

CPA 21-12, Waterside

FLUM,

06/22/2021 Application

Materials



June 22, 2021

HAND DELIVERY

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

**Re: KL Waterside, LLC (FKA Neill Parcels) – Comprehensive Growth Management Plan
Future Land Use Map (FLUM) Amendment (Our ref. #20-311)**

Dear Paul:

On behalf of the property owner, KL Waterside, LLC, please find enclosed application materials in support of the proposed amendment to the Comprehensive Plan Future Land Use Map.

The subject property is located on approximately 500 acres west of South Kanner Highway, south of SW 96th Street and approximately 2 miles from the Kanner Highway/I-95 Interchange in unincorporated Martin County. The enclosed "site-specific" Comprehensive Plan text amendments to Chapters 4 (Future Land Use Element), 10 (Sanitary Sewer Services Element) and Chapter 11 (Potable Water Services Element) are intended to expand the Primary Urban Service District to include the subject property and identify Martin County as the utility service provider.

With this understanding, please find enclosed the application fee check in the amount of \$6,100.00 made payable to the Martin County Board of County Commissioners, the CD with PDF copies of the application materials, and the original application package containing the following materials:

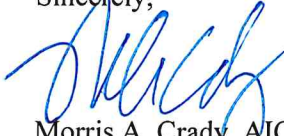
- The completed application form;
- Affidavit for digital submittal;
- Application justification and compliance analysis;
- Agent authorization letter;
- Disclosure of interest affidavit;
- Location Map;
- Sketch/legal descriptions;
- Current aerial of the affected property;
- Parcel Map;
- Proposed Future Land Use Map;
- Soils Map;
- FEMA Map;
- School Impact Worksheet;
- School Location Map;
- Water and Sewer Availability Worksheet;
- Analysis of Policy 4.13A.1; and
- Traffic Impact Analysis.

Please be aware that this text application includes a corresponding Comprehensive Growth Management Plan text amendment application (to expand the Primary Urban Service District).

Paul Schilling
June 22, 2021
Page 2 of 2

If you have any questions or comments, please feel free to contact me.

Sincerely,

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

Morris A. Crady, AICP
Senior Vice President
ENCL.



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: Future Land use Map Amendment

Name or Title of Project:
Waterside

Future Land Use Amendment

Location of Project and Description of Proposal:

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

Parcel Control Number(s):

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

18-39-41-000-012-00010-7

14-39-40-000-001-00029-9

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

298.19 ac

Current Future Land Use Designation:

Agricultural (243.40) Industrial (54.79)

Current Zoning Designation:

AG-20A and LI

Proposed Future Land Use Designation:

Low Density Residential

Proposed Zoning Designation:

RS-5/PUD

Text Amendment

Proposed Elements to Amend:

Description of Text Amendment:

Text Amendment has been submitted under separate application.

Property Owner:

Name or Company Name	KL Waterside, LLC		
Company Representative	Jim Harvey		
Address	105 NE 1st Street		
City	Delray Beach	State	FL Zip 33444
Phone	772 - 473 - 0841	Fax	___ - ___ - ___
Email	jharvey@kolter.com		

Agent:

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

Contract Purchaser:

Contract Purchaser:
Name or Company Name Not applicable
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Land Planner:

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

Traffic Engineer:

Name or Company Name O'Rourke Engineering & Planning
 Company Representative Susan O'Rourke, P.E. President
 Address 969 SE Federal Hwy, Suite 402
 City Stuart State FL Zip 34994
 Phone 772 - 781 - 7918 Fax - -
 Email seorourke@comcast.net

Attorney:

Name or Company Name _____
 Company Representative Robert S. Raynes
 Address 3461 SE Willoughby Blvd
 City Stuart State FL Zip 34994
 Phone 772 - 287 - 4444 Fax 772 - 283 - 4367
 Email twaters@foxmcliskey.com

Other Professional:

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

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.

Morris A. Crady 6-22-2021
 Applicant's signature Date
 Morris A. Crady
 Printed name

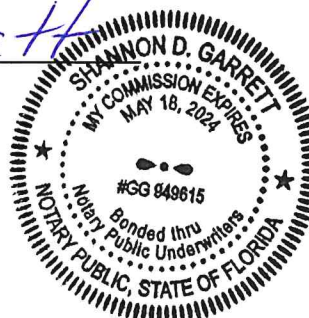
NOTARY ACKNOWLEDGMENT

STATE OF Florida
 COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 22 day of June, 2021, by MORRIS A. Crady.
 He or she
☒ is personally known to me or ☐ has produced _____ as identification.

Shannon D. Garrett
 Notary public signature
Shannon D. Garrett
 Printed name

State of Florida at-large



Applicant or Agent Certification:

Applicant declares:

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

He/she understands the application must be submitted during the established submission period to: Martin County, Growth Management Department, 2401 SE Monterey Road, Stuart, FL 34996. Completeness of application is the responsibility of the applicant. Applications not complete by the sufficiency due date will be returned to the applicant.

Applicant/Owner:

Print Name

Signature of Applicant

Applicant Agent:

Morris A. Crady

Print Name

Signature of Agent

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



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

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project KL Waterside, LLC CPA FLUM Amendment is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

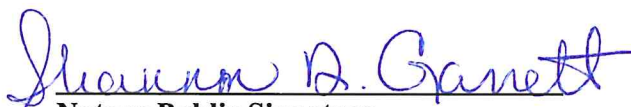
6-22-2021
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of June, 2021, by Morris A. Crady.

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


Notary Public Signature

Shannon D. Garrett
Printed name



STATE OF: FLORIDA

at-large

Comprehensive Plan Amendment – Future Land Use Map

20311

APPLICATION JUSTIFICATION

1.0 Comprehensive Growth Management Plan Future Land Use Amendment Criteria.

The application for a future land use amendment on the approximately 300-acre subject property is summarized as follows:

<u>Future Land Use (Zoning)</u>	<u>Existing</u>	<u>Proposed</u>
Agricultural (AG-20A)	243.40 acres	0 acres
Industrial (LI)	54.79 acres	0 acres
Low Density Residential (RS-5)	<u>0 acres</u>	<u>298.19 acres</u>
Total:	298.19 acres	298.19 acres

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

Future Land Use Map Amendment

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

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

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

The proposed request clearly meets these criteria.

Since adoption of the original Comprehensive Growth Management Plan (CGMP) in 1982, numerous changes in land use designations and growth have occurred in the general area that make the proposed use logical and consistent with the surrounding land uses. Table 1 below provides a synopsis of the land use changes that have occurred in the general area since 1982.

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

Immediately following the completion of the interchange and over the past 30 years, the County initiated and/or approved changes to hundreds of acres of surrounding lands to create a mix of urban uses including industrial, commercial, office and residential uses. From these land use

Comprehensive Plan Amendment – Future Land Use Map

designations, several industrial and manufacturing businesses have been developed within the Treasure Coast Commerce Center, which is located on the north side of Kanner Highway between I-95 and the Florida Turnpike, and within industrial lands on the south side of Kanner Highway. In addition, several hotels and gas stations, Halpatiokee Regional Park, and several types of residential communities have been developed including the Florida Club Golf Course community, Lost River communities, Savannah Estates, Locks Landing, River Glen condominiums, St. Lucie Falls and River Forest Mobile Home communities. Over the past 30 years, these projects have consumed virtually all the remaining urban land in this area of the County.

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

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

In 2020, approximately 175 acres of Industrial land use and 75 acres of Commercial Waterfront land use was consolidated into a 250-acre Industrial future land use tract along Kanner Highway (See Ordinance 1153). By way of Policy 4.1B.2.(2) of the CGMP, the County adopted a sub-area development restriction on the property that limited Industrial and Commercial building area and development intensity. A corresponding text amendment was also adopted to create a free-standing urban service district and include the Industrial future land use area within Martin County's utility service area. On March 11, 2021, KL Waterside, LLC submitted the South Florida Gateway PUD application to create a regulatory framework and plat infrastructure site plan to help expedite the approval of targeted business industries and other desirable projects that create jobs and enhance the County's tax base.

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

TABLE 1: RELEVANT FUTURE LAND USE AMENDMENTS SINCE 1982

CPA Number	Location	From	To
82-4	South of Salerno Road and east of Tower Drive, 40 acres (Martin Memorial Hospital)	Rural Density Residential	Institutional General
91-1	South of Salerno Road and west of Community Drive, 23.92 acres (Coastal Health Park PUD)	Institutional General	Commercial/ Office/Residential
08-7	West of Willoughby Blvd. and north of Cove Road, 35.9 acres (Willoughby Research Park)	Rural Density Residential	Commercial/ Office/Residential

Comprehensive Plan Amendment – Future Land Use Map

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

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

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

Comprehensive Plan Amendment – Future Land Use Map

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

This criterion is not applicable. However, the proposed amendment clearly meets 2 of the 4 criteria. Staff can recommend approval of the requested change provided at least one of the four criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

2.0 Physical Characteristics of the Site.

The property was used and operated for several decades as an active farm, first in support of citrus, which had to be eliminated due to citrus canker and greening, and then in support of various row crops. Due to significant start-up costs, unavoidable risks and competitive markets worldwide, citrus or row crop production and even improved pasture for cattle, are no longer economically viable. In support of the previous agricultural production, all native habitat and trees on the property were legally cleared and an irrigation and drainage system were developed on the property. The lack of native habitat or protected species, the sites high topography and existing drainage system and its prime location less than 2 miles from the I-95/SR 76 Interchange, make the property ideally suited for conversion to urban land uses.

2.1 Compatibility with Surrounding Uses.

The property is located between Kanner Highway and the St. Lucie Canal, south of SW 96th Street and less than 2 miles from the SR 76/I-95 Interchange. The properties along the west side, which front on the St. Lucie Canal, and to the South, consist of vacant lands designated for Agricultural future land use. The eastern portion of the property is bound by SW Kanner Highway. The northern portion of the property is bound by SW 96th Street and sparsely developed residential and agricultural properties, except for a gas station and small retail center at the southwest corner of the intersection of SW 96th Street and Kanner Highway. Required landscape buffers between commercial, industrial and residential uses will ensure compatibility with surrounding land uses.

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

The following CGMP policies support the proposed land use amendments:

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

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

“Policy 4.7A.1: Designation of land uses to support urban services. Martin County shall

Comprehensive Plan Amendment – Future Land Use Map

designate land uses in the Primary Urban Services District to provide for the use and extension of all necessary urban services efficiently and economically.”

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

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

“Policy 4.7A.2: Development in the Primary Urban Services District. Martin County shall require new residential development with lots of one-half acre or smaller, commercial uses and industrial uses to locate in the Primary Urban Services District. This requirement is to ensure consistency with the County’s growth management policies and Capital Improvements Element and to ensure that the Plan’s LOS standards will be provided and maintained cost-efficiently.”

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

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

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

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

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

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

Comprehensive Plan Amendment – Future Land Use Map

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

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

The subject property is highly accessible to major urban thoroughfares and urban collector streets. All public facilities and services are currently in place or planned to be available when actual development occurs.

The change to Low Density land use is consistent with all the Comprehensive Growth Management Plan (CGMP) policies above and compatible with the pattern of growth that has occurred over the past 30 years since the CGMP future land use plan was originally adopted in 1982. The Low Density future land use designation creates a reasonable land use transition from the adjacent highway and commercial uses to the east and north to the agricultural lands to south and west. The proposed request provides equitable treatment to the property owner, consistent with CGMP policies, while furthering the CGMP policies that promote an efficient use of public infrastructure and a mix of housing opportunities in the Primary Urban Service District.

According to the 2018 Residential Capacity and Vacant Land Analysis prepared by Martin County Growth Management Department, approximately 222 acres of vacant land designated Low Density Residential remain County-wide. Much of this land exists in small parcels or individual lots and cannot be consolidated into viable development projects that can offer a range of lot sizes and housing types. Additional Low Density Residential land use is needed to meet the demand for the 15-year planning horizon. Approximately 300 acres of Low Density Residential future land use is proposed to provide a range of low density housing opportunities.

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

2.3 Urban Sprawl.

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

The proposed land use and text amendments recognize the adjacency of the Primary Urban Service District (PUSD) and the availability of existing or planned public facilities adjacent to and surrounding the subject property. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of Industrial,

Comprehensive Plan Amendment – Future Land Use Map

Commercial land uses minimize the potential for urban sprawl by creating a reasonable balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between functionally related land uses and create opportunities for multi-modal transportation.

2.4 Availability of Public Facilities And Services.

“Policy 4.1B.2. Analysis of Availability of Public Services. All requests for amendments to the FLUMS shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses...”

All mandatory public facilities and services are currently in place or planned to be available when development occurs. The following documents are included in the application to substantiate these findings:

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

Water and Sewer Availability Worksheet prepared by Osborn Engineering in coordination with the Martin County Utilities Department;

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

School Impact Worksheet prepared by Lucido & Associates

2.5 Justification Statement for Rezoning Applications

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

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

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

The requested rezoning to RS-5 is consistent with various zoning options designed to implement the corresponding Low Density Residential future land use designation as directed by the applicable provisions of the CGMP and Land Development Code. Compliance with the applicable zoning district must be documented at the time of site plan application.

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

Comprehensive Plan Amendment – Future Land Use Map

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

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

The growth in the area over the past 30 years, particularly the improvements to public infrastructure and services, and the development of commercial and residential uses along Kanner Highway, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics.

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

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

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

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

KL Waterside LLC

May 25, 2020

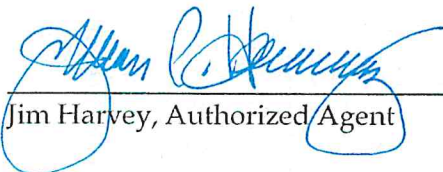
Paul Schilling, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 13-39-40-000-003-00000-1
PCN: 18-39-41-000-012-00010-7
PCN: 14-39-40-000-001-00020-9
Comprehensive Plan Amendment

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent KL Waterside, LLC during the governmental review process of the comprehensive plan amendment applications.

Sincerely,



Jim Harvey, Authorized Agent

STATE OF Florida
COUNTY OF Hillsborough

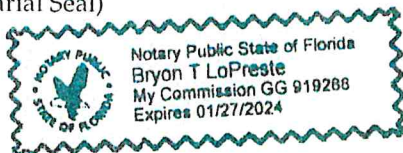
The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of May, 2020 by James P. Harvey who ☒ is personally known to me or ☐ has produced _____ as identification.



NOTARY PUBLIC

My Commission Expires: 01-27-21

(Notarial Seal)



DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
KL Waterside LLC, a Delaware limited liability company	105 NE 1st Street Delray Beach, Florida 33444

(If more space is needed attach separate sheet)

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

Name	Address	Interest
SIP Waterside Member LLC a Delaware limited liability company	c/o Stonehill Capital Management 885 3rd Avenue, 30th Floor New York, New York 10022	90%
KL Waterside Funding LLC a Florida limited liability company	c/o The Kolter Group 105 NE 1st Street Delray Beach, Florida 33444	10%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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

Name	Address	Interest
James David Neill, Bearron, LLC, a Florida LLC, Richard V. Neill, Jr., as trustee of NexGen Neill Trust dated 4-15-20, and George T. Pantuso, as Trustee of Pantuso Family Irrevocable Trust dated 2-1-05	c/o David Neill P.O. Box 2547 Fort Pierce, FL 34954	Mortgagee

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
S265-001	KL Waterside LLC 105 NE 1st Street Delray Beach, Florida 33444	3-18-21	PUD Zoning and Master Site Plan	Pending

(If more space is needed attach separate sheet)

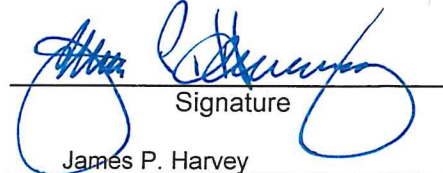
¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT



Signature
James P. Harvey

Print name

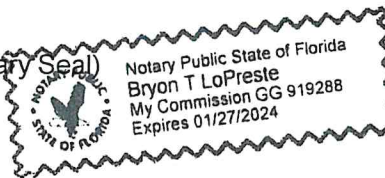
STATE OF: FLORIDA

COUNTY OF: WILCOXBOROUGH

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of MARCH, 2021, by James P. Harvey, who ☒ is personally known to me or ☐ has produced _____ as identification.



Signature

(Notary Seal)  Notary Public State of Florida
Bryon T LoPreste
My Commission GG 919288
Expires 01/27/2024

Notary Public, State of FLORIDA
Print Name: Bryon T LoPreste
My Commission Expires: 01/27/21

DISCLOSURE OF INTEREST AFFIDAVIT

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

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-1-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:25 AM LAST SAVED BY: RYANR ON: 8/6/2020 1:52 PM

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'47"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.26 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHEAST CORNER OF LOT 11, SECTION 13 OF SAID PLAT, SAID CORNER BEING THE **POINT OF BEGINNING; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.76 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'07"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12, SECTION 18 OF SAID PLAT, A DISTANCE OF 1202.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.03 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383 AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, A DISTANCE OF 2584.49 FEET; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 904.17 FEET; THENCE N.00°00'14"E., A DISTANCE OF 2603.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 903.84 FEET TO THE **POINT OF BEGINNING**.**

CONTAINING: 10,890,034 SQUARE FEET OR 250.000 ACRES, MORE OR LESS.

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC			
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020			
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Digitally signed by Gary Rager DNE: cn=US, st=Florida, le=Tampa, o=GeoPoint Surveying, inc, ou=Professional Surveyor and Mapper, cn=Gary Rager, email=GaryR@geopointsurvey.com Date: 2020.08.10 12:43:24 -0400		GeoPoint Surveying, Inc.	
				Gary Rager Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828		4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Drawn: SWMM Date: 07/22/20 File: waterside_NAVD88_8 03-23-20 Check: GAR P.C.: DC-8 Field File: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water bndrv-desc	
Sheet No. 1 of 2 Sheets							

DESCRIPTION:

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'53"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.87 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°39'23"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 4, SECTION 13 OF SAID PLAT, A DISTANCE OF 1320.18 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'36"E., ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 496.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THENCE N.81°27'37"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.01 FEET; THENCE N.08°32'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE N.81°27'47"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 549.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°37'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF SAID LOT 3 AND LOT 6, SECTION 13 OF SAID PLAT, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 903.84 FEET; THENCE S.00°00'14"W., A DISTANCE OF 2603.89 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 1736.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'14"E., ALONG THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 12 AND LOT 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.56 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13;

DESCRIPTION: CONTINUED ON PAGE 2

**WATERSIDE - PARCEL 2
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary Rager Digitally signed by Gary Rager DN: cn=US, o=Florida, ou=GeoPoint Surveying, Inc., email=GaryR@geopointsurvey.com, c=US Date: 2020.08.10 12:44:06 -0400 Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
Sheet No. 1 of 3 Sheets				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Drawn: SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-20 Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-des2	

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYAN ON: 8/6/2020 8:56 AM

DESCRIPTION: CONTINUED FROM PAGE 1

THENCE N.00°00'53"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1325.74 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°37'34"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°13'13"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 503.46 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'53"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 230.62 FEET TO THE **POINT OF BEGINNING**.

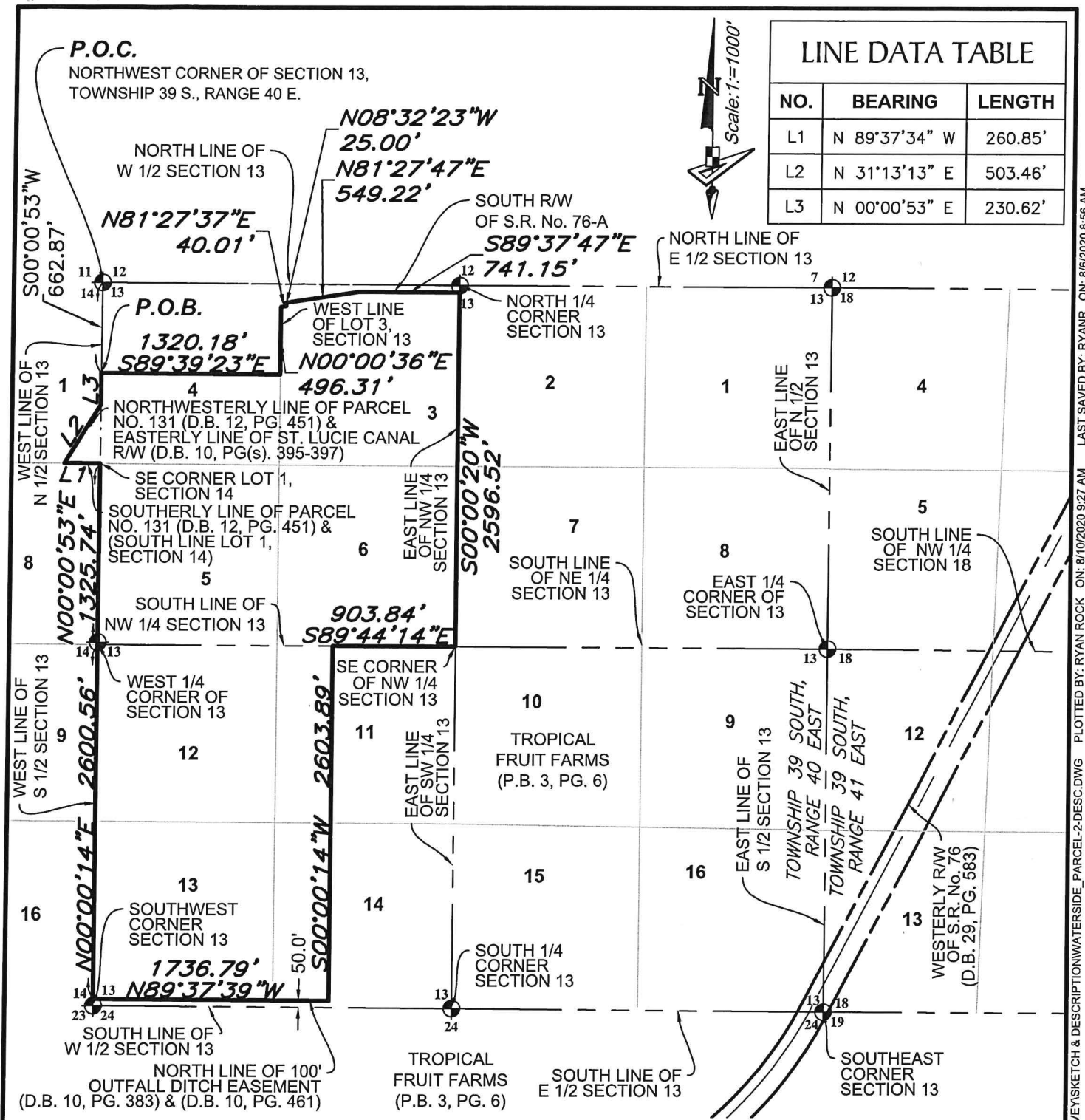
CONTAINING: 10,602,079 SQUARE FEET OR 243.390 ACRES, MORE OR LESS.

**WATERSIDE - PARCEL 2
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	
				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Drawn: SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-20 Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2	

Sheet No. 2 of 3 Sheets		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
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DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYAN ON: 8/6/2020 8:56 AM



LEGEND

P.O.B. --- POINT OF BEGINNING

P.O.C. --- POINT OF COMMENCEMENT

PG./PG(s) --- PAGE(S)

13-39-40 --- SECTION-TOWNSHIP-RANGE

P.B. --- PLAT BOOK

D.B. --- DEED BOOK

S.R. --- STATE ROAD

R/W --- RIGHT-OF-WAY

L1 --- LINE SEGMENT

Prepared For: KOLTER LAND PARTNERS, LLC

Last Date of Field Survey: 03/27/2020

GeoPoint
Surveying, Inc.

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

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

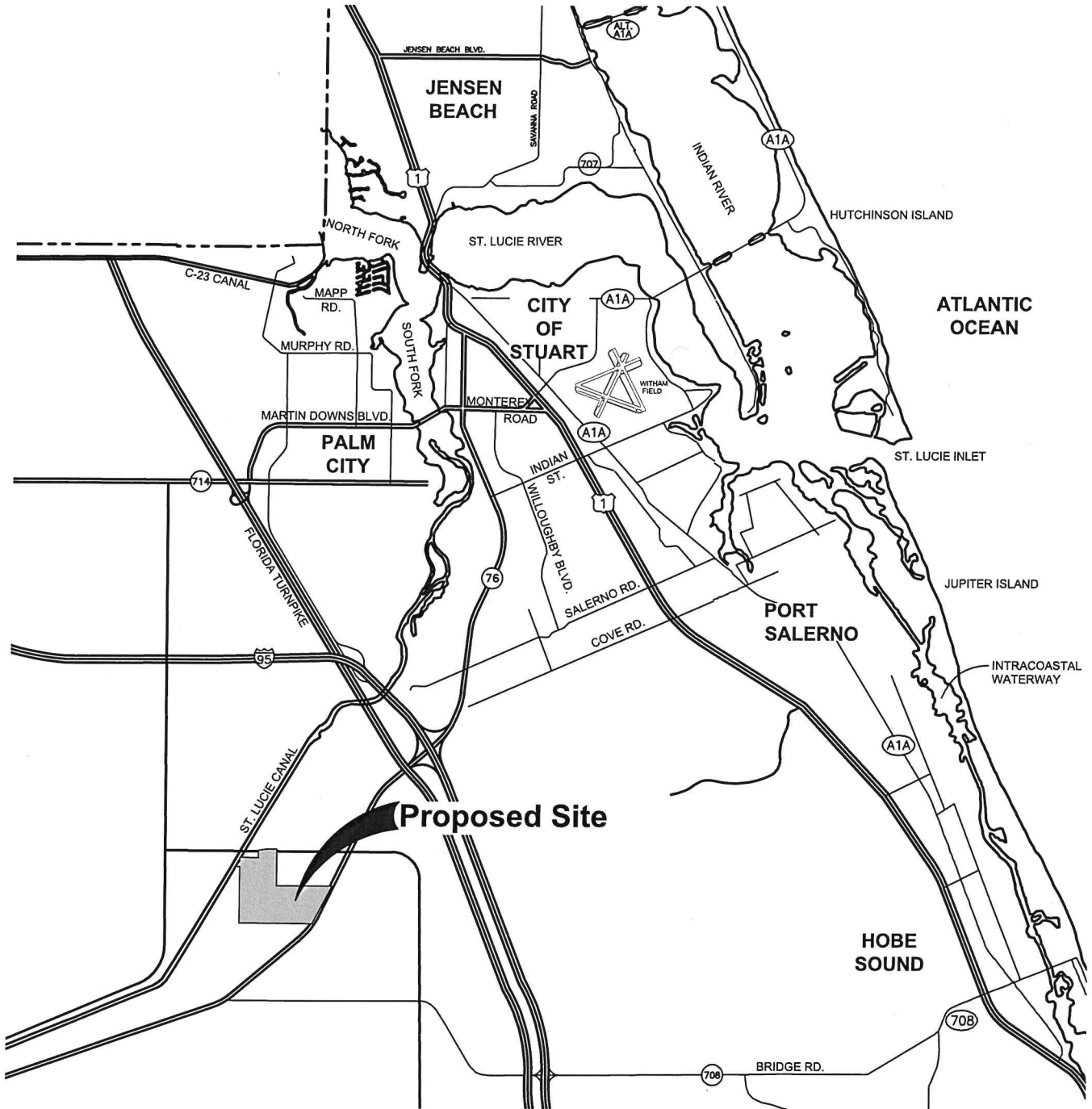
Sheet No. 3 of 3 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2		

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEYS\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYANR ON: 8/6/2020 8:56 AM

Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220



KL Waterside, LLC (fka Neill Parcels)

Martin County, Florida

DESCRIPTION:

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

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DESCRIPTION: CONTINUED ON PAGE 2

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	
				SURVEYOR'S CERTIFICATE	
				This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	



GeoPoint

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www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2		

DESCRIPTION: CONTINUED FROM PAGE 1

THENCE N.00°00'53"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1325.74 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°37'34"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°13'13"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 503.46 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'53"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 230.62 FEET TO THE **POINT OF BEGINNING**.

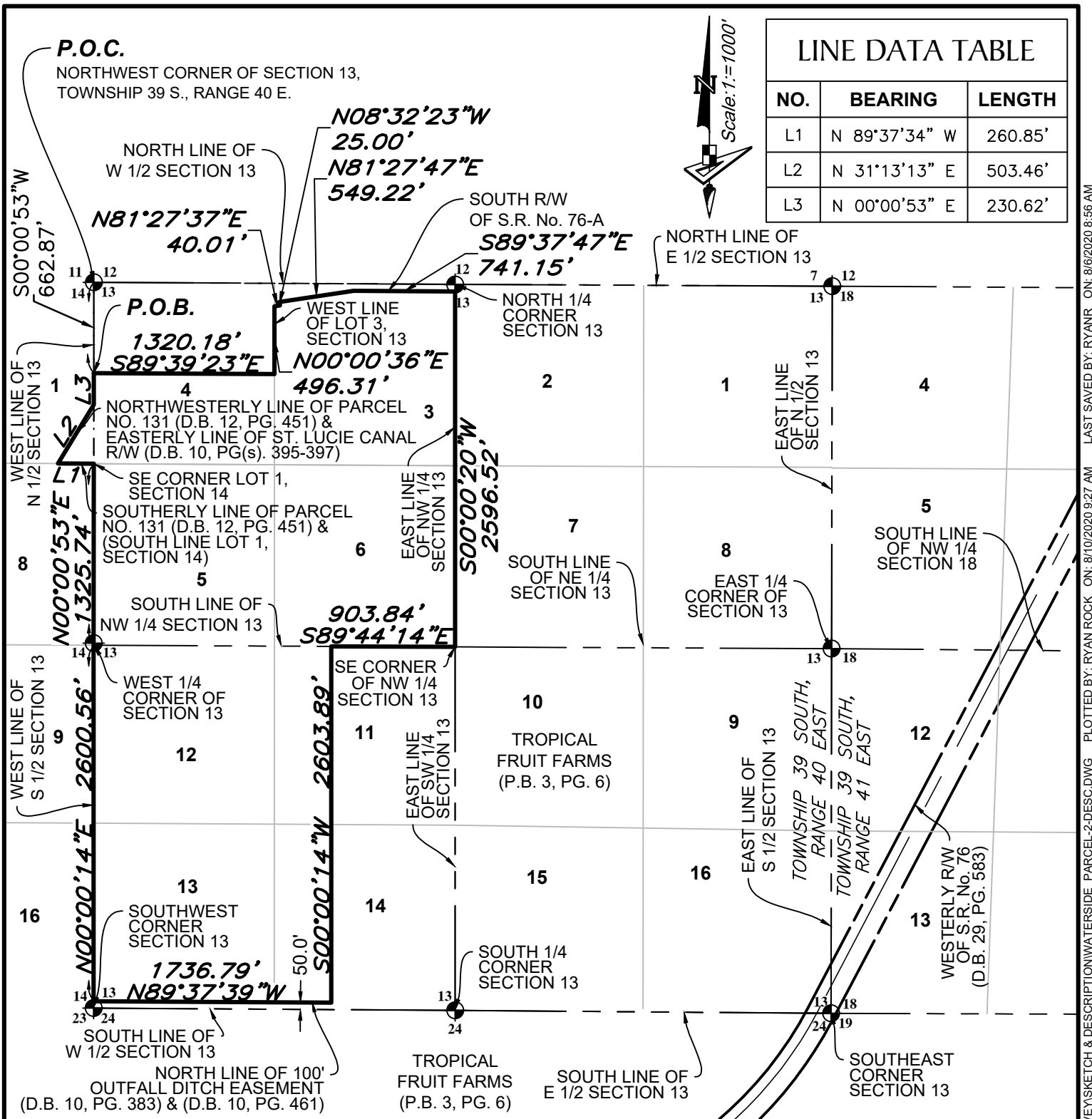
CONTAINING: 10,602,079 SQUARE FEET OR 243.390 ACRES, MORE OR LESS.

**WATERSIDE - PARCEL 2
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC										
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020										
				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 <table border="1"><tr><td>Drawn: SWM</td><td>Date: 07/22/20</td><td>Data File: waterside_NAVD88_8 03-23-20</td></tr><tr><td>Check: GAR</td><td>P.C.: DC-8</td><td>Field Book: 2020 11w/26-30, 40</td></tr><tr><td colspan="3">Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2</td></tr></table>		Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20	Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40	Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2		
Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20												
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40												
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2														

Sheet No. 2 of 3 Sheets	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
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DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYANR ON: 8/6/2020 8:56 AM



LEGEND

P.O.B. --- POINT OF BEGINNING
P.O.C. --- POINT OF COMMENCEMENT
PG./PG(s) --- PAGE(s)
13-39-40 --- SECTION-TOWNSHIP-RANGE

Prepared For: KOLTER LAND PARTNERS, LLC
Last Date of Field Survey: 03/27/2020

GeoPoint
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4152 W. Blue Heron Blvd.
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Riviera Beach, FL 33404

Phone: (561) 444-2720
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Licensed Business Number LB 7768

Sheet No. 3 of 3 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E		Job #: Water_bndry-desc2

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 14, AND 16, ALL OF LOTS 9, 10, AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

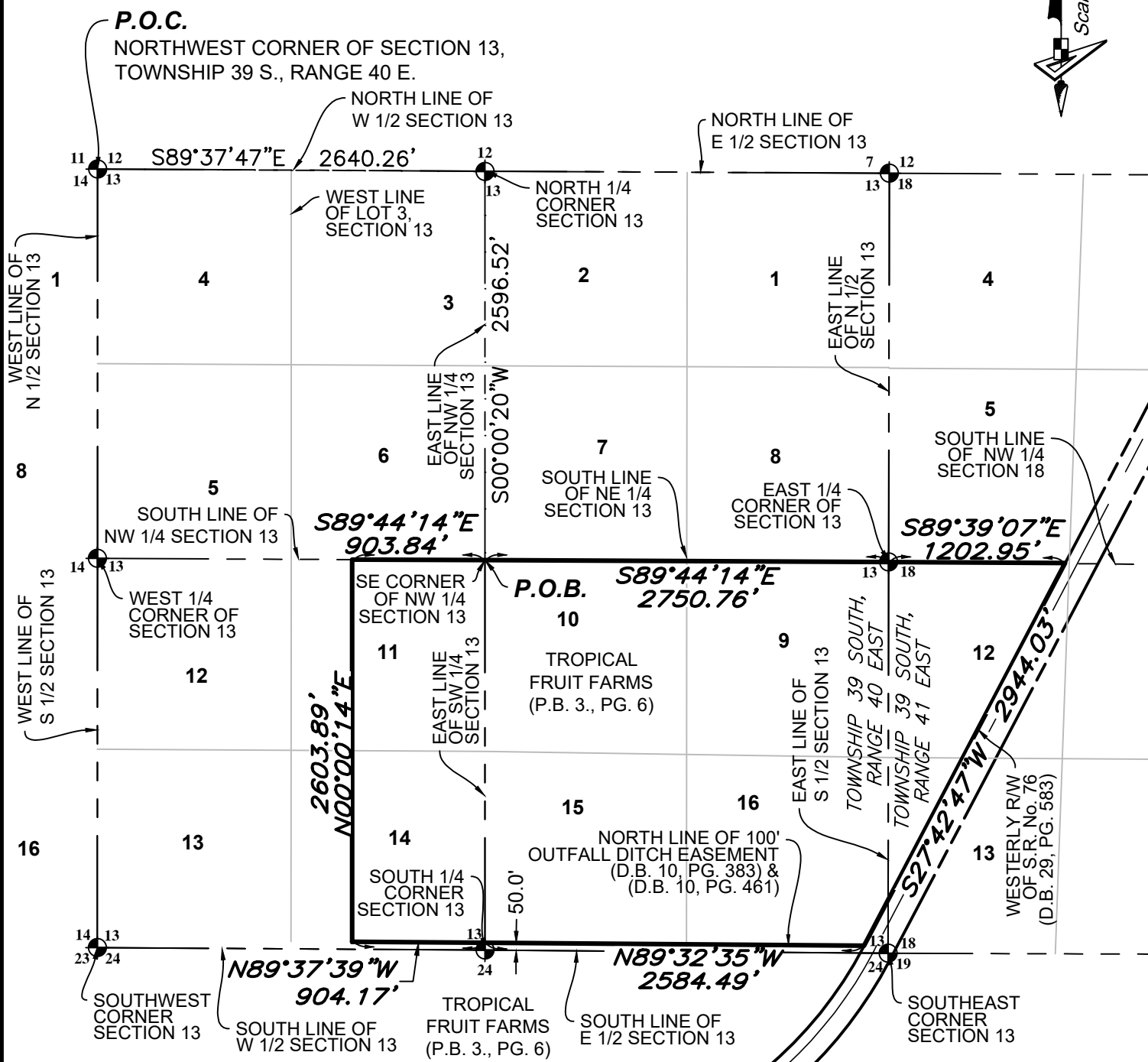
COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'47"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.26 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHEAST CORNER OF LOT 11, SECTION 13 OF SAID PLAT, SAID CORNER BEING THE **POINT OF BEGINNING**; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.76 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'07"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12, SECTION 18 OF SAID PLAT, A DISTANCE OF 1202.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.03 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383 AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, A DISTANCE OF 2584.49 FEET; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 904.17 FEET; THENCE N.00°00'14"E., A DISTANCE OF 2603.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 903.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,890,034 SQUARE FEET OR 250.000 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Drawn: SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-20 Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1	
Sheet No. 1 of 2 Sheets					

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-1-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:25 AM LAST SAVED BY: RYANR ON: 8/6/2020 1:52 PM



WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC
Last Date of Field Survey: 03/27/2020

LEGEND

P.O.B. --- POINT OF BEGINNING	P.B. --- PLAT BOOK
P.O.C. --- POINT OF COMMENCEMENT	D.B. --- DEED BOOK
PG./PG(s) --- PAGE(s)	S.R. --- STATE ROAD
13-39-40 --- SECTION-TOWNSHIP-RANGE	R/W --- RIGHT-OF-WAY



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Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E		Job #: Water_bndry-desc1

DESCRIPTION:

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'53"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.87 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°39'23"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 4, SECTION 13 OF SAID PLAT, A DISTANCE OF 1320.18 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'36"E., ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 496.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THENCE N.81°27'37"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.01 FEET; THENCE N.08°32'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE N.81°27'47"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 549.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°37'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF SAID LOT 3 AND LOT 6, SECTION 13 OF SAID PLAT, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 903.84 FEET; THENCE S.00°00'14"W., A DISTANCE OF 2603.89 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 1736.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'14"E., ALONG THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 12 AND LOT 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.56 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13;

DESCRIPTION: CONTINUED ON PAGE 2

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	
				SURVEYOR'S CERTIFICATE	
				This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 3 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	



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Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2		

DESCRIPTION: CONTINUED FROM PAGE 1

THENCE N.00°00'53"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1325.74 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°37'34"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°13'13"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 503.46 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'53"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 230.62 FEET TO THE **POINT OF BEGINNING**.

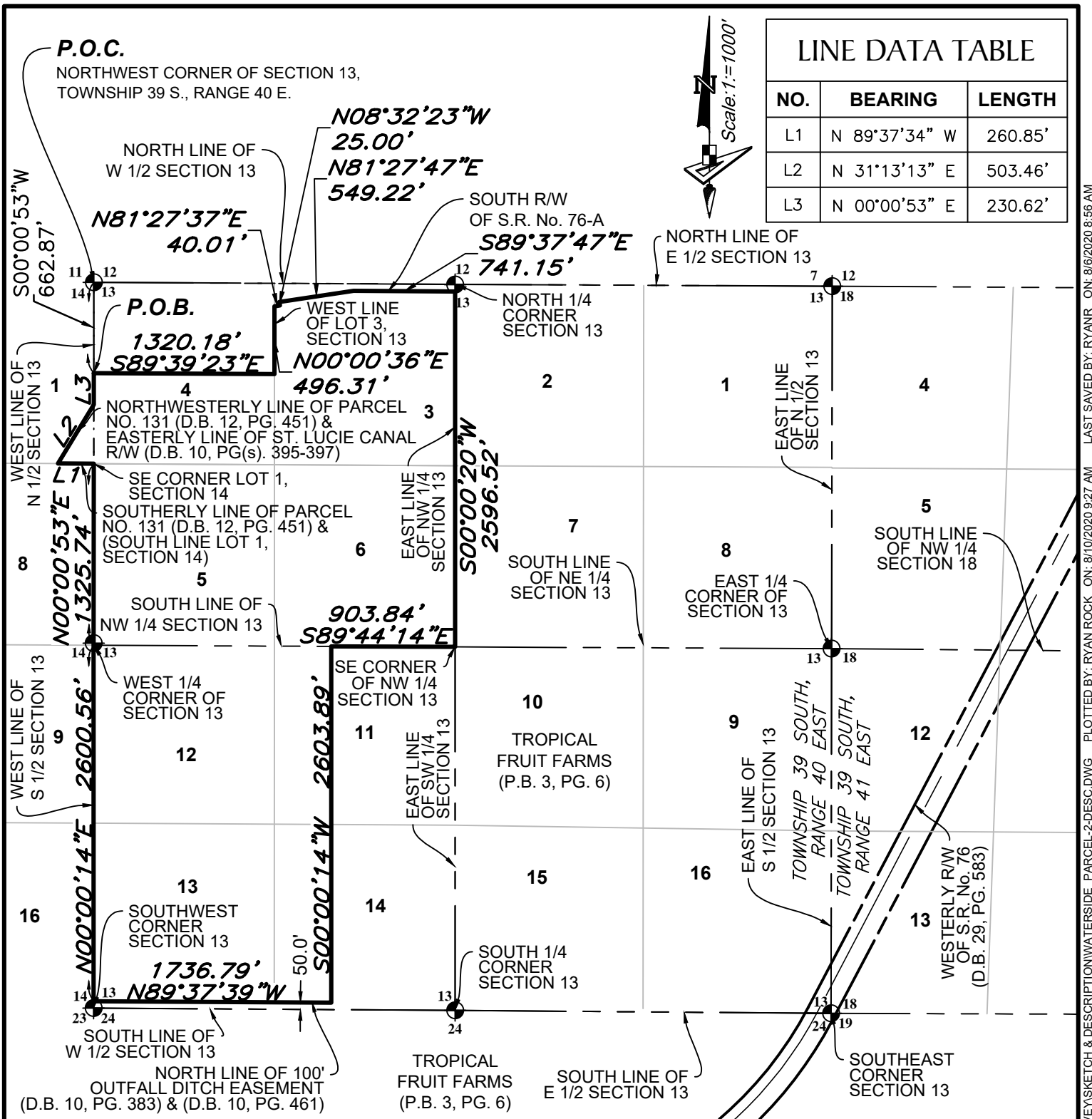
CONTAINING: 10,602,079 SQUARE FEET OR 243.390 ACRES, MORE OR LESS.

**WATERSIDE - PARCEL 2
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC										
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020										
				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 <table border="1"><tr><td>Drawn: SWM</td><td>Date: 07/22/20</td><td>Data File: waterside_NAVD88_8 03-23-20</td></tr><tr><td>Check: GAR</td><td>P.C.: DC-8</td><td>Field Book: 2020 11w/26-30, 40</td></tr><tr><td colspan="3">Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2</td></tr></table>		Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20	Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40	Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2		
Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20												
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40												
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2														

Sheet No. 2 of 3 Sheets	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
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DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYANR ON: 8/6/2020 8:56 AM



LEGEND P.O.B. --- POINT OF BEGINNING P.O.C. --- POINT OF COMMENCEMENT PG./PG(s) --- PAGE(s) 13-39-40 --- SECTION-TOWNSHIP-RANGE L1 --- LINE SEGMENT		Prepared For: KOLTER LAND PARTNERS, LLC Last Date of Field Survey: 03/27/2020	 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768
Sheet No. 3 of 3 Sheets		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Drawn: SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-20 Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-2.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYAN ROCK ON: 8/6/2020 8:56 AM

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 14, AND 16, ALL OF LOTS 9, 10, AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

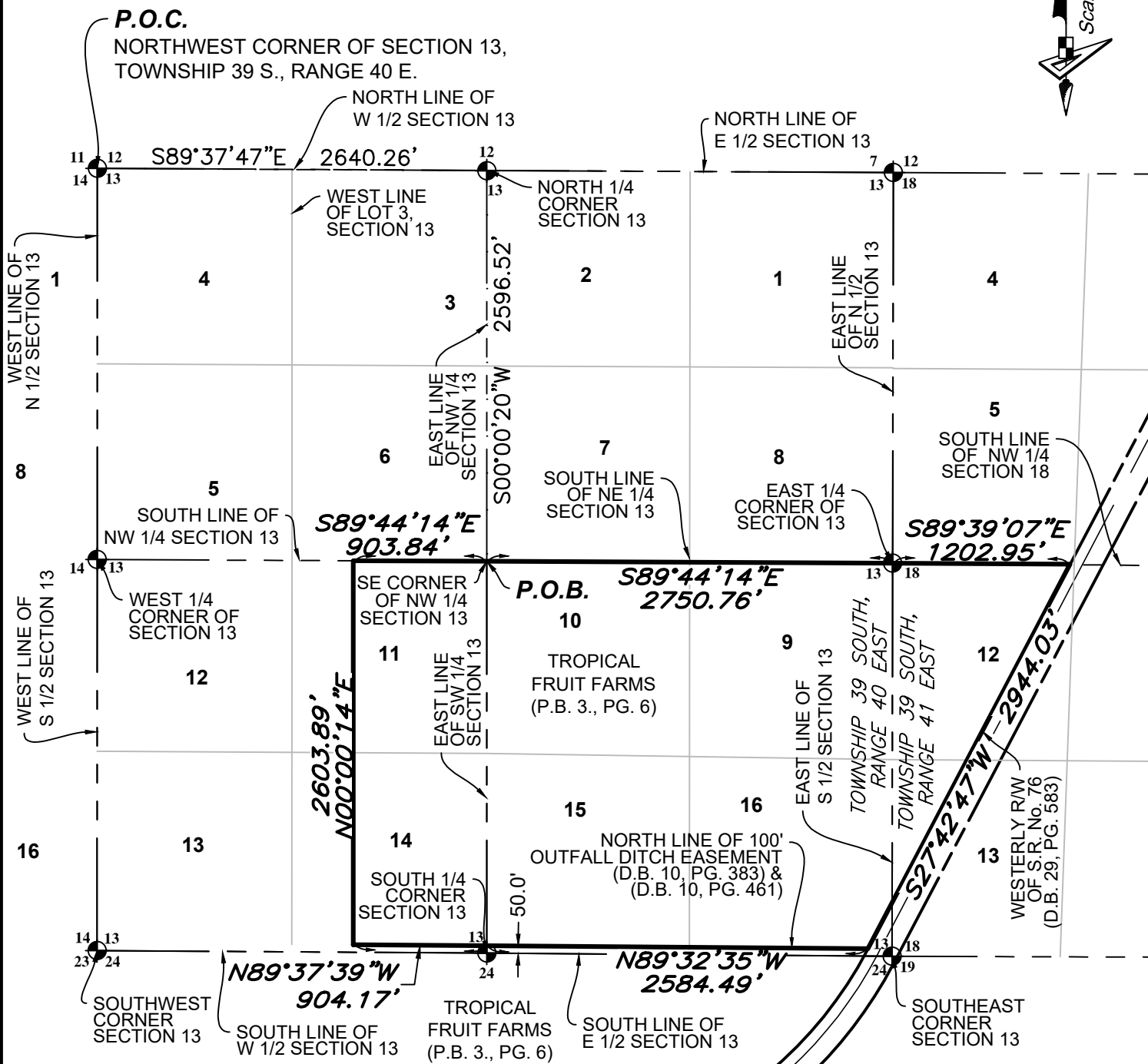
COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'47"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.26 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHEAST CORNER OF LOT 11, SECTION 13 OF SAID PLAT, SAID CORNER BEING THE **POINT OF BEGINNING**; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.76 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'07"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12, SECTION 18 OF SAID PLAT, A DISTANCE OF 1202.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.03 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383 AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, A DISTANCE OF 2584.49 FEET; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 904.17 FEET; THENCE N.00°00'14"E., A DISTANCE OF 2603.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 903.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,890,034 SQUARE FEET OR 250.000 ACRES, MORE OR LESS.

**WATERSIDE - PARCEL 1
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC										
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020										
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828 LS4828 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER										
Sheet No. 1 of 2 Sheets				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td>Drawn: SWM</td><td>Date: 07/22/20</td><td>Data File: waterside_NAVD88_8 03-23-20</td></tr><tr><td>Check: GAR</td><td>P.C.: DC-8</td><td>Field Book: 2020 11w/26-30, 40</td></tr><tr><td colspan="3">Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1</td></tr></table>		Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20	Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40	Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1		
Drawn: SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20												
Check: GAR	P.C.: DC-8	Field Book: 2020 11w/26-30, 40												
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1														

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-1-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:25 AM LAST SAVED BY: RYANR ON: 8/6/2020 1:52 PM



WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Last Date of Field Survey: 03/27/2020

LEGEND

P.O.B. --- POINT OF BEGINNING

P.O.C. --- POINT OF COMMENCEMENT

PG./PG(s) --- PAGE(s)

13-39-40 --- SECTION-TOWNSHIP-RANGE

P.B. --- PLAT BOOK

D.B. --- DEED BOOK

S.R. --- STATE ROAD

R/W --- RIGHT-OF-WAY

GeoPoint

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Drawn: SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-20

Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40

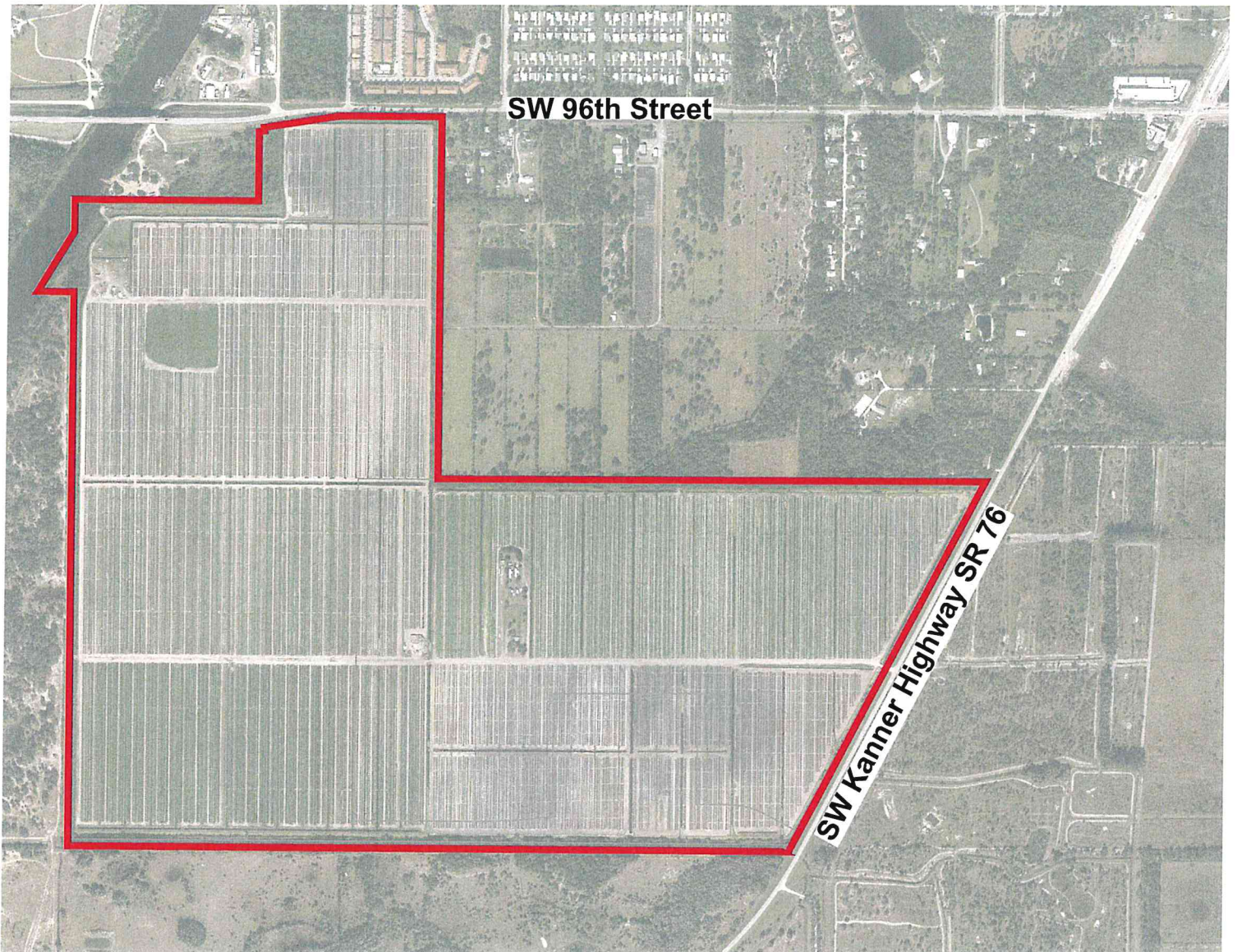
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1

Sheet No. 2 of 2 Sheets

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE_PARCEL-1-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:25 AM LAST SAVED BY: RYAN ROCK ON: 8/6/2020 1:52 PM

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

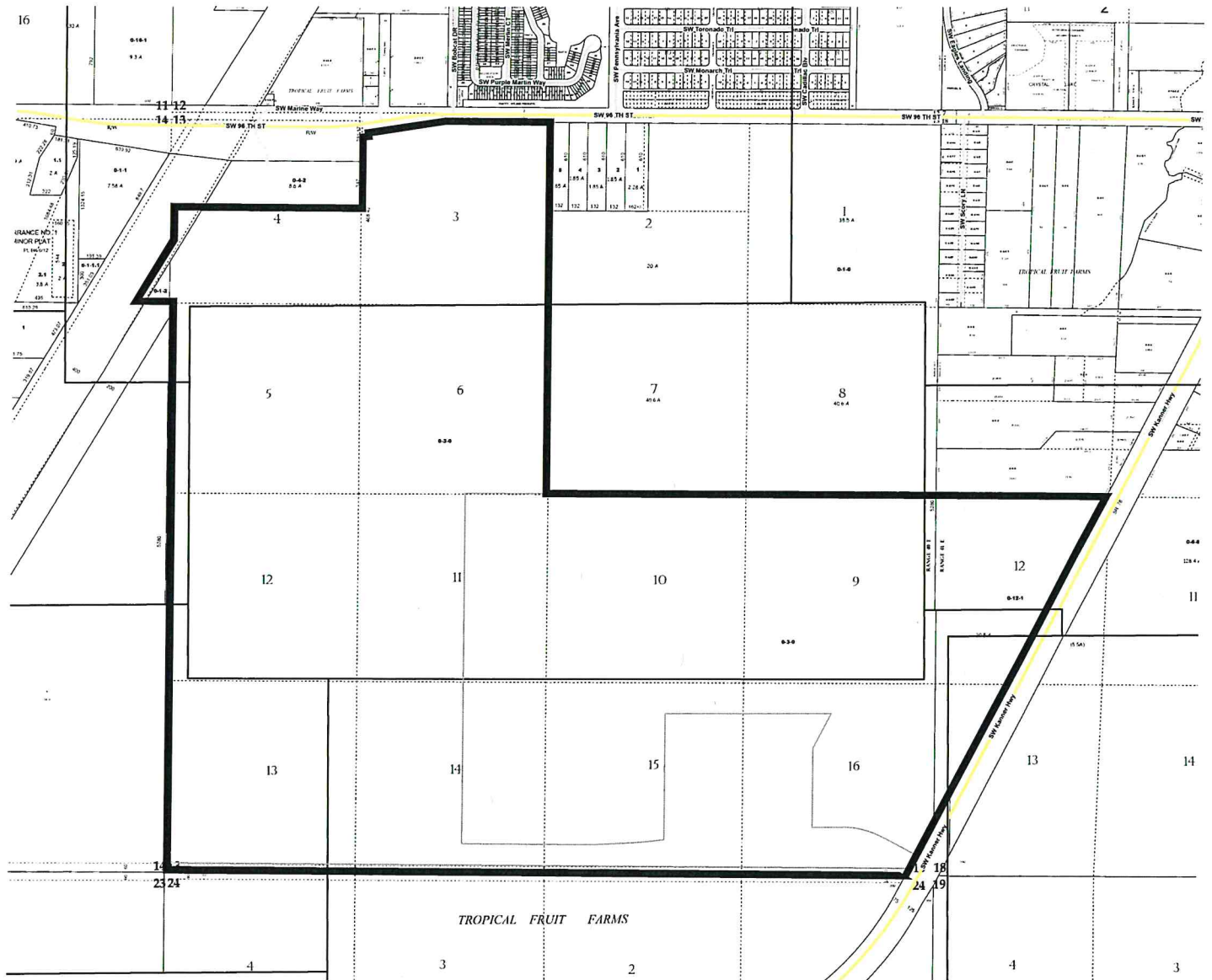
(772) 220-2100, Fax (772) 223-0220



KL Waterside, LLC (fka Neill Parcels)

Martin County, Florida

Property Appraisers Assessment Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

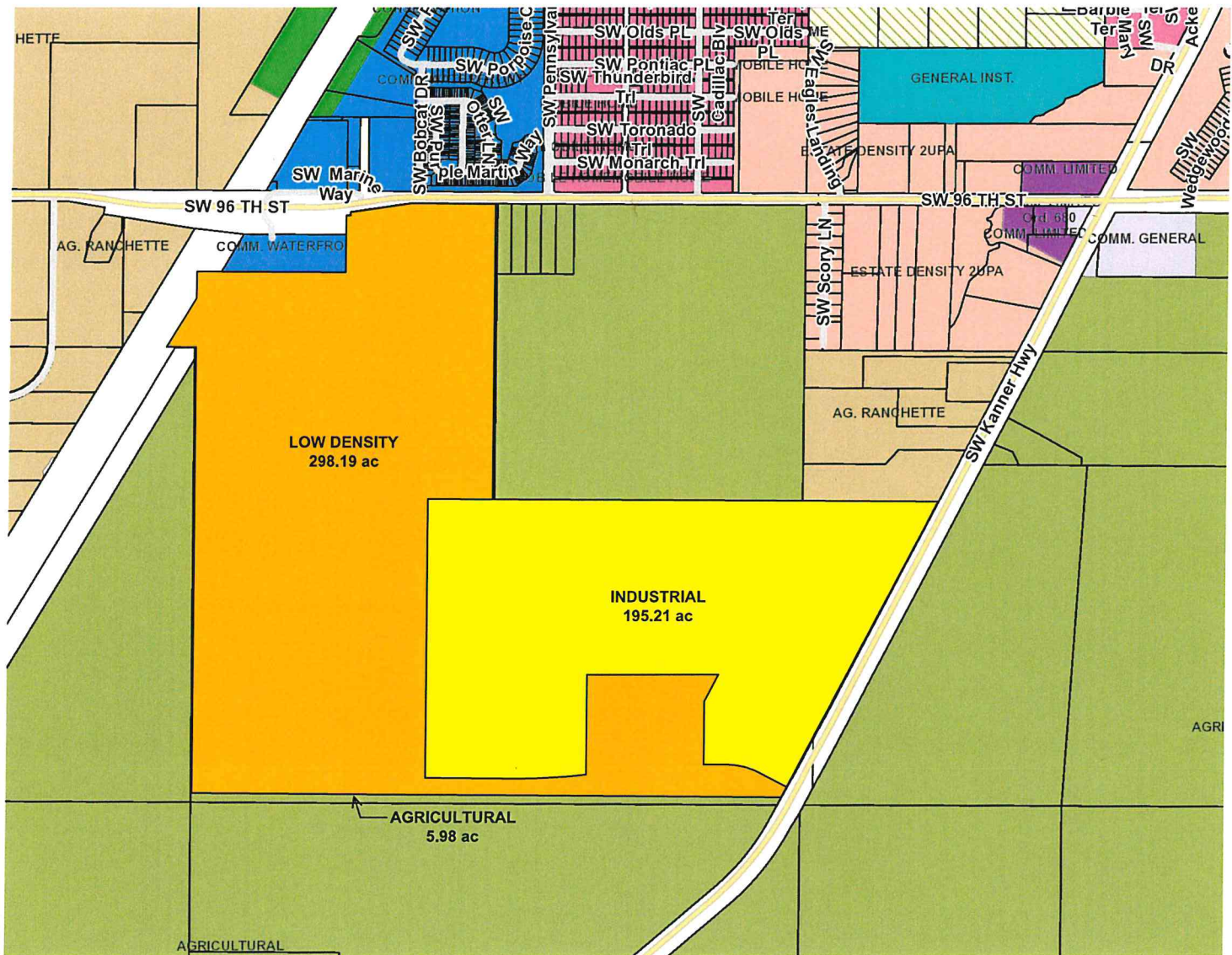
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KL Waterside, LLC (fka Neill Parcels)

Martin County, Florida

Proposed Future Land Use Map



Future Land Use Legend

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



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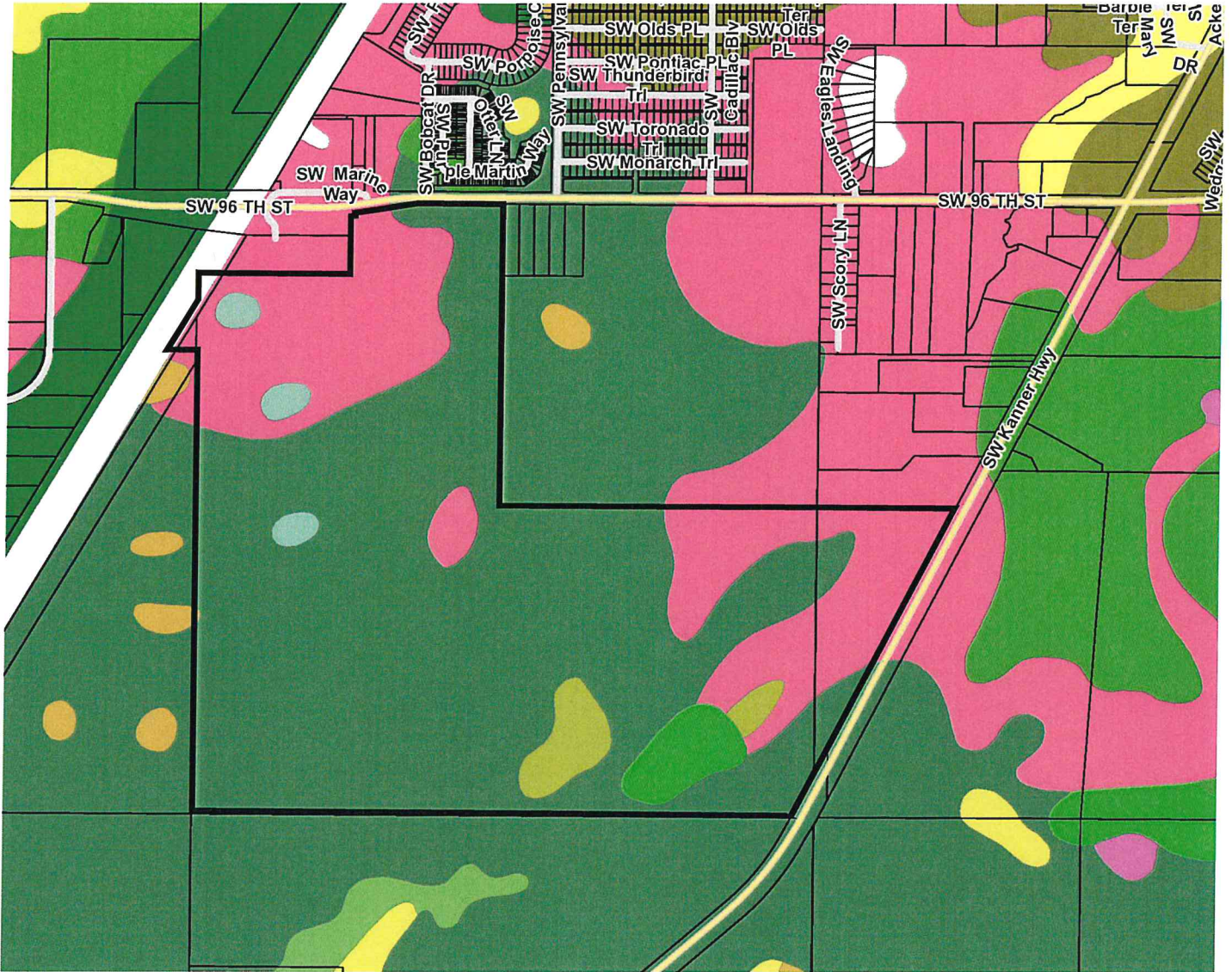


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KL Waterside, LLC (fka Neill Parcels)

Martin County, Florida

Soil Type Map



Soils Type Legend

WULFERT AND DURBIN MUCK, TIDAL	PLACID AND BASINGER FINE SAND, DEPRESSIONAL	HOLOPAW FINE SAND
WINDER SAND, DEPRESSIONAL	PINELLAS FINE SAND	HOBE FINE SAND, 0-5% SLOPES
WAVELAND AND LAWNWOOD FINE SAND, DEPRESSIONAL	PINEDA AND RIVIERA FINE SAND	HALLANDALE SAND
WAVELAND AND IMMOKALEE FINE SAND	PAOLA AND ST LUCIE SAND, 8-20% SLOPES	GATOR AND TEQUESTA MUCK
WABASSO SAND	PAOLA AND ST LUCIE SAND, 0 - 8% SLOPES	FLORIDANA FINE SAND, DEPRESSIONAL
WABASSO AND OLDSMAR FINE SAND, DEPRESSIONAL	PALM BEACH-BEACHES COMPLEX, 0-8% SLOPES	DUETTE FINE SAND
URBAN LAND	OLDSMAR FINE SAND	CHOBEE LOAMY SAND, DEPRESSIONAL
UDORTHENTS, 0-35% SLOPES	OKEELANTA MUCK	CANOVA MUCK
ST LUCIE-PAOLA-URBAN LAND COMPLEX, 0-8% SLOPES	NETTLES SAND	CANAVERAL SAND, 0-5% SLOPES
SANIBEL MUCK	MALABAR FINE SAND, HIGH	BOCA FINE SAND
SAMSULA MUCK	LAWNWOOD AND MYAKKA FINE SAND	BESSIE MUCK
SALERNO SAND	KESSON SAND, TIDAL	BASINGER FINE SAND
RIVIERA FINE SAND, DEPRESSIONAL	JUPITER SAND	ARENTS, ORGANIC SUBSTRATUM, 0-5% SLOPES
POMELLO SAND, 0-5% SLOPES	JONATHAN SAND, 0-5% SLOPES	ARENTS, 0-2% SLOPES
	HONTOON MUCK	ARCHBOLD SAND



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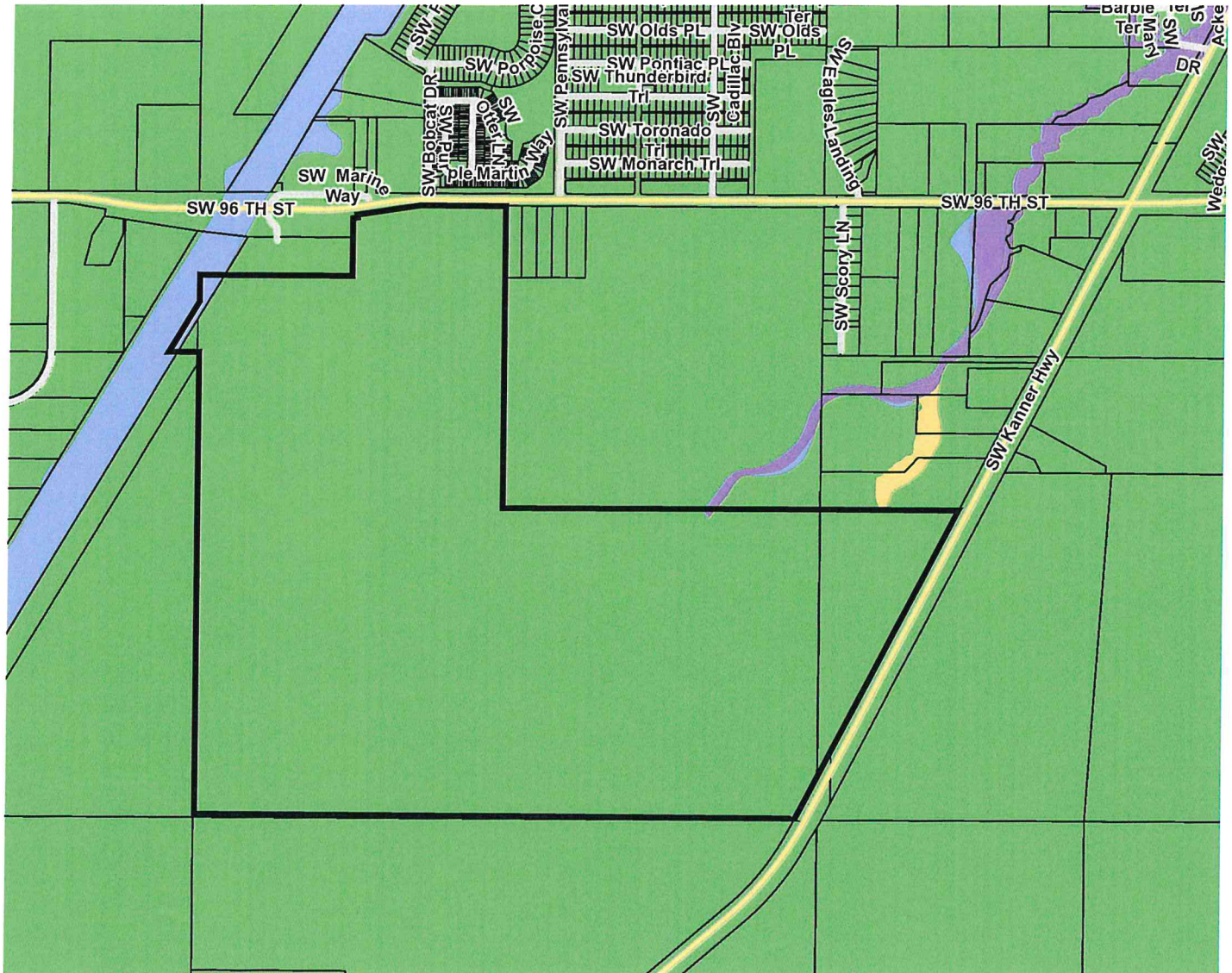
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KL Waterside, LLC (fka Neill Parcels)

Martin County, Florida

FEMA Flood Map



FEMA Flood Zones



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KL Waterside, LLC (fka Neill Parcels)
Martin County, Florida



School Impact Worksheet

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

Date: January 15, 2019
Parcel ID#: 13-39-40-000-003-00000-1,18-39-41-000-012-0,14-39-40-00
Project Name: Neill Parcels 0-001-00020-9
Former Project Name: N/A
Owner/Developer: See attached
Contact Name/Number: Morris Crady - 772.220.2100
Total Project Acreage: 498 +/- A
Year 1 of the Build-Out: _____

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

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached	1300				400			400			500
Multi-family	300										300
Apartment											
Townhouse											
Other											

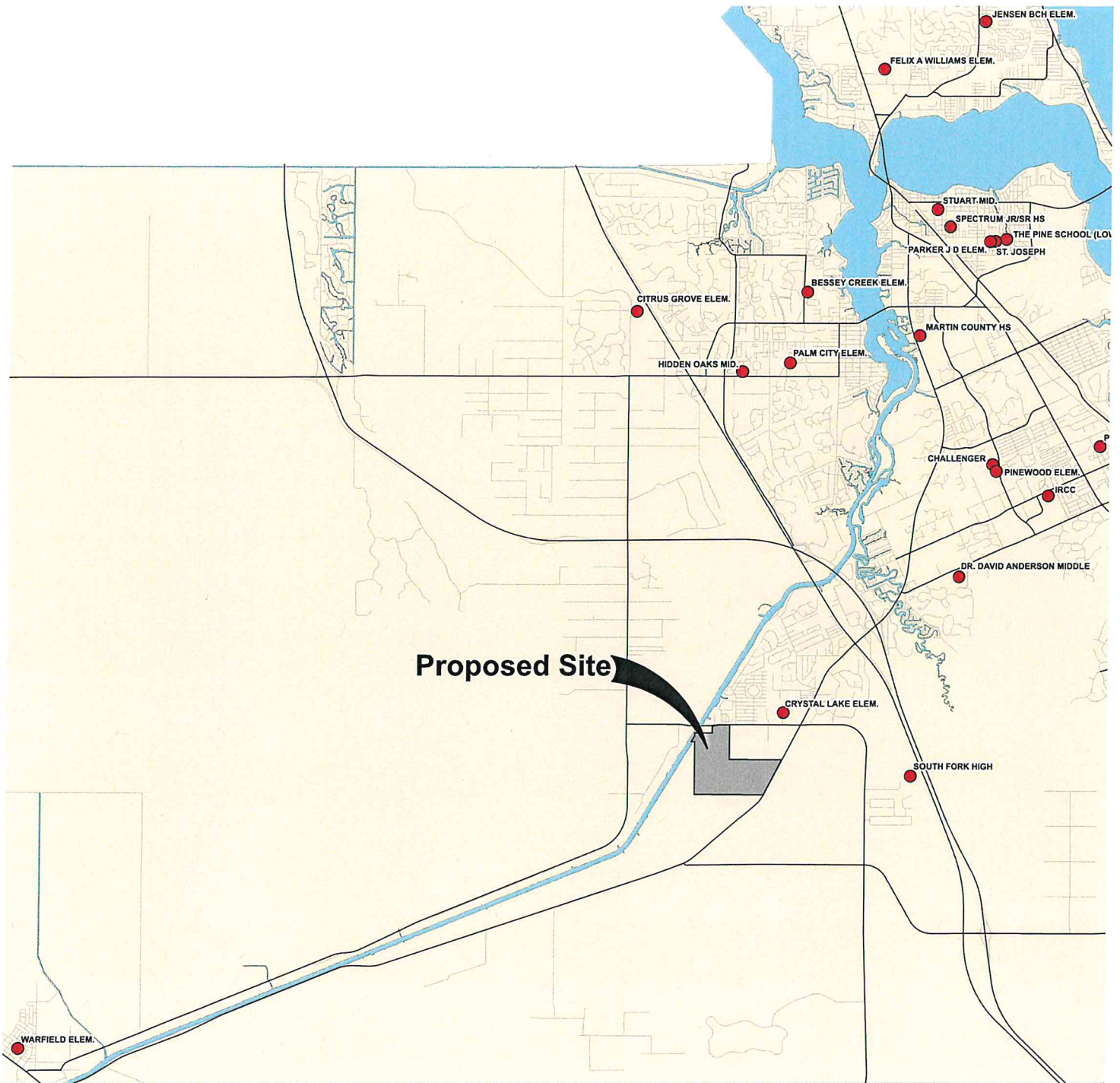
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

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

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	1300	2301	\$500,000	
Multi-family	300	800sf	\$200,000	
Apartment				
Townhouse				
Other				

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

School Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220



KL Waterside, LLC (fka Neill Parcels)
Martin County, Florida

WATER AND SEWER AVAILABILITY WORKSHEET

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

1. General Information
Date: 5/13/2021
Contact name: Jonathan Gotwald Phone: (727)209-0436x6305 E-Mail: jgotwald@osborn-eng.com
Local government: Martin County, unincorporated
Potable water supplier/source: Martin County Utilities
Wastewater Collection: Martin County Utilities

2. Infrastructure Information
Water treatment plant permit number: 4431891 Permitting agency: FDEP
Permitted capacity of the water treatment plant(s): 20.5 million gallons a day (mgd)
Are distribution lines available to serve the property? Yes ☐ No ☒
If not, indicate how and when the lines will be provided: Water extension lines will be installed along SR 76 (Kanner Highway) and crossing SR 76A (SW 96th St.) during site development.
Are reuse distribution lines available to serve the property? Yes ☐ No ☒
If not, indicate if, how and when the lines will be provided: Closest line is along SW 96th Street, however no connection is currently 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 ☐ No ☐
If not, indicate how and when the lines will be provided: Sanitary force main extension lines will be installed along SR 76 (Kanner Highway) and crossing SR76A (SW 96th St.) during site development.

3. SFWMD Consumptive Use Permit (CUP) Information
CUP number: 43-02720-W, 43-00090-W Expiration date: 12/23/25, 07/08/29
Total CUP duration (years): 20
CUP allocation in last year of permit: _____
Current status of CUP: In compliance ☒ Not in compliance ☐
Allocations to other local governments: N/A
Reserved capacity: N/A

4. Consumptive Use Analysis
Designate mgd ☐ or mgy ☐
A. Current year CUP allocation: _____
B. Consumption in the previous calendar year: _____
C. Reserved capacity ☐ or growth projection ☐ _____
D. Projected consumption by proposed comprehensive plan amendment areas _____

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

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 conservation 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.

WATER USE SUBMITTAL REPORT

*flwaterpermits.com

SUBMITTAL INFORMATION

Application Number	Submittal Number	Submittal Date
TBD	146776	12/23/2015

NOTICE GENERAL PERMIT WARNINGS FOR REVIEW

- IS_LETTER_MOD
- PROJECT_BOUNDARY_OVERLAP

PERMIT TYPE

Which of the following types of land use/water use classification are your requesting?	Commercial/Industrial
Which of the following type of activity are you requesting?	Letter Modification
Permit Number:	43-02720-W

Comments & Attached Files

Comments	Filename & File Size

PROJECT LOCATION

Project Name:	INDUSTRIAL WELLS
Project Acreage:	500.0
City, Town or Village:	STUART

County: MARTIN

Section(s)	Township	Range	Land Grant
13,14	39	40	
18	39	41	

13,14,23,24	39	40	
18	39	41	
Tax Parcel ID(s)			
224037000950000100, 233940000000000104, 143940000000000103, 143940000001000209, 243940000001000100, 133940000003000001, 133940000004000205, 133940000001000005, 183941000005000502, 1839410000012000107, 133940000002000502, ROW, 243940000001000100, 133940000003000001, 133940000001000005, 1839410000012000107, 133940000002000502			

COMMERCIAL/INDUSTRIAL	
What is the amount of water requested?	Max month allocation <3MGM
What is the exact amount of water requested in Million Gallons per Day (MGD)?	0.0050
Does this project use water from multiple surface and/or groundwater sources?	N
What is the duration of this request? (if >20 years please submit details)	20 years
Type of operation:	Tank Filling
Comments & Attached Files	
Comments	Filename & File Size

WELLS	
Well (ID: 70926)	
Well Name or Number:	Well-1
Map Designator:	1
Ground Water Source:	Surficial Aquifer System
Water Use Type:	Industrial
ORIGINAL VALUE:	(no original value)
Well Use Status:	Primary
Meter Description:	None
Well Details	
Well Status:	Proposed
If existing, date installed:	
Total Depth (ft-BLS):	100

Total Depth not known:	☐
Cased Depth (ft-BLS):	80
Wellhead Elevation (ft-NGVD):	
Well Diameter (in):	2.0
Pump/Flow Rate (GPM):	50
Pumped or Flowing?	Pumped
If the well is flowing (artesian well), is there or will there be a working valve?	
Pump Details	
Pump Type:	Centrifugal
Pump Intake Depth (ft-BLS):	0 or null value
Last Calibration Date:	
If the above calibration date is not available, please provide and explanation in the area to the right.	
Location Details	
County:	MARTIN
Section:	13
Township:	39
Range:	40
Latitude:	27.077557
ORIGINAL VALUE:	(no original value)
Longitude:	-80.28743

Well (ID: 70936) - NEW

Well Name or Number:	Well-Temp764
Map Designator:	New Well 5
Ground Water Source:	Surficial Aquifer System
Water Use Type:	Industrial
Well Use Status:	Primary
Meter Description:	None
Well Details	
Well Status:	Proposed
If existing, date installed:	
Total Depth (ft-BLS):	100
Total Depth not known:	☐
Cased Depth (ft-BLS):	80
Wellhead Elevation (ft-NGVD):	
Well Diameter (in):	2.0
Pump/Flow Rate (GPM):	50
Pumped or Flowing?	Pumped

If the well is flowing (artesian well), is there or will there be a working valve?	
Pump Details	
Pump Type:	Centrifugal
Pump Intake Depth (ft-BLS):	0 or null value
Last Calibration Date:	
If the above calibration date is not available, please provide and explanation in the area to the right.	
Location Details	
County:	MARTIN
Section:	13
Township:	39
Range:	40
Latitude:	27.084473
Longitude:	-80.29879

Well (ID: 70928)	
Well Name or Number:	Well-2
Map Designator:	2
Ground Water Source:	Surficial Aquifer System
Water Use Type:	Industrial
ORIGINAL VALUE:	(no original value)
Well Use Status:	Primary
Meter Description:	None
Well Details	
Well Status:	Proposed
If existing, date installed:	
Total Depth (ft-BLS):	100
Total Depth not known:	☐
Cased Depth (ft-BLS):	80
Wellhead Elevation (ft-NGVD):	
Well Diameter (in):	2.0
Pump/Flow Rate (GPM):	50
Pumped or Flowing?	Pumped
If the well is flowing (artesian well), is there or will there be a working valve?	
Pump Details	
Pump Type:	Centrifugal
Pump Intake Depth (ft-BLS):	0 or null value
Last Calibration Date:	
If the above calibration date is not available, please provide	

and explanation in the area to the right.

Location Details	
County:	MARTIN
Section:	13
Township:	39
Range:	40
Latitude:	27.077646
ORIGINAL VALUE:	(no original value)
Longitude:	-80.29186

Well (ID: 70934)	
Well Name or Number:	Well-5
Map Designator:	5
Ground Water Source:	Surficial Aquifer System
Water Use Type:	Industrial
ORIGINAL VALUE:	(no original value)
Well Use Status:	Primary
Meter Description:	None
Well Details	
Well Status:	Abandoned
ORIGINAL VALUE:	Proposed
If existing, date installed:	
Total Depth (ft-BLS):	100
Total Depth not known:	☐
Cased Depth (ft-BLS):	80
Wellhead Elevation (ft-NGVD):	
Well Diameter (in):	2.0
Pump/Flow Rate (GPM):	50
Pumped or Flowing?	Pumped
If the well is flowing (artesian well), is there or will there be a working valve?	
Pump Details	
Pump Type:	Centrifugal
Pump Intake Depth (ft-BLS):	0 or null value
Last Calibration Date:	
If the above calibration date is not available, please provide and explanation in the area to the right.	
Location Details	
County:	MARTIN
Section:	13

Township:	39
Range:	40
Latitude:	27.081041
ORIGINAL VALUE:	(no original value)
Longitude:	-80.29828

Well (ID: 70932)

Well Name or Number:	Well-4
Map Designator:	4
Ground Water Source:	Surficial Aquifer System
Water Use Type:	Industrial
ORIGINAL VALUE:	(no original value)
Well Use Status:	Primary
Meter Description:	None

Well Details

Well Status:	Proposed
If existing, date installed:	
Total Depth (ft-BLS):	100
Total Depth not known:	☐
Cased Depth (ft-BLS):	80
Wellhead Elevation (ft-NGVD):	
Well Diameter (in):	2.0
Pump/Flow Rate (GPM):	50
Pumped or Flowing?	Pumped
If the well is flowing (artesian well), is there or will there be a working valve?	

Pump Details

Pump Type:	Centrifugal
Pump Intake Depth (ft-BLS):	0 or null value
Last Calibration Date:	
If the above calibration date is not available, please provide and explanation in the area to the right.	

Location Details

County:	MARTIN
Section:	13
Township:	39
Range:	40
Latitude:	27.077557
ORIGINAL VALUE:	(no original value)
Longitude:	-80.30168

Well (ID: 70930)

Well Name or Number:	Well-3
Map Designator:	3
Ground Water Source:	Surficial Aquifer System
Water Use Type:	Industrial
ORIGINAL VALUE:	(no original value)
Well Use Status:	Primary
Meter Description:	None
Well Details	
Well Status:	Proposed
If existing, date installed:	
Total Depth (ft-BLS):	100
Total Depth not known:	☐
Cased Depth (ft-BLS):	80
Wellhead Elevation (ft-NGVD):	
Well Diameter (in):	2.0
Pump/Flow Rate (GPM):	50
Pumped or Flowing?	Pumped
If the well is flowing (artesian well), is there or will there be a working valve?	
Pump Details	
Pump Type:	Centrifugal
Pump Intake Depth (ft-BLS):	0 or null value
Last Calibration Date:	
If the above calibration date is not available, please provide and explanation in the area to the right.	
Location Details	
County:	MARTIN
Section:	13
Township:	39
Range:	40
Latitude:	27.077461
ORIGINAL VALUE:	(no original value)
Longitude:	-80.29832

Comments & Attached Files

Comments	Filename & File Size	
*** Comments Not Applicable ***	document 1.docx	12 KB

RELEVANT PARTIES

Select the best representation of the applicant's organization:

PRIVATE

Relevant Party (ID: 1866784)

Type:	OWNER/APPLICANT
"Other" Type:	
First Name:	DAVID
Last Name:	NEILL
Company:	
Salutation:	
Address 1:	P O BOX 2547
Address 2:	
City:	FORT PIERCE
State:	FL
Zip:	34954
Primary:	772-461-2061
Secondary:	
Email:	neills@neillsfarms.com
Date Lease Expires:	
Is Lease Automatically Renewable?	

Comments & Attached Files

Comments	Filename & File Size
*** Comments Not Applicable ***	

APPLICANT SIGNATURE / OWNER AUTHORIZATION

Relevant Party Signature Authority

Type:	OWNER/APPLICANT
"Other" Type:	
First Name:	DAVID
Last Name:	NEILL
Company:	

Statement Of Agreement

I hereby certify that the surface water pumps or groundwater wells associated with the water use of this project are located on property I own/lease or that I have the legal right to access, use, and maintain the surface water pumps and groundwater wells. Upon the District's request, I shall provide written documentation demonstrating my legal control of the withdrawal facilities at any time during the application process or the permitted duration. I certify that to the best of my knowledge and belief that all of the information on this form is correct. I understand that any permit issued shall be subject to review and modification, enforcement action, or revocation, in whole or in part, for any material false statement in an application to continue, initiate, or modify a use, or for any material false statement in any report or statement of fact required of the permittee [Section 373.243(1), Florida Statutes]. With advance notice, I agree to provide District staff with proper identification entry to the project site for the purpose of performing analyses of the site for determining whether the conditions for issuance will be met. Further, if a permit is granted, I agree that, with advance notice, 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.

Prepared by:

Name:	David Neill
Agency of Employment:	
Position:	
Email Address:	Neills@neillsfarms.com
Phone Number:	772-464-2061
Signature Date:	12/23/2015

Comments & Attached Files

Comments	Filename & File Size
*** Comments Not Applicable ***	

KL Waterside, LLC
Comprehensive Growth Management Plan Policy Analysis

Policy 4.13A.1. Intent of agricultural designation.

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

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

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

RESPONSE:

Approximately 300 acres of the subject property are proposed to be converted from Agricultural future land use to urban uses by inclusion within the Primary Urban Service District (PUSD) and assignment of the Low Density Residential Future Land Use category. The subject property is surrounded by urban land use along Kanner Highway to the east and at the intersection of Kanner Highway and SW 96th Street to the north. The property to the south and west along the St. Lucie Canal are mostly vacant or contain ranch houses on undeveloped lands use mostly for cattle ranching and recreation.

The property has been farmed for decades, first as citrus groves and then as row crops. Hydrology in the area was significantly impacted by the construction of the St. Lucie canal decades ago, which was designed and has been used as the primary irrigation source for the subject property and other active agricultural areas upstream (to the west). The soil characteristics supportive to agricultural crops have been significantly depleted and cannot compete with other agricultural markets due to significant and costly soil amendments including the application of fertilizer and pesticides, which are allowed to be discharged to the St. Lucie Canal. The conversion from Agricultural to Low Density residential land uses would require compliance with current stormwater treatment and storage requirements, which would improve the quality of water discharged into the St. Lucie canal and have no adverse impacts on the hydrology of adjacent farmlands.

Supportive urban services and facilities, including water and wastewater treatment services (from Martin County Utilities), schools and improved roads are either in place, nearby, or part of the County's and/or the Florida Department of Transportation's long-range plans.



O'ROURKE
ENGINEERING & PLANNING

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

Prepared for:

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

Prepared by:

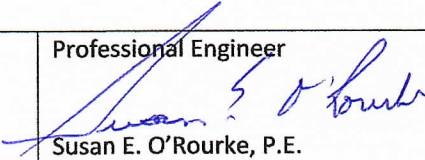
O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
(772) 781-7918

June 2, 2021

MR21012.0

Prepared by:
O'Rourke Engineering & Planning
Certificate of Authorization: #26869
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

Professional Engineer


Susan E. O'Rourke, P.E.

Date signed and sealed: 6/2/2021

License #: 42684



O'ROURKE
ENGINEERING & PLANNING

June 2, 2021

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

Re: KL Waterside - Residential Land Use Plan Analysis

Dear Mr. Harvey

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed land use plan amendment for a change of 499.4 acres from a combination of Industrial and Agricultural to Low Density Residential and Industrial land use categories. The parcels affected by the land use plan amendment are located on SR-76 (Kanner Highway) in Martin County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING

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

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of 499.4-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 2026 traffic volumes
- Assessment of net change in 2045 impact

Each of these components is outlined herein.

PROJECT DESCRIPTION

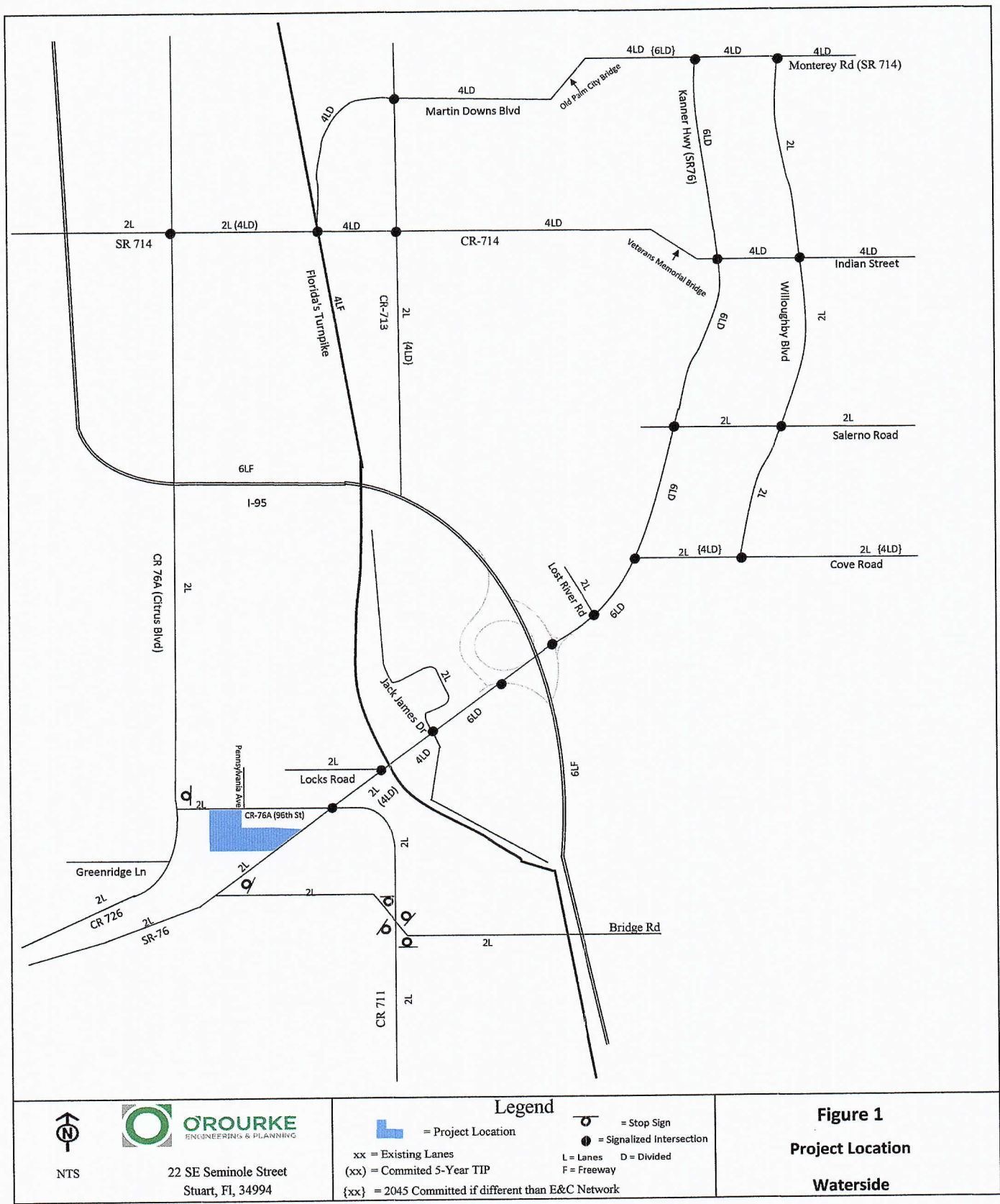
The proposed land use plan amendment involves parcels of land located on SR-76 (Kanner Highway) in Martin County, Florida. The project location is shown in **Figure 1**.

The existing future land use designation includes 250-acres of land with an Industrial land use and 249.4-acres of land with an Agricultural land use. The existing future land use of the Industrial land use is capped at a maximum of 950 inbound AM trips.

The future land use of the approximate 499.4-acre parcel would be amended to 195.21-acres of Limited Industrial and 304.19-acres of Low Density Residential. Low Density Residential Zoning allows for (4 or 5) dwelling units per acre allowing a total of 1,197 dwelling units. Under the Proposed land uses there would be a cap limiting development to 1,000 residential dwelling units, 1,050,000 square feet of warehouse distribution, 250,000 square feet of industrial flex-office space, and 300,000 square feet of mixed retail shopping center uses. The larger area will retain the cap of the current 250-acre Industrial; 950 trips entering in the AM Peak Hour.

The residential portion of the development will have primary access to SW 96th Street with secondary access to SR 76. The industrial portion will have access to 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.

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.

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 under construction to 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.

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

MAXIMUM ALLOWABLE USE/TRIP GENERATION

To determine the worst-case scenario from a traffic standpoint, the trip generation for allowable uses under each existing and future land use were calculated. The Existing Future Land Use is Agricultural and Industrial. The industrial 250 acres is capped at 950 AM peak hour trips. The agriculture lands allow up to 14 single-family dwelling units. The Industrial Land Use currently allows Industrial uses with a 40% coverage equivalent to 4,356,000 SF of building with the trip cap, trip generation was based on 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 internal capture matrices for the existing future land use are provided in **Appendix B**.

The 14 single family dwelling units on the agricultural use would generate 107 daily trips, 15 AM peak hour trips with 4 in and 11 out, and 15 PM peak hour trips with 9 in and 6 out.

The Proposed Future Land Use will be a combination of Low Density Residential and Industrial land use categories. Under these land uses there would be a cap limiting development to 800 single family dwelling units, 200 multifamily units, and 1,300,000 square feet of industrial use, warehouse, office, and 300,000 square feet of retail commercial. **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. The internal capture matrices for the existing and proposed future land uses are also included in **Appendix B**. The proposed uses would retain the cap on the 950 AM peak hour inbound trips. **Table 3** summarizes the net change in trips. The trips from the single-family units on Agriculture have been added to the existing future land use values.

As shown, the existing future land use generates 7,550 daily trips; 1,151 AM Peak hour trips and 1,241 PM Peak hour trips. Under the proposed future land use, the site generates 20,351 daily trips; 1,229 AM Peak hour trips and 1,672 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 12,631 daily trips; 63 AM trips and 63PM peak hour trips.

Table 1 - Existing FLU Trip Generation

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
General Office	710	2,000	SR	$\ln(T) = 0.97\ln(X) + 2.50$	50%	50%	12	12	-	-	12	9	1	1	11	8
Industrial Park	130	2,775,000	SR	$\ln(T) = 0.52\ln(X) + 4.45$	50%	50%	2,643	2,643	-	-	2,643	2,643	264	264	2,379	4,757
Shopping Center	820	50,000	SR	$\ln(T) = 0.68\ln(X) + 5.57$	50%	50%	1,876	1,876	3	3	1,873	1,876	487	975	1,385	2,774
TOTALS		2,827,000					4,531	4,531	3	3	4,528	4,528	752	1,506	3,774	7,550

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
General Office	710	2,000	SR	$T = 0.94\ln(X) + 26.49$	86%	14%	24	4	1	2	23	3	1	3	21	23
Industrial Park	130	2,775,000	SR	$T = 0.40\ln(X)$	81%	19%	899	211	-	-	899	211	56	55	843	156
Shopping Center	820	50,000	SR	$T = 0.50\ln(X) + 151.78$	62%	38%	110	67	1	2	109	66	23	23	86	43
TOTALS		2,827,000					1,033	282	2	4	1,031	280	81	79	950	201

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Multifamily Housing (Low-Rise)	240	-	DU	$\ln(T) = 0.89\ln(X) - 0.02$	63%	37%	-	-	-	-	-	-	-	-	-	-
Industrial Park	130	2,775,000	SR	$T = 0.40\ln(X)$	21%	79%	233	877	-	-	233	877	55	56	178	999
Shopping Center	820	50,000	SR	$\ln(T) = 0.74\ln(X) + 2.89$	48%	52%	156	169	1	1	155	169	41	43	114	126
TOTALS		2,827,000					389	1,049	1	2	388	1,048	96	99	292	949

Source: ITE 10th Edition Trip Generation Rates

Table 1 - (Agriculture 1 DU/20 acres)

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips	
					In	Out	In	Out
Single Family Detached	210	14	DU	$\ln(T) = 0.92\ln(X) + 2.71$	50%	50%	85	85
TOTALS							85	85

Source: ITE 10th 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
Single Family Detached	210	14	DU	$T = 0.71\ln(X) + 4.80$	25%	75%	4	11
TOTALS							4	15

Source: ITE 10th 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
Single Family Detached	210	14	DU	$\ln(T) = 0.96\ln(X) + 0.20$	63%	37%	9	6
TOTALS							9	6

Source: ITE 10th 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		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Single Family Detached	210	800	DU	$\text{Ln}(T) = 0.921 \ln(X) + 2.71$	50%	50%	3,522	3,521	70	58	3,452	3,463	-	-	3,452	3,463
Multifamily Housing (Low-Rise)	240	200	DU	$T = 7.56(X) - 40.86$	50%	50%	736	735	15	12	721	723	-	-	721	723
Industrial Park	130	1,050,000	SR	$\text{Ln}(T) = 0.521 \ln(X) + 4.45$	50%	50%	1,595	1,594	56	223	1,539	1,371	145	291	1,226	2,619
High Cube Short-Term Warehousing	154	250,000	SR	$T = 1.40(X)$	50%	50%	175	175	6	25	169	150	16	32	153	134
Shopping Center	820	300,000	SR	$\text{Ln}(T) = 0.681 \ln(X) + 5.57$	50%	50%	6,345	6,345	12,690	291	6,054	6,225	1,597	1,596	4,457	4,639
TOTALS							12,373	12,370	438	438	11,935	11,932	1,757	3,516	10,176	20,251

Source: ITE 10th Edition Trip Generation Rates

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Single Family Detached	210	800	DU	$T = 0.71(X) + 4.80$	25%	75%	143	430	3	9	140	421	-	-	140	421
Multifamily Housing (Low-Rise)	240	200	DU	$\text{Ln}(T) = 0.951 \ln(X) - 0.51$	23%	77%	31	71	-	1	21	70	-	-	21	70
Industrial Park	130	1,050,000	SR	$T = 0.40(X)$	81%	19%	340	80	11	22	329	69	20	40	309	49
High Cube Short-Term Warehousing	154	250,000	SR	$T = 0.08(X)$	77%	23%	15	5	1	2	14	4	1	1	13	3
Shopping Center	820	300,000	SR	$T = 0.50(X) + 151.78$	62%	38%	187	115	17	10	170	105	36	36	134	69
TOTALS							706	701	32	32	674	669	57	114	617	1,229

Source: ITE 10th Edition Trip Generation Rates

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		Internalization Trips		Net External Trips		Pass-by Trips		Net New Trips	
					In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Single Family Detached	210	800	DU	$\text{Ln}(T) = 0.961 \ln(X) + 0.20$	63%	37%	471	277	148	63	323	214	-	-	323	214
Multifamily Housing (Low-Rise)	240	200	DU	$\text{Ln}(T) = 0.891 \ln(X) - 0.02$	63%	37%	69	40	109	22	47	31	-	-	47	31
Industrial Park	130	1,050,000	SR	$T = 0.40(X)$	21%	79%	88	332	19	37	69	295	17	19	52	276
High Cube Short-Term Warehousing	154	250,000	SR	$T = 0.10(X)$	28%	72%	7	18	23	1	6	16	2	2	6	14
Shopping Center	820	300,000	SR	$\text{Ln}(T) = 0.741 \ln(X) + 2.89$	48%	52%	588	637	1,225	94	494	464	124	125	370	339
TOTALS							1,223	1,304	284	568	939	1,020	146	287	798	1,672

Source: ITE 10th 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	10,176	10,175	20,351
Existing FLU	3,860	3,860	7,720
Net Change	6,316	6,315	12,631

Table 3b- AM Peak Hour

Description	AM Net New Trips		
	In	Out	Total
Proposed FLU	617	612	1,229
Existing FLU	954	212	1,166
Net Change	-337	400	63

Table 3c - PM Peak Hour

Description	PM Net New Trips		
	In	Out	Total
Proposed FLU	798	874	1,672
Existing FLU	301	955	1,256
Net Change	497	-81	416

PROJECT ASSIGNMENT

The project traffic was distributed and assigned using the assignment that was previously approved for the site in 2010. However, slight modifications were made to the links of SW 96th Street east of the project access and on SR 76 north east of the project access. The industrial component will have access only to SR-76, the residential portion of the site will have access to both SW 96th Street and SR-76. Due to the project access, the residential and non-residential assignments are different on these links. 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 C 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	-20	6%	-2.70%
	SR-710	CR-708	SB	OUT	2L	yes	740	24	6%	3.24%
	CR-708	Project Access	NB	IN	2L	no	1,200	-91	27%	-7.58%
	CR-708	Project Access	SB	OUT	2L	yes	1,200	108	27%	9.00%
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	57	24/73%	4.75%
	Project Access	CR-711/CR-76A	SB	IN	2L	no	1,200	-398	24/73%	-33.17%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	2,000	176	44%	8.80%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	no	2,000	-148	44%	-7.40%
	Locks Rd	Jack James	NB	OUT	4LD	yes	2,000	176	44%	8.80%
	Locks Rd	Jack James	SB	IN	4LD	no	2,000	-148	44%	-7.40%
	Jack James	Cove Rd	NB	OUT	6LD	yes	3,020	168	42%	5.56%
	Jack James	Cove Rd	SB	IN	6LD	no	3,020	-142	42%	-4.70%
	Jack James	I-95 SB	NB	OUT	6LD	yes	3,020	168	42%	5.56%
	Jack James	I-95 SB	SB	IN	6LD	no	3,020	-142	42%	-4.70%
	I-95 SB	I-95 NB	NB	OUT	6LD	yes	3,020	144	36%	4.77%
	I-95 SB	I-95 NB	SB	IN	6LD	no	3,020	-121	36%	-4.01%
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	3,020	104	26%	3.44%
	I-95 NB	Lost River Rd	SB	IN	6LD	no	3,020	-88	26%	-2.91%
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	3,020	96	24%	3.18%
	Lost River Rd	Cove Rd	SB	IN	6LD	no	3,020	-81	24%	-2.68%
	Cove Rd	Salerno Rd	NB	OUT	6LD	yes	3,020	72	18%	2.38%
	Cove Rd	Salerno Rd	SB	IN	6LD	no	3,020	-61	18%	-2.02%
	Salerno Rd	Indian St	NB	OUT	6LD	yes	3,020	72	18%	2.38%
	Salerno Rd	Indian St	SB	IN	6LD	no	3,020	-61	18%	-2.02%
	Indian St	SR-714	NB	OUT	6LD	yes	3,020	72	18%	2.38%
	Indian St	SR-714	SB	IN	6LD	no	3,020	-61	18%	-2.02%
	SR-714	SR-5	NB	OUT	6LD	yes	3,020	72	18%	2.38%
	SR-714	SR-5	SB	IN	6LD	no	3,020	-61	18%	-2.02%
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	yes	1,200	80	20%	6.67%
	CR-726	SR-714	SB	IN	2L	no	1,200	-67	20%	-5.58%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	no	1,200	-84	25%	-7.00%
	CR-726	Project Access	WB	OUT	2L	yes	1,200	100	25%	8.33%
	Project Access	Pennsylvania Ave	EB	OUT/IN	2L	no	1,200	-18	24/27 *	-1.50%
	Project Access	Pennsylvania Ave	WB	IN/OUT	2L	no	1,200	16	24/27 *	1.33%
	Pennsylvania Ave	SR-76	EB	OUT/IN	2L	no	800	-18	24/27 *	-2.25%
	Pennsylvania Ave	SR-76	WB	IN/OUT	2L	yes	800	16	24/27 *	2.00%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	IN	2L	no	740	-17	5%	-2.30%
	Greenridge Ln	CR-76A	SB	OUT	2L	yes	740	20	5%	2.70%
SR-9 (I-95)	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	no	7,320	-20	6%	-0.27%
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	40	10%	0.55%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	24	6%	0.74%
	I-95	CR-714	SB	IN	4LD	no	3,240	-20	6%	-0.62%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	EB	IN	4LD	no	2,000	-3	1%	-0.15%
	CR-713	Mapp Rd	WB	OUT	4LD	no	2,000	4	1%	0.20%
	Florida's Turnpike	CR-713	EB	IN	4LD	no	2,000	-17	5%	-0.85%
	Florida's Turnpike	CR-713	WB	OUT	4LD	no	2,000	20	5%	1.00%
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	no	1,800	24	6%	1.33%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	-20	6%	-1.11%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	84	21%	11.35%
	SR-76	CR-711	WB	IN	2L	no	740	-71	21%	-9.59%
	CR-711	I-95	EB	OUT	2L	yes	740	52	13%	7.03%
	CR-711	I-95	WB	IN	2L	no	740	-44	13%	-5.95%
	I-95	Powerline Ave	EB	OUT	2L	no	1,200	12	3%	1.00%
	I-95	Powerline Ave	WB	IN	2L	no	1,200	-12	3%	-1.00%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	no	740	-27	8%	-3.65%
	Palm Beach County	CR-708	SB	OUT	2L	yes	740	32	8%	4.32%
	CR-708	South Fork High School	NB	IN	2L	no	800	-3	1%	-0.38%
	CR-708	South Fork High School	SB	OUT	2L	no	800	4	1%	0.50%
	South Fork High School	SR-76	NB	IN	2L	no	800	-3	1%	-0.38%
	South Fork High School	SR-76	SB	OUT	2L	no	800	4	1%	0.50%

Residential Portion change = 157 in/ 480 out, Industrial = -494/-80

IN -337
OUT 400

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	30	6%	4.05%
	SR-710	CR-708	SB	OUT	2L	no	740	-5	6%	-0.68%
	CR-708	Project Access	NB	IN	2L	yes	1,200	134	27%	11.17%
	CR-708	Project Access	SB	OUT	2L	no	1,200	-22	27%	-1.83%
	Project Access	CR-711/CR-76A	NB	OUT	2L	no	1,200	-81	24/73%*	-6.75%
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	1,200	186	24/73%*	15.50%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	no	2,000	-36	44%	-1.80%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	2,000	219	44%	10.95%
	Locks Rd	Jack James	NB	OUT	4LD	no	2,000	-36	44%	-1.80%
	Locks Rd	Jack James	SB	IN	4LD	yes	2,000	219	44%	10.95%
	Jack James	Cove Rd	NB	OUT	6LD	no	3,020	-34	42%	-1.13%
	Jack James	Cove Rd	SB	IN	6LD	yes	3,020	209	42%	6.92%
	Jack James	I-95 SB	NB	OUT	6LD	no	3,020	-34	42%	-1.13%
	Jack James	I-95 SB	SB	IN	6LD	yes	3,020	209	42%	6.92%
	I-95 SB	I-95 NB	NB	OUT	6LD	no	3,020	-29	36%	-0.96%
	I-95 SB	I-95 NB	SB	IN	6LD	yes	3,020	179	36%	5.93%
	I-95 NB	Lost River Rd	NB	OUT	6LD	no	3,020	-21	26%	-0.70%
	I-95 NB	Lost River Rd	SB	IN	6LD	yes	3,020	129	26%	4.27%
	Lost River Rd	Cove Rd	NB	OUT	6LD	no	3,020	-19	24%	-0.63%
	Lost River Rd	Cove Rd	SB	IN	6LD	yes	3,020	119	24%	3.94%
	Cove Rd	Salerno Rd	NB	OUT	6LD	no	3,020	-15	18%	-0.50%
	Cove Rd	Salerno Rd	SB	IN	6LD	yes	3,020	89	18%	2.95%
	Salerno Rd	Indian St	NB	OUT	6LD	no	3,020	-15	18%	-0.50%
	Salerno Rd	Indian St	SB	IN	6LD	yes	3,020	89	18%	2.95%
	Indian St	SR-714	NB	OUT	6LD	no	3,020	-15	18%	-0.50%
	Indian St	SR-714	SB	IN	6LD	yes	3,020	89	18%	2.95%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	-15	18%	-0.50%
	SR-714	SR-5	SB	IN	6LD	yes	3,020	89	18%	2.95%
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	no	1,200	-16	20%	-1.33%
	CR-726	SR-714	SB	IN	2L	yes	1,200	99	20%	8.25%
	CR-726	Project Access	EB	IN	2L	yes	1,200	124	25%	10.33%
CR-76A (96th St)	CR-726	Project Access	WB	OUT	2L	no	1,200	-20	25%	-1.67%
	Project Access	Pennsylvania Ave	EB	OUT/IN	2L	yes	1,200	94	24/27*	7.83%
	Project Access	Pennsylvania Ave	WB	IN/OUT	2L	yes	1,200	36	24/27*	3.00%
	Pennsylvania Ave	SR-76	EB	OUT/IN	2L	yes	800	94	24/27*	11.75%
	Pennsylvania Ave	SR-76	WB	IN/OUT	2L	yes	800	36	24/27*	4.50%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	IN	2L	yes	740	25	5%	3.38%
	Greenridge Ln	CR-76A	SB	OUT	2L	no	740	-4	5%	-0.54%
SR-9 (I-95)	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	no	7,320	30	6%	0.41%
	Bridge Rd	SR-76 (Kanner Hwy)	SB	OUT	8LF	no	7,320	-5	6%	-0.07%
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	-8	10%	-0.11%
	SR-76 (Kanner Hwy)	High Meadow Ave	SB	IN	8LF	no	7,320	50	10%	0.68%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	-8	10%	-0.25%
	I-95	CR-714	SB	IN	4LD	no	3,240	50	10%	1.54%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	EB	IN	4LD	no	2,000	5	1%	0.25%
	CR-713	Mapp Rd	WB	OUT	4LD	no	2,000	-1	1%	-0.05%
	Florida's Turnpike	CR-713	EB	IN	4LD	no	2,000	25	5%	1.25%
	Florida's Turnpike	CR-713	WB	OUT	4LD	no	2,000	-4	5%	-0.20%
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	no	1,800	-5	6%	-0.28%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	30	6%	1.67%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	no	740	-17	21%	-2.30%
	SR-76	CR-711	WB	IN	2L	yes	740	104	21%	14.05%
	CR-711	I-95	EB	OUT	2L	no	740	-11	13%	-1.49%
	CR-711	I-95	WB	IN	2L	yes	740	65	13%	8.78%
	I-95	Powerline Ave	EB	OUT	2L	no	1,200	-2	3%	-0.17%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	yes	740	40	8%	5.41%
	Palm Beach County	CR-708	SB	OUT	2L	no	740	-6	8%	-0.81%
	CR-708	South Fork High School	NB	IN	2L	no	800	5	1%	0.63%
	CR-708	South Fork High School	SB	OUT	2L	no	800	-1	1%	-0.13%
	South Fork High School	SR-76	NB	IN	2L	no	800	5	1%	0.63%

* Residential/Non-Residential

Residential Portion change = 361 in/ 239 out, Industrial = 136/-189

In: 497

Out: -81

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	24	3.24%	195	Yes
	CR-708	Project Access	SB	OUT	2L	Yes	3105	0.09	0.45	126	1200	108	9.00%	234	Yes
	Project Access	CR-711/CR-76A	NB	OUT	2L	Yes	3105	0.09	0.55	154	1200	57	24/73%	211	Yes
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	Yes	14021	0.09	0.55	694	2000	176	44%	870	Yes
	Locks Rd	Jack James	NB	OUT	4LD	Yes	23296	0.09	0.55	1153	2000	176	44%	870	Yes
	Jack James	Cove Rd	NB	OUT	6LD	Yes	56330	0.09	0.55	2788	3020	168	42%	2956	Yes
	CR-726	Jack James	NB	OUT	6LD	Yes	31169	0.09	0.55	1543	3020	168	42%	1711	Yes
	I-95 SB	I-95 SB	NB	OUT	6LD	Yes	39390	0.09	0.45	1595	3020	144	36%	1739	Yes
	I-95 NB	Lost River Rd	NB	OUT	6LD	Yes	56330	0.09	0.45	2281	3020	104	26%	2385	Yes
	Lost River Rd	Cove Rd	NB	OUT	6LD	Yes	56332	0.09	0.45	2273	3020	96	24%	2369	Yes
CR-76A (Citrus Blvd)	Cove Rd	Salerno Rd	NB	OUT	6LD	Yes	43110	0.09	0.45	1746	3020	72	18%	2385	Yes
	Salerno Rd	Indian St	NB	OUT	6LD	Yes	37438	0.09	0.45	1516	3020	72	18%	1588	Yes
	Indian St	SR-714	NB	OUT	6LD	Yes	35510	0.09	0.45	1438	3020	72	18%	1510	Yes
	SR-714	SR-5	NB	OUT	6LD	Yes	34224	0.09	0.45	1386	3020	72	18%	1458	Yes
	CR-726	Project Access	NB	OUT	2L	Yes	5895	0.09	0.55	292	1200	80	20%	372	Yes
	CR-726	Greenridge Ln	WB	OUT	2L	Yes	8088	0.09	0.55	400	1200	100	25%	500	Yes
	Greenridge Ln	CR-76A	SB	OUT	2L	Yes	5001	0.09	0.55	248	740	20	5%	268	Yes
	CR-76A	CR-711	EB	OUT	2L	Yes	975	0.09	0.55	48	740	84	21%	132	Yes
	CR-711	I-95	EB	OUT	2L	Yes	3949	0.09	0.55	195	740	52	13%	247	Yes
	I-95	Palm Beach County	SB	OUT	2L	Yes	5802	0.09	0.55	188	740	32	8%	220	Yes
Note: K & D Factors from FDOT QLOS & Project Traffic Forecasting															

IN
Out

-337
400

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?
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	Yes	4221	0.09	0.450	171	740	30	6%	201	Yes
	CR-708	Project Access	NB	IN	2L	Yes	3105	0.09	0.450	126	1,200	134	27%	260	Yes
	Project Access	CR-711/CR-76A	SB	IN	2L	Yes	3105	0.09	0.550	154	1,200	186	24/73%	340	Yes
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	Yes	14,021	0.09	0.550	694	2,000	219	44%	913	Yes
	Locks Rd	Jack James	SB	IN	4LD	Yes	23,296	0.09	0.550	1153	2,000	219	44%	1372	Yes
	Jack James	Cove Rd	SB	IN	6LD	Yes	56,330	0.09	0.550	2788	3,020	209	42%	2997	Yes
	CR-726	Jack James	SB	IN	6LD	Yes	31,169	0.09	0.550	1543	3,020	209	42%	1752	Yes
	I-95 SB	I-95 NB	SB	IN	6LD	Yes	39,390	0.09	0.550	1950	3,020	179	36%	2129	Yes
	I-95 NB	Lost River Rd	SB	IN	6LD	Yes	56,330	0.09	0.450	2281	3,020	129	26%	2410	Yes
	Lost River Rd	Cove Rd	SB	IN	6LD	Yes	56,132	0.09	0.450	2273	3,020	119	24%	2392	Yes
CR-76A (Citrus Blvd)	Cove Rd	Salerno Rd	SB	IN	6LD	Yes	43,110	0.09	0.450	1746	3,020	89	18%	1835	Yes
	Salerno Rd	Indian St	SB	IN	6LD	Yes	37,438	0.09	0.450	1516	3,020	89	18%	1605	Yes
	Indian St	SR-714	SB	IN	6LD	Yes	35,510	0.09	0.450	1438	3,020	89	18%	1527	Yes
	SR-714	SR-5	SB	IN	6LD	Yes	34,224	0.09	0.450	1386	3,020	89	18%	1475	Yes
	CR-726	Project Access	SB	IN	2L	Yes	5895	0.09	0.350	292	1,200	99	20%	391	Yes
	CR-726	Greenridge Ln	WB	IN	2L	Yes	8088	0.09	0.350	400	1,200	124	25%	524	Yes
	Greenridge Ln	CR-76A (96th st)	EB	IN	2L	Yes	5001	0.09	0.450	248	740	25	5%	273	Yes
	CR-76A (96th st)	Project Access	EB	IN	2L	Yes	975	0.09	0.450	48	740	104	21%	143	Yes
	Project Access	Pennsylvania Ave	WB	IN	2L	Yes	3,949	0.09	0.450	180	740	65	13%	225	Yes
	Pennsylvania Ave	SR-76	WB	IN	2L	Yes	3,802	0.09	0.350	188	740	40	8%	228	Yes
Note: K & D Factors from FDOT QLOS & Project Traffic Forecasting															

IN
OUT

497
-81

FIVE YEAR ANALYSIS - 2026

For KL Waterside, no more than 100 single family dwelling units and 1,050 square feet light industrial use are anticipated to occur prior to year-end of 2026. 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 3,910 daily trips, 454 AM peak hour trips, and 480 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 2026, existing 2019 traffic was grown to 2026 using historic growth rates. The project traffic was then added to achieve the 2026 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2019 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2019 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 2026. **Appendix C** provides the Martin County 2019 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 remain under the approved cap of 950 AM inbound trips.

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			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	210	100	DU	$L_{aT}(T) = 0.92L_{aT}(X) + 2.71$	50%	50%	520	520	1,040	-	-	-	520	520	1,040	-	-	-	520	520	1,040
Industrial Park	130	1,050,000	SI	$L_{aT}(T) = 0.52L_{aT}(X) + 4.45$	50%	50%	1,595	1,594	3,189	-	-	-	1,595	1,594	3,189	160	159	319	1,435	1,435	2,870
TOTALS							2,115	2,114	4,229	-	-	-	2,115	2,114	4,229	160	159	319	1,955	1,955	3,910

Source: ITE 10th Edition Trip Generation Rates

Table 6b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	210	100	DU	$T = 0.71(X) + 4.80$	25%	75%	19	57	76	-	-	-	19	57	76	-	-	-	19	57	76
Industrial Park	130	1,050,000	SI	$T = 0.40(X)$	81%	19%	340	80	420	-	-	-	340	80	420	21	21	42	319	59	378
TOTALS							359	137	496	-	-	-	359	137	496	21	21	42	338	116	454

Source: ITE 10th Edition Trip Generation Rates

Table 6c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Single Family Detached	210	100	DU	$L_{aT}(T) = 0.96L_{aT}(X) + 0.20$	63%	37%	64	38	102	-	-	-	64	38	102	-	-	-	64	38	102
Industrial Park	130	1,050,000	SI	$T = 0.40(X)$	21%	79%	88	332	420	-	-	-	88	332	420	20	22	42	68	310	378
TOTALS							152	370	522	-	-	-	152	370	522	20	22	42	132	348	480

Source: ITE 10th Edition Trip Generation Rates

Table 7: 5-Year Percent Impact - PM 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	7	2%	0.80%
SR-76 (Kanner Hwy)	SR-710	CR-708	2L	yes	740	21	6%	2.84%
	CR-708	Project Access	2L	yes	1,200	94	27%	7.83%
	Project Access	CR-711/CR-76A	2L	yes	1,200	235	24/73%	19.58%
	CR-711/CR-76A	Locks Rd	4LD	yes	2,000	153	44%	7.65%
	Locks Rd	Jack James	4LD	yes	2,000	153	44%	7.65%
	Jack James	Cove Rd	6LD	yes	3,020	146	42%	4.83%
	Cove Rd	Salerno Rd	6LD	yes	3,020	63	18%	2.09%
	Salerno Rd	Indian St	6LD	no	3,020	56	16%	1.85%
	Indian St	SR-714	6LD	no	3,020	35	10%	1.16%
CR-76A (Citrus Blvd)	CR-726	SR-714	2L	yes	1,200	70	20%	5.83%
Citrus Blvd	CR-714	Port St. Lucie Blvd	2L	no	1,200	21	6%	1.75%
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	yes	1,200	87	25%	7.25%
	Pennsylvania Ave	SR-76	2L	yes	800	92	22/27%	11.50%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	2L	yes	740	17	5%	2.30%
	SR-710	Greenridge Ln	2L	no	740	10	3%	1.35%
Willoughby Blvd	Cove Rd	Salerno Rd	2L	no	880	7	2%	0.80%
I-95	Bridge Rd	SR-76 (Kanner Hwy)	6LF	no	5,620	21	6%	0.37%
	SR-76 (Kanner Hwy)	High Meadow Ave	6LF	no	5,620	35	10%	0.62%
CR-713 (High Meadow Ave)	I-95	CR-714	2L	no	1,200	21	6%	1.75%
SR-714 (Martin Highway)	I-95	Citrus Blvd	2L	no	1,200	21	6%	1.75%
	Citrus Blvd	Florida's Turnpike	4LD	no	2,000	21	6%	1.05%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	4LD	no	2,000	3	1%	0.15%
	Florida's Turnpike	CR-713	4LD	no	2,000	17	5%	0.85%
Cove Rd	SR-76	Willoughby Blvd	2L	yes	880	21	6%	2.39%
	Willoughby Blvd	SR-5	2L	no	880	14	4%	1.59%
CR-708 (Bridge Rd)	SR-76	CR-711	2L	yes	740	73	21%	9.86%
	CR-711	I-95	2L	yes	740	45	13%	6.08%
	I-95	Powerline Rd	2L	no	1,200	14	4%	1.17%
CR-711 (Pratt Whitney)	South Fork High School	SR-76	2L	no	800	7	2%	0.88%

Source: Martin County 2019 Roadway Level of Service and Inventory Report

Out: 348
Years Grown: 7

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

Segment	From	To	Lanes E+C	Is Project Traffic 2% or More of Capacity?	2019 AADT	2019 Volume Peak Hour Direction	Growth Rate	2026 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	3412	151	1.009	161	740	21	6%	2.84%	182	Yes
	CR-708	Project Access	2L	yes	2889	168	1.005	174	1200	94	27%	7.83%	268	Yes
	Project Access	CR-711/CR-76A	2L	yes	2889	168	1.005	174	1200	235	24/73%	19.58%	409	Yes
	CR-711/CR-76A	Locks Rd	4LD	yes	13401	831	1.017	935	2000	153	44%	7.65%	1088	Yes
	Locks Rd	Jack James	4LD	yes	19,231	920	1.005	953	2000	153	44%	7.65%	1106	Yes
	Jack James	Cove Rd	6LD	yes	43,880	2372	1.006	2473	3020	146	42%	4.83%	2619	Yes
	Cove Rd	Salerno Rd	6LD	yes	34,493	1495	1.01	1603	3020	63	18%	2.09%	1666	Yes
	Salerno Rd	Indian St	6LD	no	30,812	1293	1.026	1547	3020	56	16%	1.85%	1603	Yes
CR-76A (Citrus Blvd)	CR-726	SR-714	2L	yes	4,269	283	1.08	485	1200	70	20%	5.83%	555	Yes
Citrus Blvd	CR-714	Port St. Lucie Blvd	2L	no	5,391	469	1.07	753	1200	21	6%	1.75%	774	Yes
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	yes	3,845	195	1.08	334	1200	87	25%	7.25%	421	Yes
	Pennsylvania Ave	CR-76A	2L	yes	8,086	492	1.025	585	800	92	22/27%	11.50%	677	Yes
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	2L	yes	2,488	137	1.005	142	740	17	5%	2.30%	159	Yes
	Greenridge Ln	Greenridge Ln	2L	no	2,783	126	1.005	130	740	10	3%	1.35%	140	Yes
CR-713 (High Meadow Ave)	SR-710	CR-714	2L	no	13,157	1008	1.011	1088	1200	21	6%	1.75%	1109	Yes
SR-714 (Martin Highway)	I-95	Citrus Blvd	2L	no	13,786	735	1.051	1041	1200	21	6%	1.75%	1062	Yes
Cove Rd	SR-76	Willoughby Blvd	2L	yes	13,855	749	1.015	831	880	21	6%	2.39%	852	Yes
	Willoughby Blvd	SR-5	2L	no	15,446	699	1.009	744	880	14	4%	1.59%	758	Yes
CR-708 (Bridge Rd)	SR-76	CR-711	2L	yes	952	67	1.067	105	740	73	21%	9.86%	178	Yes
	CR-711	I-95	2L	yes	3,899	246	1.08	422	740	45	13%	6.08%	467	Yes

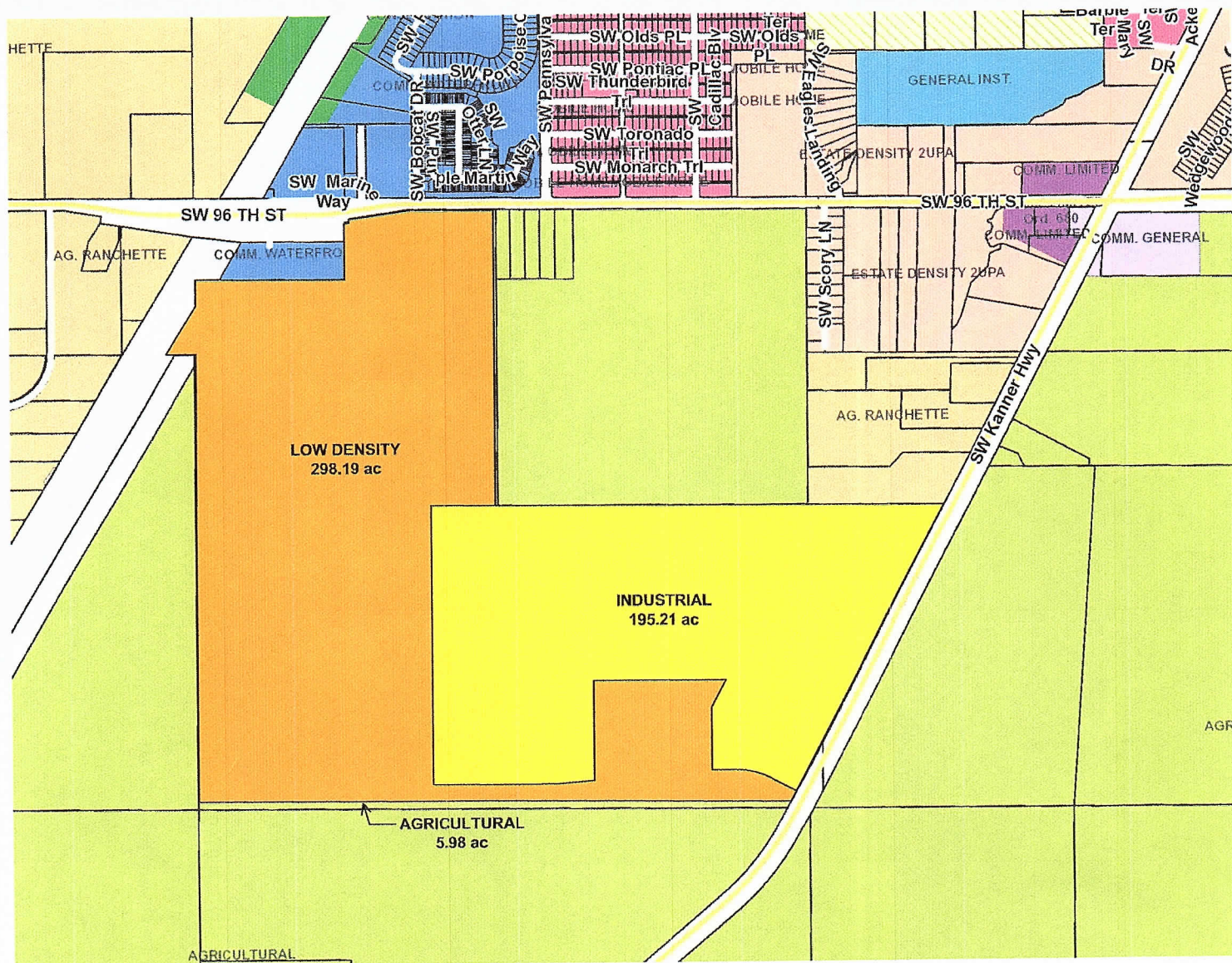
Sources: Martin County 2019 Roadway Level of Service and Inventory Report

Out: 348
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 | | |

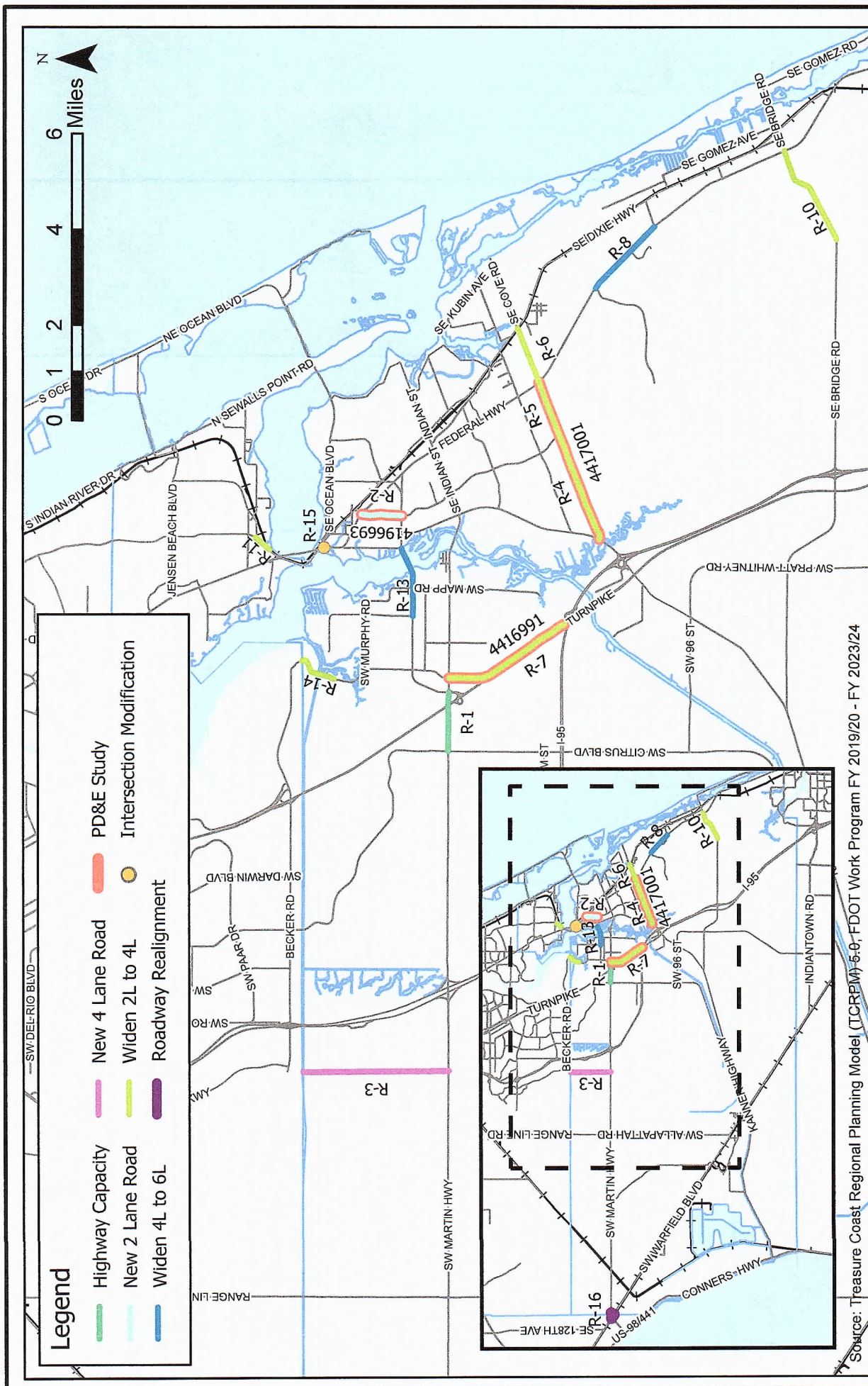


701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220



KL Waterside, LLC (fka Neill Parcels)
Martin County, Florida



2045 Cost Feasible Plan

Roadways

Martin County

Table 7-1: Highway/Roadway Projects Prioritization

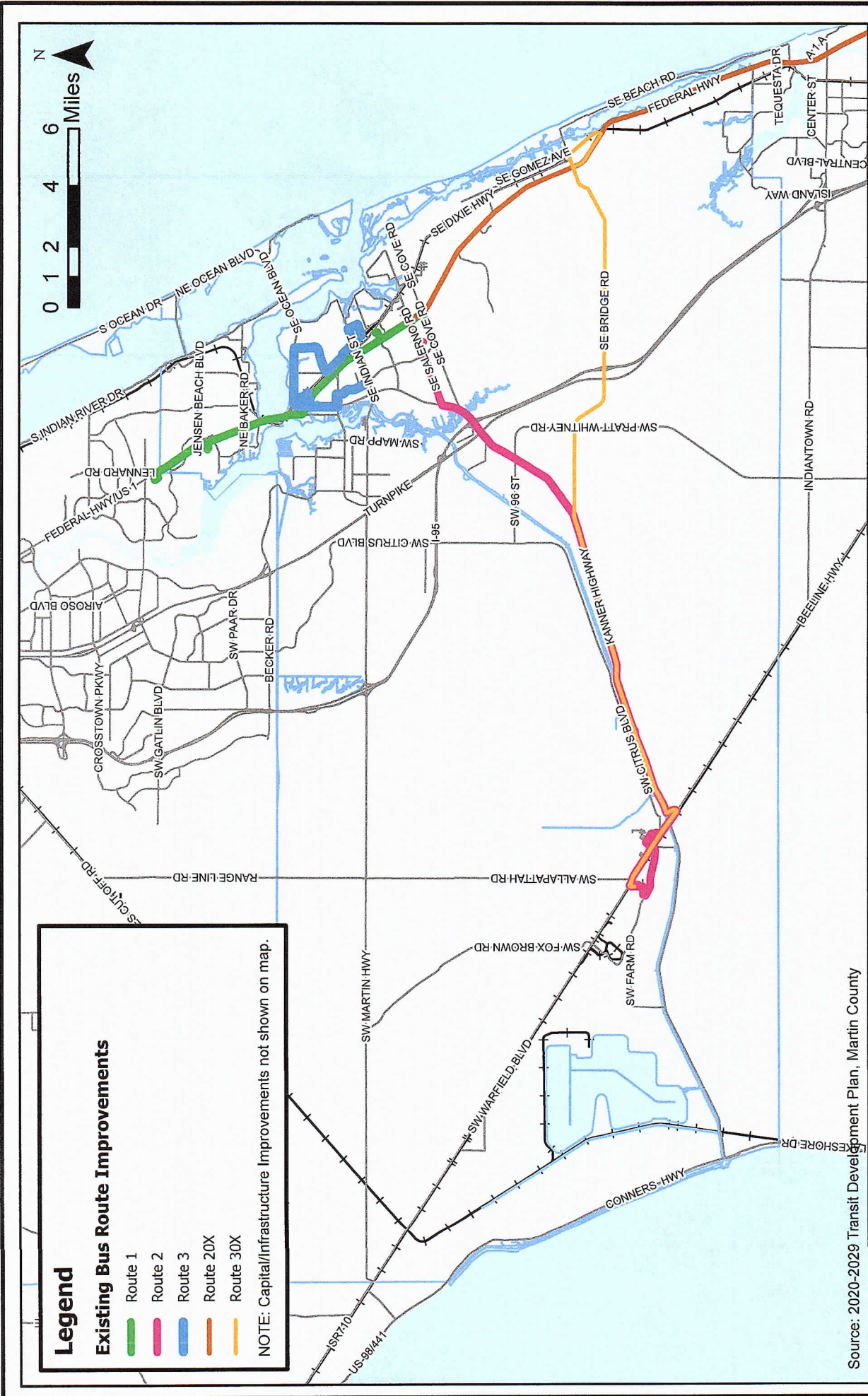
Map ID	Facility	From	To	Project Description	Existing Lanes	Future Lanes	Length (miles)	Total Score	Ranking	Priority
R-1	SR-714/Martin Highway	CR-76A/Citrus Boulevard	Martin Downs Boulevard	Highway Capacity	2	4	0.88	Under Construction	TIP	Currently Funded
4196693	Willoughby Boulevard	SR-714/ Monterey 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	-	-	2.64	Funded	TIP	
R-3	Village Parkway Extension	SR-714/Martin Highway	St. Lucie County Line	New 4 Lane Road	0	4	3.00	Privately Funded	2	Not Applicable
R-5	Cove Road	Willoughby Boulevard	SR-5/US-1/Federal Highway	Widen from 2L to 4L	2	4	1.07	39	1	
R-6	Cove Road	SR-5/US-1/Federal Highway	CR-A1A	Widen from 2L to 4L	2	4	1.12	39	1	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	SE 128th Blvd. (Okeechobee County)	Roadway Realignment	-	-	-	-	-	
R-2	Willoughby Boulevard	SR-714/ Monterey Road	SR-5/US-1/Federal Highway	New 2 Lane Road	0	2	0.84	36	2	Tier 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	
R-11	SE Green River Pkwy	NW Wright Blvd	NW Dixie Hwy	Widen from 2L to 4L	2	4	0.37	33	3	Tier 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 L RTP.
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.



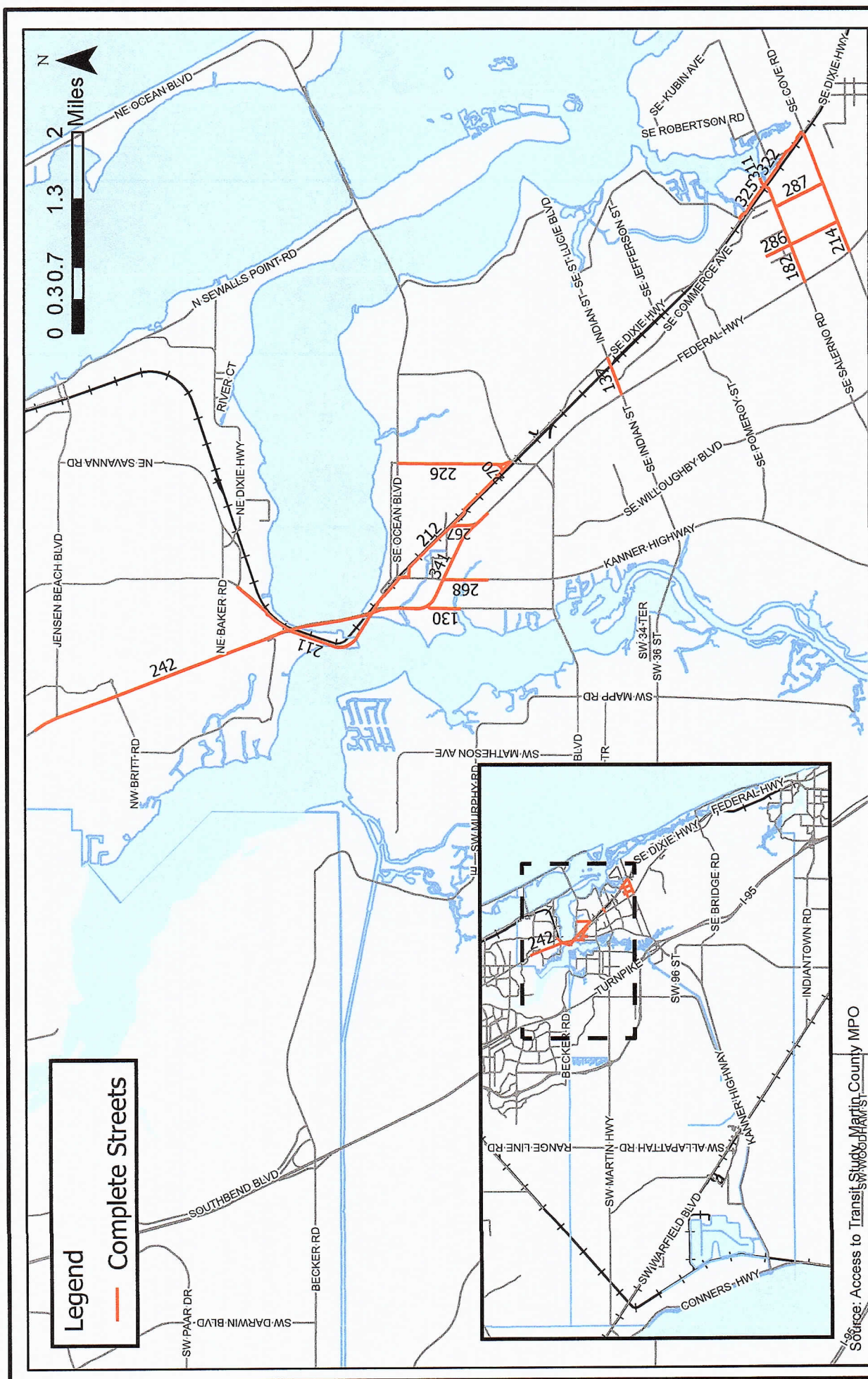


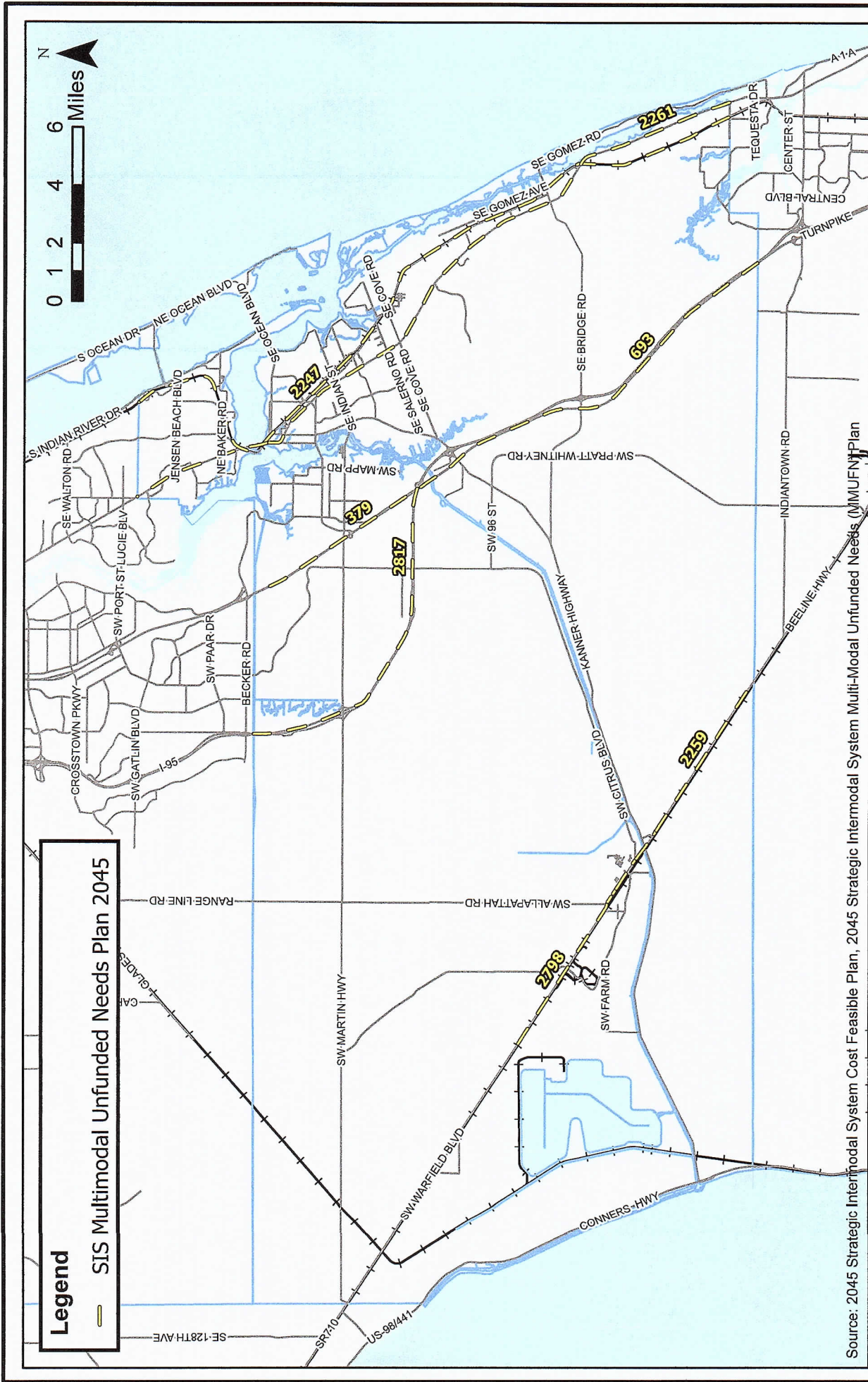
Figure 7-8

2045 Cost Feasible Plan

Complete Streets

Martin County





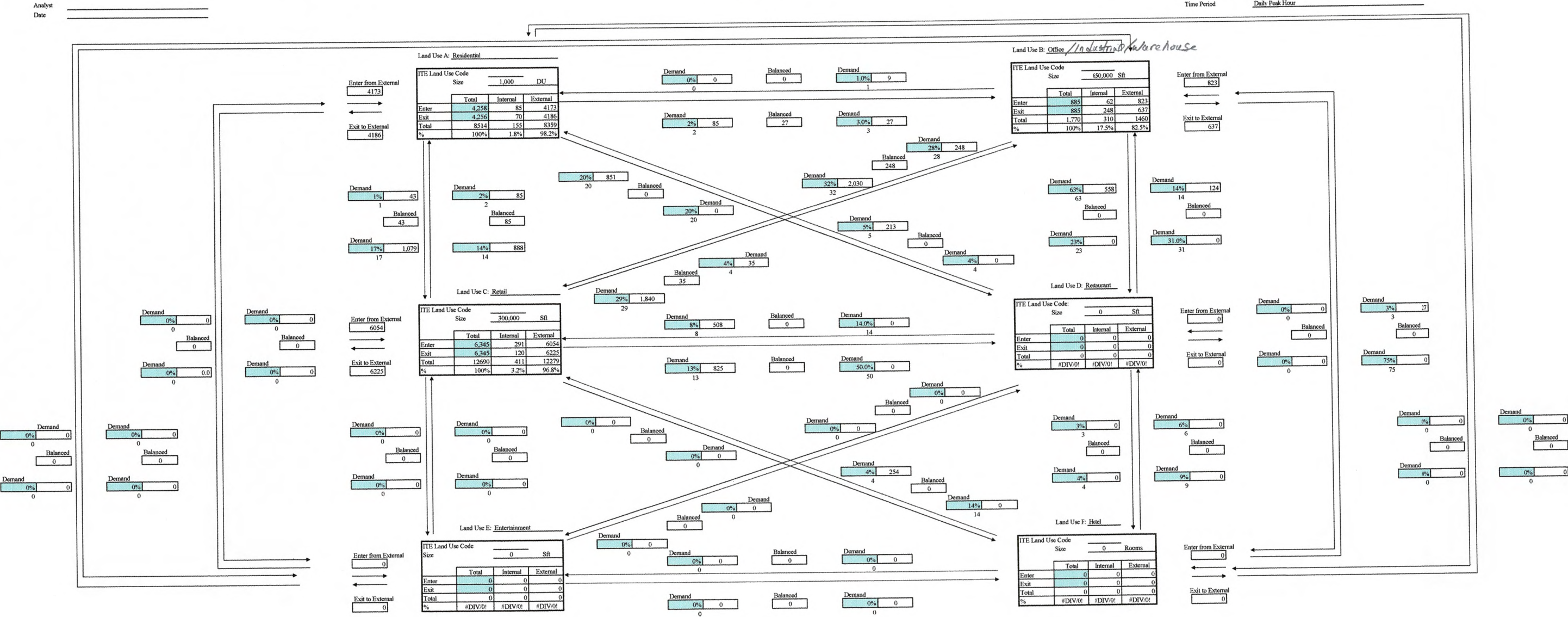
APPENDIX B

Internal Capture Matrices

TABLE 1: Daily Internal Traffic (Waterside PFLV)

PROJECT
TRIP INTERNALIZATION - Daily

Name of Devlpt _____
Time Period _____
Proposed FLU _____
Daily Peak Hour _____



Net External Trips for Multi-Use Development									
	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F			Total
Enter	4173	823	6054	0	0	0			11050
Exit	4186	637	6225	0	0	0			11048
Total	8359	1460	12279	0	0	0			22098
Single-Use Trip Gen Estimate	8514	1770	12690	0	0	0			22974

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

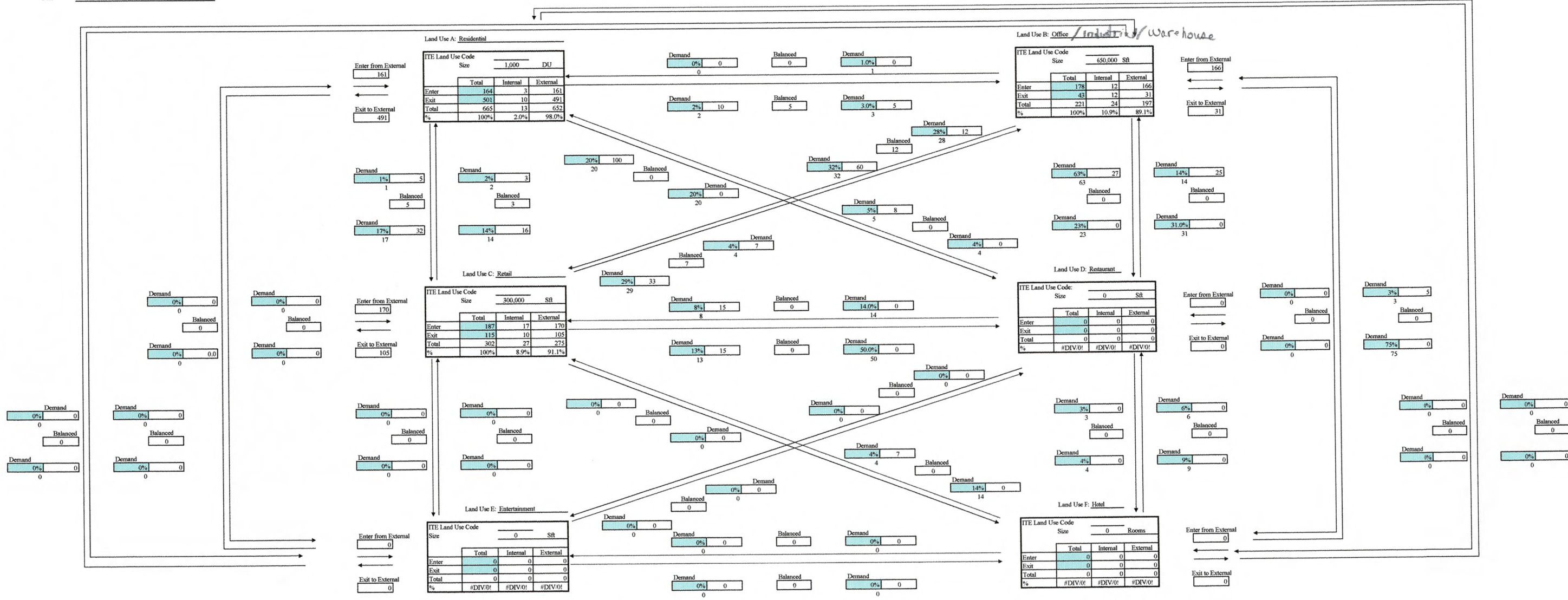
* Values w/100% Industrial/Warehouse trips; only 1/2 used for internal capture.

TABLE 1: AM Internal Traffic - Phase 1 *Waterside PFLU*

PROJECT
TRIP INTERNALIZATION - AM

Name of Devtpt _____
Time Period _____
Proposed FLU _____
AM Peak Hour _____

Analyst _____
Date _____



Net External Trips for Multi-Use Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	161	166	170	0	0	0	497
Exit	491	31	105	0	0	0	627
Total	652	197	275	0	0	0	1124
Single-Use Trip Gen Estimate	665	221	302	0	0	0	1188

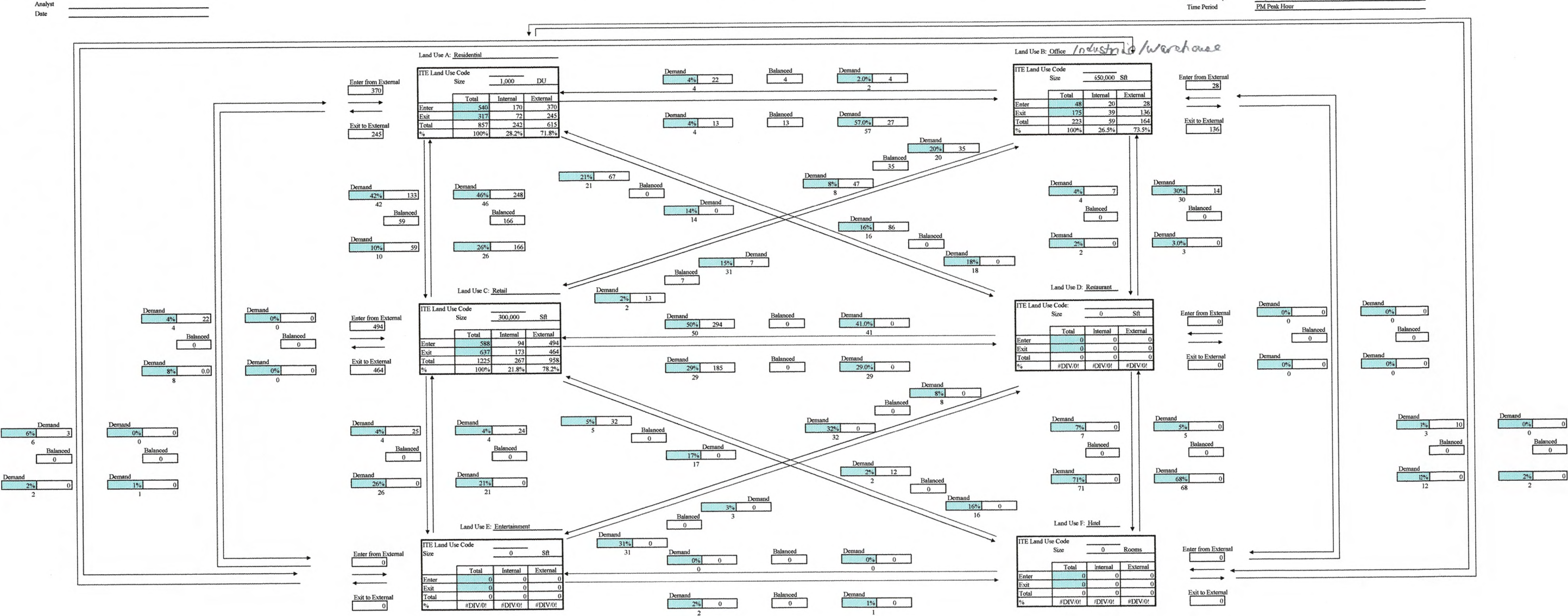
Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

** Total by 100%
* Total Industrial/Warehouse trips; only 1/2 used for internal calculation
* 4.5% of the total*

TABLE 1: PM Internal Traffic *Waterside (PFLU)*

PROJECT
TRIP INTERNALIZATION - PM

Name of Devlpt _____
Time Period _____
Proposed FLU _____
PM Peak Hour _____



Net External Trips for Multi-Use Development									
	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F			Total
Enter	370	28	494	0	0	0			892
Exit	245	136	464	0	0	0			845
Total	615	164	958	0	0	0			1737
Single-Use Trip Gen Estimate	857	223	1225	0	0	0			2305

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

* Values w/ 100% industrial/warehouse trips; only 1/2 used for internal capture

APPENDIX C

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

Sold bulk volume has been assumed or adjusted to account for recently constructed or completed projects. Stocked volume exceeds normalized LOS volume and requires additional analysis.

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

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

Moulden Martin Edward

Road Name	From	To	\$ Lane Each Direction (ft)	Clear for Trucks Direct (ft)	Enc. for Lane (ft)	Urban Transit Road	Road width for LOS A	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Capacity	2005 ADMT	2007 ADMT	2008 ADMT	2010 ADMT	2011 ADMT	2012 ADMT	2013 ADMT	Annual Historical Growth Rate (Linear Regression)	Model ADT	Model Growth Rate (30 Year)	Annual Model Growth Rate	Projected Annual Volume	WC		
SR 76 (Kearney Hwy)	CR 71 (COTR)	Lakes Rd	1	1	U	Urban	LQ_Urban_1	1-U	Class 1: 2-Ln Undivided		17700	15635	12,652	11,035	11,359	11,679	11,959	11,422	11,772	-0.34%	19153	18075	0.71%	0.71%	14021	0.79	
SR 76 (Kearney Hwy)	Lakes Rd	Jack James	2	1	D	Urban	LQ_Urban_2	1-2D	Class 1: 4-Ln Divided		38600	19179	19,629	19,128	19,128	19,147	19,593	18,375	19,781	-0.17%	18769	22932	0.87%	0.87%	22266	0.59	
SR 76 (Kearney Hwy)	Jack James	Cove Rd	2	1	D	Urban	LQ_Urban_2	1-2D	Class 1: 4-Ln Divided	Class 1: 6-Ln Divided	35600	55000	41,722	41,118	39,147	39,027	39,213	38,143	38,547	40,486	-0.04%	43021	61632	1.42%	1.42%	56330	0.94
SR 76 (Kearney Hwy)	Cove Rd	Salem Rd	2	1	D	Urban	LQ_Urban_2	1-2D	Class 1: 4-Ln Divided	Class 1: 6-Ln Divided	35600	55000	30,402	30,305	29,320	29,348	29,850	29,328	30,025	30,411	0.00%	34701	50001	1.59%	1.59%	45910	0.72
SR 76 (Kearney Hwy)	Salem Rd	Indian St	2	1	D	Urban	LQ_Urban_2	1-2D	Class 1: 4-Ln Divided	Class 1: 6-Ln Divided	35600	55000	26,611	25,923	24,675	25,621	26,884	26,700	26,112	26,897	0.01%	28207	42192	1.65%	1.65%	37425	0.65
SR 76 (Kearney Hwy)	Indian St	SR 714	2	1	D	Urban	LQ_Urban_2	1-2D	Class 1: 4-Ln Divided	Class 1: 6-Ln Divided	35600	55000	20,630	22,291	22,265	23,612	24,048	23,800	23,654	23,620	0.04%	23329	37520	2.02%	2.02%	35910	0.88
SR 76 (Kearney Hwy)	SR 714	SR 6	3	1	D	Urban	LQ_Urban_3	1-3D	Class 1: 6-Ln Divided		55000	30625	38,408	28,719	27,800	25,526	27,564	27,300	25,298	-0.31%	26408	45007	1.31%	1.31%	34221	0.57	
SR 76 (Kearney Hwy)	SR 714	St Louis Blvd	2	1	D	Urban	LQ_Urban_2	2-2D	Class 1: 4-Ln Divided		38600	19179	17,164	17,000	16,929	16,666	17,130	17,799	17,810	0.14%	15158	22476	1.61%	1.61%	25549	0.16	
SR 76 (Kearney Hwy)	St Louis Blvd	Southern Point Rd	2	1	D	Urban	LQ_Urban_2	1-2D	Class 1: 4-Ln Divided		38600	19179	20,648	20,497	17,711	17,705	19,347	20,347	20,330	21,003	0.09%	21026	31673	1.48%	1.48%	29407	0.74
SR 76 (Kearney Hwy)	Southern Point Rd	Maplewood Blvd	1	1	U	Urban	LQ_Urban_1	1-U	Class 1: 2-Ln Divided		18255	10571	12,197	11,058	11,359	12,273	12,716	11,536	13,007	0.09%	11513	14638	0.82%	0.82%	18020	0.88	
SR 76 (Kearney Hwy)	Maplewood Blvd	SR 732	1	UN	U	Urban	UN_LQ_Urban_1	1-U-1	2-Ln Undivided/Arterial Flow		24000	7320	7,977	6,705	6,609	7,179	7,252	7,237	7,161	-0.02%	5668	10459	1.01%	1.01%	9112	0.38	
SR 76 (Kearney Hwy)	SR 732	St Louis County	1	UN	U	Urban	UN_LQ_Urban_1	1-U-1	2-Ln Undivided/Arterial Flow		24000	7320	12,445	12,464	11,590	11,726	12,264	13,179	12,694	11,919	0.04%	8102	10309	0.74%	0.74%	14084	0.59
SR 76 (Kearney Hwy)	CR 714	Indian St	1	NS	U	Urban	NS_LQ_Urban_1	NS-1	2-Ln Undivided Non-Stop		19500	12445	3,396	3,445	3,110	3,372	3,175	2,805	2,655	2,818	-0.36%	3222	5325	2.18%	2.18%	4473	0.28
SR 76 (Kearney Hwy)	Indian St	SR 714	1	NS	U	Urban	NS_LQ_Urban_1	NS-1	2-Ln Undivided Non-Stop		19500	12445	9,438	8,603	8,756	8,713	7,419	6,977	6,607	6,621	-0.46%	6068	13040	1.00%	1.00%	8917	0.55
SR 76 (Kearney Hwy)	St Louis County	SR 6	1	II	D	Urban	LQ_Urban_1	2-U	Class 1: 2-Ln Divided		19500	12445	13,073	10,971	11,693	11,286	11,320	11,237	11,204	11,130	-0.18%	6566	13086	1.22%	1.22%	14784	0.55
SR 76 (Kearney Hwy)	Cove Rd	Salem Rd	1	1	U	Urban	LQ_Urban_1	1-U	Class 1: 2-Ln Undivided		17700	15635	3,048	2,923	2,421	2,880	2,875	2,738	2,917	2,824	0.00%	3723	7078	3.00%	3.00%	5204	0.30
SR 76 (Kearney Hwy)	Salem Rd	Penney St	1	1	U	Urban	LQ_Urban_1	1-U	Class 1: 2-Ln Undivided		17700	15635	8,145	7,220	7,615	7,230	7,149	7,033	7,210	6,718	-0.23%	5599	9724	2.13%	2.13%	10269	0.60
SR 76 (Kearney Hwy)	Penney St	Indian St	2	1	D	Urban	LQ_Urban_2	1-2D	Class 1: 4-Ln Divided		38200	18808	8,868	8,559	8,862	8,539	8,419	8,378	8,026	8,438	0.05%	6485	14960	2.23%	2.23%	13916	0.34
SR 76 (Kearney Hwy)	Indian St	SR 714	2	1	D	Urban	LQ_Urban_2	1-2D	Class 1: 4-Ln Divided		35600	55000	11,402	11,157	11,439	10,000	10,766	10,708	11,121	11,797	-0.02%	10020	13247	-0.87%	-0.87%	13390	0.34
SR 76 (Kearney Hwy)	SR 6	Dave Highway	1	1	D	Urban	LQ_Urban_1	2-U	Class 1: 2-Ln Divided		19300	9050	9,050	8,718	8,218	7,007	8,461	8,478	8,130	8,890	0.02%	8377	9100	0.29%	0.29%	9385	0.57
SR 76 (Kearney Hwy)	N of SR 716 (Interchange Road)		3	D	D	Transit	_D_Transit_3	FR-1-3D	Transitional 6-Ln Freeway		95000	82,500	84,000	103,500	90,000	65,000	65,000	65,000	65,000	67,000	-0.61%	69890	81813	1.02%	1.02%	85394	1.00
SR 76 (Kearney Hwy)	N of CR 716 (Bridge Road)		3	D	D	Transit	_D_Transit_3	FR-1-3D	Transitional 6-Ln Freeway		95000	84,500	82,500	70,000	69,500	67,500	68,500	71,000	73,000	0.21%	59216	77039	1.11%	1.11%	94981	1.11	
SR 76 (Kearney Hwy)	N of SR 716 (Kearney Highway)		3	D	D	Transit	_D_Transit_3	FR-1-3D	Transitional 6-Ln Freeway		95000	69,500	69,000	62,900	64,000	61,000	55,500	61,000	54,000	-0.34%	71100	94566	1.11%	1.11%	70072	0.83	
SR 76 (Kearney Hwy)	S of SR 714 (Mudch Highway)		3	D	D	Transit	_D_Transit_3	FR-1-3D	Transitional 6-Ln Freeway		86000	92,000	42,500	46,500	48,000	50,000	39,000	49,500	45,500	-0.12%	15164	89445	1.85%	1.85%	72410	0.85	
SR 91	S of SR 714 (Mudch Highway)		2	D	D	Transit	_D_Transit_2	FR-1-2D	Transitional 4-Ln Freeway		57600	25,500	39,200	36,000	35,000	36,000	36,000	35,000	33,000	-0.18%	36513	47591	1.01%	1.01%	46222	0.81	
SR 91	SR 714 (Bauer)		2	D	D	Transit	_D_Transit_2	FR-1-2D	Transitional 4-Ln Freeway		57600	43,100	41,100	41,100	40,700	41,100	41,600	40,000	37,000	-0.17%	41752	61211	1.55%	1.55%	52520	0.91	

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,305	172	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

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

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,349	243	C	1.8%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,487	177	C	1.3%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,809	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,565	212	C	0.6%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninterrupted / Undivided Flow	1200	5,391	469	C	7.0%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,156	393	D	3.1%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,704	366	C	0.7%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,827	134	C	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,512	159	C	1.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,703	124	C	2.9%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,855	749	C	1.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,446	699	C	0.9%
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	13,161	586	D	2.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,739	322	C	1.7%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,892	109	A/B	3.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,786	88	A/B	2.9%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,782	116	C	1.4%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,383	235	C	0.8%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,521	601	D	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,007	336	C	8.0%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	6,615	351	D	8.0%

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

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	23,279	1,175	D	4.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,680	962	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,920	448	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	740	932	67	A/B	6.7%
CR-708 (Bridge Rd)	CR-711	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,899	246	C	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	9,172	540	C	4.9%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	10,577	588	C	4.2%
CR-708 (Bridge Rd)	SR-5	CR-A1A	2-Ln Undivided Non-State	675	9,373	570	D	0.7%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	2-Ln Undivided Non-State	675	8,053	419	D	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	4,739	319	C	1.2%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,278	294	C	5.5%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2-Ln Undivided	800	4,582	314	C	2.2%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2-Ln Undivided	800	6,071	290	C	4.9%
CR-713 (High Meadow Ave)	I-95	CR-714	2-Ln Uninter /Undivided Flow	1190	13,157	1,008	D	1.1%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,885	634	C	4.2%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1190	12,431	577	C	2.8%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,413	202	A/B	7.9%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,679	194	A/B	7.4%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	5,747	261	C	6.2%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,783	1,504	C	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	22,656	1,223	C	5.6%

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

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	23,957	1,622	C	6.1%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	9,135	384	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,631	471	C	1.0%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,783	126	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,488	137	A/B	0.5%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1200	4,269	283	A/B	8.0%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	3,845	195	A/B	8.0%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2-Ln Undivided	800	8,086	492	C	2.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,416	192	C	4.7%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,552	477	C	3.7%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1190	6,595	393	A/B	3.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1190	7,147	346	A/B	2.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	12,131	617	D	3.1%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	17,261	835	F	3.3%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	14,108	748	D	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	18,389	848	D	2.2%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	17,161	824	C	3.1%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non-State	675	6,710	346	D	1.6%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	2,817	124	C	3.2%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	347	16	A/B	0.0%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,810	278	A/B	0.5%

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