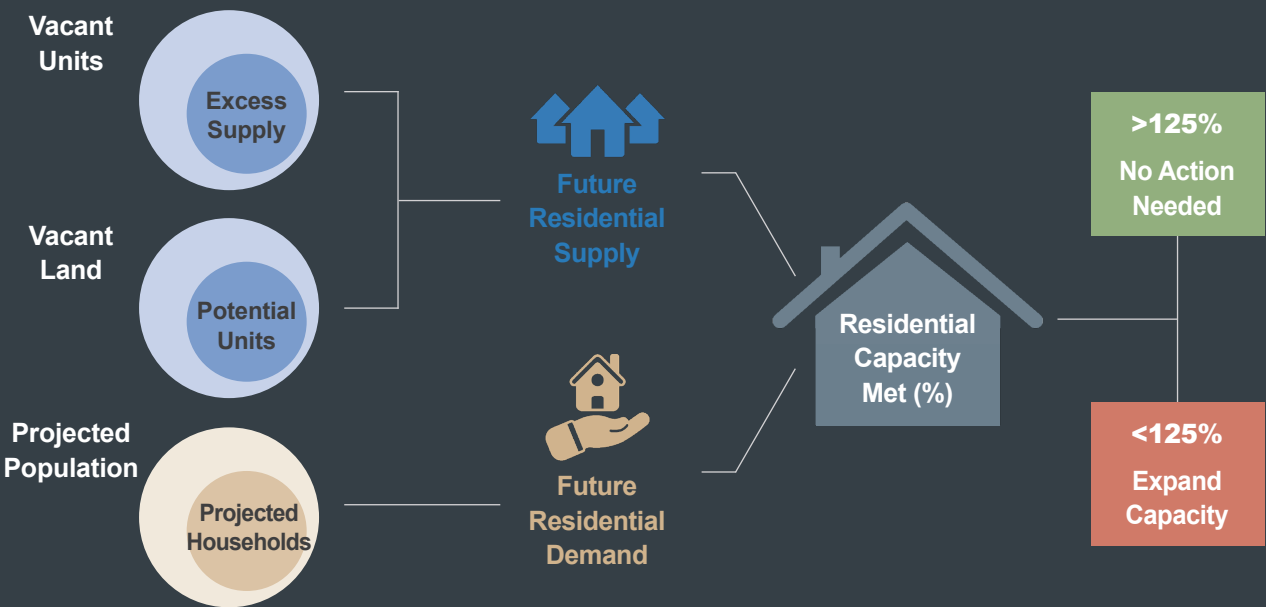
This 2022 Residential Capacity Analysis requires use of a variety of population, housing, employment, and parcel data. This data and the sources from which it was collected are contained within the Appendix. The process for the calculation of residential capacity for the purposes of this 2022 Capacity Analysis is substantively different from that followed by the County for their 2018 and 2023 Residential Capacity Analyses.

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 ⁽¹⁾	Jupiter Island	Ocean Breeze	Sewall’s Point	Stuart	Unincorporated	TOTAL
2010 ⁽²⁾	—	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	148,585
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 ⁽²⁾	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
CAGR (2010-2021)	—	0.6%	(1.6%)	(0.1%)	0.9%	0.3%	0.7%

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 ⁽¹⁾	Jupiter Island	Ocean Breeze	Sewall's Point	Stuart	Unincorporated	TOTAL
2010 ⁽²⁾	—	746	355	1,996	15,168	124,120	142,385
2011	—	437	353	1,743	14,982	124,844	142,358
2012	—	466	298	1,764	15,018	125,402	142,949
2013	—	482	271	1,726	15,120	126,738	144,337
2014	—	533	232	1,842	15,238	128,142	145,987
2015	—	524	217	1,905	15,726	129,693	148,065
2016	—	551	193	1,987	15,898	131,264	149,892
2017	5,195	543	211	1,922	15,882	128,005	151,758
2018	6,299	590	154	1,944	15,754	129,173	153,915
2019	6,415	549	176	1,940	15,833	129,955	154,867
2020	6,486	608	266	1,985	15,956	131,036	156,337
2021	6,520	643	308	1,941	17,138	131,779	158,329
CAGR (2010-2021)	—	(1.2%)	(1.2%)	(0.2%)	1.0%	0.5%	0.9%

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
2022 ⁽¹⁾	6,679	884	287	1,983	17,417	132,913	160,163
2023	6,758	898	282	2,032	17,397	133,808	161,176
2024	6,833	943	285	2,057	17,533	135,073	162,725
2025	6,910	988	288	2,082	17,671	136,351	164,290
2026	6,977	1,028	291	2,104	17,792	137,476	165,668
2027	7,034	1,062	294	2,123	17,896	138,438	166,847
2028	7,085	1,091	296	2,140	17,987	139,282	167,881
2029	7,130	1,119	298	2,155	18,070	140,053	168,825
2030	7,175	1,145	300	2,170	18,149	140,793	169,731
2031	7,219	1,171	302	2,184	18,230	141,538	170,644
2032	7,264	1,197	304	2,199	18,310	142,287	171,561
2033	7,308	1,223	306	2,214	18,390	143,026	172,467
2034	7,351	1,249	308	2,228	18,468	143,755	173,359
2035	7,393	1,274	310	2,242	18,544	144,462	174,226
2036	7,434	1,298	311	2,255	18,617	145,139	175,055
CAGR (2022–2036)	0.7%	2.6%	0.5%	0.9%	0.5%	0.6%	0.6%

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** on the following page.

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 2.7% over the next 5 years, 2022 through 2026; 4.7% over the next 10 years, 2022 through 2031; and 8.0% 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 3.2% over the next 5 years, 5.3% in the next 10 years, and 8.6% over the next 15 years, from an estimate of 132,695 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
2022 ⁽¹⁾	6,580	661	292	1,976	17,252	132,695	159,457
2023	6,419	602	275	2,027	16,834	133,177	159,334
2024	6,480	607	277	2,046	16,996	134,460	160,866
2025	6,543	613	280	2,066	17,159	135,752	162,413
2026	6,598	618	282	2,083	17,303	136,891	163,775
2027	6,575	616	281	2,076	17,244	137,390	164,183
2028	6,616	620	283	2,089	17,351	138,241	165,201
2029	6,653	624	285	2,101	17,449	139,018	166,130
2030	6,689	627	286	2,112	17,542	139,764	167,021
2031	6,725	630	288	2,124	17,637	140,516	167,919
2032	6,761	634	289	2,135	17,732	141,271	168,822
2033	6,797	637	291	2,146	17,825	142,017	169,713
2034	6,832	640	292	2,157	17,917	142,752	170,591
2035	6,866	644	294	2,168	18,007	143,466	171,444
2036	6,899	647	295	2,178	18,093	144,149	172,260
CAGR (2022–2036)	0.3%	(0.2%)	0.1%	0.7%	0.3%	0.6%	0.5%

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 Residential Capacity 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 Residential Capacity 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 2023 Demand Analysis below). The calculation for *Seasonal Population* essentially multiplies *Vacant Seasonal Housing Units* (see definition from 2023 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 (2010- 2020)
Total Population			
Unincorporated	127,557	131,350	1.03
County Total	146,318	158,431	1.08
Total Housing Units			
Unincorporated	64,346	67,572	1.05
County Total	78,131	81,371	1.04
Population in Occupied Housing Units (Households)			
Unincorporated	124,120	131,036	1.06
County Total	142,385	156,337	1.10
Occupied Housing Units (Households)			
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 and 2023 Residential Capacity Analyses 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; 7.6% 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, 8.3% 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
2022 ⁽¹⁾	1,982	360	154	934	7,828	55,461	66,719
2023	1,926	348	138	926	7,662	56,334	67,335
2024	1,944	351	139	935	7,733	56,854	67,957
2025	1,962	355	140	943	7,805	57,380	68,584
2026	1,980	358	142	952	7,877	57,909	69,218
2027	1,998	361	143	961	7,949	58,444	69,857
2028	2,017	365	144	970	8,023	58,984	70,502
2029	2,035	368	146	979	8,097	59,529	71,153
2030	2,054	371	147	988	8,172	60,079	71,810
2031	2,073	375	148	997	8,247	60,633	72,474
2032	2,092	378	150	1,006	8,323	61,193	73,143
2033	2,112	382	151	1,015	8,400	61,759	73,818
2034	2,131	385	152	1,025	8,478	62,329	74,500
2035	2,151	389	154	1,034	8,556	62,905	75,188
2036	2,171	392	155	1,044	8,635	63,486	75,883
CAGR (2022–2036)	0.6%	0.6%	0.1%	0.7%	0.7%	0.9%	0.9%

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
2010	3.4%	3.2%
2011	1.9%	1.6%
2012	1.9%	1.5%
2013	2.3%	1.9%
2014	3.1%	2.8%
2015	3.0%	2.7%
2016	4.0%	3.5%
2017	5.3%	5.0%
2018	6.2%	6.1%
2019	6.9%	7.0%
2020	7.9%	7.9%
2021	2.6%	1.8%
Average	3.8%	4.0%

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
Total Increase (2022–2036)		11,481

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 Residential 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
2010	179	4	5	188
2011	170	1	9	180
2012	268	0	10	278
2013	307	3	9	319
2014	310	8	7	325
2015	379	26	13	418
2016	357	21	15	393
2017	212	33	14	259
2018	251	20	23	294
2019	337	48	29	414
2020	88	3	2	93
2021	7	0	2	9
12-Year Total	2,865	167	138	3,170
% Capture	90.4%	5.3%	4.3%	100.0%

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 % ⁽¹⁾	2026	2031	2036
PUSD	90.4%	3,083	3,548	3,746
SUSD	5.3%	180	207	218
Total USD	95.7%	3,262	3,755	
Outside USD	4.3%	148	171	180
TOTAL	100.0%	3,411	3,926	4,144

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

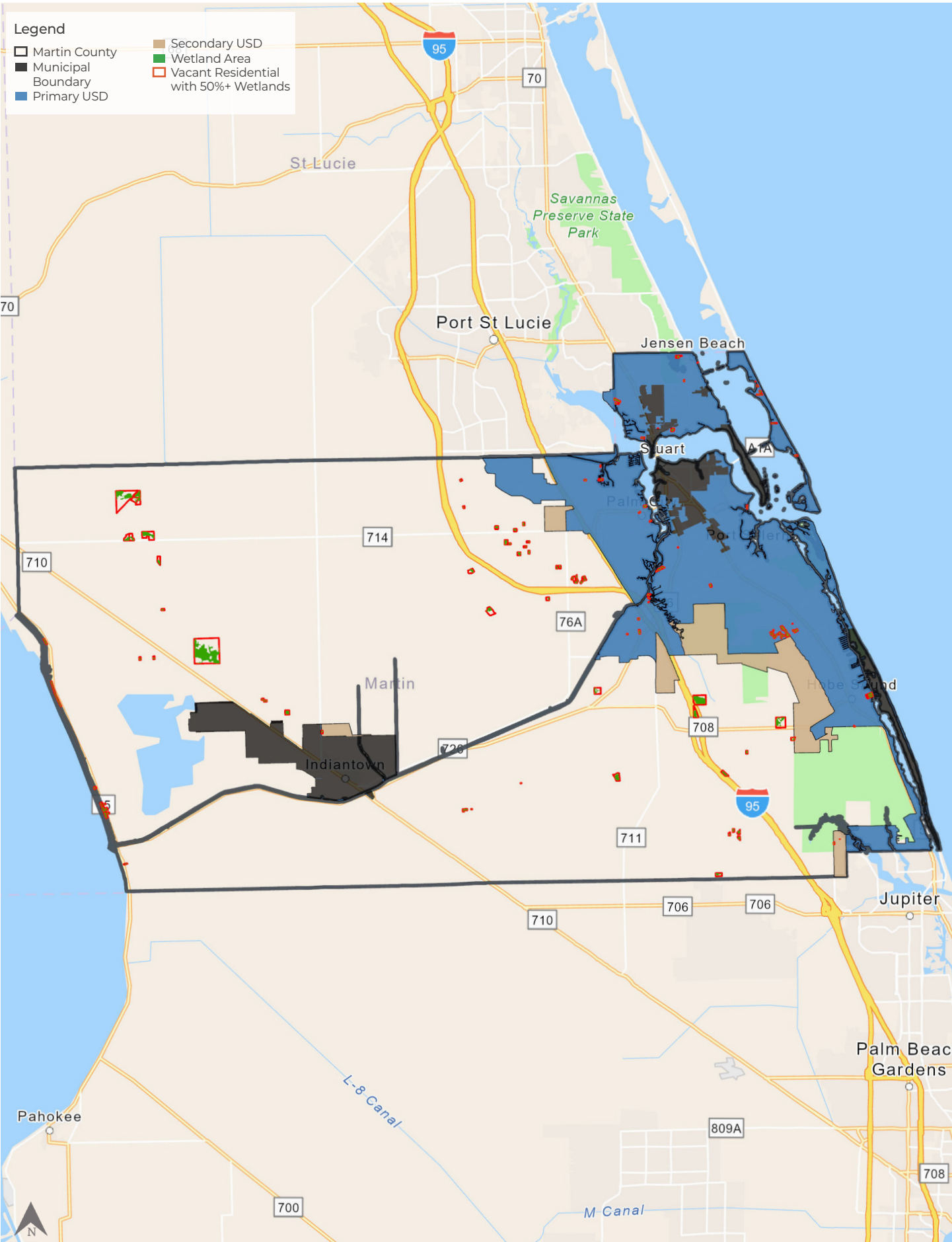


Table 13. Potential Units in Primary Urban Service District (PUSD)

Future Land Use	Maximum Allowable UPA ⁽¹⁾	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
TOTAL		1,043.7	187.3	856.4	5,693.4	5,003.9

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

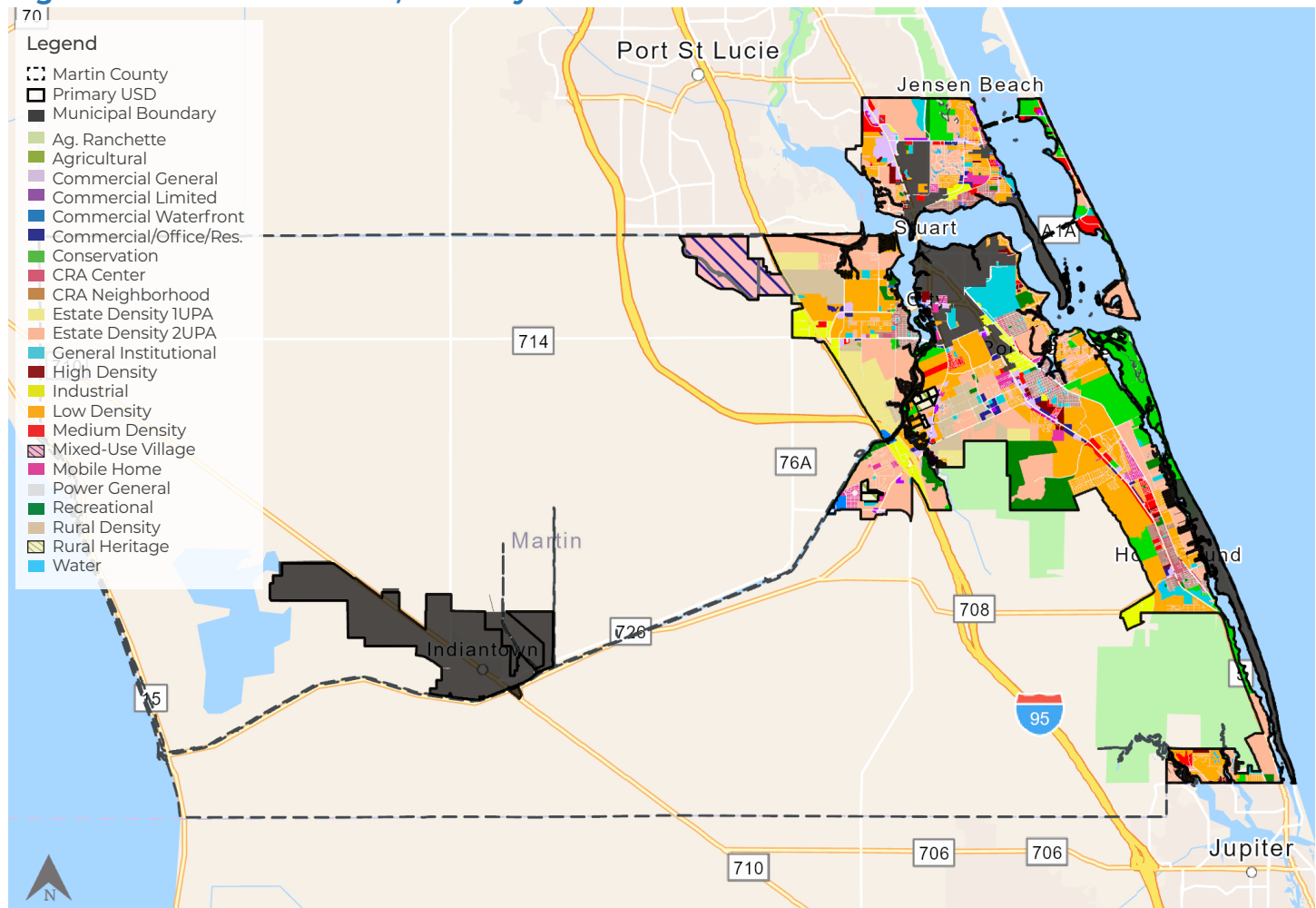
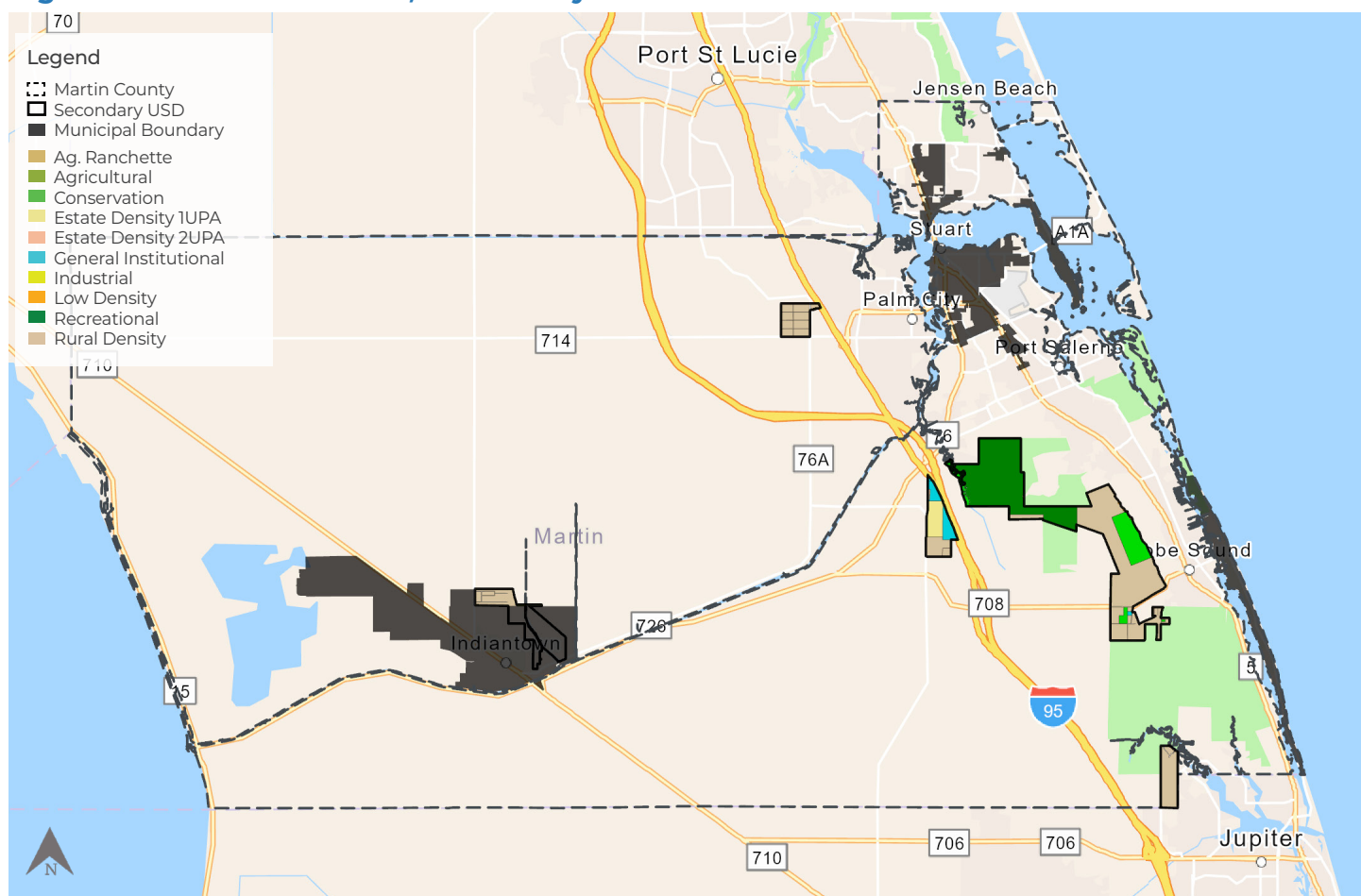


Table 14. Potential Units in Secondary Urban Service District (SUSD)

Future Land Use	Maximum Allowable UPA ⁽¹⁾	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
TOTAL		959.2	328.1	631.1	479.6	238.2

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 Residential Capacity Analysis includes unbuilt multi-family units with approved final site plan in the calculation of residential supply. The County's 2023 Residential Capacity Analysis further includes all approved projects allowing residential development, based on the projected entitled units. 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, and/or approved projects allowing residential development would result in an over-counting of residential supply.

3 The County's 2023 Residential 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 PUSD; therefore, 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.

4 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
2010	4,957	2,067	2,558
2011	4,049	1,046	2,764
2012	3,681	983	2,498
2013	3,619	1,252	2,195
2014	4,115	1,797	2,158
2015	3,804	1,776	1,899
2016	4,040	2,315	1,628
2017	5,166	3,285	1,750
2018	5,593	4,095	1,414
2019	6,215	4,816	1,340
2020	3,958	5,317	(1,304)
2021	5,090	1,198	3,746
Average Annual	4,524	2,496	1,898

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 ⁽¹⁾	Excess Vacant Units
Primary USD	90.4%	1,716
Secondary USD	5.3%	100
Outside USD	4.3%	83
TOTAL	100.0%	1,898

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 USD Units	Secondary USD Units
Vacant Land	5,004	238
Excess Vacancies	1,716	100
TOTAL	6,720	338

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)	6,720	338	7,058
5-Year Demand	3,083	180	3,262
% Capture	218%	188%	216%
10-Year Demand	6,631	387	7,017
% Capture	101%	88%	101%
15-Year Demand	10,376	605	10,981
% Capture	65%	56%	64%

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 18**, neither the PUSD nor the SUSD provide adequate vacant residential acreage to accommodate projected population growth in the 10- or 15-year planning periods.



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 experiencing a slight decline in total employment over the same period. Comparatively, Ocean Breeze has seen significant growth in employment from 2010 to 2019, with a CAGR of 20.4%. Sewall's Point's employment has remained relatively constant since 2010, which similarly corresponds to the municipality's population trends.

Table 19. Historical Employment in Martin County, 2010–2019

	Martin County						
	Indiantown ⁽¹⁾	Jupiter Island	Ocean Breeze	Sewall's Point	Stuart	Unincorporated	TOTAL
2010	—	574	49	431	22,875	27,658	51,587
2011	—	548	120	437	24,705	29,729	55,539
2012	—	545	85	406	23,831	29,563	54,430
2013	—	550	91	377	23,697	30,467	55,182
2014	—	542	100	387	24,664	32,638	58,331
2015	—	617	144	390	26,445	34,536	62,132
2016	—	497	188	521	28,215	37,159	66,580
2017	—	520	168	512	28,338	36,290	66,749
2018	928	529	195	458	28,998	39,149	70,257
2019	907	521	313	459	29,160	41,202	72,562
CAGR (2010-2019)	—	(1.0%)	20.4%	0.6%	2.5%	4.1%	3.5%

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 and 2023 Residential Capacity Analyses, 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.

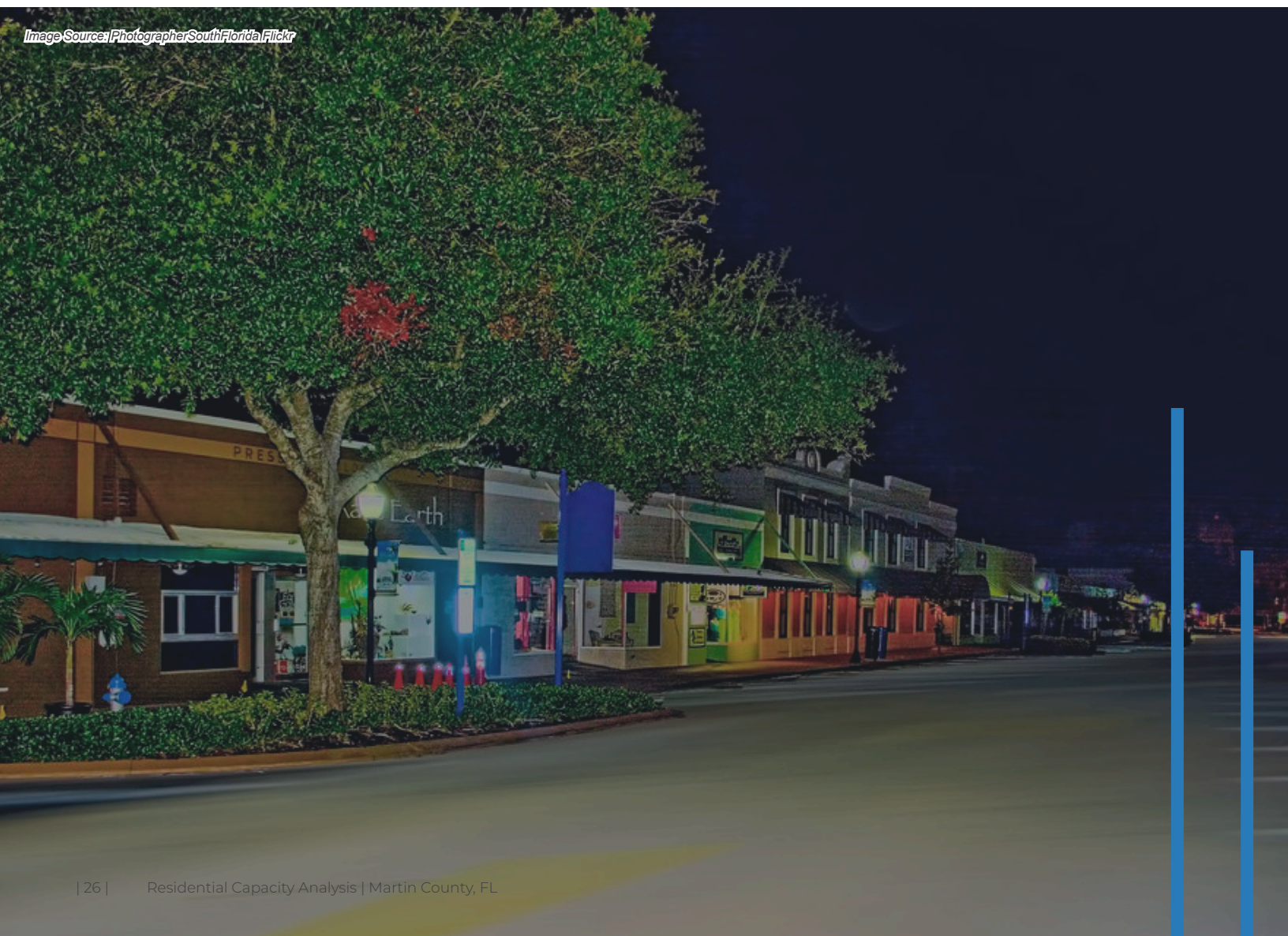
However, these potential units are not taken into consideration as supply in the calculation of residential capacity, because the vacant land is located outside of the USDs. Therefore, the County will need to either convert commercial lands to accommodate residential uses, increase residential densities 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 1,050 proposed units will provide at least 807 *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 101% to approximately 114% for the PUSD in the 10-year planning period, and would increase from approximately 65% to 73% 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



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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
Before 1940	18	79	-	7	187	240	636
1940-1949	15	40	-	5	80	249	559
1950-1959	173	68	-	20	407	1,857	2,774
1960-1969	149	101	-	52	578	3,189	4,189
1970-1979	353	87	-	285	2,709	13,509	17,512
1980-1989	163	131	-	255	1,557	22,409	22,229
1990-1999	161	107	-	150	259	14,408	13,653
2000-2009	141	84	-	120	1,193	11,876	12,506
2010-2021	108	81	23	53	185	4,098	4,129

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 ⁽¹⁾	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 ⁽¹⁾	6	0	6	100%	0%
2019	11	0	6	100%	0%
2020	8	0	8	100%	0%
2021	5	10	15	33%	67%
2022 ⁽²⁾	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 ⁽¹⁾	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 ⁽¹⁾	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 ⁽¹⁾	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 ⁽¹⁾	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 ⁽¹⁾	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, NOT OCCUPIED	FOR SALE, ONLY	SOLD, NOT OCCUPIED	SEASONAL, RECREATIONAL, OCCASIONAL	FOR MIGRANT WORKERS	OTHER VACANT	TOTAL VACANT
2010⁽¹⁾	15%	1%	13%	3%	56%	0%	15%	11,242
2011	8%	1%	12%	3%	72%	0%	3%	14,690
2012	8%	1%	10%	3%	75%	0%	2%	14,678
2013	8%	1%	8%	3%	75%	0%	4%	14,420
2014	8%	2%	8%	3%	71%	0%	7%	14,238
2015	8%	2%	7%	2%	72%	0%	9%	13,569
2016	8%	1%	6%	2%	68%	0%	14%	12,697
2017	9%	1%	6%	2%	59%	0%	23%	12,615
2018	7%	2%	6%	2%	56%	0%	28%	12,714
2019	6%	1%	6%	2%	52%	0%	33%	12,929
2020⁽¹⁾	6%	5%	6%	2%	61%	0%	46%	10,111
2021	5%	3%	6%	2%	59%	0%	9%	12,281

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 th 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/ 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/ 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/ 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 th PUD Amendment Phase 3 & 4	122	36	14	Residential/ 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 th 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/ 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/ 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 th 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 10th 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 9th 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 9th 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 6th 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, 6th 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 9th Amend Rev Master and Ph Iv Final Site Plan – This was a request by Pulte Home Company, LLC for approval of a 9th 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 34th 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 30th 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 multifamily 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 27th Street, and south of SW 28th 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 14th 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 14th 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 ⁽¹⁾	JUPITER ISLAND	OCEAN BREEZE	SEWALL'S POINT	STUART	UNINCORPORATED	TOTAL COUNTY
2010 ⁽²⁾	-	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	148,585
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 ⁽²⁾	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 ⁽³⁾	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	148,585	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 ⁽¹⁾	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 6,735 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
2023	6,758	898	282	2,032	17,397	133,808	161,176
2024	6,833	943	285	2,057	17,533	135,073	162,725
2025	6,910	988	288	2,082	17,671	136,351	164,290
2026	6,977	1,028	291	2,104	17,792	137,476	165,668
2027	7,034	1,062	294	2,123	17,896	138,438	166,847
2028	7,085	1,091	296	2,140	17,987	139,282	167,881
2029	7,130	1,119	298	2,155	18,070	140,053	168,825
2030	7,175	1,145	300	2,170	18,149	140,793	169,731
2031	7,219	1,171	302	2,184	18,230	141,538	170,644
2032	7,264	1,197	304	2,199	18,310	142,287	171,561
2033	7,308	1,223	306	2,214	18,390	143,026	172,467
2034	7,351	1,249	308	2,228	18,468	143,755	173,359
2035	7,393	1,274	310	2,242	18,544	144,462	174,226
2036	7,434	1,298	311	2,255	18,617	145,139	175,055

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)

	INDIANTOWN	JUPITER ISLAND	OCEAN BREEZE	SEWALL'S POINT	STUART	UNINCORPORATED	TOTAL COUNTY
2023	1,926	348	138	926	7,662	56,334	67,335
2024	1,944	351	139	935	7,733	56,854	67,957
2025	1,962	355	140	943	7,805	57,380	68,584
2026	1,980	358	142	952	7,877	57,909	69,218
2027	1,998	361	143	961	7,949	58,444	69,857
2028	2,017	365	144	970	8,023	58,984	70,502
2029	2,035	368	146	979	8,097	59,529	71,153
2030	2,054	371	147	988	8,172	60,079	71,810
2031	2,073	375	148	997	8,247	60,633	72,474
2032	2,092	378	150	1,006	8,323	61,193	73,143
2033	2,112	382	151	1,015	8,400	61,759	73,818
2034	2,131	385	152	1,025	8,478	62,329	74,500
2035	2,151	389	154	1,034	8,556	62,905	75,188
2036	2,171	392	155	1,044	8,635	63,486	75,883

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 3.5% between 2010 and 2019. As with population, the largest shares of that growth have taken place in Stuart and in Unincorporated Martin County, with Jupiter Island experiencing a slight decline in total employment over the same period. Comparatively, Ocean Breeze has seen significant growth in employment from 2010 to 2019, with a CAGR of 20.4%. Sewall's Point's employment has remained relatively constant, which similarly corresponds to its population trends.

Table D1. Historical Employment in Martin County (2010-2019)

	INDIANTOWN	JUPITER ISLAND	OCEAN BREEZE	SEWALL'S POINT	STUART	UNINCORPORATED	TOTAL COUNTY
2010	-	574	49	431	22,875	27,658	51,587
2011	-	548	120	437	24,705	29,729	55,539
2012	-	545	85	406	23,831	29,563	54,430
2013	-	550	91	377	23,697	30,467	55,182
2014	-	542	100	387	24,664	32,638	58,331
2015	-	617	144	390	26,445	34,536	62,132
2016	-	497	188	521	28,215	37,159	66,580
2017	-	520	168	512	28,338	36,290	66,749
2018	928	529	195	458	28,998	39,149	70,257
2019	907	521	313	459	29,160	41,202	72,562

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 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.

Table D2. Inflow and Outflow in Martin County (2010-2019)

	LIVING IN COUNTY, EMPLOYED ELSEWHERE	EMPLOYED IN COUNTY, LIVE ELSEWHERE	LIVING AND EMPLOYED IN COUNTY	% OF COUNTY'S EMPLOYEES LIVING ELSEWHERE
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, **Table D3** below illustrates that 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.

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)

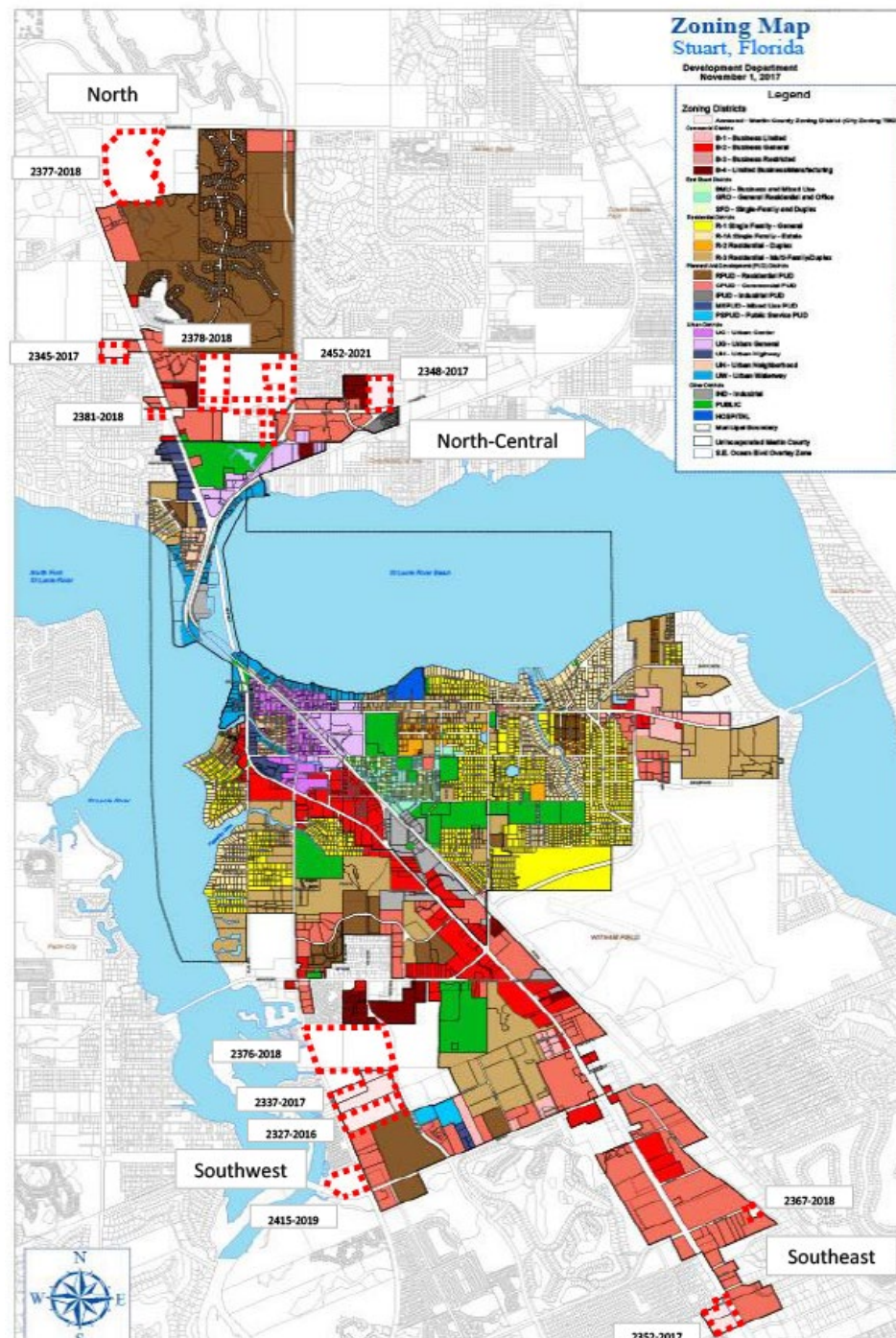
	MARTIN COUNTY	PALM BEACH COUNTY	ST. LUCIE COUNTY	OKEECHOBEE COUNTY
2010	353	368	225	296
2011	379	396	248	254
2012	370	386	242	263
2013	373	396	241	257
2014	393	405	241	254
2015	414	418	249	268
2016	441	429	253	273
2017	436	426	252	294
2018	452	426	252	283
2019	458	426	257	275

Source: Longitude Employment Statistics OnTheMap Application; GAI Consultants.

APPENDIX E: ANNEXATION ACTIVITY

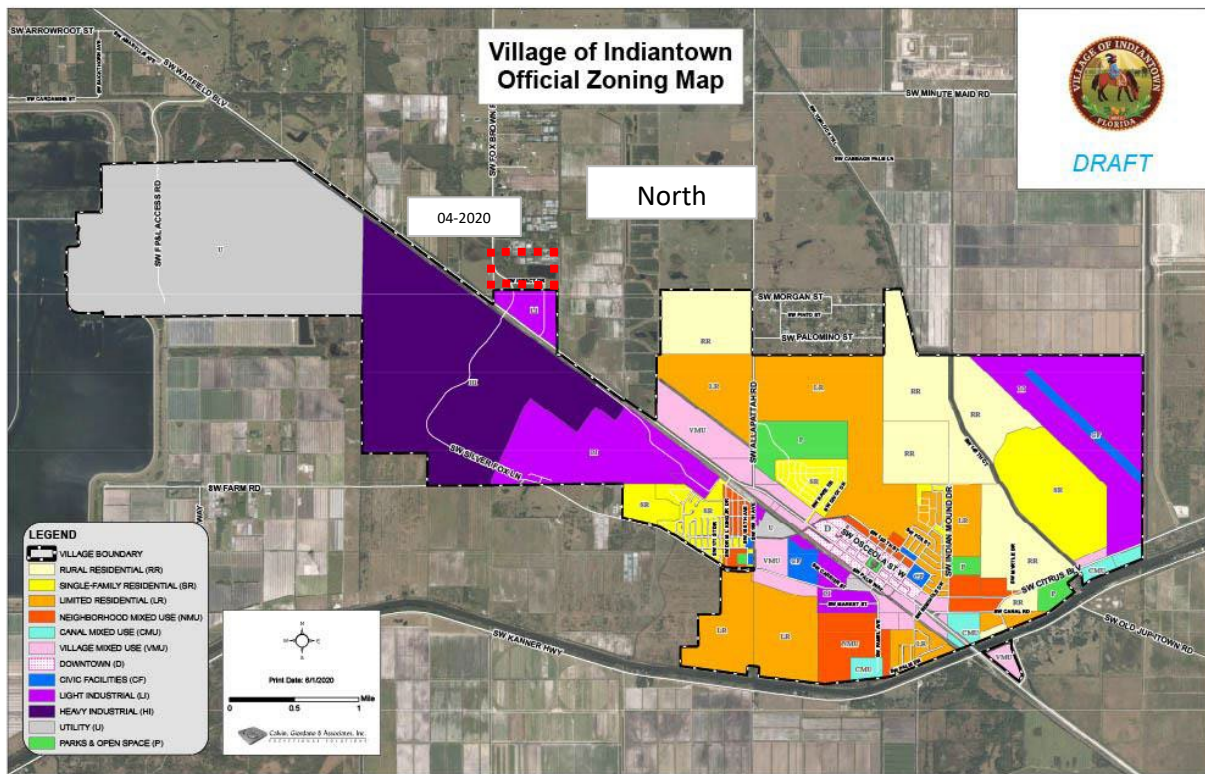
To further determine where concentrations of growth have been occurring more recently, **Figure 1** maps the location of all annexations have taken place across Martin County over the past 10 years. As shown in **Figure 1**, these annexations almost exclusively occurred in Stuart. **Figure 1** displays 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 1. Recent Annexations in Stuart, FL



Source: Martin County Zoning Map, Martin County Agenda Items database, GAI Consultants

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.

Prepared By:



618 E. South Street Suite 700
Orlando, FL 32801
T 407.423.8398
F 407.843.1070

gaiconsultants.com/communitysolutions

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Jacob T. Cremer
401 East Jackson Street, Suite 2100
PO Box 3299
Tampa, FL 33601
Direct: (813) 222-5051
Fax: (813) 222-5089
Email: jcremer@stearnsweaver.com

March 18, 2024

VIA - EMAIL: slove@martin.fl.us

Samantha Lovelady, AICP, Principal Planner
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

RE: Response to Staff Analysis Comments Dated December 15, 2023
CPAs #21-11 & 21-12, Waterside Comprehensive Plan Text and FLUM
Amendments

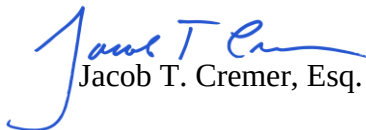
Dear Ms. Lovelady:

Our firm has been engaged by the Applicant to provide our expertise related to these applications. By way of background, Mr. Cremer is a land use and property rights attorney with a background in land use planning, including as a Gubernatorial Fellow at the State Land Planning Agency. Mr. Metcalf is the Firm's Director of Planning & Development Services. He is a certified land planner with over 36 years of professional planning experience in the public and private sector, including 16 years with the State Land Planning Agency. He has served as an expert witness in more than 40 administrative and circuit court proceedings involving a variety of planning subjects, including urban and regional planning and urban sprawl. Mr. Metcalf's CV is enclosed.

In light of staff's December 15, 2023 comments, the Applicant reiterates the enclosed legal and planning analysis, which was not addressed by staff's comments. We drafted this analysis and have concluded that Martin County's existing Comprehensive Plan does not fully implement the requirements of section 163.3177, Florida Statutes. Based on this, the Applicant's proposed text amendments are **necessary** to ensure that the County's decisions on the Applicant's Waterside-specific amendments are reasonable and not arbitrary in light of statutory requirements.

We look forward to working with Martin County and trust that the application will be reviewed in accordance with the protections and constraints of chapter 163, Florida Statutes.

Sincerely,


Jacob T. Cremer, Esq.


Kenneth B. Metcalf, AICP

CC: Erin J. Tilton, Esq., Stearns Weaver

STEARNS WEAVER MILLER



* Non-Lawyer

PRACTICE AREAS

Planning/GIS Services
Land Development
Land Use/Zoning
Environmental
Transportation
Ad Valorem Tax
Real Estate
Government & Administrative

EDUCATION

M.S., *summa cum laude*, Urban and Regional Planning, Florida State University, 2002

B.A., University of South Florida, 1985

CERTIFICATIONS

American Institute of Certified Planners

KENNETH B. METCALF, AICP

Director of Planning & Development Services*, Tallahassee
850-329-4848 | kmetcalf@stearnsweaver.com

Kenneth B. Metcalf is a certified land planner with over 36 years of professional planning experience in the public and private sector, including 16 years with the Florida Department of Community Affairs (FDCA) and ten years at the Tallahassee office of an international law firm. During his tenure with FDCA he was actively involved in formulating Department growth management strategies and in implementing all facets of administrative rulemaking, including drafting of rules, conducting workshops and serving as an expert witness on rule challenges on behalf of FDCA and the Administration Commission. Ken navigates clients through Florida's complex growth management and permitting arena, providing public and private sector clients with innovative solutions and planning strategies across a broad range of planning issues. His diverse practice ranges from planning and entitling some of Florida's largest New Town developments, to working at the neighborhood level on infill and redevelopment sites, including CRA projects. His services include planning and policy analysis related to all aspects of land use & development, as well as supporting technical services, such as transportation planning. Ken routinely negotiates with local, regional and state agencies on behalf of public and private sector clients.

Ken has served as an expert witness in more than 40 administrative and circuit court proceedings involving a variety of planning subjects, including urban and regional planning, comprehensive planning, Florida's growth management requirements, Developments of Regional Impact, Area of Critical State Concern Programs, Monroe County and Key West Comprehensive Plans and Land Development Regulations, aerial photograph interpretation and assessment of development impacts and rulemaking. Ken also provides expert witness services regarding land use and zoning to support valuation proceedings related to eminent domain, Ad Valorem and floodplain management.

He has also served as an adjunct instructor at Florida State University teaching graduate courses in growth management and infrastructure planning.

AREAS OF CONCENTRATION

- Comprehensive Planning/Land Development Regulations
- Developments of Regional Impact
- Areas of Critical State Concern
- State and Federal Permitting Programs
- Federal Coastal Consistency Program
- Legislation and Administrative Rulemaking
- Development Agreements
- Development Feasibility/Impact Analysis
- Compatibility Analysis

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Kenneth B. Metcalf – 2

- Land Use Need/Urban Sprawl Evaluation
- Transportation Concurrency/Proportionate Share Agreements
- Impact Fee/Mobility Fee Agreements
- Transportation/Parking Studies
- Multi-modal Planning
- School Concurrency
- Emergency Management/Evacuation Modeling
- Coastal Planning/ Development Strategies
- Resiliency/Sea Level Rise Vulnerability Analysis
- Environmental Planning/Permitting
- Affordable Housing Programs and Development Strategies
- Redevelopment/Historic Preservation
- New Towns/Urban Villages/Mixed-use Development/Sustainability
- Sector Plans/Special Area Plans/Neighborhood Master Plans
- Rural Land Stewardship Planning
- Resort Planning/Entertainment Districts
- Special Use Planning (Campus Master Plans/Airports/Ports/Marinas)
- Age-Restricted Developments

REPRESENTATIVE EXPERIENCE

Developments of Regional Impact

- Berkshire Lakes DRI (Essentially Built Out Agreement), Collier County. Shopping Center project.
- Bluewater Bay DRI (NOPC/Conversion of Golf Course), Okaloosa County. Suburban residential/multiuse.
- Briger DRI (DRI Management), Palm Beach Gardens.
- Cedar Creek DRI (ADA), Baker County. Suburban new town.
- Centrepark DRI (NOPCs), West Palm Beach. Office development.
- Chapel Trail DRI (Essentially Built Out Determination), Broward County.
- Circle Square Ranch Vested DRI (Agreement/Management), Marion County. 5,000-unit mixed use development.
- Destiny New City (Planned DRI), Osceola County. Urban mixed-use new city.
- Emerald Lakes DRI, Walton County and Okaloosa County, Essentially Built Out Agreement. Suburban/multiuse/resort.
- Fallschase Vested DRI (Vested Rights Agreement) Tallahassee. Suburban residential/multiuse.
- Flagler Center (Due Diligence/Transaction), Jacksonville.
- Florida Rhythm DRI (ADA), Washington County. Suburban residential.

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Kenneth B. Metcalf – 3

- Hammock Dunes DRI (NOPCs/Administrative Hearing), Flagler County. Resort project.
- Hawks Cay DRI (NOPC/Land Use Conversion Agreement), Monroe County. Resort project.
- Innovation Park (DRI Management/Land Use), Tallahassee. Technology park at Florida State University.
- LTC Ranch DRI (Impact fee credit agreements), St. Lucie County/Port St. Lucie. Suburban residential/multiuse.
- Miami Downtown DRI (Agreement). Miami.
- Murdock Center (Due Diligence/Transaction), Charlotte County.
- Nocatee DRI (Due Diligence/Transaction), St. Johns County, Suburban residential/multiuse.
- Old Brick Township DRI (ADA), City of Palm Coast. Mixed use new town.
- On Top of the World DRI (NOPCs/Agreements/DRI Management), Marion County. 32,400-unit age restricted development with non-residential uses.
- PGA Resort/Verano DRI (NOPCs), Port St. Lucie. Suburban residential/multiuse development.
- Portofino DRI (NOPCs), Miami Beach. Multifamily/resort project.
- Prominence DRI (ADA), Walton County. Resort/residential.
- Restoration DRI (Feasibility Analysis, Comprehensive Plan Amendment, Administrative Hearing), Edgewater. Mixed use new town.
- Reunion DRI (Transportation Agreement), Osceola County. Resort project.
- Sandestin DRI (NOPC/Vested Rights Compliance Agreement), Walton County. Resort project.
- Seahaven DRI (ADA), Panama City Beach. Resort project.
- Seascape DRI (NOPCs), Walton County. Resort project.
- Southbend DRI (NOPC/Mitigation Agreement), Tampa. Suburban residential/multiuse.
- Southeast Overtown DRI (Due Diligence/Transaction), Miami.
- Sweetwater Ranch (Planned DRI), Hardee County. Mixed use new town.
- The Reserve DRI (NOPCs), St. Lucie County. Suburban multiuse development.

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Kenneth B. Metcalf – 4

- Victoria Park DRI (NOPCs/Transportation Agreement), Deland. Suburban residential/mixed use.
- Visions DRI (ADA), St. Lucie County. Urban mixed Use new town.
- World Golf Village (Due Diligence/Transaction), St. Johns County.

Florida Resort/Marina Projects

- Banana Bay Resort, Key West. Prepared DRI vested rights modification analysis and supporting compliance analysis for development agreement to support redevelopment of resort.
- Beachwalk Hotel, Hallandale. Supporting parking analysis for resort and drafted parking code amendment.
- Boat House and Coral Lagoon Resort, Marathon. Supporting compliance analysis for development agreement to enable redevelopment and intensification of resort.
- Bulow Creek Resort, Flagler County. Drafted PUD provisions and provided supporting analysis to address compliance with comprehensive plan.
- Cypress Lakes Resort, Walton County. Supporting compatibility analysis and testified as expert in circuit court challenge.
- Doral Country Club, Doral. Provided supporting needs and infrastructure analysis for redevelopment of Doral white golf course to a mixed-use, TND project.
- Fallschase PUD, Tallahassee. Provided supporting analysis to renegotiate vested rights terms and consistency findings for project.
- Faroblanco Resort, Marathon. Prepared DRI vested rights analysis and supporting compliance analysis for development agreement to expand mixed-use resort and marina.
- Hampton Inn, Longboat Key. Compatibility analysis to support redevelopment of resort.
- Indigo Reef, Marathon. Negotiation with City planning staff on conditional use approval for redevelopment of the former Key Lime Resort.
- Lighthouse Pointe PUD, Flagler County. Resort style, mixed-use project with marina in Flagler County. Manatee protection analysis and related agency negotiations.
- Limetree Bay Resort, Florida Keys. Prepared supporting analysis for boutique resort in Florida Keys to demonstrate compliance with comprehensive plan and code requirements. Supporting parking analysis and drafted parking code amendments.
- Longboat Key Club Resort, Longboat Key. Strategic support for redevelopment of resort.

STEARNS WEAVER MILLER

Kenneth B. Metcalf – 5

- Multiple Resort Properties. Due diligence analysis of DRI requirements, comprehensive plan designation, zoning, and development entitlements for several properties in the City of Key West and unincorporated Monroe County for purposes of loan refinancing and/or acquisition.
- Pompano Beach Hotel, Pompano Beach, Florida. Supporting parking analysis for resort and drafted parking code amendment.
- Safe Harbor Resort, Florida Keys. Drafted plan amendment provisions and provided supporting analysis for mixed-use resort/marina project in the Florida Keys.
- Stark Ranch Equestrian Resort, St. Lucie County. Drafted mixed-use resort land use category with performance-based density bonus system.
- Tidelands Marina Resort, City of Palm Coast. Residential PUD with marina in the City of Palm Coast. Manatee protection analysis and related agency negotiations.
- Town of Marineland. Drafted plan amendments and provided supporting analysis for New Town/resort land use category.
- Tranquility Bay, Marathon. Supporting compliance analysis for development agreement to enable redevelopment and intensification of resort.

Florida Public/Quasi-Public Planning Projects

- Calhoun County, Florida. On behalf of developer, drafted land use category to allow for mixed-use resort and greenway corridor preservation designation.
- Charlotte County. Drafted revised policies to support negotiated settlement of compliance challenge to EAR-based comprehensive plan amendments.
- Destin, Florida. On behalf of developer, provided entitlement analysis for major development within CRA and assisted in negotiating settlement between DCA and City of Destin regarding MMTD plan amendments.
- Dunnellon, Florida. Evaluation and Appraisal Report, EAR-based Comprehensive Plan Amendments, Land Development Code Update, Economic Development web update, Historic District Enhancement Plan.
- Edgewater, Florida. Prepared population projections, land use needs analysis and other planning studies to support comprehensive plan amendments for Restoration DRI development. Testified in administrative hearing as expert witness.

STEARNS WEAVER MILLER

Kenneth B. Metcalf – 6

- Haines City, Florida. Contract for planning services to revise population projections, prepare supporting analysis and modify policies for Special Area Plan amendments, prepare supporting analysis for Water Supply Plan amendments, and negotiate compliance with DCA.
- Hardee County, Florida. On behalf of developer, drafted New Town land use category for 13,000-unit New Town development based on traditional neighborhood development principles.
- Jacksonville Beach, Florida. Sea level rise modeling, risk assessment and Peril of Flood Comprehensive Plan amendment.
- Key West, Florida. Contract for planning services to assist City in evaluating and applying Florida Keys Hurricane Evacuation Model to determine future allocations for comprehensive plan update.
- Laurel Hill, Florida. EAR-based Comprehensive Plan Amendments, Land Development Code Update/Economic.
- Leon County Research and Development Authority. Contract for planning services to evaluate long term development feasibility of Innovation Park (high-tech research park) and analyze options for addressing compliance with DRI program requirements pursuant to §380.06, F.S.
- Marineland. On behalf of developer, drafted plan amendments and negotiated with state to allow for a traditional neighborhood development, mixed-use resort project.
- Monroe County, Florida. Contract for planning services to assist Monroe County in addressing affordable housing needs, hurricane evacuation modeling and related negotiations with the Department of Community Affairs.
- New Smyrna, Florida. On behalf of developer, drafted plan amendment provisions and provided supporting analysis to establish long term concurrency system.
- Osceola County, Florida. On behalf of developer, worked with Osceola County Smart Growth Director to draft Overlay to allow for area wide planning approach for New City and related Purchasable Development Rights Program.
- Port Orange, Florida. On behalf of developer, drafted TCEA amendment language and led negotiations with the Department of Community Affairs.
- Port St. Lucie, Florida. On behalf of developer, drafted plan amendments and supporting analysis for Lighthouse Point mixed resort and required conversion of industrial land use to mixed-use land use designation.

STEARNS WEAVER MILLER

Kenneth B. Metcalf – 7

- St. Marks, Florida. Sea level rise modeling, risk assessment and Peril of Flood Comprehensive Plan amendment.
- Volusia County, Florida. Farmton Comprehensive Plan Amendments. On behalf of developer, prepared supporting population projections, land use needs analysis and other planning studies for 50,000-acre development proposal for mixed-use development. Testified in administrative hearing as expert witness.

PROFESSIONAL & COMMUNITY INVOLVEMENT

- American Planning Association (APA), Florida Chapter, Legislative Affairs Committee, 2016-2020
- Urban Land Institute (ULI), Urban Plan Volunteer Facilitator/Mentor
- American Institute of Certified Planners (AICP)
- Association of Florida Community Developers, Inc. (AFCD)
- Phi Kappa Phi National Honor Society
- Fort Braden Elementary School, Volunteer

RECOGNITION

- *Legal 500 United States*, 2008, Listed
- Florida American Planning Association "Excellence in Planning" Award Recipient for co-authoring *Ocala Historic Preservation Element*
- Edward McClure Award for Academic Excellence

PUBLICATIONS

- "What's Developing | Winter 2024," Stearns Weaver Miller News Update, January 31, 2024
- "Spring Brings an End to Freezing Temperatures—and an Opportunity to Extend Your Development Permits," Stearns Weaver Miller News Update, April 29, 2022
- "City of Tallahassee Proposes 'Glitch' Revisions to Land Development Code," Stearns Weaver Miller News Update, September 30, 2021
- "COVID-19 State of Emergency Lapses: Extend Your Permits NOW," Stearns Weaver Miller News Update, July 14, 2021
- "Tolling and Extension Benefits Available for Pandemic Emergency Declarations," Stearns Weaver Miller News Update, July 20, 2020
- "Governor DeSantis Terminates Emergency Declaration for 43 Counties Starting 90-Day Clock for Important Notice Letters," Stearns Weaver Miller News Update, October 22, 2019

STEARNS WEAVER MILLER

Kenneth B. Metcalf – 8

- "Important Land Development and Environmental Issues Following Florida's 2019 Legislative Session," Stearns Weaver Miller News Update, July 16, 2019
- "Opportunities Ahead as Florida Prepares for Three New Tollways," Stearns Weaver Miller News Update, May 2019
- "What's Developing | Spring 2019," Stearns Weaver Miller News Update, April 2019
- "Why Developers and Landowners Should Engage in the U.S. Census Bureau's Designation of Places and Census Tracts Over the Next Three Months," Stearns Weaver Miller News Update, February 2019
- "Act Now to Secure Tolling and Extension Benefits Related to Hurricanes, Algal Blooms and Red Tide Emergency Declarations," Stearns Weaver Miller News Update, January 25, 2019
- "Important Land Development and Environmental Issues Following Florida's 2018 Legislative Session," Stearns Weaver Miller News Update, April 27, 2018
- "Back to Local Control Over Growth Management: HB 1151 Eliminates State and Regional Review Requirements for Existing Developments of Regional Impact (DRI) and Other Large Projects in Florida," Stearns Weaver Miller News Update, April 26, 2018
- "Important Land Development and Environmental Issues Following Florida's 2018 Legislative Session," Stearns Weaver Miller News Update, March 26, 2018
- "Opportunities for Permit Extensions Available – But Claiming Them Not Always Straightforward," Stearns Weaver Miller News Update, January 30, 2018
- "What's Developing | Fall 2017," Stearns Weaver Miller News Update, December 20, 2017
- "What's Developing | Summer 2017," Stearns Weaver Miller News Update, September 18, 2017
- "State of Emergency for Tropical Storm Emily Presents Another Opportunity to Extend Permits, As Previous Opportunity Comes to a Close," Stearns Weaver Miller News Update, August 4, 2017
- "Important Land Development and Environmental Issues Following Florida's 2017 Legislative Session," Stearns Weaver Miller News Update, July 7, 2017
- "Executive Orders Present Opportunities to Extend the Duration of Qualified Development Permits Across Florida," Stearns Weaver Miller News Update, October 5, 2016

STEARNS WEAVER MILLER

Kenneth B. Metcalf – 9

- “Golf Course Redevelopment Team Update: National and Florida Trends and Recent Local Government Regulatory Responses,” Stearns Weaver Miller News Update, July 20, 2016
- "Executive Orders Present Opportunities to Extend Development Permits in 36 Florida Counties," Stearns Weaver Miller News Update, July 1, 2016
- "Governor's Executive Orders Present Opportunities To Extend Expiration Of Development Permits," Stearns Weaver Miller News Update, September 9, 2015

RECENT PRESENTATIONS

- "The Evolution of Transportation, Infrastructure, and Resiliency Efforts," Florida Chamber's Annual 37th Environmental Permitting Summer School, July 20, 2023
- "Improving Coastal Residency in Response to the Threats of Sea Level Rise and Climate Change - Part II," "Emerging Trend in Transportation: How Do We Get There from Here?" Florida Chamber's 36th Annual Environmental Permitting Summer School, July 20, 2022
- “Emerging Trends In Transportation Planning and Infrastructure: How Do We Get There From Here?,” and “Dodging Transportation Potholes,” Florida Chamber's Annual Environmental Permitting Summer School, 2016-2022
- “Planning for Sea Level Rise and the Peril of Flood from the Local, Regional, and State Perspective,” American Planning Association Florida Annual Conference, September 11, 2019

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 publication¹ 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:

¹ 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.

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

Date: 03/30/2023

Contact name: JORDAN HAGGERTY Phone: 561-270-6983 E-Mail: JORDAN.HAGGERTY@KIMLEY-HORN.COM

Local government: UNINCORPORATED MARTIN COUNTY

Potable water supplier/source: MARTIN COUNTY UTILITIES

Wastewater Collection: MARTIN COUNTY UTILITIES

Water treatment plant permit number: 4431891 Permitting agency: FDEP

Permitted capacity of the water treatment plant(s): 20.55 million gallons a day (mgd)

Are distribution lines available to serve the property? Yes X No

If not, indicate how and when the lines will be provided:_____

Are reuse distribution lines available to serve the property? Yes____ No X

If not, indicate if, how and when the lines will be

provided: REUSE CONNECTION IS NOT PLANNED.

Wastewater treatment plant permit number: FL0043214 Permitting agency: FDEP

Permitted capacity of the wastewater treatment plants: 5.9 million gallons a day (mgd)

Are collection lines available to serve the property? Yes Y No

If not, indicate how and when the lines will be provided:_____

CUP number: 43-0270-W AND 43-00090-W Expiration date: 11/30/2035 AND 07/09/2029

Total CUP duration (years): 20 YEARS EACH.

CUP allocation in last year of permit:

Current status of CUP: In compliance X Not in compliance

Allocations to other local governments: N/A

Reserved capacity: N/A

Designate mgd X or mgy

A. Current year CUP allocation: 1.205

B. Consumption in the previous calendar year:

C. Reserved capacity ___ or growth projection ___ 0

D. Projected consumption by proposed comprehensive plan amendment areas .25 MGD

$$250 \text{ GPD} \times 1,000 \text{ UNITS} = 250,000 \text{ GPD OR } .25 \text{ MGD}$$

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, 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. 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:

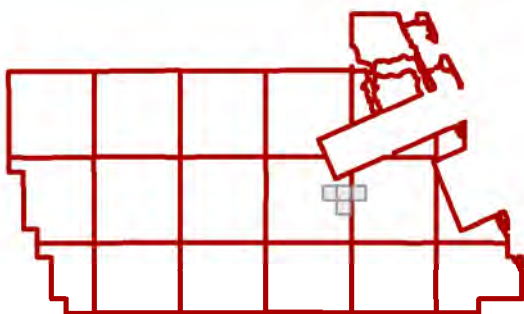
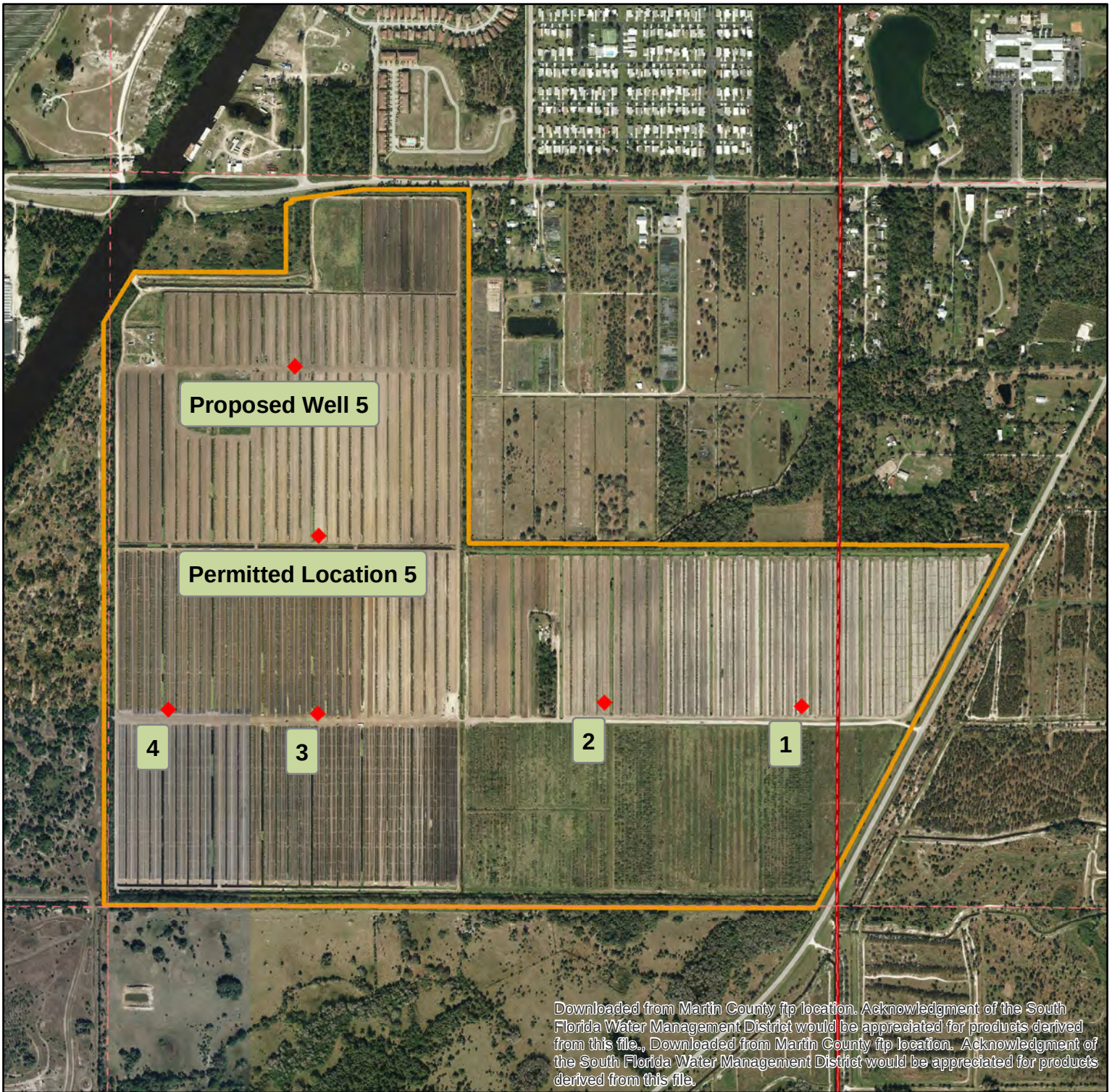
1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, 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

0 1,100 2,200
 Feet

Exhibit No: 1



TABLE - A
Description Of Wells.

Application Number: 151223-14

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

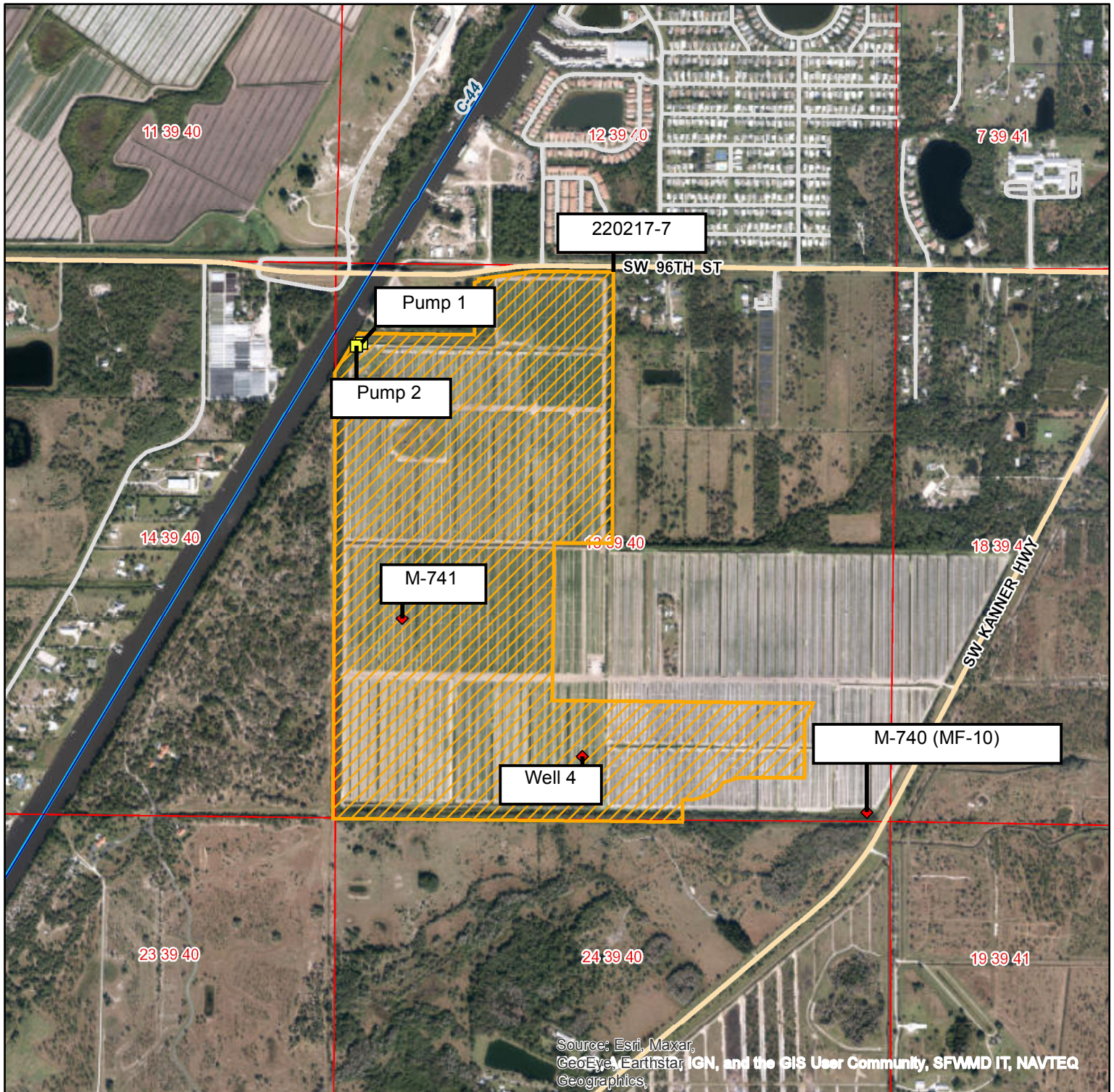
1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or 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

N



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

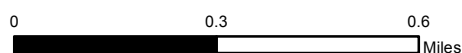


Exhibit No: 1

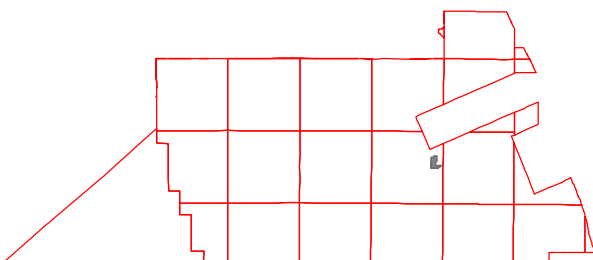


TABLE - A
Description Of Wells.

Application Number: 220217-7

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

TABLE - B
Description Of Surface Water Pumps

Application Number: **220217-7**

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

Permit Condition No: 17		Permit Condition Code: <u>WUSTD021-8</u>		
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
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
Permit Condition No: 18		Permit Condition Code: <u>WUSTD022-1</u>		
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
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
Permit Condition No: 21		Permit Condition Code: <u>WUIRR006-2</u>		
Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
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

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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



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

KANNER/96TH ST INVESTMENTS LLC
RESIDENTIAL LAND USE PLAN ANALYSIS

Prepared for:

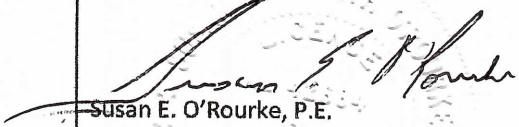
Kanner/96th St Investments LLC

Prepared by:

O'Rourke Engineering & Planning
3725 SE Ocean Blvd., Suite 201
Stuart, Florida 34996
(772) 781-7918

April 3, 2023
Revised March 19, 2024

MR22121.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 SE Ocean Blvd., Suite 201 Stuart, Florida 34996 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 03/19/2024 License #: 42684
--	---



O'ROURKE
ENGINEERING & PLANNING

April 3, 2023

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

Re: Kanner/96th St Investments LLC - 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 396.81 acres from Agricultural land use to 396.81 acres of Low Density Residential land use with a maximum unit count of 1,050 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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APPENDICES

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of 396.81 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 2029 traffic volumes
- Assessment of net change in 2040/2045 impact

Each of these components is outlined herein.

PROJECT DESCRIPTION

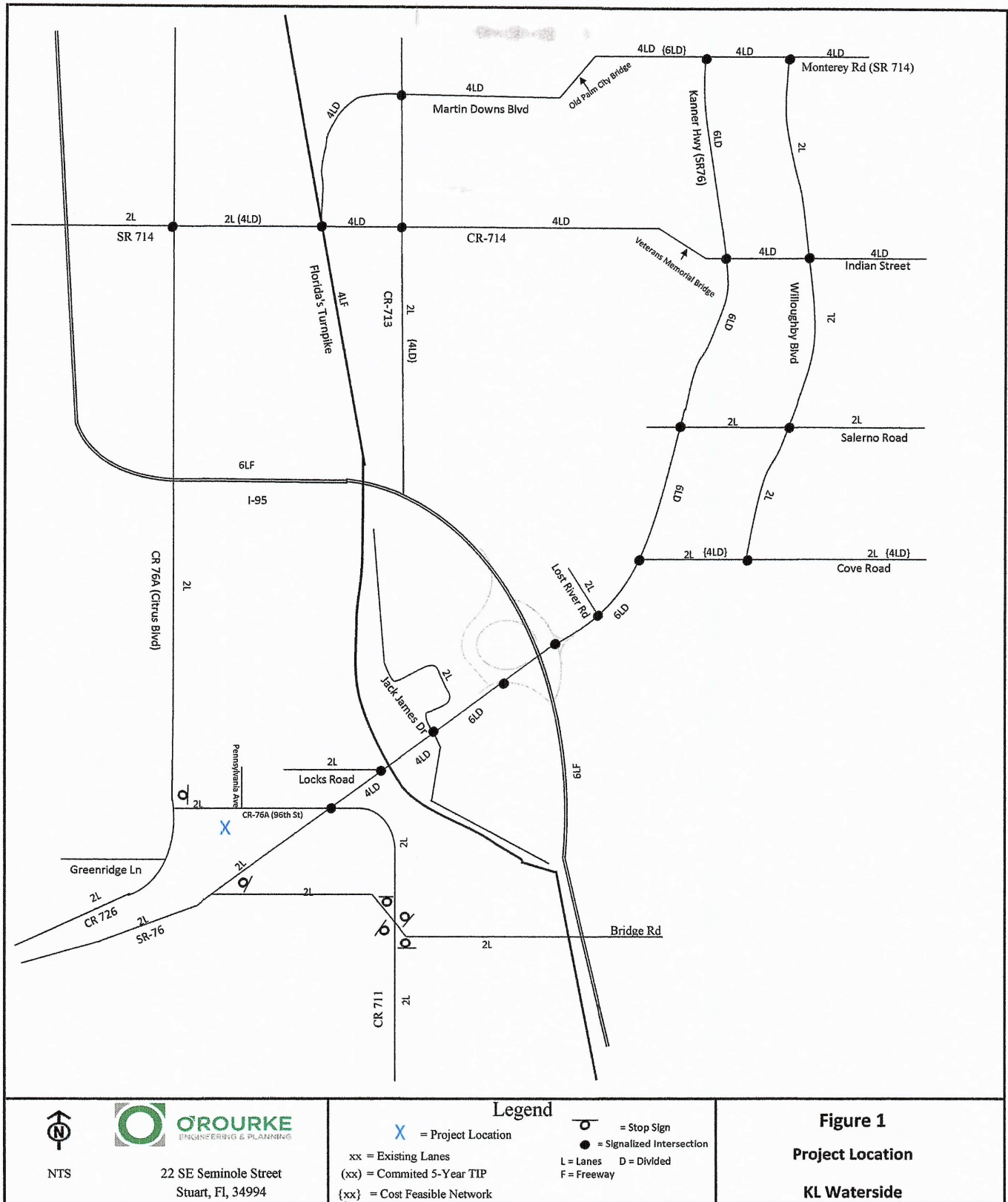
The proposed land use plan amendment involves parcels of land located on SR-76 (Kanner Highway) in Martin County, Florida. The project location is shown in **Figure 1**.

The existing future land use designation of the 396.81-acres of land consists of Agricultural land use.

The future land use of the 396.81-acre parcel would be amended to Low Density Residential. Low Density Residential Zoning allows for 5 dwelling units per acre allowing a total of 1,984 dwelling units. However, there is an accompanying CGMP text amendment to Policy 4.1B.2 limiting development to 1,050 single-family residential dwelling units.

The residential portion of the development will have access to SW 96th 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 96th 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. The agriculture land use allows 1 unit per 20 acres, or up to 19 single-family dwelling units. 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 19 single family dwelling units on the agricultural use would generate 219 daily trips, 16 AM peak hour trips with 4 in and 12 out, and 21 PM peak hour trips with 13 in and 8 out.

The Proposed Future Land Use will be Low Density Residential, capped at 1,050 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 219 daily trips; 16 AM Peak hour trips and 21 PM Peak hour trips. Under the proposed future land use, the site generates 8,778 daily trips; 633 AM Peak hour trips and 906 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 8,559 daily trips, 617 AM peak hour trips and 885 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	19	DU	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$	50%	50%	110	109	219
TOTALS							110	109	219

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	19	DU	$\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$	26%	74%	4	12	16
TOTALS							4	12	16

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	19	DU	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$	63%	37%	13	8	21
TOTALS							13	8	21

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	1,050	DU	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$	50%	50%	4,389	4,389	8,778
TOTALS							4,389	4,389	8,778

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	1,050	DU	$\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$	26%	74%	165	468	633
TOTALS							165	468	633

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	1,050	DU	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$	63%	37%	571	335	906
TOTALS							571	335	906

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	4,389	4,389	8,778
Existing FLU	110	109	219
Net Change	4,279	4,280	8,559

Table 3b- AM Peak Hour

Description	AM Net New Trips		
	In	Out	Total
Proposed FLU	165	468	633
Existing FLU	4	12	16
Net Change	161	456	617

Table 3c - PM Peak Hour

Description	PM Net New Trips		
	In	Out	Total
Proposed FLU	571	335	906
Existing FLU	13	8	21
Net Change	558	327	885

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	23	5%	3.11%
	CR-708	Project Access	NB	IN	2L	yes	1,200	40	25%	3.33%
	CR-708	Project Access	SB	OUT	2L	yes	1,200	114	25%	9.50%
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	100	22%	8.33%
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	1,200	35	22%	2.92%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	2,000	182	40%	9.10%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	2,000	64	40%	3.20%
	Locks Rd	Jack James	NB	OUT	4LD	yes	2,000	182	40%	9.10%
	Locks Rd	Jack James	SB	IN	4LD	yes	2,000	64	40%	3.20%
	Jack James	Cove Rd	NB	OUT	6LD	yes	3,020	173	38%	5.73%
	Jack James	Cove Rd	SB	IN	6LD	yes	3,020	61	38%	2.02%
	Jack James	I-95 SB	NB	OUT	6LD	yes	3,020	173	38%	5.73%
	Jack James	I-95 SB	SB	IN	6LD	yes	3,020	61	38%	2.02%
	I-95 SB	I-95 NB	NB	OUT	6LD	yes	3,020	164	36%	5.43%
	I-95 SB	I-95 NB	SB	IN	6LD	no	3,020	58	36%	1.92%
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	3,020	119	26%	3.94%
	I-95 NB	Lost River Rd	SB	IN	6LD	no	3,020	42	26%	1.39%
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	3,020	91	20%	3.01%
	Lost River Rd	Cove Rd	SB	IN	6LD	no	3,020	32	20%	1.06%
	Cove Rd	Salerno Rd	NB	OUT	6LD	yes	3,020	64	14%	2.12%
	Cove Rd	Salerno Rd	SB	IN	6LD	no	3,020	23	14%	0.76%
	Salerno Rd	Indian St	NB	OUT	6LD	no	3,020	55	12%	1.82%
	Salerno Rd	Indian St	SB	IN	6LD	no	3,020	19	12%	0.63%
	Indian St	SR-714	NB	OUT	6LD	no	3,020	46	10%	1.52%
	Indian St	SR-714	SB	IN	6LD	no	3,020	16	10%	0.53%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	46	10%	1.52%
	SR-714	SR-5	SB	IN	6LD	no	3,020	16	10%	0.53%
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	yes	1,200	78	17%	6.50%
	CR-726	SR-714	SB	IN	2L	yes	1,200	27	17%	2.25%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	yes	1,200	35	22%	2.92%
	CR-726	Project Access	WB	OUT	2L	yes	1,200	100	22%	8.33%
	Project Access	Pennsylvania Ave	EB	OUT/IN	2L	yes	1,200	91	20%	7.58%
	Project Access	Pennsylvania Ave	WB	IN/OUT	2L	yes	1,200	91	20%	7.58%
	Pennsylvania Ave	SR-76	EB	OUT/IN	2L	yes	800	91	20%	11.38%
	Pennsylvania Ave	SR-76	WB	IN/OUT	2L	yes	800	91	20%	11.38%
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	23	5%	3.11%
SR-9 (I-95)	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	no	7,320	10	6%	0.14%
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	46	10%	0.63%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	27	6%	0.83%
	I-95	CR-714	SB	IN	4LD	no	3,240	10	6%	0.31%
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	5	1%	0.25%
	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	23	5%	1.15%
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	no	1,800	27	6%	1.50%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	10	6%	0.56%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	91	20%	12.30%
	SR-76	CR-711	WB	IN	2L	yes	740	32	20%	4.32%
	CR-711	I-95	EB	OUT	2L	yes	740	55	12%	7.43%
	CR-711	I-95	WB	IN	2L	yes	740	19	12%	2.57%
	I-95	Powerline Ave	EB	OUT	2L	no	1,200	9	2%	0.75%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	no	740	13	8%	1.76%
	Palm Beach County	CR-708	SB	OUT	2L	yes	740	36	8%	4.86%
	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	5	1%	0.63%
	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	5	1%	0.63%

In: 161
Out: 456

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	28	5%	3.78%
	SR-710	CR-708	SB	OUT	2L	yes	740	16	5%	2.16%
	CR-708	Project Access	NB	IN	2L	yes	1,200	140	25%	11.67%
	CR-708	Project Access	SB	OUT	2L	yes	1,200	82	25%	6.83%
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	72	22%	6.00%
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	1,200	123	22%	10.25%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	2,000	131	40%	6.55%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	2,000	223	40%	11.15%
	Locks Rd	Jack James	NB	OUT	4LD	yes	2,000	131	40%	6.55%
	Locks Rd	Jack James	SB	IN	4LD	yes	2,000	223	40%	11.15%
	Jack James	Cove Rd	NB	OUT	6LD	yes	3,020	124	38%	4.11%
	Jack James	Cove Rd	SB	IN	6LD	yes	3,020	212	38%	7.02%
	Jack James	I-95 SB	NB	OUT	6LD	yes	3,020	124	38%	4.11%
	Jack James	I-95 SB	SB	IN	6LD	yes	3,020	212	38%	7.02%
	I-95 SB	I-95 NB	NB	OUT	6LD	yes	3,020	118	36%	3.91%
	I-95 SB	I-95 NB	SB	IN	6LD	yes	3,020	201	36%	6.66%
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	3,020	85	26%	2.81%
	I-95 NB	Lost River Rd	SB	IN	6LD	yes	3,020	145	26%	4.80%
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	3,020	65	20%	2.15%
	Lost River Rd	Cove Rd	SB	IN	6LD	yes	3,020	112	20%	3.71%
	Cove Rd	Salerno Rd	NB	OUT	6LD	no	3,020	46	14%	1.52%
	Cove Rd	Salerno Rd	SB	IN	6LD	yes	3,020	78	14%	2.58%
	Salerno Rd	Indian St	NB	OUT	6LD	no	3,020	39	12%	1.29%
	Salerno Rd	Indian St	SB	IN	6LD	yes	3,020	67	12%	2.22%
	Indian St	SR-714	NB	OUT	6LD	no	3,020	33	10%	1.09%
	Indian St	SR-714	SB	IN	6LD	no	3,020	56	10%	1.85%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	33	10%	1.09%
	SR-714	SR-5	SB	IN	6LD	no	3,020	56	10%	1.85%
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	yes	1,200	56	17%	4.67%
	CR-726	SR-714	SB	IN	2L	yes	1,200	95	17%	7.92%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	yes	1,200	123	22%	10.25%
	CR-726	Project Access	WB	OUT	2L	yes	1,200	72	22%	6.00%
	Project Access	Pennsylvania Ave	EB	OUT/IN	2L	yes	1,200	65	20%	5.42%
	Project Access	Pennsylvania Ave	WB	IN/OUT	2L	yes	1,200	65	20%	5.42%
	Pennsylvania Ave	SR-76	EB	OUT/IN	2L	yes	800	65	20%	8.13%
	Pennsylvania Ave	SR-76	WB	IN/OUT	2L	yes	800	65	20%	8.13%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	IN	2L	yes	740	28	5%	3.78%
	Greenridge Ln	CR-76A	SB	OUT	2L	yes	740	16	5%	2.16%
SR-9 (I-95)	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	no	7,320	33	6%	0.45%
	Bridge Rd	SR-76 (Kanner Hwy)	SB	OUT	8LF	no	7,320	20	6%	0.27%
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	33	10%	0.45%
	SR-76 (Kanner Hwy)	High Meadow Ave	SB	IN	8LF	no	7,320	56	10%	0.77%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	20	6%	0.62%
	I-95	CR-714	SB	IN	4LD	no	3,240	33	6%	1.02%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	EB	IN	4LD	no	2,000	6	1%	0.30%
	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	28	5%	1.40%
	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	20	6%	1.11%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	33	6%	1.83%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	65	20%	8.78%
	SR-76	CR-711	WB	IN	2L	yes	740	112	20%	15.14%
	CR-711	I-95	EB	OUT	2L	yes	740	39	12%	5.27%
	CR-711	I-95	WB	IN	2L	yes	740	67	12%	9.05%
	I-95	Powerline Ave	EB	OUT	2L	no	1,200	7	2%	0.58%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	yes	740	45	8%	6.08%
	Palm Beach County	CR-708	SB	OUT	2L	yes	740	26	8%	3.51%
	CR-708	South Fork High School	NB	IN	2L	no	800	6	1%	0.75%
	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	6	1%	0.75%
	South Fork High School	SR-76	SB	OUT	2L	no	800	3	1%	0.38%

In: 558
Out: 327

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	23	5%	3.11%	194	Yes
	CR-708	Project Access	SB	OUT	2L	yes	3105	0.09	0.45	126	1200	114	25%	9.50%	240	Yes
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	3105	0.09	0.55	154	1200	100	22%	8.33%	254	Yes
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	14021	0.09	0.55	694	2000	182	40%	9.10%	876	Yes
	Locks Rd	Jack James	NB	OUT	4LD	yes	23296	0.09	0.55	1153	2000	182	40%	9.10%	1335	Yes
	Jack James	Cove Rd	NB	OUT	6LD	yes	56330	0.09	0.55	2788	3020	173	38%	5.73%	2961	Yes
	Jack James	I-95 SB	NB	OUT	6LD	yes	31,169	0.09	0.55	1543	3020	173	38%	5.73%	1716	Yes
	I-95 SB	I-95 NB	NB	OUT	6LD	yes	39,390	0.09	0.45	1595	3020	164	36%	5.43%	1759	Yes
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	56330	0.09	0.45	2281	3020	119	26%	3.90%	2400	Yes
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	56132	0.09	0.45	2273	3020	91	20%	3.01%	2364	Yes
CR-76A (Citrus Blvd)	Cove Rd	Salerno Rd	NB	OUT	6LD	yes	43110	0.09	0.45	1746	3020	64	14%	2.12%	1810	Yes
	Salerno Rd	Indian St	NB	OUT	6LD	no	37438	0.09	0.45	1516	3020	55	12%	1.82%	1571	Yes
	Indian St	SR-714	NB	OUT	6LD	no	35510	0.09	0.45	1438	3020	46	10%	1.52%	1484	Yes
	SR-714	SR-5	NB	OUT	6LD	no	34224	0.09	0.45	1386	3020	46	10%	1.52%	1432	Yes
	SR-714	SR-714	NB	OUT	2L	yes	5895	0.09	0.55	292	1200	78	17%	6.50%	370	Yes
	CR-726	Project Access	WB	OUT	2L	yes	8088	0.09	0.55	400	1200	100	22%	8.33%	500	Yes
	CR-726	Greenridge Ln	SB	OUT	2L	yes	5001	0.09	0.55	248	740	23	5%	3.11%	271	Yes
	CR-726 (Citrus Blvd)	CR-76A	SB	OUT	2L	yes	975	0.09	0.55	48	740	91	20%	12.30%	139	Yes
	CR-76 (Bridge Rd)	CR-711	EB	OUT	2L	yes	3949	0.09	0.55	195	740	55	12%	7.43%	250	Yes
	CR-711	I-95	EB	OUT	2L	yes	3802	0.09	0.55	188	740	36	8%	4.86%	224	Yes
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	SB	OUT	2L	yes										

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

In: 161
Out: 456

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

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 Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
			NB	SB												
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	yes	4,221	0.09	0.450	171	740	28	5%	3.78%	199	Yes
	CR-708	Project Access	NB	IN	2L	yes	3,105	0.09	0.450	126	1,200	140	25%	11.67%	266	Yes
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	3,105	0.09	0.550	154	1,200	123	22%	10.25%	277	Yes
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	14,021	0.09	0.550	694	2,000	223	40%	11.15%	917	Yes
	Locks Rd	Jack James	SB	IN	4LD	yes	23,296	0.09	0.550	1153	2,000	223	40%	11.15%	1376	Yes
	Jack James	Cove Rd	SB	IN	6LD	yes	56,330	0.09	0.550	2788	3,020	212	38%	7.02%	3000	Yes
	Jack James	I-95 SB	SB	IN	6LD	yes	31,169	0.09	0.550	1543	3,020	212	38%	7.02%	1755	Yes
	I-95 SB	I-95 NB	SB	IN	6LD	yes	39,390	0.09	0.550	1950	3,020	201	36%	6.66%	2151	Yes
	I-95 NB	Lost River Rd	SB	IN	6LD	yes	56330	0.09	0.450	2281	3,020	145	26%	4.80%	2426	Yes
	Lost River Rd	Cove Rd	SB	IN	6LD	yes	56132	0.09	0.450	2273	3,020	112	20%	3.71%	2385	Yes
CR-76A (Citrus Blvd)	Cove Rd	Salerno Rd	SB	IN	6LD	yes	43,110	0.09	0.450	1746	3,020	78	14%	2.58%	1824	Yes
	Salerno Rd	Indian St	SB	IN	6LD	yes	37,438	0.09	0.450	1516	3,020	67	12%	2.22%	1583	Yes
	Indian St	SR-714	SB	IN	6LD	no	35,510	0.09	0.450	1438	3,020	56	10%	1.85%	1494	Yes
	SR-714	SR-5	SB	IN	6LD	no	34,224	0.09	0.450	1386	3,020	56	10%	1.85%	1442	Yes
	CR-714	Project Access	SB	IN	2L	yes	5,895	0.09	0.550	292	1,200	95	17%	7.92%	387	Yes
	CR-714	Greenridge Ln	SB	IN	2L	yes	8,088	0.09	0.550	400	1,200	123	22%	10.25%	523	Yes
	CR-714	Pennsylvania Ave	WB	IN/OUT	2L	yes	8,088	0.09	0.450	328	1,200	65	20%	5.42%	393	Yes
	CR-76A (96th St)	Project Access	WB	IN/OUT	2L	yes	8,088	0.09	0.550	400	1,200	65	20%	5.42%	465	Yes
	Project Access	Pennsylvania Ave	WB	IN/OUT	2L	yes	11,365	0.09	0.550	563	800	65	20%	8.13%	628	Yes
	SR-76	Pennsylvania Ave	WB	IN/OUT	2L	yes	11,365	0.09	0.550	563	800	65	20%	8.13%	628	Yes
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	IN	2L	yes	5,001	0.09	0.550	248	740	28	5%	3.78%	276	Yes
	CR-76A	CR-711	WB	IN	2L	yes	975	0.09	0.450	39	740	112	20%	15.14%	151	Yes
	SR-76	CR-711	WB	IN	2L	yes	3,949	0.09	0.450	160	740	67	12%	9.05%	227	Yes
CR-711 (Pratt Whitney)	Balm Beach County	CR-708	NB	IN	2L	yes	3,802	0.09	0.550	188	740	45	8%	6.08%	233	Yes

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

In: 558
Out: 327

FIVE YEAR ANALYSIS - 2029

For KL Waterside, no more than 600 single family dwelling units are anticipated to occur prior to year-end of 2029. 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 5,246 daily trips, 546 AM peak hour trips, and 535 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 2029, existing 2022 traffic was grown to 2029 using historic growth rates. The project traffic was then added to achieve the 2029 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2022 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2022 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 2029. Appendix B provides the Martin County 2022 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	600	DU	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$	50%	50%	2,623	2,623	5,246
TOTALS							2,623	2,623	5,246

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	600	DU	$T = 0.91(X) + 0.12$	25%	75%	137	409	546
TOTALS							137	409	546

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	600	DU	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$	63%	37%	337	198	535
TOTALS							337	198	535

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	8	2%	0.91%
SR-76 (Kanner Hwy)	SR-710	CR-708	2L	yes	730	20	5%	2.74%
	CR-708	Project Access	2L	yes	1,160	102	25%	8.79%
	Project Access	CR-711/CR-76A	2L	yes	1,160	90	22%	7.76%
	CR-711/CR-76A	Locks Rd	4LD	yes	2,000	164	40%	8.20%
	Locks Rd	Jack James	4LD	yes	2,000	164	40%	8.20%
	Jack James	Cove Rd	6LD	yes	3,020	155	38%	5.13%
	Cove Rd	Salerno Rd	6LD	no	3,020	57	14%	1.89%
	Salerno Rd	Indian St	6LD	no	3,020	49	12%	1.62%
	Indian St	SR-714	6LD	no	3,020	41	10%	1.36%
CR-76A (Citrus Blvd)	CR-726	SR-714	2L	yes	1,160	70	17%	6.03%
Citrus Blvd	CR-714	Port St. Lucie Blvd	2L	yes	1,160	25	6%	2.16%
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	yes	1,160	90	22%	7.76%
	Pennsylvania Ave	SR-76	2L	yes	800	82	20%	10.25%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	2L	yes	730	20	5%	2.74%
	SR-710	Greenridge Ln	2L	no	730	12	3%	1.64%
Willoughby Blvd	Cove Rd	Salerno Rd	2L	no	880	8	2%	0.91%
I-95	Bridge Rd	SR-76 (Kanner Hwy)	6LF	no	5,620	25	6%	0.44%
	SR-76 (Kanner Hwy)	High Meadow Ave	6LF	no	5,620	41	10%	0.73%
CR-713 (High Meadow Ave)	I-95	CR-714	2L	yes	1,200	25	6%	2.08%
SR-714 (Martin Highway)	I-95	Citrus Blvd	2L	yes	1,160	25	6%	2.16%
	Citrus Blvd	Florida's Turnpike	4LD	no	2,000	12	3%	0.60%
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	20	5%	1.00%
Cove Rd	SR-76	Willoughby Blvd	2L	yes	880	25	6%	2.84%
	Willoughby Blvd	SR-5	2L	no	880	16	4%	1.82%
CR-708 (Bridge Rd)	SR-76	CR-711	2L	yes	730	82	20%	11.23%
	CR-711	I-95	2L	yes	730	49	12%	6.71%
	I-95	Powerline Rd	2L	no	1,160	8	2%	0.69%
CR-711 (Pratt Whitney)	South Fork High School	SR-76	2L	no	800	4	1%	0.50%

Source: Martin County 2022 Roadway Level of Service and Inventory Report

Out: 409
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 Direction	Growth Rate	2028 Volume Peak Hour 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	13,816	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	37,389	1454	1.028	1764	3020	53	12%	1.75%	1817	Yes
CR-76A (Citrus Blvd)	SR-726	SR-714	2L	yes	4,629	219	1.047	302	1160	75	17%	6.47%	377	Yes
Citrus Blvd	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
	Pennsylvania Ave	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
	Greenridge Ln	Greenridge Ln	2L	no	3,039	152	1.035	195	730	13	3%	1.78%	206	Yes
SR-710 (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

Sources: Martin County 2022 Roadway Level of Service and Inventory Report

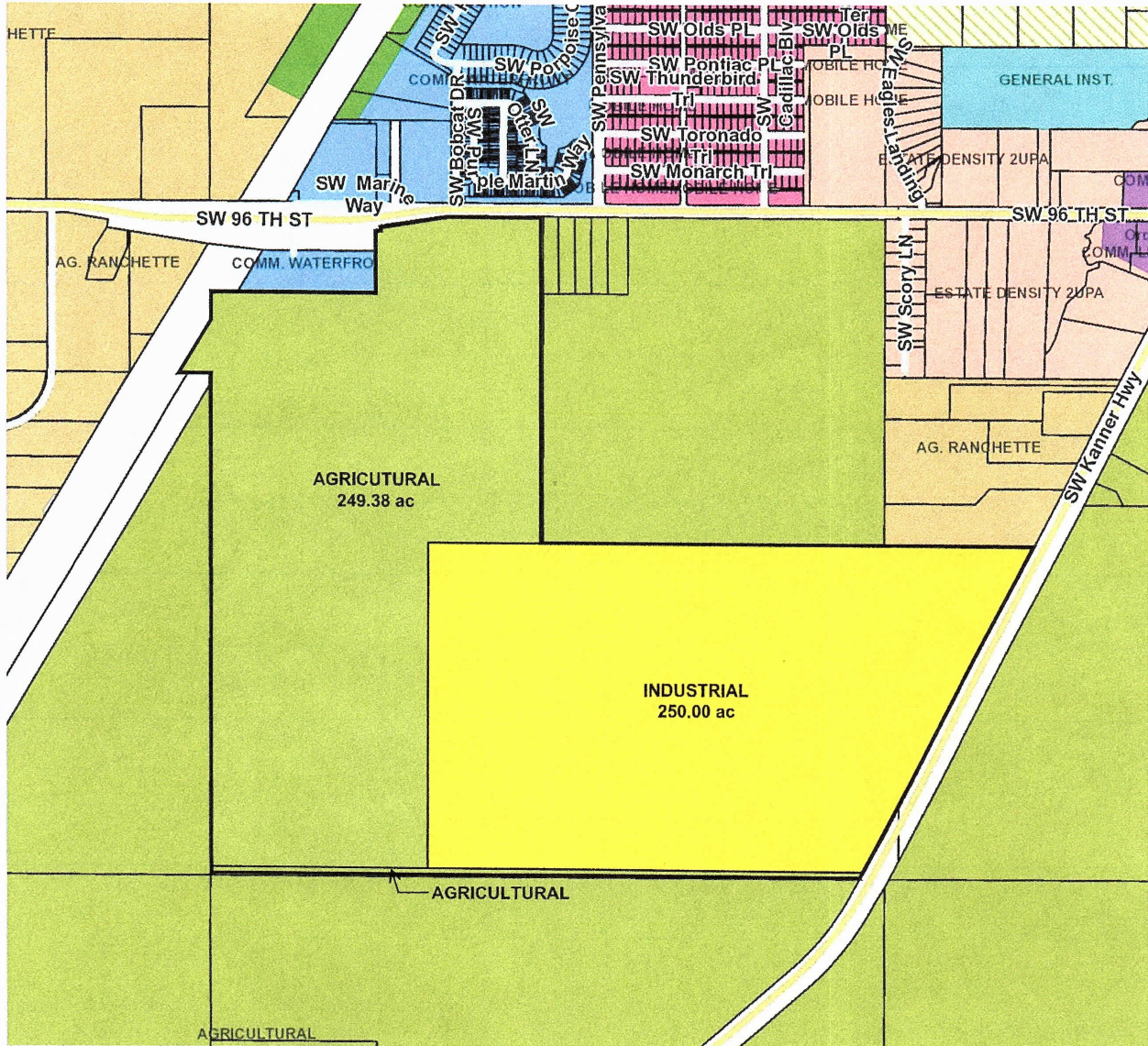
(1) Existing failure

Out: 409
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 | | |



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(712) 223-2700, Fax (712) 223-9220



Neill Parcels CPA19-6

Martin County, Florida

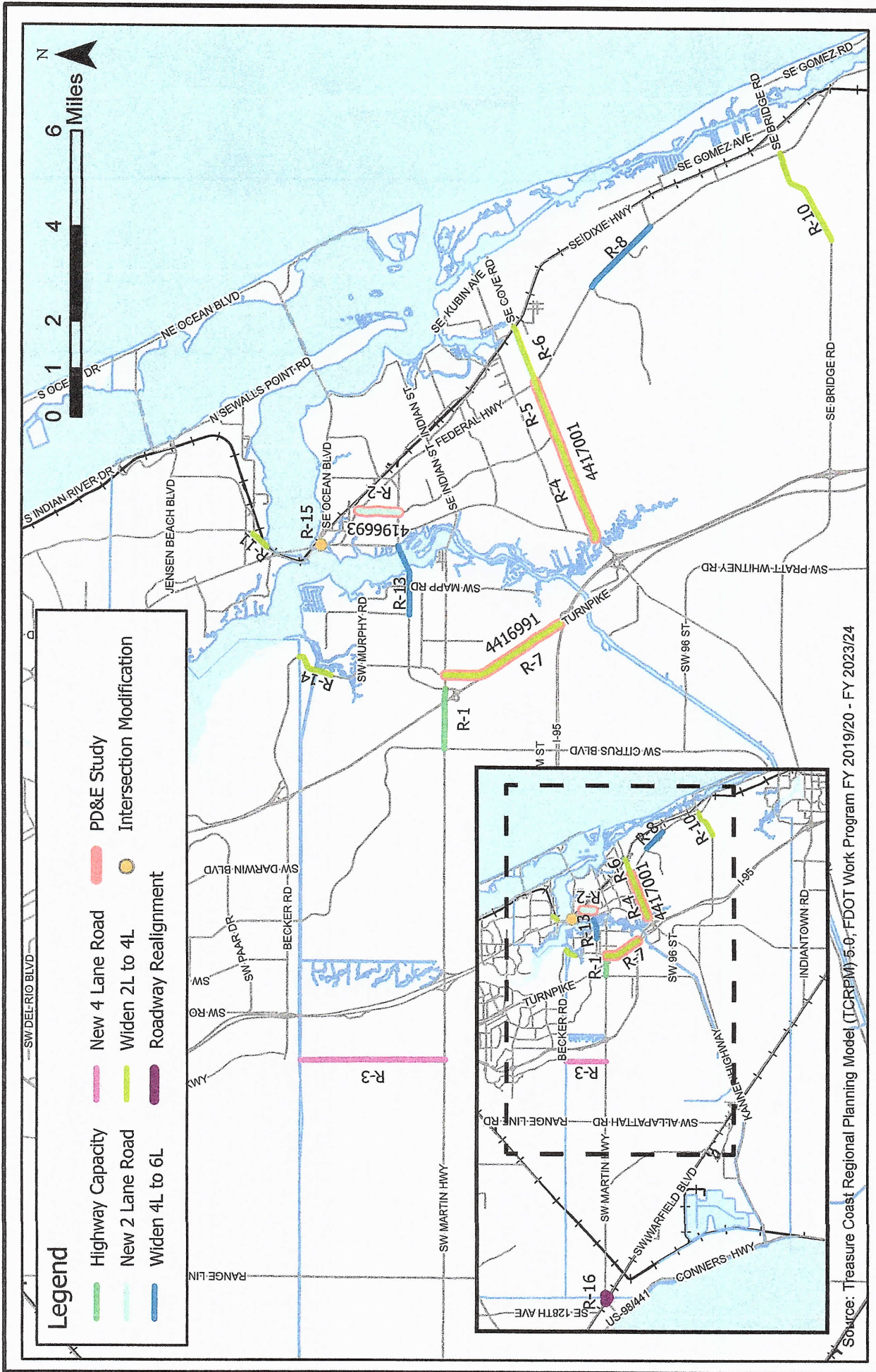


Table 7-1: Highway/Roadway Projects Prioritization

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
4196693	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	-	-	2.84	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	Tier 1
R-4	Cove Road ¹	SR-76/Kanner Highway	Willoughby Boulevard	Widen from 2L to 4L	2	4	2.13	35	2	
R-15	SR-5/US-1 ²	at SW Joan Jefferson Way		Intersection Modification	-	-	-	-	-	
R-16	CR-714/Martin Highway ³	Approximately 1200 feet east of SR-710	SE126th Blvd. (Okeechobee County)	Roadway Realignment	-	-	-	-	-	Tier 2
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	
R-10	SE Bridge Rd	Powerline Ave	US-1/Federal Highway	Widen from 2L to 4L	2	4	2.00	33	3	Tier 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:

- ¹ 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.
- ² 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).
- ³ 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 LRTP.
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.

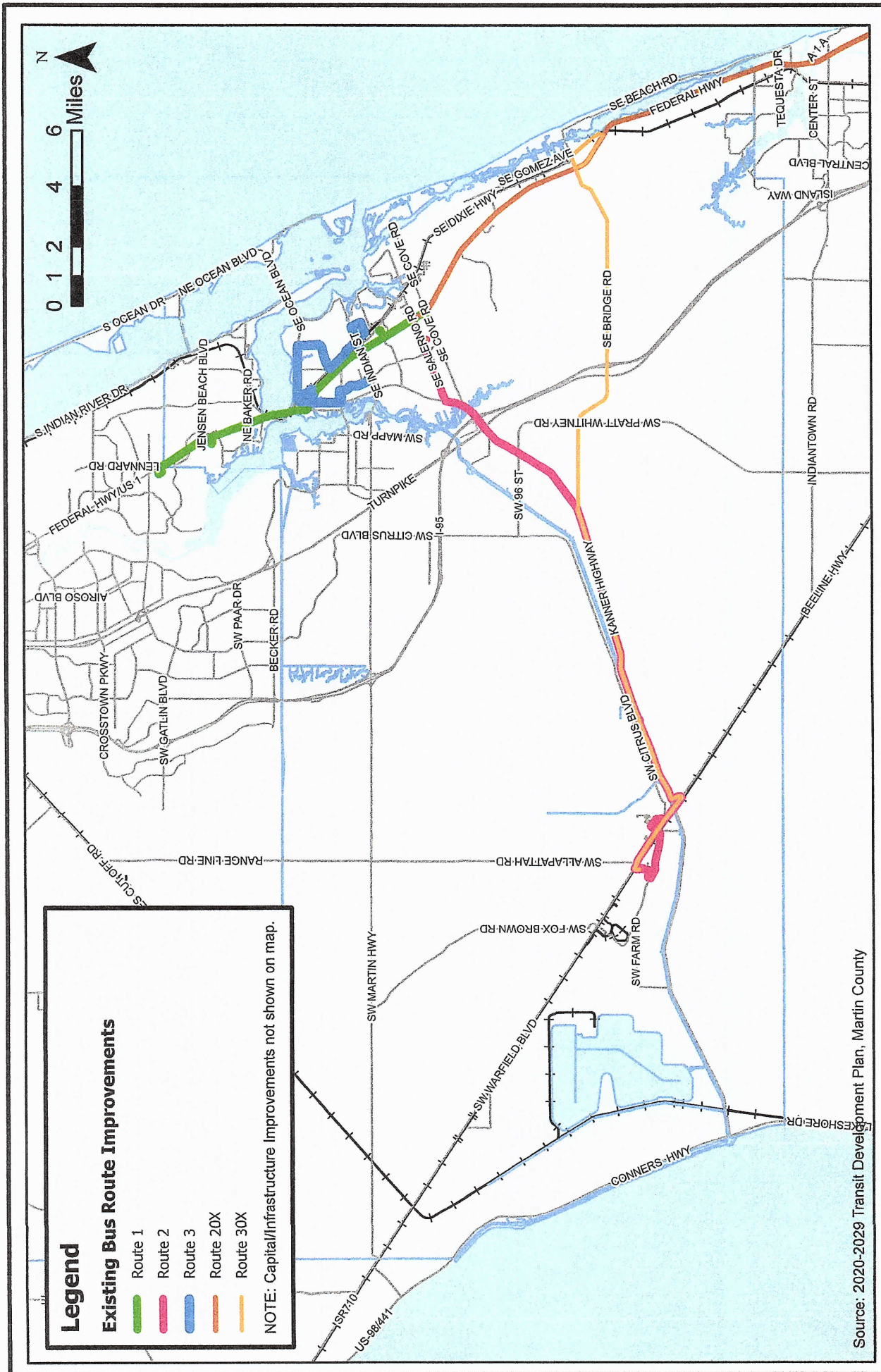
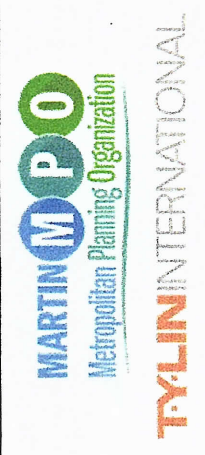


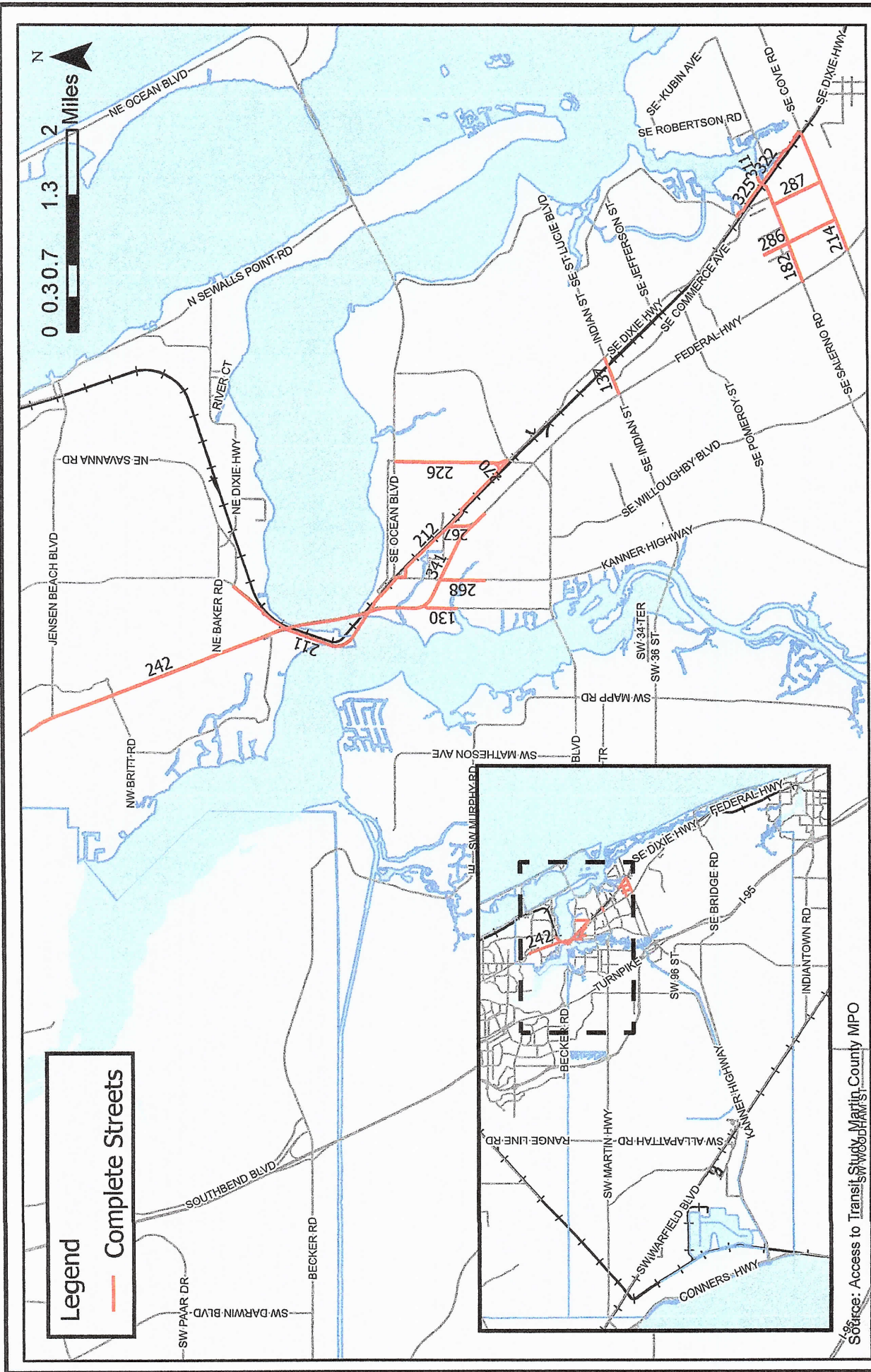
Figure 7-2

2045 Cost Feasible Plan

Transit Projects

Martin County





2045 Cost Feasible Plan

Complete Streets

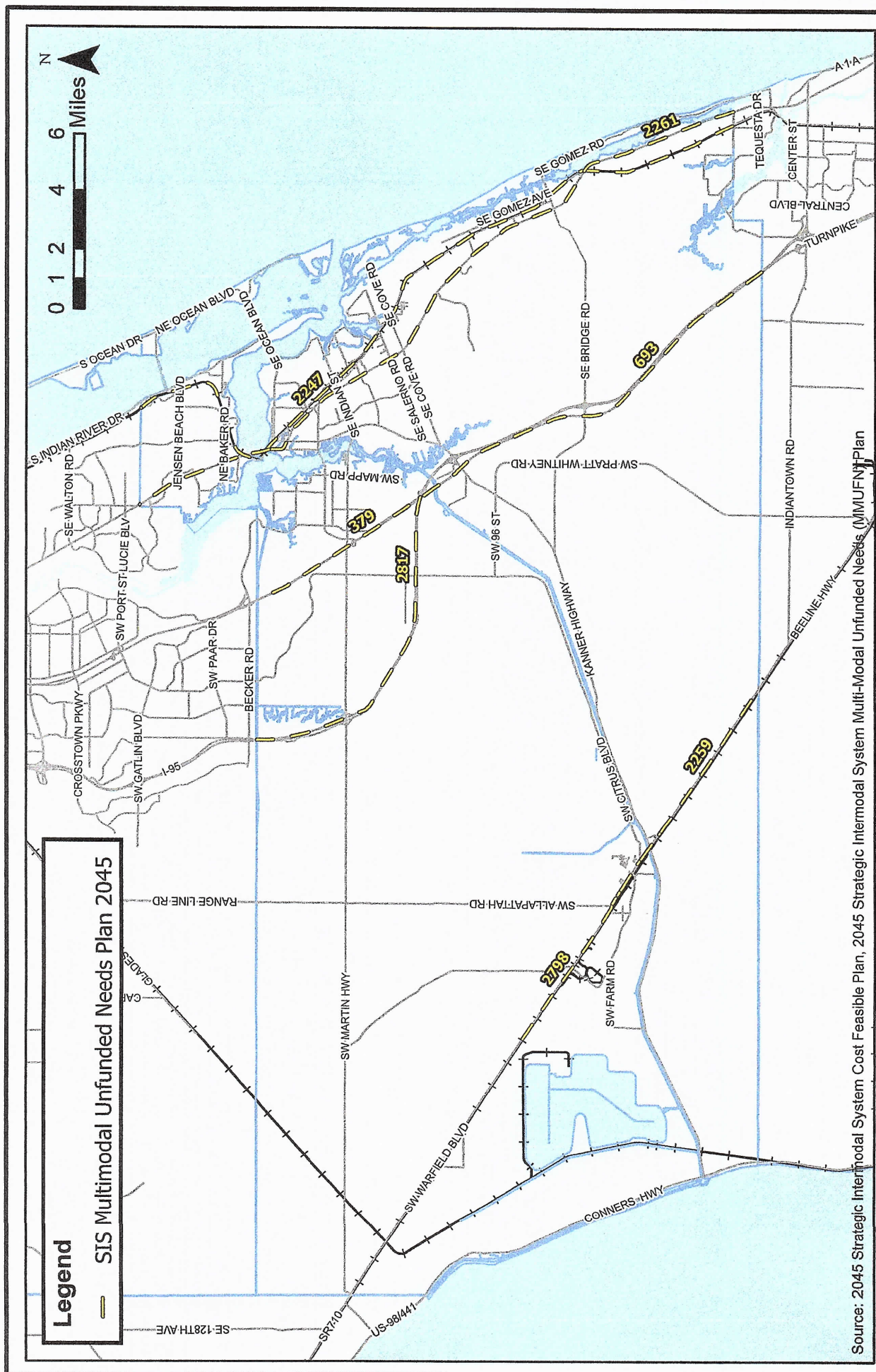
Martin County

MARTIN IN MOTION 2045

MARTIN MPO
Metropolitan Planning Organization

TYLIN INTERNATIONAL

Figure 7-8



2045 SIS Multimodal Unfunded Needs

Strategic Intermodal System Projects

Martin County



Figure 7-12

APPENDIX B

Martin County 2040 Roadway Level of Service Inventory Report and Martin County 2022 Roadway Level of Service Inventory Report

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,256	241	C	0.6%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,351	169	C	0.5%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,868	94	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,333	209	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1160	5,931	476	A/B	3.6%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,272	464	TCEA	0.5%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,474	406	D	0.5%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,594	144	C	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,338	163	C	0.5%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,397	136	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	14,117	903	F	0.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	16,254	748	C	2.2%
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	11,234	482	TCEA	0.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,463	242	TCEA	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,147	109	A/B	4.6%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,043	116	A/B	3.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,711	122	C	0.5%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,854	242	TCEA	2.0%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,577	671	D	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,760	393	TCEA	4.4%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	8,224	553	D	7.2%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	20,058	888	D	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Road (PW/EB)

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	18,083	780	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,761	362	TCEA	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	730	990	57	A/B	1.8%
CR-708 (Bridge Rd)	CR-711	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,444	208	A/B	0.5%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1160	8,524	341	A/B	0.5%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	8,932	339	TCEA	0.5%
CR-708 (Bridge Rd)	SR-5	CR-A1A	2-Ln Undivided Non-State	675	8,340	514	TCEA	0.5%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	2-Ln Undivided Non-State	675	8,046	378	TCEA	0.6%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	5,283	255	C	5.0%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	730	4,283	318	C	5.9%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2-Ln Undivided	800	4,922	260	C	2.9%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2-Ln Undivided	800	6,092	291	C	2.0%
CR-713 (High Meadow Ave)	I-95	CR-714	2-Ln Uninter /Undivided Flow	1200	13,990	963	D	1.4%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,961	585	C	0.5%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1200	11,737	713	C	0.5%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,884	181	A/B	5.2%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	730	4,301	183	A/B	6.0%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	730	6,598	301	C	5.6%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	22,061	1,456	C	1.3%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	23,197	1,351	C	0.9%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	24,463	1,518	C	1.2%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	8,575	389	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Road (PM/EB)

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	8,982	430	C	0.5%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,724	124	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,748	136	A/B	1.9%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1160	4,588	223	A/B	2.2%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1160	4,380	255	A/B	3.8%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,677	405	C	1.7%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	4,200	216	TCEA	6.8%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,495	487	TCEA	0.5%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1200	6,843	313	A/B	0.8%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1200	7,401	341	A/B	0.5%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	11,666	562	TCEA	0.5%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	16,701	785	TCEA	0.5%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	13,545	698	D	0.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	16,209	722	TCEA	0.5%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	14,337	738	C	0.5%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,545	314	C	0.5%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	3,128	127	C	4.9%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	730	433	23	A/B	6.8%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	5,161	252	A/B	1.6%
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,600	318	C	0.5%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,449	299	C	0.6%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,402	159	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Road (PM/EB)

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,248	56	C	3.7%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	7,474	384	D	2.7%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,946	616	C	2.2%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter /Undivided Flow	1200	9,512	390	A/B	3.2%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,670	257	C	0.5%
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	30,577	1,699	C	1.6%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	29,608	1,393	C	1.1%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	22,586	1,049	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	23,893	1,051	C	0.5%
Indian St	CR-A1A	St Lucie Blvd	2-Ln Undivided Non-State	675	6,293	317	TCEA	0.5%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,568	462	D	1.1%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1160	4,995	297	A/B	3.7%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	4,808	234	C	0.5%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	4,093	268	C	8.0%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	2,649	147	TCEA	0.5%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,139	111	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,588	204	C	0.5%
MacArthur Blvd	Salifish Point	SR-A1A	2-Ln Undivided Non-State	675	5,917	384	D	2.4%
Mapp Rd	South End	CR-714	Class II: 2-Ln Undivided	750	5,342	263	C	0.5%
Mapp Rd	CR-714	SR-714	Class II: 2-Ln Undivided	750	11,431	545	TCEA	0.5%
Mapp Rd	SR-714	Matheson Ave	Class II: 2-Ln Undivided	750	4,712	262	C	0.5%
Mapp Rd	Matheson Ave	North End	Class II: 2-Ln Undivided	750	7,452	340	C	0.5%

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
Market Pl	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	4,716	278	C	1.6%
Matheson Ave	SR-714	Mapp Rd	Class II: 2-Ln Undivided	750	6,306	313	C	5.6%
Monroe St	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	1,654	102	C	0.5%
Murphy Rd	Mapp Rd	High Meadow Ave	Class II: 2-Ln Undivided	750	5,422	281	C	0.5%
Murphy Rd	High Meadow Ave	St Lucie County	Class II: 2-Ln Undivided	750	8,515	682	D	0.5%
Ocean Blvd	Flagler Ave	Palm Beach Rd	Class II: 2-Ln Divided	790	8,750	525	D	0.5%
Ocean Blvd	Palm Beach Rd	SR-714	4-Ln Divided Non-State	1465	11,275	586	C	0.5%
Osprey St	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	6,087	253	C	4.7%
Osprey St	CR-A1A	Gomez Ave	Class II: 2-Ln Undivided	750	2,074	100	C	2.7%
Palm Beach Rd	SR-714	Ocean Blvd	2-Ln Divided Non-State	710	8,026	435	D	0.5%
Palm City Rd	SR-714	SR-5	Class II: 2-Ln Undivided	750	7,419	391	D	0.5%
Palmer St	CR-707	Indian River Dr	Class II: 2-Ln Undivided	750	3,599	242	C	4.6%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	Class II: 2-Ln Undivided	750	9,986	598	TCEA	0.5%
Pomeroy St	SR-76	Willoughby Blvd	Class II: 2-Ln Divided	790	10,016	590	D	3.3%
Pomeroy St	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	9,000	450	D	0.5%
Salerno Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	8,267	434	C	1.0%
Salerno Rd	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	9,348	535	D	0.5%
Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,215	430	TCEA	0.5%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,533	335	TCEA	0.5%
Seabranche Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,122	303	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,978	448	D	1.1%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	2,654	131	C	6.5%

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3120	21,987	942	A/B	0.5%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	16,899	872	C	0.5%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,631	1,542	C	0.5%
SR-5 (US-1)	Osprey St	Seabranh Blvd	Class I: 4-Ln Divided	2000	25,721	1,152	C	1.7%
SR-5 (US-1)	Seabranh Blvd	Cove Rd	Class I: 6-Ln Divided	3020	30,025	1,404	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	31,755	1,458	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	40,006	1,734	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	39,740	1,621	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	45,150	2,202	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	36,532	1,662	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	34,638	1,513	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	47,422	2,011	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	50,263	2,364	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	58,659	2,809	C	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	51,911	2,299	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	47,008	2,192	C	0.5%
SR-5 (US-1)	Britt Rd	SR-732	Class I: 7-Ln Divided	3530	56,191	3,068	C	0.5%
SR-5 (US-1)	SR-732	Westmoreland Blvd	Class I: 8-Ln Divided	4040	63,287	2,896	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	Class I: 8-Ln Divided	4040	62,019	2,679	C	0.5%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	670	7,244	273	C	3.9%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	2-Ln Uninter /Undivided Flow	890	8,600	323	A/B	3.2%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	Class I: 2-Ln Undivided	870	13,836	802	C	3.7%

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	13,836	802	D	3.7%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2470	12,449	572	A/B	4.3%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2470	9,077	407	A/B	7.2%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1160	14,983	744	C	3.8%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	22,166	1,170	C	1.7%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	19,874	909	C	0.5%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	Class I: 4-Ln Divided	2000	28,563	1,474	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	Class I: 4-Ln Divided	2000	32,124	1,703	C	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	35,049	1,865	C	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	22,584	1,098	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	Class I: 4-Ln Divided	2000	24,714	1,247	C	0.5%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	Class I: 4-Ln Divided	2000	17,662	886	C	3.2%
SR-714 (Monterey Rd)	SR-5	CR-A1A	Class II: 4-Ln Divided	1630	22,403	1,247	D	2.6%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	Class I: 4-Ln Divided	1910	23,275	1,327	C	6.3%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	2-Ln Uninter /Undivided Flow	1200	13,701	781	C	0.6%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,282	1,264	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	24,284	1,090	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,317	93	A/B	2.3%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,800	165	A/B	2.2%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1160	3,369	198	A/B	5.3%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,751	853	C	1.6%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,109	914	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Road (PM/EB)

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	48,621	2,628	C	1.4%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	38,333	1,863	C	4.8%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	35,201	1,562	C	4.5%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	25,146	1,125	C	4.4%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,747	1,030	C	0.7%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	20,755	1,210	D	1.7%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,410	955	C	2.1%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	14,046	780	C	2.3%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1200	8,390	408	A/B	0.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1200	15,211	882	C	0.5%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,480	183	C	3.1%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	6,454	363	D	0.5%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	10,992	554	D	0.5%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,108	236	C	1.1%
Willoughby Blvd	Salerno Rd	Pomeroy St	Class I: 2-Ln Undivided	880	9,017	474	C	0.5%
Willoughby Blvd	Pomeroy St	Indian St	Class I: 4-Ln Divided	2000	10,354	533	C	0.5%
Willoughby Blvd	Indian St	SR-714	Class I: 4-Ln Divided	2000	10,059	492	C	0.5%
Wright Blvd	SR-5	Dixie Highway	Class II: 2-Ln Undivided	750	10,146	497	D	1.2%

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Bole's final volume has been summed or adjusted to account for recently completed or continuing projects. Shaded volume exceeds generated LOS volume and requires additional analysis.

Bold Italic volume has been assumed or adjusted to account for recently constructed or continued projects. **Shaded** volume exceeds generalized LOS volume and requires additional analysis.

~~B-11~~

UVA = Roadway Segment that does not appear in the Travel Demand Model (TDM) (range 0-10)

8-26-24

Policy 4.1D.2. Population technical bulletin. Martin County shall annually produce a population technical bulletin based on data provided by the Office of Economic and Demographic Research (EDR) and the Bureau of Economic and Business Research (BEBR). The medium EDR estimate for the unincorporated area population shall be the basis for the Population Technical Bulletin. The following standards shall be used in calculating population projections through a Population Technical Bulletin adopted annually by the County Commission:

(1) Methodology must be clear and available for public review. Any change in methodology must be approved by the county commission prior to the preparation of the report.

(2) Unless there is clear evidence to the contrary, the ~~EDR-BEBR~~ medium population projections for Martin County shall be used. The EDR provides estimates for permanent population. The permanent population shall be as calculated ~~and~~ provided by the EDR and the US Census.

(3) Municipal permanent population shall be subtracted from total county permanent population to arrive at the estimate for total permanent population for the unincorporated area. Based on this calculation, the most recent 5-year average percent of total permanent population in the unincorporated area shall be applied against the BEBR medium population projections for Martin County to determine future permanent population for the unincorporated area. The population Technical Bulletin shall show what portion of the permanent population is housed in ~~residential-occupied housing units~~ or households.

(4) Peak population in ~~residential-occupied~~ housing units or households and peak population for LOS determination shall be calculated as outlined in Sections 1.7D and 1.7 E.

Policy 4.1D.3 Future residential housing unit demand.

Future housing demand projections shall be based on all of the following:

(1) The demand for future ~~residential-occupied~~ housing units or households in the unincorporated area shall be based on the percentage increase in permanent population projected by the Population Technical Bulletin.

(2) Occupied housing units (HO) are classified by the Census ~~as, a housing unit is occupied if a person or group of persons is living in it at the time of the Census 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 number of occupied housing units (HO) is the same as the number of households. those residential housing units in use by permanent population. Vacant seasonal-Vacant seasonal housing units (HS) are classified by the Census as those residential housing units intended for occupancy only during certain seasons of the year ~~that are seasonally occupied by residents who spend less than 6 months of the year in Martin County.~~ American Community Survey Data shall be used as source data between Decennial Census years.

~~(3) Permanent and seasonal population in residential housing is served by housing units in actual use (HU).~~

~~Housing units in actual use (HU) equals the occupied housing units (HO) plus vacant seasonal housing units (HS).~~

$$HU = HO + HS$$

~~(4) Vacant housing not in seasonal use shall not be used in calculating housing unit demand, but shall be used in calculating supply. Hotel/motel units shall not be used in calculating residential housing demand.~~

~~(5) The projected demand for housing units in the future shall be determined by dividing the projected, permanent population (housing), as defined in Chapter 2, by the permanent population (housing). American Community Survey Data shall be used as source data between Decennial Census years.~~

~~Projected permanent population (housing)/Permanent population (housing) = percentage increase in demand.~~

~~(6) This percentage increase in demand multiplied by the housing units in actual use (HU) in the most recent census year equals the projected housing unit need in the future period.~~

~~Percentage increase in demand x HU = projected housing unit demand.~~

~~(7) Future residential housing needs shall be updated every five years.~~

Policy 4.1D.4. Distribution of housing unit demand.

(1) 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 housing units built in~~ the preceding five years, based on the "Actual Year Built" as reported in the most recent final Martin County Tax Roll. The number of housing units built ~~Certificates of Occupancy~~ outside the urban service districts shall be divided by the total number of ~~Certificates of Occupancy~~ housing units built for the unincorporated area to determine the appropriate percentage.

(2) The remainder of residential housing demand must be met within the Primary and Secondary Urban Service Districts.

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:

(1) Vacant property that allows residential use according to the Future Land Use Map. To account for land development regulations that restrict residential density, 75% of the maximum allowable density shall be used in calculating the number of available units on vacant [non-agricultural upland](#) acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be ~~one-half~~ zero. The maximum allowable density for properties that are more than 50% inundated by wetlands shall be 75% of the maximum density of a given future land use designation and shall apply only to the upland portion of the property. The maximum allowable density for properties which contain wetlands but are less than 50% inundated by wetlands shall be one-half of the maximum 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.~~

(2) Best management practices and forecasting models shall be employed to consider location factors and infrastructure constraints that affect the development and timing of vacant residential land.

(3) Potential for residential development ~~in Mixed-Use overlays and the CRA Center and CRA neighborhood future land use designations~~ shall be based on ~~actual development~~ approved residential developments where development activity is actively underway (site development, infrastructure and/or amenity construction, housing unit construction) ~~als~~ and historical trends.

~~(4) Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3% of the number of housing units in actual use. American Community Survey Data shall be used as source data between Decennial Census years.~~

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.

~~*Policy 4.1D.7. Active residential development tracking system.* Martin County will implement and maintain an active residential tracking system for all residential development approvals. By limiting approvals within the first five year period of the 15 year planning period to 125% of the housing demand for that five year period, the County can maintain a fiscally feasible and cost-effective concurrency management system. The same 15 year planning period used for residential capacity planning shall be used. 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. Implementation of the Active residential development tracking system shall begin within 12 months of the date this text becomes effective.~~

~~(1) In the fourth year of the five year planning period, Martin County shall begin preparing the update to the residential capacity analysis described in Policies 4.1D.5 and 6. Demand calculations must be available for the following five year period before a given five year period expires.~~

~~(2) The County shall:~~

~~(a) Remove all projects that have breached or exceeded their timetables.~~

~~(b) Ensure for the current five year period that the active development pool does not exceed 125% of the five year residential demand.~~

~~(3) Ten percent of the available residential units shall be set aside for small residential developments. Small residential developments are defined as projects that contain 25 units or fewer. If the set aside units for each five year planning period are not allocated by the third year of that planning period, the set aside units shall be available for allocation to large residential developments.~~

~~(4) Residential development approved under the active residential development process must meet locational suitability requirements including:~~

~~(a) Locating within the primary or secondary urban service district.~~

~~(b) Consistency with the CIE.~~

~~(c) Protection of natural resources.~~

~~(d) Adequate provision of facilities and services at adopted levels of service standards; and~~

~~(e) Consistency with all goals, objectives and policies of this Plan and the requirements of [chapter 1](#).~~

~~(f) Proposed residential development that encroaches into active agricultural lands shall not be permitted unless the proposed project's density is permittable under an agricultural use designation (minimum five acre lots in Agricultural Ranchette and twenty acre lots in the Agricultural future land use). Active agricultural land is defined as land currently receiving an Agricultural Classification from the Martin County Property Appraiser.~~

~~(g) This criterion does not prevent the Board of County Commissioners from approving a residential development on land with an agricultural classification in place provided the exemption is removed after approval of a final development order. This policy only applies to the land area subject to the final development order. Any land area that is found by the Board of County Commissioners to maintain the agricultural classification for ad valorem tax purposes after approval of a final development order shall be found in violation of the final development order and be subject to breach proceedings.~~