

CPA 21-12, Waterside
FLUM,
Staff Analysis

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM

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2401 SE Monterey Road, Stuart, Florida 34996

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TO: Jenna Knobbe
Senior Planner

DATE: July 15, 2025

FROM: Lisa A. Wichser, P.E., CFM
Chief Project Engineer

SUBJECT: CPA 21-11 Waterside Amendment and
CPA 21-12 Waterside Future Land Use Map Amendment

Staff has reviewed the applications and supporting documents for the amendments to the Comprehensive Growth Management Plan regarding approximately 397 acres along the St. Lucie (C-44) Canal and south of SW 96th Street. The Future Land Use Map Amendment proposes to designate this property as Low Density Residential, where densities shall not exceed five units per gross acre; however, the proposed Text Amendment provides a limited restriction of 1,050 residential units. The application(s) included a Transportation Analysis prepared by O'Rourke Engineering & Planning, revised on March 19, 2024.

The following comments regarding the applicant's **Transportation Analysis** are offered for consideration.

1. In the project description, clarify that access to SR-76 (SW Kanner Highway) will be via SW Waterside Way.
2. Identify the project boundary on Figure 1 and include SW Mapp Road, SW Gateway Place, SW Neill Street, SW Waterside Way, and the corresponding traffic signals.
3. Include a description of SW Waterside Way in the Roadway Network.
4. Correct the directional split for the AM Peak Hour trip generation in Table 2b (it should be 25% in and 75% out).
5. Revise the trip distribution shown on Figure 2. It is unclear if and when it was previously approved and by whom. If this was previously approved, it was not for proposed residential development. The assumptions that:
 - 10% (56 PM peak-hour trips) of the trips generated by the development are absorbed into South Florida Gateway is unrealistic; reduce this to 3.5% (20 PM peak-hour trips);
 - 22% (123 PM peak-hour trips) of the trips generated by the development are coming from Palm City Farms and Newfield via SR-714 (SW Martin Highway), SW Newfield Parkway, and CR-76A (SW Citrus Boulevard) is unrealistic as these are not employment centers; and

- 2% (12 PM peak-hour trips) are absorbed from Christ Fellowship Church along CR-711 (SW Pratt-Whitney Road) and from Palm City Farms along CR-76A (SW Citrus Boulevard) is unrealistic as these are not employment centers.
6. For the Long-Range Analysis, use the attached Martin County Projected 2045 Roadway Peak Hour Directional Volumes and remove references to 2040.
 7. Table 4a is not necessary as the PM peak-hour generates significantly more trips.
 8. In Table 4b, for ease in review:
 - limit the analysis to the 558 trips into the site;
 - update the Generalized Service Capacity;
 - reorder/rename the columns after Direction to
 - 1) Cost Feasible 2045 Lanes;
 - 2) Generalized Service Capacity for Peak-hour Direction;
 - 3) Percent Project Assignment;
 - 4) Directional Peak Hour Project Volume;
 - 5) Directional Peak Hour Project Percent of Capacity; and
 - 6) Is Project Traffic $\geq$ 2% of Capacity?; and
 - rename the Project Access to SW Waterside Way
 9. Include Interstate 95 in the Analysis and provide source of data used.
 10. Apply the comments for Table 4b into Table 5b (Table 5a is unnecessary).
 11. In the Five-Year Analysis,
 - use the latest Roadway Level of Service Inventory Report;
 - update to 2031 (assuming the amendments are effective in early 2026); and
 - suggest 600 single family dwelling units are anticipated (the text amendment does not limit this development).
 12. Provide analyses for those major intersections that are on roads that receive more than 10% of the project traffic.

Martin County
Projected 2045 Roadway Peak Hour Directional Volumes

Road Name	From	To	Generalized Service Capacity	Projected 2045 Peak Hour Directional Volume
Baker Rd	SR-5	CR-723	750	350
Berry Ave	Golden Bear Wy	CR-714	750	220
Berry Ave	CR-714	Sunset Tr	750	145
Britt Rd	Pine Lake Dr	SR-5	750	375
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	720	285
Commerce Ave	Salerno Rd	Monroe St	750	285
Commerce Ave	Monroe St	Indian St	750	235
Country Club Dr	Palm Beach County	Island Way	750	270
Country Club Dr	Island Way	Little Club Dr	750	170
County Line Rd	Little Club Dr	SR-5	750	295
County Line Rd	Savanna Rd	CR-707	790	30
Cove Rd	SR-76	Willoughby Blvd	2,000	945
Cove Rd	Willoughby Blvd	SR-5	2,000	885
Cove Rd	SR-5	CR-A1A	1,800	330
Cove Rd	CR-A1A	End	790	160
CR-609 (Allapattah Rd)	SR-710	CR-714	730	390
CR-609 (Allapattah Rd)	CR-714	St Lucie County	730	400
CR-707 (Beach Rd)	Palm Beach County	CR-708	790	90
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	790	270
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A(Jensen Beach Blvd.)	790	405
CR-707 (Indian River Dr)	CR-707A	SR-732	790	215
CR-707 (Indian River Dr)	SR-732	St. Lucie County	790	240
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	1,630	960
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	2,000	845
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	790	730
CR-708 (Bridge Rd)	SR-76	CR-711	730	355
CR-708 (Bridge Rd)	CR-711	I-95	730	440
CR-708 (Bridge Rd)	I-95	Powerline Ave	1,160	525
CR-708 (Bridge Rd)	Powerline Ave	SR-5	1,800	625
CR-708 (Bridge Rd)	SR-5	CR-A1A	790	245
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	790	385
CR-708 (Bridge Rd)	Gomez Ave	CR-707	790	275
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	730	395

Martin County
Projected 2045 Roadway Peak Hour Directional Volumes

Road Name	From	To	Generalized Service Capacity	Projected 2045 Peak Hour Directional Volume
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	800	445
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	800	520
CR-713 (High Meadow Ave)	I-95	CR-714	2,000	985
CR-713 (High Meadow Ave)	CR-714	SR-714	880	645
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	880	575
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	730	225
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	730	265
CR-714 (Martin Hwy)	CR-609	I-95	1,160	750
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713 (High Meadow Ave)	2,000	1,780
CR-714 (Martin Hwy)	CR-713 (High Meadow Ave)	Berry Ave	1,630	1,060
CR-714 (Martin Hwy)	Berry Ave	Mapp Rd	1,630	1,245
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	2,000	1,545
CR-723 (Savanna Rd)	CR-707	NE 24th St	790	465
CR-723 (Savanna Rd)	NE 24th St	CR-707A(Jensen Beach Blvd.)	790	405
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	730	165
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	730	175
CR-76A (Citrus Blvd.)	CR-726	SR-714	1,160	340
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	1,160	290
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	800	445
CR-A1A (Dixie Hwy)	SR-5	CR-708	750	230
CR-A1A (Dixie Hwy)	CR-708	Osprey St	880	215
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	1,200	235
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	1,200	440
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	790	345
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	790	490
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	750	405
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	1,630	515
CR-A1A (Dixie Hwy)	Indian St	SR-714	2,000	1,055
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	750	435
Crossrip St	CR-A1A	Gomez Ave	790	140
Dixie Hwy	Joan Jefferson Wy	Wright Blvd	750	555
Dixie Hwy	Wright Blvd	Dixie Hwy / Green River Pkwy	1,630	780
Dr Martin Luther King Jr Blvd	Farm Rd	SR-710	790	135

Martin County
Projected 2045 Roadway Peak Hour Directional Volumes

Road Name	From	To	Generalized Service Capacity	Projected 2045 Peak Hour Directional Volume
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	790	130
Fork Rd	Pine Lake Dr	SR-5	790	65
Fox Brown Rd	SR-710	CR-714	730	20
Goldenrod Rd	Britt Rd	SR-732	1,630	255
Goldenrod Rd	SR-732	SR-5	750	330
Goldenrod Rd	SR-5	Westmoreland Blvd	750	285
Gomez Ave	CR-708	Crossrip St	750	205
Gomez Ave	Crossrip St	Osprey St	750	95
Green River Parkway	Dixie Hwy	Baker Rd	750	580
Green River Parkway	Baker Rd	SR-732	880	610
Green River Parkway	SR-732	St. Lucie County	1,200	560
Horseshoe Point Rd	CR-A1A	Kubin Ave	790	295
Indian St	SR-76	Willoughby Blvd	2,000	1,650
Indian St	Willoughby Blvd	SR-5	2,000	1,040
Indian St	SR-5	Commerce Ave	2,000	840
Indian St	Commerce Ave	CR-A1A	2,000	1,600
Indian St	CR-A1A	St Lucie Blvd	790	205
Indian River Dr	Palmer St	CR-707	790	365
Island Way	Palm Beach County	Jupiter Road	1,160	235
Island Way	Jupiter Road	Country Club Wy	790	150
Jack James Rd	SR-76	Blue Water Wy	750	275
Jefferson St	CR-A1A	St Lucie Blvd	790	130
Lares Avenue	CR-708	CR-A1A	790	230
Little Club Wy	Country Club Dr	Wooden Bridge Wy	790	120
Locks Rd	Canal St	SR-76	790	175
MacArthur Blvd	Sailfish Point	SR-A1A	790	295
Mapp Rd	South End	CR-714	750	320
Mapp Rd	CR-714	SR-714	790	540
Mapp Rd	SR-714	Matheson Ave	750	160
Mapp Rd	Matheson Ave	North End	880	295
Market Place	SR-5	Commerce Ave	790	35
Matheson Ave	SR-714	Mapp Rd	750	405
Monroe St	SR-5	Commerce Ave	750	250

Martin County
Projected 2045 Roadway Peak Hour Directional Volumes

Road Name	From	To	Generalized Service Capacity	Projected 2045 Peak Hour Directional Volume
Murphy Rd	Mapp Rd	High Meadow Ave	750	430
Murphy Rd	High Meadow Ave	Whispering Bay Ter	790	550
Murphy Rd	Whispering Bay Ter	St Lucie County	1,800	810
Ocean Blvd	Flagler Ave	Palm Beach Rd	1,030	995
Ocean Blvd	Palm Beach Rd	SR-714	1,800	545
Osprey St	SR-5	CR-A1A	750	215
Osprey St	CR-A1A	Gomez Ave	750	180
Palm Beach Rd	SR-714	Ocean Blvd	835	485
Palm City Rd	SR-714	SR-5	975	865
Palmer St	CR-707	Indian River Dr	750	160
Pine Lake Dr	Fork Rd	Britt Rd	790	65
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	750	500
Pomeroy St	SR-76	Willoughby Blvd	790	350
Pomeroy St	Willoughby Blvd	SR-5	790	255
North River Shores St	Spruce Ridge Dr	SR-5	790	185
Salerno Rd	SR-76	Willoughby Blvd	790	495
Salerno Rd	Willoughby Blvd	SR-5	790	600
Salerno Rd	SR-5	Commerce Ave	790	260
Salerno Rd	Commerce Ave	CR-A1A	790	465
Savanna Rd	CR-707A	County Line Rd	790	80
Seabbranch Blvd	Doubletree Dr	SR-5	2,000	340
Sewalls Pt Rd	SR-A1A	Palmer St	790	585
Silver Fox Ln	Farm Rd	SR-710	730	10
Skyline Dr	CR-707A	CR-707	790	95
SR-15 (Connors Hwy)	Palm Beach County	SR-76	730	260
SR-15 (Connors Hwy)	SR-76	Okeechobee County	730	205
SR-5 (US-1)	Palm Beach County	CR-A1A	3,120	1,760
SR-5 (US-1)	CR-A1A	CR-708	2,000	1,560
SR-5 (US-1)	CR-708	Osprey St	2,000	1,180
SR-5 (US-1)	Osprey St	Seabbranch Blvd	3,020	1,870
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	3,020	2,355
SR-5 (US-1)	Cove Rd	Salerno Rd	3,020	2,100
SR-5 (US-1)	Salerno Rd	Monroe St	3,020	2,360

Martin County
Projected 2045 Roadway Peak Hour Directional Volumes

Road Name	From	To	Generalized Service Capacity	Projected 2045 Peak Hour Directional Volume
SR-5 (US-1)	Monroe St	Indian St	3,020	2,565
SR-5 (US-1)	Indian St	SR-714	3,020	2,720
SR-5 (US-1)	SR-714	SR-5A	3,020	1,530
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	3,020	1,505
SR-5 (US-1)	SR-76	Palm City Rd	3,020	2,330
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	3,930	3,635
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	3,930	3,345
SR-5 (US-1)	Wright Blvd	Baker Rd	3,020	2,745
SR-5 (US-1)	Baker Rd	Britt Rd	3,020	2,980
SR-5 (US-1)	Britt Rd	SR-732	3,020	2,880
SR-5 (US-1)	SR-732	Westmoreland Blvd	4,040	4,010
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	4,040	3,630
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	8,400	220
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	8,400	315
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	14,400	835
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	6,500	835
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	49,600	495
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	49,600	595
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	1,160	850
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	2,000	1,625
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	2,000	1,790
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	2,000	1,920
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	2,000	1,515
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	3,020	2,850
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	2,000	1,735
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	2,000	1,475
SR-714 (Monterey Rd)	Monterey Extension	SR-5	2,000	800
SR-714 (Monterey Rd)	SR-5	CR-A1A	1,630	1,565
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	33,800	1,150
SR-732 (Causeway Blvd)	CR-707	SR-A1A	1,200	890
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2,000	1,190
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2,000	930
SR-76 (Kanner Hwy)	SR-15	SR-710	730	120

Martin County
Projected 2045 Roadway Peak Hour Directional Volumes

Road Name	From	To	Generalized Service Capacity	Projected 2045 Peak Hour Directional Volume
SR-76 (Kanner Hwy)	SR-710	CR-708	730	230
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1,160	370
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	2,000	1,095
SR-76 (Kanner Hwy)	Locks Rd	Jack James	2,000	1,285
SR-76 (Kanner Hwy)	Jack James	Cove Rd	3,020	2,990
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	3,020	2,070
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	3,020	1,795
SR-76 (Kanner Hwy)	Indian St	SR-714	3,020	1,425
SR-76 (Kanner Hwy)	SR-714	SR-5	3,020	1,765
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	33,800	1,315
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	2,000	1,175
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	925	725
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	1,200	525
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	1,200	950
St Lucie Blvd	CR-A1A	Indian St	790	85
St Lucie Blvd	Indian St	SR-A1A	790	310
Westmoreland Blvd	St Lucie County	SR-5	790	720
Willoughby Blvd	Cove Rd	Salerno Rd	880	220
Willoughby Blvd	Salerno Rd	Pomeroy St	880	590
Willoughby Blvd	Pomeroy St	Indian St	2,000	350
Willoughby Blvd	Indian St	SR-714	2,000	810
Willoughby Blvd	SR-714	SR-5 (US-1 / Federal Hwy)	880	810
Wright Blvd	SR-5	Dixie Highway	16,380	580

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Clyde Dulin, AICP **DATE:** August 19, 2024
Comprehensive Plan Administrator

FROM: Leo Repetti, PE
Technical Services Administrator

SUBJECT: Comprehensive Plan Amendment 21-12 Waterside

After a review of the materials received March 25, 2024 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

This is an application for a Comprehensive Growth Management Plan (CGMP) Future Land Use Map amendment (FLUM) from Agricultural to Low Density Residential on 396.81 acres.

A separate staff report (CPA 21-11) has been created to evaluate the text amendments that includes an expansion of the Primary Urban Service District (PUSD) to include the subject property and to convert the existing Freestanding Urban Service District immediately adjacent to the PUSD.

The application also includes amendments to Figure 4-2 Urban Service Districts to include the Freestanding Urban Service District and changes to Figures 11-1, Areas Currently Served by Regional Utilities and 11-2, Potential Service Areas.

Utilities: Martin County Utilities.

Project Coordinator: Jenna Knobbe – Senior Planner - Comprehensive Planning

COMMENTS:

Utilities Comments:

As this project is outside our current service boundary and master plan build out, Martin County Utilities will need to evaluate plant and infrastructure capacity in order to serve this project. In addition to customary capital facility charges, the developer may be required to offset impacts through providing well sites, wells, transmission mains, and / or treatment plant components. The scope and proportionate share of developer contribution will not be known until utility master plan updates and a plant expansion analysis have been completed.

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, then the applicant will be required to submit additional information at the development review stage and submit a South Florida Water Management District Water Use Permit and may be required to submit groundwater computer model.

LR



Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant: Kanner/96th St Investments LLC. – Joshua I. Long, 561-682-9500

Project Name: CPA 21-12 Waterside

Parcel # - PCN: 13-39-40-000-001-00000-5; 13-39-40-000-003-00000-1,
13-39-40-000-007-00000-0 (portion of)

Date: **08/16/2024 UPDATE**

Request: Request for a General School Capacity Analysis for Place of Hope, 1000 unit community on 396.81 acres located on SW 96th Street.

Student Generation Calculation:

Residential Units	1050
Current Student Generation Rate	.1987
Elementary 61%	128
Middle 22%	46
High 17%	35
Total Forecasted Students	209

School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 2/10/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone – Crystal Lake Elementary School	435	413	836
South Zone – Anderson Middle School	1024	1076	1381
South Zone – South Fork High School	1773	1781	2114

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above- referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department

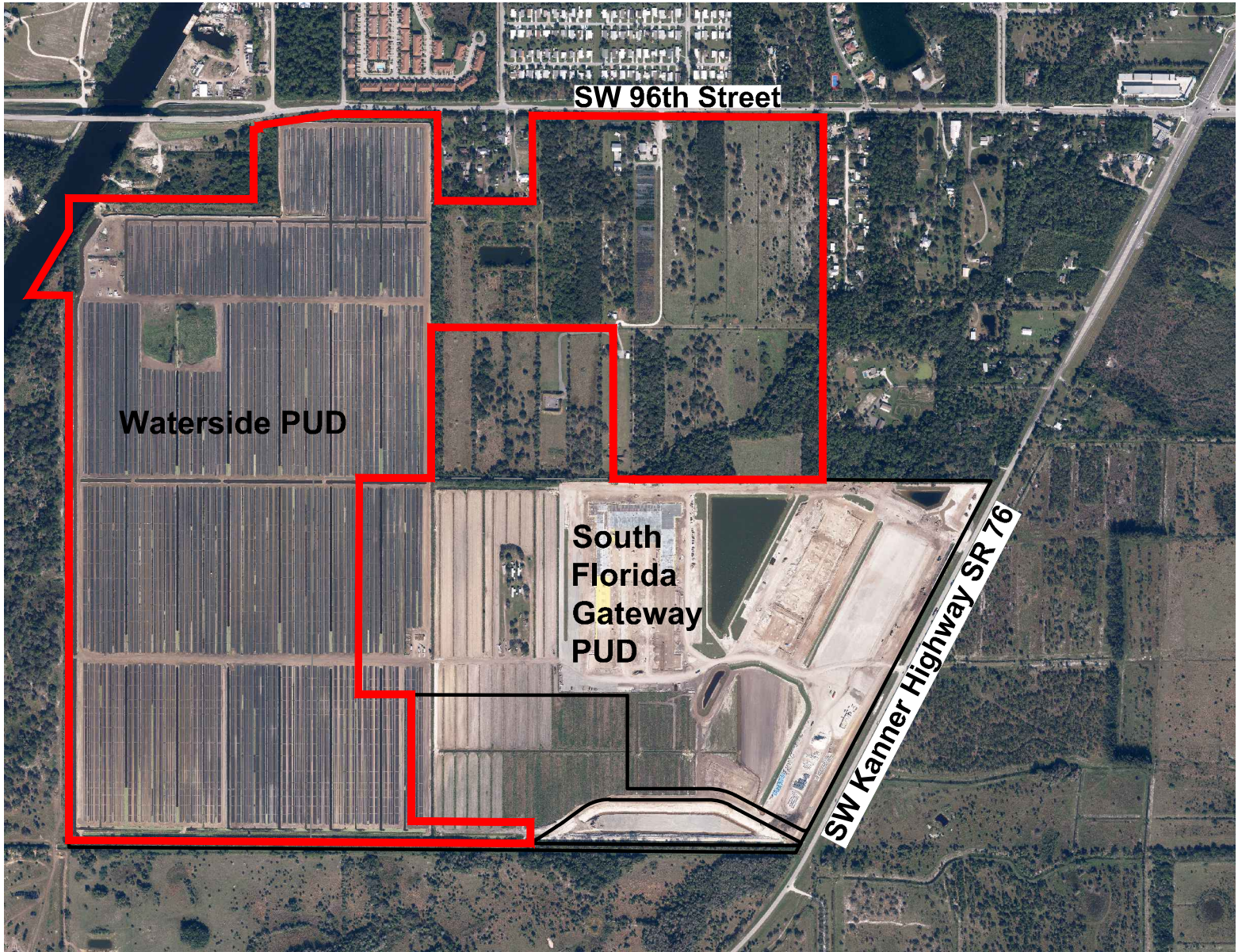
Martin County School District

1939 SE Federal Highway

Stuart, Florida 34994

Ph. 772.219.1200 Ext 30131

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