

CPA 21-12, Waterside

FLUM,

03/26/2024 Application

Materials



March 26, 2024

HAND DELIVERY

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

RE: CPA #22-12, Waterside Comprehensive Plan FLUM Amendment –Response to Staff Analysis Comments Dated December 15, 2023 (Our Ref. #23-050)

Dear Samantha:

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

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

- Application form;
- Legal description and sketch;
- FLUM Amendment Application Description/Justification report;
- Location map;
- Current aerial;
- Current parcel map;
- Existing Future Land Use map;
- Proposed Future Land Use map;
- Existing Zoning;
- Proposed Zoning;
- Map Depicting Adjacent Non-Agricultural Development;
- Proposed TEXT Amendments (for reference only);
- Proposed Figure 4-2 (for reference only);
- Proposed Figure 11-1 (for reference only);
- Proposed Figure 11-2 (for reference only);
- FEMA Flood Map;
- Soil Type Map;
- School Location Map;
- Water and Sewer Availability Worksheet;
- Email from Martin County Utilities dated February 29, 2024;
- Martin County Utilities Letter Dated March 6, 2023; and
- Updated Traffic Impact Analysis.

These materials have been provided in response to the staff comments as outlined below. Please note the staff comment has been provided in **bold type** and the applicant's **RESPONSE** follows.

RESPONSE to Staff Comments:

APPLICANT REQUEST:

This is an application to amend the Future Land Use Map (FLUM), an exhibit to the Comprehensive Growth Management Plan, from Agriculture (allowing one unit per 20 acres) to Low Density Residential (allowing five units per acre) on approximately 369.89 acres.

RESPONSE: As per the revised legal description and Application Description and Justification report enclosed, the land use area has been updated to include 396.81 acres.

A separate application has been submitted (CPA 21-11) to expand the Primary Urban Service District (PUSD) and make other text amendments concurrent with the FLUM amendment considered in this report. CPA 21-11 will be considered separately.

RESPONSE: Agree. However, since the TEXT amendment must be approved before FLUM amendment, the restrictions to density and commitment to providing public facilities must be considered in the evaluation of the FLUM Amendment. Specifically, the TEXT Amendment restricts the maximum number of residential units to 1,050 units (2.6 units per acre) and provides the following commitment to providing public facilities:

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

STAFF RECOMMENDATION:

Staff does not recommend approval of the proposed FLUM amendment for the reasons outlined in the staff report.

RESPONSE: The following responses and supplemental application materials provide competent and substantial evidence that address staff comments and enable a staff recommendation of approval consistent with the Comprehensive Growth Management Plan policies and Florida Statutes.

EXECUTIVE SUMMARY:

The applicant seeks to change agricultural land to residential land with a substantial density increase on the edge of an urban area containing other residential and commercial uses. The change from agricultural to residential use will also be adjacent to industrial lands where construction is underway, but the actual industrial uses are not yet present. This staff report is based upon application materials with acreages and boundaries that are not consistent with other Future Land Use Map amendments, recently adopted, that expanded some areas and contracted other areas of the adjacent Industrial land. Acreages in this document and the application materials do not match because the application materials need to be revised. This document will remain a draft document until such time as the application materials for CPA 21-12 are consistent with amendments adopted December 5, 2023.

RESPONSE: The application has been updated consistent with the recently adopted Comprehensive Plan FLUM and TEXT amendments referenced in the comment above. Specifically, the land use amendment request now includes 396 acres of Agricultural future land use to be converted to 396 acres of Low Density Residential future land use. This area is immediately adjacent to the existing 250 acres of Industrial future land use that includes the South Florida Gateway PUD and the future Martin County Operations Center, which will remain unchanged except for conversion to Primary Urban Service District as part of CPA 21-11.

2.1 Criteria for a Future Land Use Amendment (Section 1-11 CGMP)

In evaluating each Future Land Use Map amendment request or a text amendment request which changes an allowable use of land for a specific parcel, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change provided it is consistent with all other elements of this Plan and at least one of the following four situations has been demonstrated by the applicant to exist. If staff cannot make a positive finding regarding any of the items in (a) through (d), staff shall recommend denial.

(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

The most substantial future land use changes in the area occurred when approximately 250 acres of Commercial Waterfront and Industrial land were designated along the Okeechobee Waterway and later swapped with Agricultural land to create a Freestanding Urban Service District for industrial development along SW Kanner Hwy. These amendments were intended to create jobs and the Freestanding Urban Service District included a companion text amendment prohibiting residential development and any vehicular connection to SW 96th St. The Industrial development on the Freestanding Urban Service District instead utilizes the recently widened SW Kanner Hwy.

RESPONSE: Agree. The development of the adjacent South Florida Gateway Industrial Park and the future Martin County Operations Center on the 250 acres of Industrial land use creates the mix of uses and employment opportunities, and expanded public facilities and services that support additional residential land use on the subject property.

CPA 19-22, Publix Supermarket was a small change from Agricultural to General Commercial intended to minimize or prevent impacts to wetlands on the existing General Commercial acreage at the intersection of SW 96th St. and SW Kanner Hwy. This amendment did not change the character of the area. Development that results from this amendment will serve the existing residential areas and utilize the recent widening of SW Kanner Hwy.

RESPONSE: Based on conversations with Publix development consultants, the existing surrounding residential development does not have the critical mass at this time to justify construction of a grocery store at the intersection of SW 96th St. and SW Kanner Highway. The government approval entitlements obtained by Publix are in anticipation of future residential growth in the area. The proposed land use amendment to Low Density Residential would be a complementary addition to the mix of commercial, industrial, institutional and private recreational uses in the surrounding area and help bring the critical mass needed to build the Publix. The construction of a Publix would help reduce trips by the local residents that currently drive more than 4 miles east on Kanner Highway to purchase groceries.

A residential future land use change in the area was CPA 19-19 Pulte at Christ Fellowship. That amendment changed 321 acres from Rural Density (one unit per two acres) to Residential Estate Density (one unit per acre) within the existing Secondary Urban Service District east of S.W. Pratt Whitney Rd. and north of S.W. Bulldog Way. It increased the number of potential units from 160 to 321. It did not require an expansion of any urban service district and utilized existing public services available in the Secondary Urban Service District.

RESPONSE: Agree

In contrast with the future land use changes described above, the proposed amendment increases the potential number of residential units from 18 to 1,849 and requires an expansion of urban facilities and the Primary Urban Service District. Future land use changes and the provision of urban services have changed in the area from what was planned in decades past. But, substantially more public facilities and services appear necessary to support an additional 1,831 residential units that will access SW 96th St. Adequate public services do not appear available. See the attached Memorandum from the Martin County Utilities Department, date October 15, 2023 and the attached Memorandum from the Traffic Engineering Administrator dated December 13, 2023. This criterion has not been met.

RESPONSE: Disagree. The comments from Martin County Utilities and the Martin County Public Works Department do not support the statement above that “Adequate public services do not appear available”. In addition, the maximum number of residential dwelling units on the 396-acre subject property is limited to 1,050 (2.6 units per acre) by the concurrent Comprehensive Plan TEXT amendment CPA #21-11

The staff analysis does not appear to consider, 1) the letter from Martin County Utilities dated March 6, 2023 that confirms adequate capacity to provide wastewater service, 2) the previously submitted Water and Sewer Availability Worksheet, and 3) the previously submitted Traffic Impact Analysis (See updated version enclosed).

The property to be added to the PUSD is ideally situated adjacent to urban infrastructure and surrounded by more than 80% non-agricultural development. See enclosed map depicting adjacent non-agricultural development.

The Traffic Engineering staff provided their results without providing an analysis. The staff appears to have evaluated the traffic conditions based on a total of 1,865 dwelling units. As stated above, the proposed future land use amendment is being processed simultaneously with a text amendment (CPA 21-11) that limits the total number of units on the property to 1,050 units or 2.6 units per acre. Approval of the text amendment CPA 21-11, which includes the expansion of the Primary Urban Service District, must be approved prior to approval of the future land use amendment. CPA 21-11 will put in place the restriction on the maximum number of units on the 396-acre parcel. Therefore, the scenario described by the traffic engineering department, and the number of dwelling units used in its analysis, is one that cannot occur.

The full range of urban public facilities and services is already being provided for uses within the adjacent Primary Urban Service District and the 250 acres of Industrial land use within the adjacent Freestanding Urban Service Area.

Since the TEXT amendment must be approved before FLUM amendment, the restrictions to density and commitment to providing public facilities must be considered in the evaluation of the FLUM Amendment. Specifically, the TEXT Amendment restricts the maximum number of residential units to 1,050 units (2.6 units per acre) and provides the following commitment to providing public facilities:

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

In furtherance of the enclosed email from Martin County Utilities dated February 29, 2024 and as documented in the companion TEXT amendment, the applicant acknowledges and commits to make improvements to expand the capacity of the transportation network and provide proportionate share contributions to Martin County Utilities that may include well sites, wells, and other improvements to accommodate the additional area to be added to the PUSD. These contributions would be in addition to customary impact fees and capital facility charges. For these reasons, criterion (a) has been met.

(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

Infill development of vacant land has occurred in St. Lucie Falls, River Forest, River Marina, The Florida Club and the 321 acres known as Pulte at Christ Fellowship. Urban services are provided to these areas. Crystal Lake Elementary (on the north side of SW 96th St.) and some commercial development on at the intersection of SW 96th St. and Kanner Hwy. and the widening of SW Kanner Hwy. have altered the character of the area from the 1982. The expansion of the Primary Urban Service District south of SW 96th St. that was later swapped for a 250-acre Freestanding Urban Service District along SW Kanner Hwy. has also changed the character of the area. This criterion has been met however, the “availability of public services” to serve an additional 1,831 residential units remains an issue. This criterion has been met.

RESPONSE: Agree, the criterion has been met. Please note the response above regarding the availability of public services and commitment

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

The assigned Agricultural future land use designation is not “inappropriate” since the property has been used for agricultural crops for decades and is adjacent to agricultural land to the north, east and west. The proposed change does not correct an inappropriate designation. This criterion has not been met.

RESPONSE: Disagree. The subject property is adjacent to the Primary Urban Service District and a Freestanding Urban Service District. It is surrounded by non-agricultural land uses on more than 80%

of its boundary. The existing Agricultural land use was appropriate when the land use maps were created in 1982 and through the past several decades.

However, there are currently no bona fide agricultural uses surrounding the property, which qualifies the property as an infill development. The Agricultural land use properties north of the property are all occupied by single family residential structures, with four of the five having active homestead exemptions. The Ag Ranchette land use properties east of the property are all occupied by single family residential structures, with three of the three having active homestead exemptions. The one Agricultural land use property south of the property is owned by the Three Lakes Golf Course and is listed on the property appraiser's website as vacant with no bona fide agricultural uses occurring on that property.

As per criteria (a) above, growth in the area, in terms of development of vacant land and the 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. To this end, the uses on the surrounding properties have changed resulting in the property no longer having an appropriate land use designation. Criterion (c) has been met.

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

This does not correct a public service need. This criterion has not been met.

RESPONSE: Agree

As stated above, if staff cannot make a positive finding regarding any of the items in (a) through (d), staff shall recommend denial. One of the four criteria in this section have received a positive finding.

RESPONSE: Agree. The criterion has been met and staff can recommend approval. While staff have demonstrated compliance with at least one criterion, which is all that is required, our application provides competent and substantial evidence that the application meets 3 of the 4 criteria for recommending approval of a land use amendment.

2.2. Urban Sprawl

Florida Statutes Section 163.3177(6)(a)9.a. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl.

Urban sprawl is defined 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.

Section 163.3177(3)(a)9.b., F.S. provides an additional eight criteria. If a Plan amendment achieves four of the eight additional criteria the amendment discourages the proliferation of urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight criteria for this future land use request follows:

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

The proposed Low Density Residential, at maximum of 5 units per acres, provides for single use, Low Density, single-family development. Does not discourage the proliferation of urban sprawl.

RESPONSE: Disagree. The Low Density Residential land use allows a mix of housing types and densities including townhomes, condominiums and apartments through the implementation of various zoning districts or through a PUD Zoning Agreement, which is required by the companion TEXT amendment CPA 21-11.

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

The location is not a substantial distance from the urban area. The PUSD is across from the subject site on SW 96th Street. It is adjacent to 250 acres of Industrial land currently being developed. Discourages the proliferation of urban sprawl.

RESPONSE: Agree.

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

The proposed urban development does not extend in radial, strip, or ribbon patterns from the existing urban service districts. Discourages the proliferation of urban sprawl.

RESPONSE: Agree

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

There are no wetlands that have been delineated, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, shorelines, beaches, bays, or estuarine systems. Depending on the final boundary for the proposed amendment, Roebuck Creek may be part of the area proposed for a future land use change. Discourages the proliferation of urban sprawl.

RESPONSE: Agree.

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

The 369.89-acre parcel is currently being used for agricultural production. Does not discourage the proliferation of urban sprawl.

RESPONSE: Disagree. The subject property, which is 396 acres, is adjacent to the Primary Urban Service District and a Freestanding Urban Service District. It is surrounded by non-agricultural land uses on more than 80% of its boundary. The existing Agricultural land use was appropriate when the land use maps were created in 1982 and through the past several decades. However, as per land use amendment criteria (a) above, growth in the area, in terms of development of vacant land and the 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.

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

Services have not been planned for the subject property. See the attached memorandum

from Martin County Utilities, dated October 15, 2023. The subject site is outside the Martin County Service Area and utility master plan buildout. Does not discourage the proliferation of urban sprawl.

RESPONSE: Disagree. The subject property is adjacent to the Primary Urban Service District and a Freestanding Urban Service District. It is surrounded by non-agricultural land uses on more than 80% of its boundary. The comments from Martin County Utilities do not support the assertion that approval of the land use amendment “fails to maximize the use of existing public facilities and services”.

A full range of urban public facilities and services is already being provided for uses within the adjacent Primary Urban Service District and the 250 acres of industrial land use within the adjacent freestanding urban service area.

The applicant acknowledges and commits to make improvements to expand the capacity of the transportation network and provide proportionate share contributions to Martin County Utilities that may include well sites, wells, and other improvements to accommodate the additional area to be added to the PUSD. These contributions would be in addition to customary impact fees and capital facility charges.

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

Services have not been planned for the subject property. See the attached memorandum from Martin County Utilities, dated October 15, 2023. The subject site is outside the Martin County Service Area and utility master plan buildout. The proposed addition of 1,831 residential units could maximize use of future public facilities and services. Discourages the proliferation of sprawl.

RESPONSE: Agree that the land use change discourages the proliferation of sprawl as explained above. Disagree with 1,831 units. The maximum number of residential dwelling units on the 396-acre subject property is limited to 1,050 (2.6 units per acre) by the concurrent Comprehensive Plan text amendment CPA 21-11.

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

The proposed future land use designation would locate development in proximity to existing services including storm water management, law enforcement, health care, fire and emergency response and general government services. Although utility services are in close proximity, water and sewer services have not been planned for the subject property. Please see the attached memorandum from the Martin County Utilities Department. Does not discourage the proliferation of urban sprawl.

RESPONSE: Disagree. Agree with first sentence only. The comments from Martin County Utilities do not support the assertion that approval of the land use amendment would allow for a land use pattern or timing that would disproportionately increase the cost in time, money and energy of providing and maintaining public facilities and services.

The subject property is adjacent to the Primary Urban Service District and a Freestanding Urban Service District. It is surrounded by non-agricultural land uses on more than 80% of its boundary.

A full range of urban public facilities and services is already being provided for uses within the adjacent Primary Urban Service District and the 250 acres of industrial land use within the adjacent freestanding urban service area.

The applicant acknowledges and commits to make improvements to expand the capacity of the transportation network and provide proportionate share contributions to Martin County Utilities that may include well sites, wells, and other improvements to accommodate the additional area to be added to the PUSD. These contributions would be in addition to customary impact fees and capital facility charges.

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

This FLUM amendment would permit urban uses on what are now known as rural lands. The Low Density Residential future land use will be adjacent on three sides of five parcels which will continue to have an Agricultural future land use designation on S.W. 96th street. It would also be adjacent to Agricultural Ranchette parcels that access SW Kanner Hwy. Does not discourage the proliferation of urban sprawl.

RESPONSE: Disagree. The subject property is adjacent to the Primary Urban Service District and a Freestanding Urban Service District. It is surrounded by non-agricultural land uses on more than 80% of its boundary. The five Agricultural parcels referenced above are all occupied by single family residential structures which are compatible with the proposed use. The three Agricultural Ranchette parcels are also occupied by single family residential structures compatible with the proposed use.

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

The proposed future land use is not considered infill development and is not considered redevelopment. Greenfield development, as proposed, may discourage infill of the existing urban areas. Does not discourage the proliferation of urban sprawl.

RESPONSE: Disagree. As documented in the Residential Capacity Analysis submitted with the concurrent text amendment to expand the Primary Urban Service District (CPA #21-11), there are no vacant residential lands or redevelopment areas within the adjacent urban areas to support the major employment opportunities provided by the South Florida Gateway PUD, Martin County Operations Center, various public schools, churches and Rural Lifestyle projects in close proximity to the subject property.

The subject property has been used for row crops for decades, however all of the properties surrounding the property have changed. There are currently no bona fide agricultural uses surrounding the property, which qualifies the subject property as an infill development. The Agricultural land use properties north of the property are all occupied by single family residential structures, with four of the five having active homestead exemptions.

The Ag Ranchette land use properties east of the property are all occupied by single family residential structures, with three of the three having active homestead exemptions. The one Agricultural land use property south of the property is owned by the Three Lakes Golf Course and is listed on the property appraiser's website as vacant, with no bona fide agricultural uses occurring on that property.

(XI). Fails to encourage a functional mix of uses.

The proposed Low Density Residential land use designation does not encourage a functional mix of uses. A single-family neighborhood, with no other uses proposed, does not provide any

internal trip capture. Does not discourage the proliferation of urban sprawl.

RESPONSE: Disagree. The close proximity to public facilities and services and the creation of the South Florida Gateway Industrial Park and future Martin County Operations Center on the adjacent 250 acres of Industrial land use creates the mix of uses, employment opportunities and expansion of public facilities and services that support additional residential land use on the subject property. The Low Density Residential land use allows a mix of housing types and densities including townhomes, condominiums and apartments through the implementation of various zoning districts or through a PUD Zoning Agreement.

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

This proposed change faces SW 96th Street, a minor arterial road, and is in proximity to SW Kanner Hwy. which is a major arterial road. Access to the property would be provided by SW 96th Street, and would share that access with other single family neighborhoods. It is approximately one-half mile to commercial uses. Discourages the proliferation of urban sprawl.

RESPONSE: Agree.

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

The proposed change does not affect public open space. The existing Agricultural future land use designation requires a minimum 50 percent open space and the proposed Low Density Residential future land use designation permits a minimum 50 percent open space on the subject parcel. Discourages the proliferation of urban sprawl.

RESPONSE: Agree.

Staff analysis finds this amendment discourages the proliferation of urban sprawl under five of the 13 criteria listed above.

RESPONSE: Disagree. For the reasons stated above, the proposed amendment meets 13 of the 13 criteria that discourage the proliferation of urban sprawl.

2.2.1. Proliferation of Urban Sprawl

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

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

Directs and locates growth and associated development to a geographic area adjacent to the Primary Urban Service District where agriculture replaced the natural habitat and ecosystem decades ago. Discourages the proliferation of sprawl.

RESPONSE: Agree.

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

The proposed future land use designation would require public infrastructure and services that are not currently planned. However, the site is located adjacent to the Primary Urban Service District and a Freestanding industrial Urban Service District. Discourages the proliferation of sprawl.

RESPONSE: Agree.

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

The proposed Low Density Residential future land use on the property does not provide for walkable and connected communities and does not provide a mix of uses at densities and intensities to support multimodal transportation systems. Does not discourage the proliferation of sprawl.

RESPONSE: Disagree. The Low Density Residential future land use allows a mix of housing types and densities including townhomes, condominiums and apartments through the implementation of various zoning districts or through a PUD Zoning Agreement. The County's land development regulations and public benefits associated with a PUD Zoning Agreement, which is required by way of CPA 21-11, will ensure walkable and connected communities that support a range of housing choices and multi-modal transportation systems.

(IV). Promotes conservation of water and energy.

The single use residential development permitted by the Low Density Residential future land use does not encourage internal trip capture, consuming energy. However, the 368 acres is located adjacent to the PUSD and a Freestanding Urban Service District requiring a minimal extension of utility lines. Does not discourage the proliferation of urban sprawl.

RESPONSE: Disagree with first and last sentence. Agree with second sentence with correction to 396 acres. The close proximity to public facilities and services and the creation of jobs at the South Florida Gateway PUD, the future Martin County Operations Center and surrounding schools and churches create a functional mix of uses for internal capture in the area that reduces vehicular traffic.

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

The proposed amendment does not preserve agricultural areas and activities. Does not discourage the proliferation of urban sprawl.

RESPONSE: Agree.

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

The Agricultural future land use designation currently requires a minimum 50 percent open space and the proposed Low Density Residential future land use designation requires a minimum 50 percent open space. The proposed future land use does not provide for public open space. Does not discourage the proliferation of urban sprawl.

RESPONSE: Neither the existing Agricultural land use nor the proposed Low Density Residential land use provides public open space.

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

The proposed change does not appear to create a balance of uses based upon demand of residential population for nonresidential needs. It would create an auto dependent single-family neighborhood. It is possible the adjacent South Florida Gateway PUD will provide jobs for residents where the Low Density Residential future land use is proposed. However, it is not clear the Industrial development on the Gateway PUD will provide enough jobs for

1,831 additional residential units and all of the existing residential units in the area. Does not discourage the proliferation of urban sprawl.

RESPONSE: Disagree. The Low Density Residential future land use allows a mix of housing types and densities including townhomes, condominiums and apartments through the implementation of various zoning districts or through a PUD Zoning Agreement. The County's land development regulations and public benefits associated with PUD Zoning Agreements, which is required by way of CPA 21-11, will ensure walkable and connected communities that support a range of housing choices and multi-modal transportation systems. The maximum number of residential dwelling units on the 396-acre subject property is limited to 1,050 (2.6 units per acre) by the concurrent Comprehensive Plan text amendment CPA 21-11. Based on the Residential Capacity Analysis submitted with CPA 21-11, these units are needed to support the existing needs of surrounding employment centers (schools and churches) and the future employees within the South Florida Gateway PUD, the Martin County Operations Center and the surrounding Rural Lifestyle projects.

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

The proposed change does not involve development patterns for transit-oriented development or new towns defined in Section 163.3164. Does not discourage the proliferation of urban sprawl.

RESPONSE: Neither the existing Agricultural land use, surrounding urban areas nor the proposed Low Density Residential land use provides development patterns for new towns as defined in section 163.3164.

Of the eight criteria listed above, two have been met to determine the application discourages urban sprawl.

RESPONSE: The proposed amendment meets five of the six criteria that are applicable to the request.

2.3. Land Use Compatibility

The proposed Low Density Residential future land use is compatible with the existing Commercial Waterfront, Mobile Home, and Residential Estate Density 2UPA to the north of the subject property. The Low Density Residential future land use would be adjacent on three sides of five parcels that have the Agricultural future land use designation on S.W. 96th street. It would also be adjacent to Agricultural Ranchette parcels that access SW Kanner Hwy.

To the south of the subject site, the Three Lakes Golf Club PUD, on 1,219 acres has been approved and golf course construction is under way. A 204-acre site of vacant acreage sits between the subject site and the Three Lakes Golf Club PUD. The 204-acre site has an agricultural future land use.

It is less compatible with the Industrial future land use to the south and east of the property. Policy 4.13.10 states "Industrially designated areas are not generally adaptive to residential use, and they shall not be located in areas designated for residential development unless planned for a mixed-use development allowed under Goal 4.3 or in a large-scale PUD".

RESPONSE: Agree. The proposed land use amendment is generally compatible with adjacent

land uses. A smooth transition between land uses is ensured by application of land use transition and buffering techniques required by the land development code. The concurrent text amendment for the subject property (CPA #21-11) requires approval of site plans by way of a large-scale PUD Zoning Agreement, which can further ensure compatibility with adjacent land uses.

2.4 Consistency with the Comprehensive Growth Management Plan

This section of the staff report will address the descriptions of the existing and proposed land use designations as discussed in Goal 4.13., Comprehensive Growth Management Plan, Martin County Code (CGMP).

The neighboring communities of River Forest and St. Lucie Falls have developed under a density of approximately 6 units per acre. With the requested density of 5 units per acre, the Low Density Residential designation is not incompatible with the existing neighborhoods. The proposed density does not appear to impact the stability and integrity of the established residential development.

RESPONSE: Agree

2.4.1 Conversion of Land

Policy 4.13A.1(2) must be considered when changing the Agricultural, Agricultural Ranchette or the Rural Density future land use designations to another designation. The Board must make findings described in subsections (a) and (b) below.

- (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;*

Staff analysis. An analysis of the hydrology of the area was not provided. Section 1.7 of this report identifies the agricultural tax classification used by the Property Appraisers office to assess the surrounding properties.

- (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.”*

A soil potential analysis and agricultural site assessment were not included in the application materials.

RESPONSE: See Agricultural Assessment enclosed.

2.5. Capital Facilities Impact (i.e. Concurrency Management)

Policy 4.1B.2. of the Future Land Use Element states: “All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element, or other relevant plan provisions, and the FLUMS may be amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.”

2.5.1. Mandatory Facilities

2.5.1.1. Water/Sewer Facilities

Potable water and wastewater service capacity reservations for this development must be reserved through a Water and Wastewater Service Agreement with Martin County Utilities. There is no planned capacity for the proposed residential uses.

See the attached memorandum from the Utility Department staff, dated October 15, 2023

RESPONSE: Since the TEXT amendment (CPA 21-11) must be approved before the FLUM amendment, the restrictions to density and commitment to providing public facilities must be considered in the evaluation of the FLUM Amendment. Specifically, the TEXT Amendment restricts the maximum number of residential units to 1,050 units (2.6 units per acre) and provides the following commitment to providing public facilities:

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

In furtherance of the enclosed email from Martin County Utilities dated February 29, 2024 and as documented in the companion TEXT amendment, the applicant acknowledges and commits to make improvements to expand the capacity and provide proportionate share contributions to Martin County Utilities that may include well sites, wells, and other improvements to accommodate the additional area to be added to the PUSD. These contributions would be in addition to customary impact fees and capital facility charges that are required to reserve capacity.

2.5.1.2. Drainage Facilities

Level of Service for drainage facilities is listed below. Compliance with the following levels of service requirements must be evaluated with the submittal of a site plan. The developed site must comply with the following policies.

Policy 14.1A.2.(2) County water management systems:

Level of Service

Major Drainage Ways (over one square mile) - 8.5" in a 24-hour period (25 year/24-hour design storm)

Underground Facilities Utilizing Storm Sewers - 6" in a 24-hour period (5 year/24-hour

design storm)

All Other Facilities - 7" in a 24-hour period (10-year/24-hour design storm)

Finished Floor Elevation - 100-year/3-day storm

- (a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not routinely accessed by the public.
- (b) All project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.

The minimum roadway flood protection design storm shall be the 10-year frequency, 24- hour duration storm event unless the roadway is classified as a scenic corridor, in which case the flood protection design storm will consider maintaining the character of the roadway.

RESPONSE: Agree.

2.5.1.3. Transportation

Policy 5.2A.1, states:

Policy 5.2A.1. Establish a base level of service. The LOS standard for all roadways in unincorporated Martin County is LOS D in the peak hour/peak direction. Standards for the State Highway System are guided by FDOT's latest 'LOS Policy'. The methodology for determining roadway facilities' level of service shall adhere to the methodologies identified in the latest FDOT's Q/LOS Handbook. Please see the attached memorandum from the Traffic Engineering Administrator dated December 13, 2023.

RESPONSE: Since the TEXT amendment (CPA 21-11) must be approved before the FLUM amendment, the restrictions to density and commitment to providing public facilities must be considered in the evaluation of the FLUM Amendment. Specifically, the TEXT Amendment restricts the maximum number of residential units to 1,050 units (2.6 units per acre) and provides the following commitment to providing public facilities:

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

As documented in the companion TEXT amendment, the applicant acknowledges and commits to make improvements to expand the capacity of the transportation network and make other improvements to accommodate the additional area to be added to the PUSD. These contributions would be in addition to customary impact fees.

2.5.1.4. Solid Waste Facilities

The proposed Future Land Use designation does not exceed the level of service (LOS) criteria for solid waste facilities. The required LOS in Martin County is 1.06 tons of

capacity per weighted population. The weighted average population (the average of seasonal and full-time residents) countywide in Fiscal Year 2024 is 178,927 persons. In Fiscal Year 2024, there are 263,031 tons of available capacity or 1.47 tons per weighted person. The proposed change will not reduce the level of service below capacity.

RESPONSE: Agree.

2.5.1.5. Parks/Recreation Facilities

Parks and recreation facilities are calculated on a countywide basis. The county has a total population in Fiscal Year 2024 of 163,560 persons. There are currently 1,730 acres of active parkland available in the County. The 2024 Capital Improvements Plan provides the following LOS analysis for services. The proposed change will not reduce active parks and recreation level of service below capacity.

RESPONSE: Agree.

2.5.1.6. Fire/Public Safety/EMS

The following table shows the levels of service adopted in Chapter 14, Capital Improvements. Level of Service Area: Unincorporated Martin County. The analysis is based upon a 2024 (weighted average) population in unincorporated Martin County of 149,109 persons. The proposed future land use change will not diminish the level of service below capacity.

RESPONSE: Agree.

2.5.1.7. Schools

The LOS for public school facilities is established by CGMP Policy 17.1A.1. Pursuant to CGMP Policy 17.1B.1, final site plans that include residential units can be approved by the County “only after receipt of a School Concurrency Report from the School District stating that adequate capacity exists for the anticipated students.”

RESPONSE: Agree.

At a future date, during the final site plan review process, the County must coordinate with the School Board of Martin County for a LOS analysis as provided for under Section 17.7. CGMP. See the attached Martin County School District General School Capacity Analysis, dated September 7, 2023.

RESPONSE: Agree.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

Library level of service is calculated on a countywide basis and has a goal of two volumes of reading material for each weighted resident. The Fiscal Year 2024 Capital Improvement Plan shows the current LOS is 2.04 volumes per weighted resident. The proposed future land use change will not impact the Library level of services.

RESPONSE: Agree.

CONCLUSION

The proposed future land use change is not recommended for approval for the following reasons:

- Policy 4.13A.1(2) must be considered when changing the Agricultural, Agricultural

Ranchette or the Rural Density future land use designations to another designation. The Board must make findings described Policy 4.13A.1(2). The policy requires an analysis of the hydrology of the area, as well as a soil potential analysis and agricultural site assessment. None has been provided.

RESPONSE: See Agricultural Use Assessment enclosed.

- **Criteria for a Future Land Use Amendment (Section 1-11 CGMP). Section 2.1. Criteria for a Future Land Use Amendment (Section 1-11 CGMP) provides criteria in which at least one of four must have a positive finding in order for staff to recommend approval. Staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Only one of the four criteria were met however, “availability of public services” to serve an additional 1,831 residential units remains an issue.**

RESPONSE: Only 1 of the 4 criteria in Section 1-11 is required for staff to recommend approval. Based on the responses and supplemental materials submitted with this application, we believe 3 of the 4 criteria have been met.

- **2.2. Urban Sprawl. Only five of the 13 criteria discouraging the proliferation of sprawl were met.**

RESPONSE: Disagree. Based on the responses and supplemental materials submitted with this application, we believe 13 of 13 criteria have been met.

- **2.2.1. Proliferation of Urban Sprawl. Only two the eight criteria discouraging the proliferation of sprawl were met. The proposed future land use lacks an innovative development pattern that includes internal trip capture.**

RESPONSE: Disagree. Based on the responses and supplemental materials submitted with this application, we believe 5 of the 6 applicable criteria have been met

- **Section 2.5 identifies utilities and transportation as insufficient to support 1,831 additional residential units.**

RESPONSE: Disagree. The comments from Martin County Utilities and the Public Works Department do not support a staff recommendation of denial. In addition, the maximum number of residential dwelling units on the 396-acre subject property is limited to 1,050 (2.6 units per acre) by the concurrent Comprehensive Plan TEXT amendment CPA #21-11

The staff analysis does not appear to consider, 1) the letter from Martin County Utilities dated March 6, 2023 that confirms adequate capacity to provide wastewater service, 2) the previously submitted Water and Sewer Availability Worksheet, and 3) the previously submitted Traffic Impact Analysis (See updated version enclosed).

The property to be added to the PUSD is ideally situated adjacent to urban infrastructure and surrounded by more than 80% non-agricultural development. See enclosed map depicting adjacent non-agricultural development.

The Traffic Engineering staff provided their results without providing an analysis. The staff appears to have evaluated the traffic conditions based on a total of 1,865 dwelling units.

As stated above, the proposed future land use amendment is being processed simultaneously with a text amendment (CPA 21-11) that limits the total number of units on the property to 1,050 units or 2.6 units per acre. Approval of the text amendment CPA 21-11, which includes the expansion of the Primary Urban Service District, must be approved prior to approval of the future land use amendment. CPA 21-11 will put in place the restriction on the maximum number of units on the 396-acre parcel. Therefore, the scenario described by the traffic engineering department, and the number of dwelling units used in its analysis, is one that cannot occur.

Since the TEXT amendment must be approved before FLUM amendment, the restrictions to density and commitment to providing public facilities must be considered in the evaluation of the FLUM Amendment. Specifically, the TEXT Amendment provides the following commitment to providing public facilities:

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

In furtherance of the enclosed email from Martin County Utilities dated February 29, 2024 and as documented in the companion TEXT amendment, the applicant acknowledges and commits to make improvements to expand the capacity of the transportation network and provide proportionate share contributions to Martin County Utilities that may include well sites, wells, and other improvements to accommodate the additional area to be added to the PUSD. These contributions would be in addition to customary impact fees and capital facility charges. For these reasons, criterion (a) has been met.

As noted in the Executive Summary, this staff report is based upon application materials that are not consistent with other Future Land Use Map amendment applications (submitted by the same applicant) that are adjacent to the subject property. This staff report remains a draft document until the application materials are revised to be consistent with the boundaries of the adjacent Future Land Use Map Amendments.

RESPONSE: See revised and updated application materials enclosed.

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

Sincerely,



Morris A. Crady, AICP
Senior Partner

Copy to: Client and Consulting Team



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

A. General Information:

Type of Application: Future Land use Map Amendment

Name or Title of Project:
Waterside PUD

Future Land Use Amendment

Location of Project and Description of Proposal:

The subject property is located west of South Kanner Highway and south of SW 96th Street. The application is for a future land use amendment from Agricultural to Low Density Residential with a companion TEXT amendment (CPA 21-11). See enclosed Location Map and Application Description and Justification.

Parcel Control Number(s):

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

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

13-39-40-000-007-00000-0 (portion of)

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

396.81 acres

Current Future Land Use Designation:

Agricultural

Current Zoning Designation:

AG-20A, A-2

Proposed Future Land Use Designation:

Low Density Residential

Proposed Zoning Designation:

PUD

Text Amendment

Proposed Elements to Amend:

Chapter 1, Chapter 4 and Chapter 11 (See CPA 21-11)

+

+

+

+

+

+

+

+

+

+

+

+

Attorney:

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

Other Professional:

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

B. Applicant or Agent Certification:

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


 Applicant's signature
Morris A. Crady
 Printed name

3-26-2024
 Date

NOTARY ACKNOWLEDGMENT

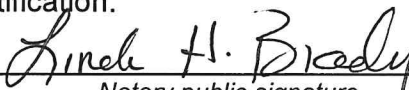
STATE OF Florida

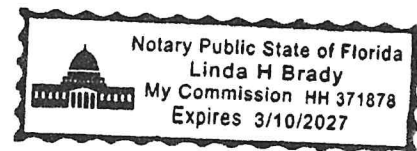
COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 26 day of March, 2024, by Morris A. Crady.

He or she

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


 Notary public signature
Linda H. Brady
 Printed name



State of Florida at-large

Applicant or Agent Certification:

Applicant declares:

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

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

Applicant/Owner:

Print Name

Signature of Applicant

Applicant Agent:

Morris A. Crady

Print Name



Signature of Agent

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

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 1, 2, 3, 4, 6, 7, 11, 13, 14, 15, AND ALL OF LOTS 5, 8, AND 12, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND A PORTION OF LOT 1, IN SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

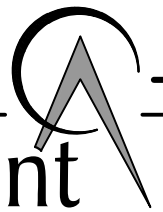
COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'45"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (1/2) OF SAID LOT 4; THENCE S.89°38'43"E., ALONG SAID NORTH LINE, A DISTANCE OF 140.48 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°38'43"E., ALONG SAID NORTH LINE OF THE SOUTH HALF (1/2) OF LOT 4, A DISTANCE OF 1179.69 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'59"E., ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 496.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THE FOLLOWING THREE (3) COURSES BEING BY SAID RIGHT-OF-WAY LINE: 1) N.81°44'59"E., A DISTANCE OF 39.54 FEET; 2) THENCE N.07°34'57"W., A DISTANCE OF 25.14 FEET; 3) THENCE N.81°45'49"E., A DISTANCE OF 548.79 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°50'10"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°01'11"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF LOT 3, SECTION 13 OF SAID PLAT, A DISTANCE OF 611.68 FEET; THENCE S.89°45'21"E., A DISTANCE OF 688.60 FEET; THENCE N.00°02'42"E., A DISTANCE OF 611.74 FEET; THENCE S.89°45'42"E., A DISTANCE OF 2066.62 FEET TO A POINT ON THE EAST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE S.00°07'14"W., ALONG SAID EAST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 1585.66 FEET; THENCE S.00°07'53"W., A DISTANCE OF 1012.15 FEET TO THE EAST ONE QUARTER-CORNER OF SAID SECTION 13; THENCE N.89°44'18"W., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOTS 7 AND 8 OF SAID PLAT, A DISTANCE OF 1497.39 FEET; THENCE N.00°01'11"E., A DISTANCE OF 1078.10 FEET; THENCE N.89°44'18"W., A DISTANCE OF 1253.33 FEET TO SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF LOT 6, SECTION 13 OF SAID PLAT; THENCE CONTINUE N.89°44'18"W., A DISTANCE OF 50.00 FEET; THENCE S.00°01'11"W. ALONG A LINE 50.00 FEET WEST OF AND PARALLEL WITH SAID NORTHWEST QUARTER (1/4) OF SECTION 13, A DISTANCE OF 1078.11 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF LOT 6; THENCE N.89°44'14"W., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 13 AND SAID SOUTH LINE OF LOT 6, A DISTANCE OF 513.37 FEET TO THE NORTHWEST CORNER OF THE PLAT OF SOUTH FLORIDA GATEWAY PUD - PLAT, AS RECORDED IN PLAT BOOK 19, PAGE 56 OF SAID PUBLIC RECORDS; THENCE S.00°15'42"W., ALONG THE WEST BOUNDARY OF SAID PLAT, A DISTANCE OF 1547.53 FEET; THENCE S.89°44'18"E., A DISTANCE OF 380.40 FEET; THENCE S.00°00'16"E., A DISTANCE OF 906.06 FEET; THENCE S.89°33'44"E., A DISTANCE OF 851.39 FEET; THENCE S.00°27'25"W., A DISTANCE OF 151.61 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, OF SAID PUBLIC RECORDS, ALSO A POINT ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG THE NORTH LINE OF SAID 100.00 FOOT OUTFALL DITCH EASEMENT, AND ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 659.73 FEET;

DESCRIPTION: CONTINUED ON SHEET 2

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

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

AGRICULTURAL TO LOW DENSITY
RESIDENTIAL FLUM-P.U.D.-396
SKETCH AND DESCRIPTION



REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Date: JANUARY 10, 2024	
				SURVEYOR'S CERTIFICATE	
				This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary Rager	
				Gary A. Rager, PSM	
				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 01 of 04 Sheets				NOT VALID WITHOUT THE ELECTRONIC AND/OR ORIGINAL SIGNATURE & RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	
				4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404	
				Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
				Drawn: GAR Date: 01/10/2024 Data File: N/A	
				Check: AT P.C.: N/A Field Book: N/A	
				Section: 13 Twn. 39S Rng. 40E Job #: Ag-LwDenRes Parcel 1	

DESCRIPTION: CONTINUED FROM SHEET 1

THENCE N.89°37'43"W., ALONG THE NORTH LINE OF SAID 100.00 FOOT OUTFALL DITCH EASEMENT, AND ON A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2641.12 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'32"E., ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 12 AND 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.57 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE N.00°00'45"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1326.29 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT AND THE SOUTH CORNER OF EASEMENT PARCEL 871, AS SHOWN ON OKEECHOBEE WATERWAY, FLORIDA, ST. LUCIE CANAL PORTION, RECORDED IN PLAT BOOK 10, PAGE 84, RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.89°41'22"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, ALSO THE SOUTH LINE OF SAID EASEMENT PARCEL 871, A DISTANCE OF 184.32 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ST. LUCIE CANAL, A 400 FOOT RIGHT-OF-WAY, AS SHOWN ON SAID OKEECHOBEE WATERWAY, FLORIDA, ST. LUCIE CANAL PORTION, RECORDED IN PLAT BOOK 10, PAGE 84; THENCE N.31°15'05"E., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ST. LUCIE CANAL, A DISTANCE OF 355.40 FEET TO A POINT ON SAID WEST LINE OF THE NORTH (1/2) HALF OF SECTION 13 AND SAID WEST LINE OF LOT 4, ALSO THE NORTH CORNER OF SAID EASEMENT PARCEL 871; THENCE N.00°00'45"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SECTION 13 AND THE WEST LINE OF SAID LOT 4, SECTION 13 OF SAID PLAT, A DISTANCE OF 125.34 FEET TO THE SOUTHERLY CORNER OF PARCEL 136, RIGHTS-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENT, RECORDED IN PLAT BOOK 2, PAGE 35, OF SAID PUBLIC RECORDS; THENCE N.31°15'05"E., ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 136, A DISTANCE OF 270.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 17,284,867 SQUARE FEET OR 396.806 ACRES, MORE OR LESS.

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

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

**AGRICULTURAL TO LOW DENSITY
RESIDENTIAL FLUM-P.U.D.-396
SKETCH AND DESCRIPTION**

Prepared For: KOLTER LAND PARTNERS, LLC

Date: JANUARY 10, 2024

REVISIONS			
No.	Date	Description	Dwn.

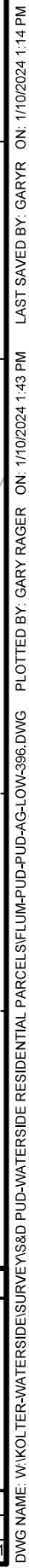


4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

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

Drawn:GAR	Date: 01/10/2024	Data File: N/A
Check:AT	P.C.: N/A	Field Book: N/A
Section: 13	Twn. 39S	Rng. 40E
Job #: Ag-LwDenRes Parcel 1		

Scale: 1"=1000'



AGRICULTURAL TO LOW DENSITY RESIDENTIAL FLUM-P.U.D.-396 SKETCH AND DESCRIPTION

GeoPoint
Surveying, Inc.

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

Drawn:GAR	Date: 01/10/2024	Data File: N/A
Check:AT	P.C.:N/A	Field Book:N/A
Section: 13 Twn. 39S Rng. 40E Job #:Ag-LwDenRes Parcel		

SURVEYOR'S NOTES:

- 1) BEARING SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 SECTION 13 TOWNSHIP 39 SOUTH, RANGE 40 EAST, HAVING A GRID BEARING OF N. 89°44' 18" W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.
- 2) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 3) THIS DESCRIPTION SKETCH IS INTENDED TO BE DISPLAYED AT 1" = 1000' OR SMALLER.

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 00°01'11" W	611.68'
L2	S 89°45'21" E	688.60'
L3	N 00°02'42" E	611.74'
L4	S 89°33'44" E	851.39'
L5	S 00°27'25" W	151.61'
L6	N 89°41'22" W	184.32'
L7	N 31°15'05" E	355.40'
L8	N 00°00'45" E	125.34'
L9	N 31°15'05" E	270.88'

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

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

**AGRICULTURAL TO LOW DENSITY
RESIDENTIAL FLUM-P.U.D.-396
SKETCH AND DESCRIPTION**

Prepared For: KOLTER LAND PARTNERS, LLC

Date: JANUARY 10, 2024

LEGEND

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

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

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

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

 --- SECTION CORNER

P.B. --- PLAT BOOK

P.U.D. --- PLANNED UNIT DEVELOPMENT

D.B. --- DEED BOOK

S.R. --- STATE ROAD

R/W --- RIGHT-OF-WAY

L1 --- LINE SEGMENT

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: GAR Date: 01/10/2024 Data File: N/A

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

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

Sheet No. 04 of 04 Sheets

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

Comprehensive Plan Amendment – Future Land Use Map

APPLICATION DESCRIPTION AND JUSTIFICATION

1.0 Comprehensive Growth Management Plan Future Land Use Amendment Criteria.

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

<u>Future Land Use (Zoning)</u>	<u>Existing</u>	<u>Proposed</u>
Agricultural (AG-20A, A-2)	396.81 acres	0 acres
Low Density Residential (PUD)	<u>0 acres</u>	<u>396.81</u> acres
Total:	396.81 acres	396.81 acres

This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024 and the concurrent request for Text Amendment (CPA 21-11) for 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 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 3 of the 4 criteria.):

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

- 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;*

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
08-4	East of Kanner Highway between Cove Road and Salerno Road, 47.11 acres (Wright Parcel)	Rural Density Residential	Estate Density Residential

Comprehensive Plan Amendment – Future Land Use Map

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

- 1.2** *(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;*

The proposed request clearly meets criteria (a) and (b).

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

Comprehensive Plan Amendment – Future Land Use Map

make the proposed use logical and consistent with the surrounding land uses. Table 1 below provides a synopsis of the land use changes that have occurred in the general area since 1982. Review of aerial photography of the lands within the urban service districts north and east of the subject property shows consumption of virtually all remaining residential land except for required preservation areas.

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

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

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

In 2020, approximately 175 acres of Industrial land use and 75 acres of Commercial Waterfront land use was consolidated into a 250-acre Industrial future land use tract along Kanner Highway (See Ordinance 1153). By way of Policy 4.1B.2.(2) of the CGMP, the County adopted a sub-area development restriction on the property that limited Industrial and Commercial building area and development intensity. A corresponding text amendment was also adopted to create a free-standing urban service district and include the Industrial future land use area within Martin County's utility service area. On March 11, 2021, KL Waterside, LLC submitted the South Florida Gateway PUD application to create a regulatory framework intended to expedite the approval of targeted business industries. On February 1, 2022, the County approved the PUD Agreement and the infrastructure final site plan that authorized the construction of utilities and road improvements to attract targeted business industries that provide high-wage employment and economic development. Between the South Florida Gateway Industrial Park and Martin County's purchase of 30 acres of Industrial land next to the park for their future County

Comprehensive Plan Amendment – Future Land Use Map

Operations Center, more than 500 jobs will be created immediately adjacent to the subject property. The creation of these jobs is a major change that has a direct impact on the need for additional housing options in close proximity to the new workforce.

Clearly, the growth in the area and investment in public infrastructure have altered the character of the area such that the change from Agricultural to Low Density Residential future land use category is now reasonable and consistent with area land use characteristics, land use transition policies and other CGMP policies that support economic and residential development opportunities. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The existing Agricultural land use was appropriate when the land use maps were created in 1982 and through the past several decades. However, there are currently no bona fide agricultural uses surrounding the property, which qualifies the property as an infill development. The Agricultural land use properties north of the property are all occupied by single family residential structures, with four of the five having active homestead exemptions. The Ag Ranchette land use properties east of the property are all occupied by single family residential structures, with three of the three having active homestead exemptions. The one Agricultural land use property south of the property is owned by the Three Lakes Golf Course and is listed on the property appraiser’s website as vacant with no bona fide agricultural uses occurring on that property.

As per criteria (a) above, growth in the area, in terms of development of vacant land and the 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. To this end, the uses on the surrounding properties have changed resulting in the property no longer having an appropriate land use designation. Criterion (c) has been met. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

Comprehensive Plan Amendment – Future Land Use Map

2.0 Physical Characteristics of the Site.

The property is located between Kanner Highway (SR 76) and the St. Lucie Canal, south of SW 96th Street, and less than 2 miles from the SR 76/I-95 Interchange. The property was used and has operated for several decades as an active farm, first in support of citrus, which had to be eliminated due to citrus canker and greening, and then in support of various row crops. The recently acquired “Patriot Farms” parcel that fronts directly on SW 96th Street also operated first as citrus and later as a tree nursery until the 2004-2005 hurricanes, which destroyed the trees and forced the nursery business into smaller plants and shrubs. Its primary drainage outfall is Roebuck Creek, which terminates at the southern end of the property and maintains some natural wetland characteristics.

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

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

The lack of substantial native habitat or protected species and the sites high topography and existing drainage system, make the property ideally suited for conversion to urban land uses. Most importantly, conversion to urban use will require compliance with the County’s strict water quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County’s efforts to eliminate toxic algal blooms in the St. Lucie River estuary. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

2.1 Compatibility with Surrounding Uses.

The properties along the west side of the project site, which front on the St. Lucie Canal, and to the south consist of the recently approved Three Lakes Golf Club that will eventually include 3 championship 18-hole golf courses and related facilities on approximately 1,216 acres. The eastern portion of the site is adjacent to Estate Density land use that contains approximately 20 manufactured homes on SW Scory Lane. A portion of the site along the southern property line of the Patriot addition and along the eastern property limits of the original Neill parcel is adjacent to the 185-acre South Florida Gateway PUD Industrial Park and the future Martin County Operations Center, which is on approximately 30 acres immediately adjacent to the subject

Comprehensive Plan Amendment – Future Land Use Map

property. The northern portion of the site is adjacent to urban development along the north side of SW 96th Street, which includes Crystal Lake Elementary School, Treasure Coast Church of God, Eagles Landing single family residential community, St. Lucie Falls mobile home park, River Marina townhomes and a working marina along the canal. An existing gas station and small retail center are located at the southwest corner of the intersection of SW 96th Street and Kanner Highway. A 20-acre +/- Publix shopping center is approved on the northeast corner of Kanner Highway and Pratt-Whitney Road. Required landscape buffers between commercial, industrial and residential uses will ensure compatibility with surrounding land uses. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

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

Chapter 4 – Future Land Use Element

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

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

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

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

Comprehensive Plan Amendment – Future Land Use Map

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

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

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

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

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

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

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

Comprehensive Plan Amendment – Future Land Use Map

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

The subject property is ideally located and physically suitable to address the deficit of Low Density residential future land use in accordance with the land use and housing policies of the Comprehensive Growth Management Plan. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

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

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

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

Based on the findings of the February 13, 2018 Residential Capacity and Vacant Land analysis completed by the Martin County Growth Management Department, the County Growth Management staff conducted a “Residential Capacity Expansion Analysis” and presented a draft report to the Board of County Commissioners on February 26, 2019. Page 7 of the report provided updated capacity data that considered the approval of the Pineland Prairie Mixed Use Village (MUV) future land use category that was adopted by the Board of County Commissioners in August, 2018. The Pineland Prairie MUV land use category is a site-specific land use designation (under single ownership at the time of adoption) that allows up to 4,200 residential units subject to public land donations, construction of public and private infrastructure and compliance with performance standards, comprehensive plan policies and land

Comprehensive Plan Amendment – Future Land Use Map

development codes specific to proposed development within the Pineland Prairie MUV land use that must be followed to ensure the implementation of mixed use design principles and the availability of public facilities and services concurrent with development impacts.

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

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

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

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

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

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

For these reasons, the applicant engaged GAI Consultants' Community Solutions Group (CSG) to prepare an updated Residential Capacity Analysis consistent with the Board of County Commissioners direction to staff to incorporate best management practices and appropriate methodology. The report is based on sound planning principles and adopted State and Regional Comprehensive Planning methodology and guidelines. (See enclosed Section 163.3177 Analysis)

Comprehensive Plan Amendment – Future Land Use Map

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

The CSG report concludes that the County does not have adequate supply in the 10- or 15-year planning horizon to meet the increasing demand for housing within the primary or secondary urban service districts. It provides substantial expert evidence supporting the future land use map amendment and the request to expand the Primary Urban Service District. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

Chapter 6 – Housing Element

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

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

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

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

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

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

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

Comprehensive Plan Amendment – Future Land Use Map

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

The proposed land use and text amendments implement these housing policies by directing new housing opportunities on lands that 1) protect existing neighborhoods through buffering and density transitioning requirements, 2) are accessible to major thoroughfares i.e., South Kanner Highway, or urban collector streets i.e., SW 96th Street, 3) compatible with natural features of the land and surrounding properties and 4) consistent with existing and future development trends. The corresponding text amendment ensures development through a planned unit development (PUD) application that will provide enhanced protection of open space and environmental features, a mix of residential uses and specific conditions and public benefits that address local needs and minimize adverse impacts. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

Chapter 8 – Coastal Management Element

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

Chapter 9 – Conservation and Open Space Element

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

Chapter 15 – Economic Element

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

Chapter 19 – Property Rights Element

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

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

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

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

Comprehensive Plan Amendment – Future Land Use Map

The proposed Low Density residential land use provides an alternative to agricultural use directly on the St. Lucie Canal. The continued use of the property for agricultural production will require more intense application of soil amendments that are not only costly and labor-intensive, but also negatively impact the St. Lucie River estuary both environmentally and “economically”. The St. Lucie River estuary is a major driver of recreational activities that support recreational fishing and ecotourism. Section 8.2.A. of the Comprehensive Growth Management Plan states, “...Commercial and sport fishing and seasonal residents (tourism) are extremely important to the Martin County economy...” The policies stated above in Chapters 8, 9 and 15 of the Comprehensive Plan support the protection of the St. Lucie estuary and recognize its positive impact on ecotourism and Martin County’s economy.

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

The proposed request will conserve and enhance the value of existing development and provide equitable treatment to the property owner, consistent with CGMP policies, while furthering CGMP policies that support the efficient and economical use of the county’s resources. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

2.3 Urban Sprawl.

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

The proposed land use and text amendments recognize the adjacency of the Primary Urban Service District (PUSD) and the availability of existing or planned public facilities adjacent to and surrounding the subject property. The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, which includes the adjacent 185-acre South Florida Gateway industrial park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

Florida Statute 163.3177(3)(a)9. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a

Comprehensive Plan Amendment – Future Land Use Map

future land use amendment discourages the proliferation of urban sprawl. This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.

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

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

The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation. Discourages the proliferation of urban sprawl. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The subject property is immediately adjacent to and surrounded on three sides by urban service districts with existing or planned public facilities and services to support the change in land use. Virtually all remaining vacant property within the existing urban areas have been developed or preserved in perpetuity. Discourages the proliferation of urban sprawl. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The proposed change to Low Density residential on the subject property emanates out from the frontage of the industrial uses along Kanner Highway and the existing and future and commercial uses at the intersection of SW Kanner Highway and SW 96th Street. Discourages the proliferation of urban sprawl. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

Comprehensive Plan Amendment – Future Land Use Map

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

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

Due to significant start-up costs, unavoidable risks and competitive markets worldwide, citrus or crop production is not a sustainable, economically viable alternative. The lack of substantial native habitat or protected species and the sites high topography and existing drainage system, make the property ideally suited for conversion to urban land uses. Most importantly, conversion to urban use will require compliance with the County’s strict water quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County’s efforts to eliminate toxic algal blooms in the St. Lucie Estuary. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

Due to significant start-up costs, unavoidable risks and competitive markets worldwide, citrus, silviculture or crop production is not a sustainable, economically viable alternative. There are no active farmlands or agricultural activities adjacent to the subject property. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The subject property is immediately adjacent to and surrounded on three sides by urban service districts with existing or planned public facilities and services to support the change in land use. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

Comprehensive Plan Amendment – Future Land Use Map

The subject property is immediately adjacent to and surrounded on three sides by urban service districts with existing or planned public facilities and services to support the change in land use. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, i.e., the adjacent 200-acre South Florida Gateway Industrial Park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

Urban uses and development along Kanner Highway are currently adjacent to the subject property with no clear separation between urban and rural uses. The change in land use from Agriculture to Low Density will make the subject property compatible with the adjacent urban development. The properties south and west of the subject property are part of the recently approved Three Lakes Golf, which is a private golf club with no residential units or urban development. The presence of Three Lakes Golf Club, which has a pending future land use map (FLUM) amendment request to Rural Lifestyle provides a clear separation between rural and urban uses, and an appropriate land use transition to the Agricultural lands south and west that will protect the urban boundary and prevent urban sprawl. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

As documented in the Residential Capacity Analysis prepared by GAI Consultants, practically all remaining vacant land within the urban area has been consumed by development, preserved in

Comprehensive Plan Amendment – Future Land Use Map

perpetuity or simply cannot be developed due to various development constraints. The change in land use on the subject property to Low Density will allow for the efficient use of existing and planned infrastructure without inhibiting or discourage infill or redevelopment within the existing urban service district. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

XI) Fails to encourage a functional mix of use

The proposed land use and text amendments recognize the adjacency of the Primary Urban Service District (PUSD) and the availability of existing or planned public facilities adjacent to and surrounding the subject property. The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, including the adjacent 185-acre South Florida Gateway Industrial Park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The existing future land use, Agricultural, requires a minimum 50 percent open space. The proposed future land use designation, Low Density Residential, also requires a minimum of 50 percent open space. Because agriculture is exempt from standard drainage and water quality treatment requirements, the existing drainage system was designed to irrigate crops and discharge high volumes of nutrient-laden run-off directly into the St. Lucie Canal and eventually into the South Fork of the St. Lucie River without any pre-treatment. The conversion to urban use will require compliance with the County's strict water quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County's efforts to eliminate toxic algal blooms in the St. Lucie Estuary. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

Comprehensive Plan Amendment – Future Land Use Map

The proposed land use amendment complies with 13 of 13 criteria that discourage urban sprawl. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

2.3.1 Proliferation of Urban Sprawl.

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

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

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

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

To create economic development opportunities, approximately 250 acres of Agricultural land east of the subject property along the Kanner Highway frontage was previously converted from Agricultural to Industrial future land use for the reasons noted above. A portion of these lands now support the 185-acre South Florida Gateway industrial park and the future 30-acre County Operations Center. The proposed land use amendment will complement and enhance economic opportunities by providing needed housing near a major employment center with no adverse impact on natural resources or ecosystems. *Discourages the proliferation of urban sprawl. This application has been amended to address comments in the staff report dated*

Comprehensive Plan Amendment – Future Land Use Map

December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The subject property is immediately adjacent to and surrounded on three sides by urban service districts with existing or planned public facilities and services to support the change in land use. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, i.e., the adjacent 185-acre South Florida Gateway Industrial Park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between related land uses and create opportunities for multi-modal transportation. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

(IV) Promotes conservation of water and energy.

The conversion to urban use will require compliance with the County's strict water quality standards that significantly reduce the discharge rate and greatly improves water quality treatment prior to discharge thereby adding to the County's efforts to eliminate toxic algal blooms in the St. Lucie Estuary. Providing housing near employment centers will reduce reliance on automobiles and reduce energy related to transportation. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The property was used and has operated for several decades as an active farm, first in support of citrus, which had to be eliminated due to citrus canker and greening, and then in support of

Comprehensive Plan Amendment – Future Land Use Map

various row crops. The recently acquired “Patriot Farms” parcel, which fronts directly on SW 96th Street, also operated first as citrus and later as a nursery until the 2004-2005 hurricanes. Its primary drainage outfall is Roebuck Creek, which terminates at the southern end of the property and maintains some natural wetland characteristics.

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

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

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

The conversion of the property from Agricultural to Low Density Residential will maintain the same minimum open space required by the Agricultural land use but also create opportunities for restoration and perpetual management of the Roebuck Creek headwaters, and public and private open space and recreation opportunities on site that would not otherwise be available under the existing Agricultural land use. *Discourages the proliferation of urban sprawl.* This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

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

Comprehensive Plan Amendment – Future Land Use Map

15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The subject property is surrounded by urban service districts on three sides that include nearby public schools, retail uses and a major employment center, i.e., the adjacent 200-acre South Florida Gateway Industrial Park, which is currently under construction, and the future 30-acre County Operations Center. These projects create a functional relationship and provide additional consideration for housing in this area of the County. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of nearby Industrial, Commercial and Institutional uses minimize the potential for urban sprawl by creating a functional balance of uses where residents can live, work and play. Discourages the proliferation of urban sprawl. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

Eight out of eight of the criteria have been met to determine the application discourages the proliferation of urban sprawl. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

2.3.2 Conversion of Land.

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

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

Comprehensive Plan Amendment – Future Land Use Map

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

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

Due to significant start-up costs, unavoidable risks and competitive markets worldwide, citrus or crop production is not a sustainable, economically viable alternative. The continued use of the property for agricultural production will require more intense application of soil amendments that are not only costly and labor-intensive, but also negatively impact the St. Lucie River estuary both environmentally and “economically”.

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

The proposed land conversion is logical and timely considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and the availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities and the need for housing in close proximity to employment centers. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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;

Comprehensive Plan Amendment – Future Land Use Map

Water and Sewer Availability Worksheet prepared by Kimley-Horn and Associates in coordination with the Martin County Utilities Department;
Traffic Study prepared by Susan O'Rourke, P.E.; and
School Impact Worksheet prepared by Lucido & Associates

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

2.5 Justification Statement for Rezoning Application

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

The requested rezoning to PUD is consistent with the corresponding text amendment that 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 PUD 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. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The requested PUD rezoning will implement the proposed land use designation 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. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

Comprehensive Plan Amendment – Future Land Use Map

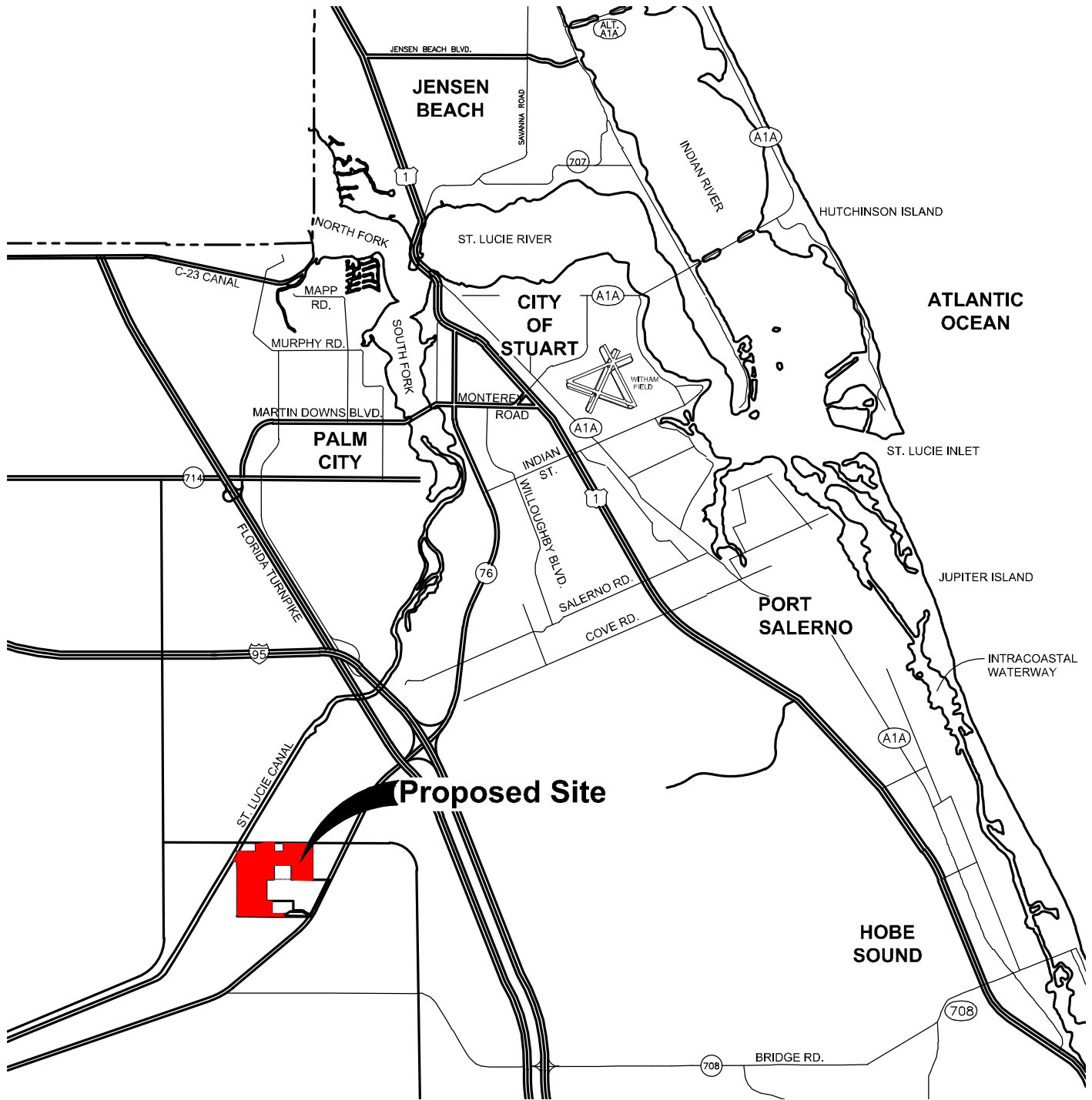
- e. Whether and to what extent the proposed zoning would result in demands on public facilities;*

All required public facilities and services are in place or planned to be available to support future development. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

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

The rezoning application is consistent with the pattern of growth that has occurred since the Comprehensive Growth Management Plan land use plan was originally adopted in 1982. The proposed request will conserve and enhance the value of existing development and provide equitable treatment to the property owner, consistent with CGMP policies, while furthering CGMP policies that support the efficient and economical use of the county's resources. This application has been amended to address comments in the staff report dated December 15, 2023. See additional supporting documentation in the FLUM response letter dated March 26, 2024.

Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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

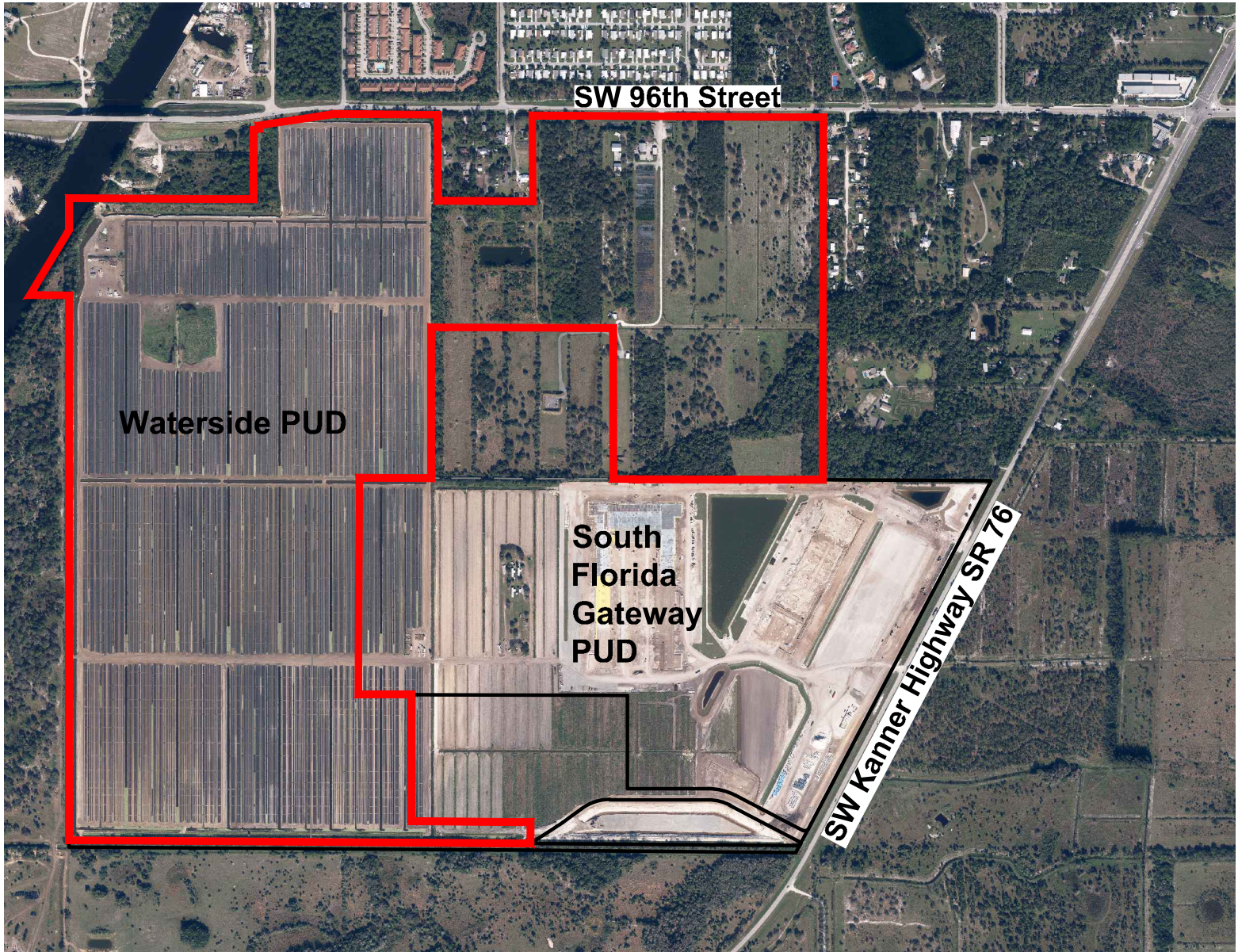


Waterside PUD

CPA 21-11 & 22-12

Martin County, Florida

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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

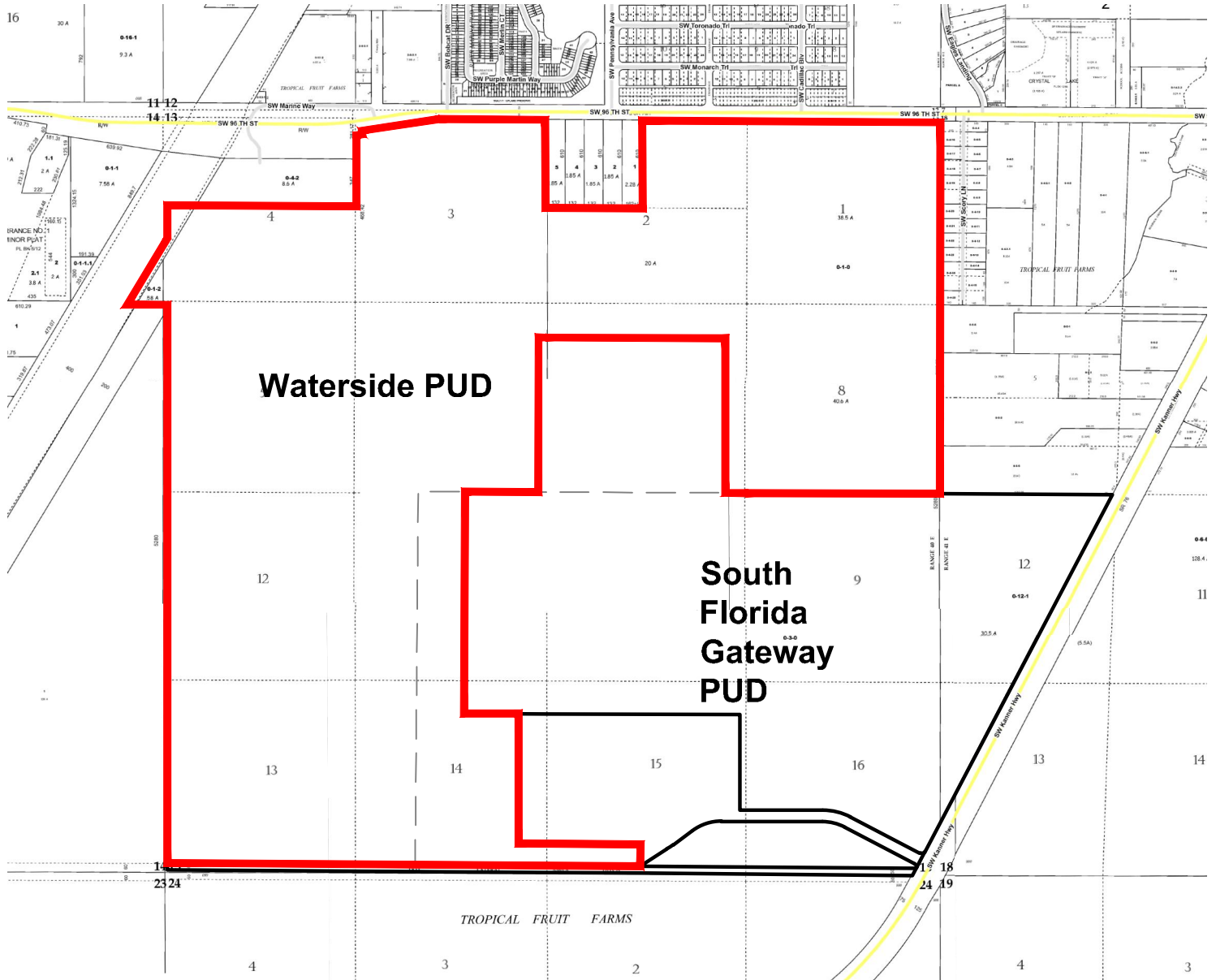


Waterside PUD

CPA 21-11 & 22-12

Martin County, Florida

Property Appraisers Assessment Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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

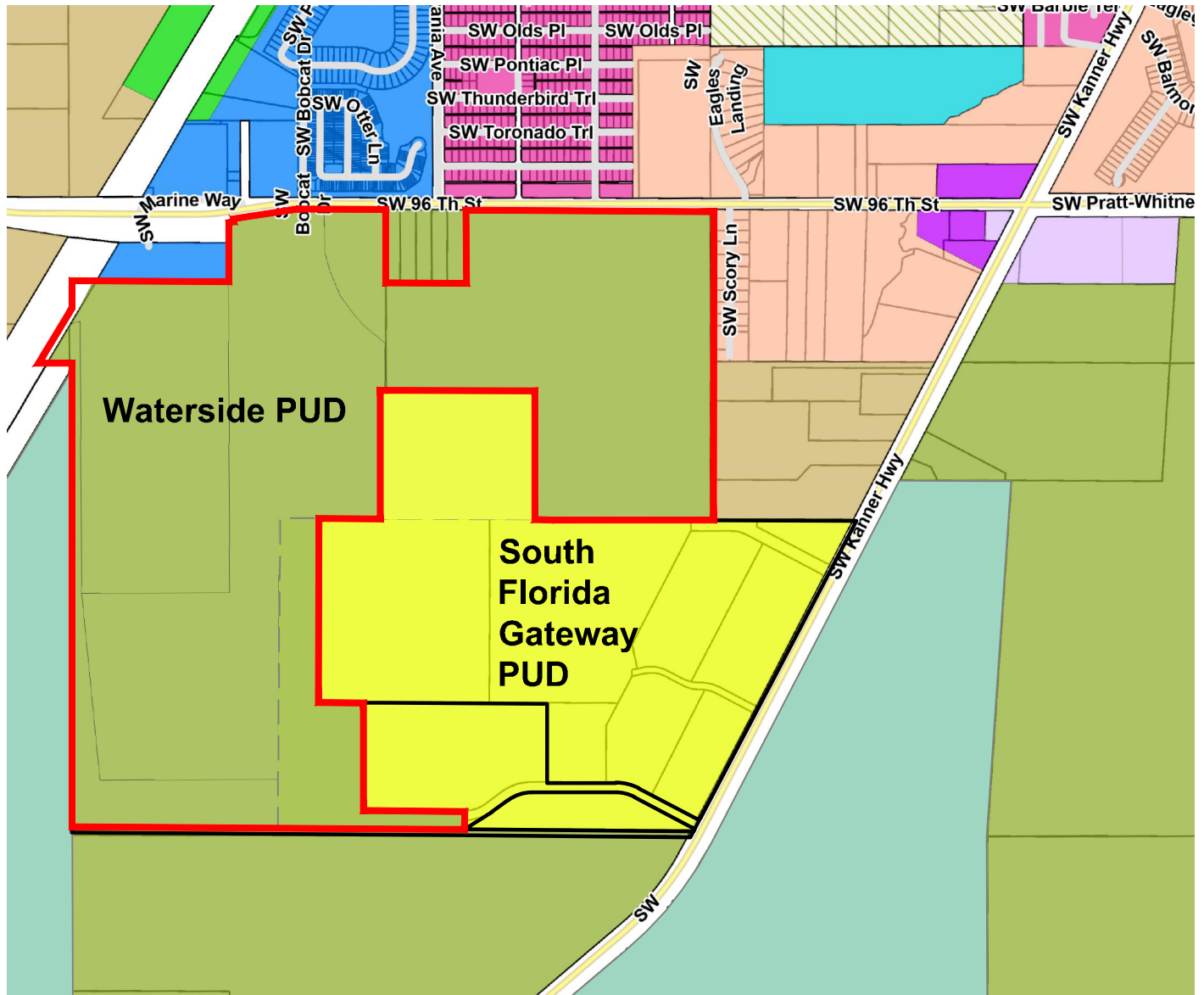


Waterside PUD

CPA 21-11 & 22-12

Martin County, Florida

Existing Future Land Use Map



Future Land Use Legend

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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

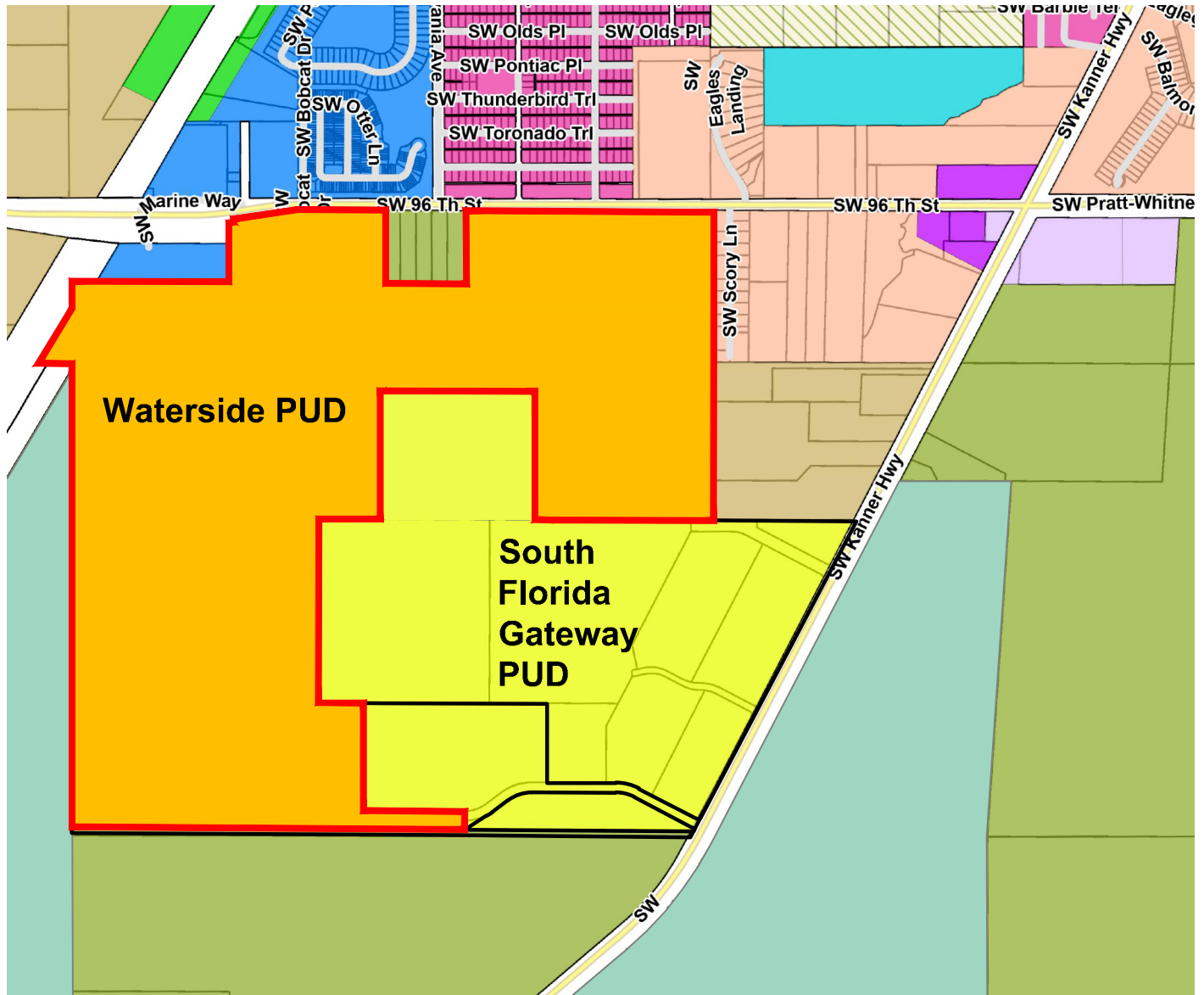


Waterside PUD

CPA 21-11 & 22-12

Martin County, Florida

Proposed Future Land Use Map



Future Land Use Legend

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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

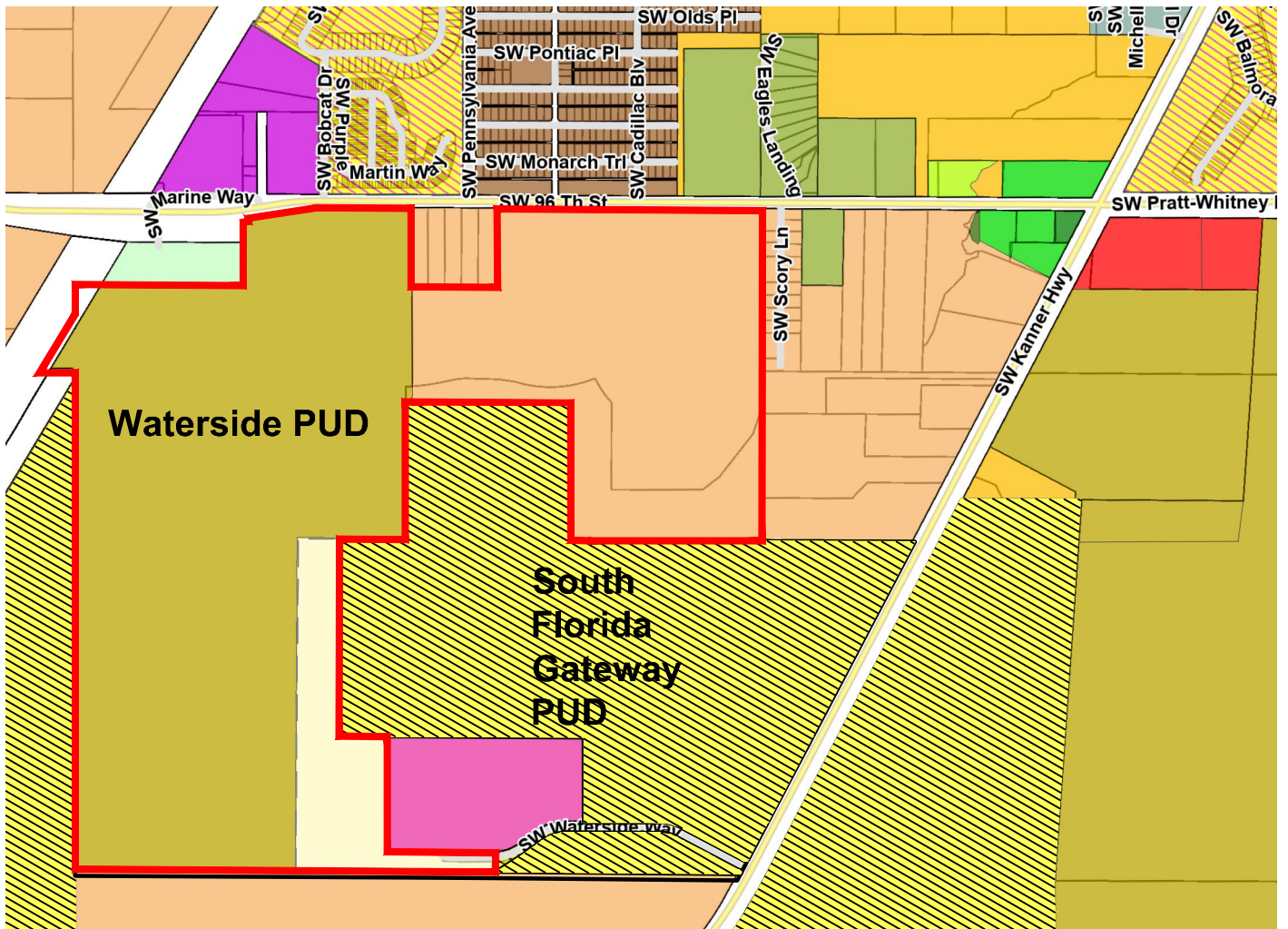


Waterside PUD

CPA 21-11 & 22-12

Martin County, Florida

Existing Zoning Map



Zoning Legend

- | | | |
|--|---|--|
| A-1 (Small Farms) | LC (Limited Commercial District) | R-3 (Multi-Family Residential) |
| A-1A (Agricultural) | LI (Limited Industrial District) | R-3A (Liberal Multi-Family) |
| A-2 (Agricultural) | LI-1 (Limited Industrial District) | R-3B (Multi-Family Residential) |
| A-3 (Conservation) | M-1 (Industrial) | R-4 (Multi-Family Residential) |
| AG-20A (General Agricultural District) | M-2 (Industrial) | R-5 (Multi-Family Med. Density) |
| AR-10A (Agricultural Ranchette District) | M-3 (Industrial) | RE-1/2A (Residential Estate District) |
| AR-5A (Agricultural Ranchette District) | MH-P (Mobile Home Park District) | RE-1A (Residential Estate District) |
| B-1 (Business) | MH-S (Mobile Home Subdivision District) | RE-2A (Rural Estate District) |
| B-2 (Business Wholesale) | Ocean Breeze | RM-10 (High Density Residential District) |
| B-3 (Rural Business) | PAF (Public Airport Facilities District) | RM-3 (Low Density Residential District) |
| CC (Community Commercial District) | PC (Public Conservation District) | RM-4 (Low Density Residential District) |
| CO (Commercial Office) | PR (Public Recreation District) | RM-5 (Low Density Residential District) |
| COR-1 (Commercial Office/Residential District) | PS (Public Servicing District) | RM-6 (Medium Density Residential District) |
| COR-2 (Commercial Office/Residential District) | PS-1 (Public Service District) | RM-8 (Medium Density Residential District) |
| E (Estates and Suburban Homes District) | PS-2 (Public Service District) | RS-10 (High Density Residential District) |
| E-1 (Estates and Suburban Homes District) | PUD | RS-3 (Low Density Residential District) |
| GC (General Commercial District) | PUD-C (Commercial) | RS-4 (Low Density Residential District) |
| GI (General Industrial District) | PUD-I (Industrial) | RS-5 (Low Density Residential District) |
| HB-1 (Limited Business) | PUD-MH (Mobile Home) | RS-6 (Medium Density Residential District) |
| HB-1A (Hotel & Motel) | PUD-R (Residential) | RS-8 (Medium Density Residential District) |
| HB-1AA (Hotel & Motel) | PUD-WJ (PUD West Jensen) | RS-BR3 (Low Density Residential District, Beau Rivage) |
| HI (Heavy Industrial District) | PMUV (Planned Mixed-Use Village) | RT (Mobile Home Subdivision District) |
| HR-1 (Single-family Residential District) | R-1 (Single-family Residential District) | SY (Salvage Yard) |
| HR-1A (Single-family Residential District) | R-1A (Single-family Residential District) | Sewalls Point |
| HR-2 (Multi-Family Residential) | R-1B (Single-family Residential District) | Stuart |
| HR-2A (Multi-Family Dwelling) | R-1C (Single-family Residential District) | TP (Mobile Home Park District) |
| IZ - Interim Zoning | R-2 (Single-family Residential District) | WE-1 (Waterfront Estates District) |
| Jupiter Island | R-2A (Two-Family Residential District) | WGC (Waterfront General Commercial District) |
| | R-2B (Single-family Residential District) | WRC (Waterfront Resort Commercial District) |
| | R-2C (Single-family Residential District) | |
| | R-2T (Single-family Residential District) | |



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

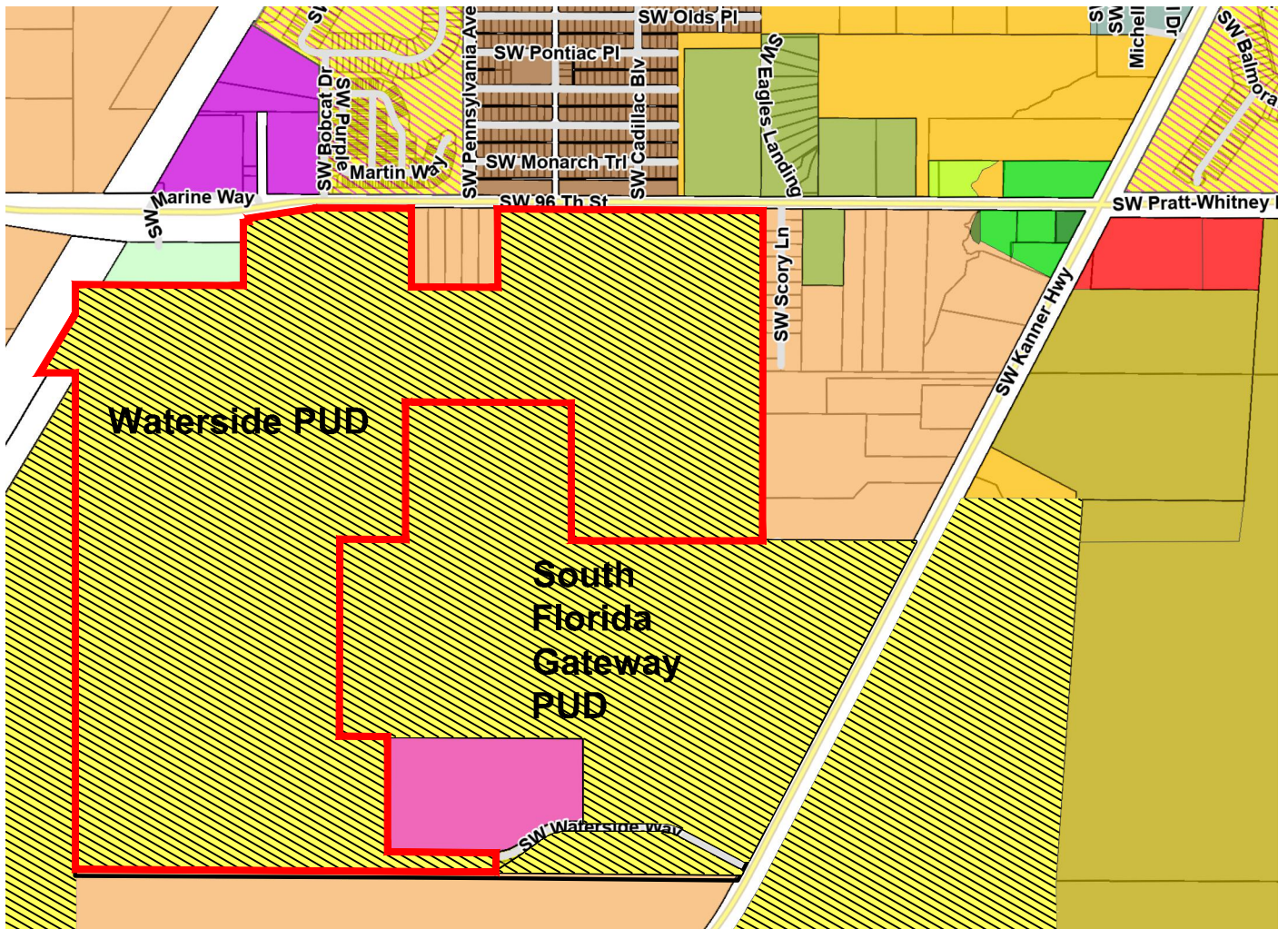
(772) 220-2100, Fax (772) 223-0220



Waterside PUD
CPA 21-11 & 22-12

Martin County, Florida

Proposed Zoning Map



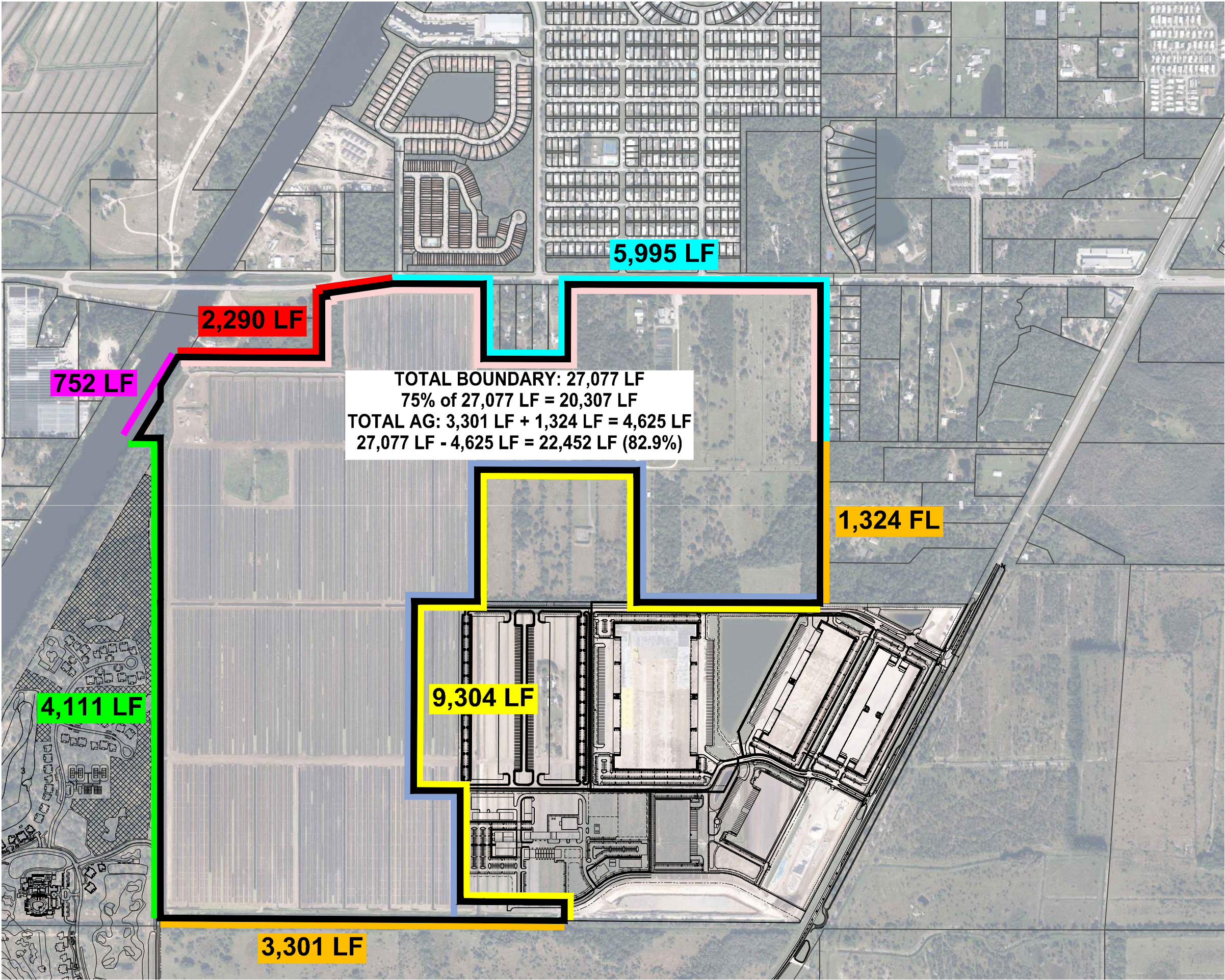
Zoning Legend

A-1 (Small Farms)	LC (Limited Commercial District)	R-3 (Multi-Family Residential)
A-1A (Agricultural)	LI (Limited Industrial District)	R-3A (Liberal Multi-Family)
A-2 (Agricultural)	LI-1 (Limited Industrial District)	R-3B (Multi-Family Residential)
A-3 (Conservation)	M-1 (Industrial)	R-4 (Multi-Family Residential)
AG-20A (General Agricultural District)	M-2 (Industrial)	R-5 (Multi-Family Med. Density)
AR-10A (Agricultural Ranchette District)	M-3 (Industrial)	RE-1/2A (Residential Estate District)
AR-5A (Agricultural Ranchette District)	MH-P (Mobile Home Park District)	RE-1A (Residential Estate District)
B-1 (Business)	MH-S (Mobile Home Subdivision District)	RE-2A (Rural Estate District)
B-2 (Business Wholesale)	Ocean Breeze	RM-10 (High Density Residential District)
B-3 (Rural Business)	PAF (Public Airport Facilities District)	RM-3 (Low Density Residential District)
CC (Community Commercial District)	PC (Public Conservation District)	RM-4 (Low Density Residential District)
CO (Commercial Office)	PR (Public Recreation District)	RM-5 (Low Density Residential District)
COR-1 (Commercial Office/Residential District)	PS (Public Servicing District)	RM-6 (Medium Density Residential District)
COR-2 (Commercial Office/Residential District)	PS-1 (Public Service District)	RM-8 (Medium Density Residential District)
E (Estates and Suburban Homes District)	PS-2 (Public Service District)	RS-10 (High Density Residential District)
E-1 (Estates and Suburban Homes District)	PUD	RS-3 (Low Density Residential District)
GC (General Commercial District)	PUD-C (Commercial)	RS-4 (Low Density Residential District)
GI (General Industrial District)	PUD-I (Industrial)	RS-5 (Low Density Residential District)
HB-1 (Limited Business)	PUD-MH (Mobile Home)	RS-6 (Medium Density Residential District)
HB-1A (Hotel & Motel)	PUD-R (Residential)	RS-8 (Medium Density Residential District)
HB-1AA (Hotel & Motel)	PUD-WJ (PUD West Jensen)	RS-BR3 (Low Density Residential District, Beau Rivage)
HI (Heavy Industrial District)	PMUV (Planned Mixed-Use Village)	RT (Mobile Home Subdivision District)
HR-1 (Single-family Residential District)	R-1 (Single-family Residential District)	SY (Salvage Yard)
HR-1A (Single-family Residential District)	R-1A (Single-family Residential District)	Sewalls Point
HR-2 (Multi-Family Residential)	R-1B (Single-family Residential District)	Stuart
HR-2A (Multi-Family Dwelling)	R-1C (Single-family Residential District)	TP (Mobile Home Park District)
IZ - Interim Zoning	R-2 (Single-family Residential District)	WE-1 (Waterfront Estates District)
Jupiter Island	R-2A (Two-Family Residential District)	WGC (Waterfront General Commercial District)
	R-2B (Single-family Residential District)	WRC (Waterfront Resort Commercial District)
	R-2C (Single-family Residential District)	
	R-2T (Single-family Residential District)	



Adjacent Use Legend

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



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

April 3, 2023
(revised March 25, 2024)

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

Chapter 4 – Future Land use Element

Policy 4.1B.2. Analysis of availability of public facilities. All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element or other relevant plan provisions and the FLUMs may be amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.

Compliance with this provision is in addition to, not in lieu of, compliance with the provisions of Martin County's Concurrency Management System. When a map amendment is granted under this provision, it does not confer any vested rights and will not stop the County from denying subsequent requests for development orders based on the application of a concurrency review at the time such orders are sought.

Martin County may adopt sub-area development restrictions for a particular site where public facilities and services, such as arterial and collector roads, regional water supply, regional wastewater treatment/disposal, surface water management, solid waste collection/disposal, parks and recreational facilities, and schools, are constrained and incapable of meeting the needs of the site if developed to the fullest capacity allowed under Goal 4.13 of this Growth Management Plan. The master or final site plan for a site that is subject to such sub-area development restrictions shall specify the maximum amount and type of development allowed. Sub-area development restrictions apply to the following sites:

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

(a) Residential units shall be limited to a maximum of 1,050 units.

(b) Prior to the issuance of the 100th building permit, a monetary contribution of \$1000 per residential unit shall be donated to the Martin County Community Land Trust to address variable housing needs throughout the County.

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

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

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

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

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

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

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

Policy 4.1D.3 Future residential housing unit demand.

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

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

(2) Occupied housing units (HO) are classified by the Census, a housing unit is occupied if a person or group of persons is living in it at the time of the Census interview or if the occupants are only temporarily absent, as for example, on vacation. The persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere. The number of occupied housing units (HO) is the same as the number of households. Vacant seasonal housing units (HS) are classified by the Census as those housing units intended for occupancy only during certain seasons of the year. American Community Survey Data shall be used as source data between Decennial Census years.

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

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

$$HU = HO + HS$$

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

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

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

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

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

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

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

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

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

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

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

~~(2) Subdivided single family and duplex lots. The following lot types shall be included in the residential capacity calculation:~~

~~(a) Vacant single family or duplex lots of record as of 1982 developed prior to the County's tracking of development approvals.~~

~~(b) Vacant single family or duplex lots of record platted after 1982.~~

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

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

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

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

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

When the undeveloped residential acreage within either the Primary Urban Service District or the Secondary Urban Service District no longer provides for projected

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

~~Policy 4.1D.7. Active residential development tracking system. Martin County will implement and maintain an active residential tracking system for all residential development approvals. By limiting approvals within the first five year period of the 15 year planning period to 125% of the housing demand for that five year period, the County can maintain a fiscally feasible and cost-effective concurrency management system. The same 15 year planning period used for residential capacity planning shall be used. The 15 year planning period for residential capacity began with the 2010 Census and shall be updated to a new 15 year planning period every 5 years. Implementation of the Active residential development tracking system shall begin within 12 months of the date this text becomes effective.~~

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

~~(2) The County shall:~~

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 1 - Preamble

Section 1.7. - Supporting Data

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

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

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

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

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

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

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

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

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

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

(2) Occupied housing units (HO) are classified by the Census , a housing unit is occupied if a person or group of persons is living in it at the time of the Census interview or if the occupants are only temporarily absent, as for example, on vacation. The persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere. The number of occupied housing units (HO) is the same as the number of households..

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

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

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

$$HU = HO + HS$$

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

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

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

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

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

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

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

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

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

~~(2) Subdivided single family and duplex lots. The following lot types shall be included in the residential capacity calculation:~~

~~(a) Vacant single family or duplex lots of record as of 1982 developed prior to the County's tracking of development approvals.~~

~~(b) Vacant single family or duplex lots of record platted after 1982.~~

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

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

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

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

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

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

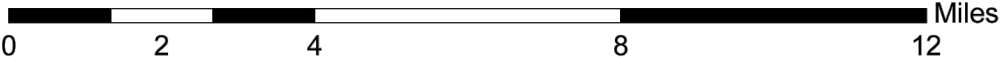
- (1) Permanent population for the unincorporated area including prisoners and group homes, shall be derived from EDR or BEBR.
 - (2) Seasonal population (facility) for the unincorporated area shall include seasonal population (housing) plus part-time inhabitants who use, or may be expected to use, public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



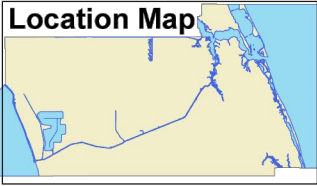
Martin County

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

Proposed Urban Service District - Figure 4-2



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



Legend

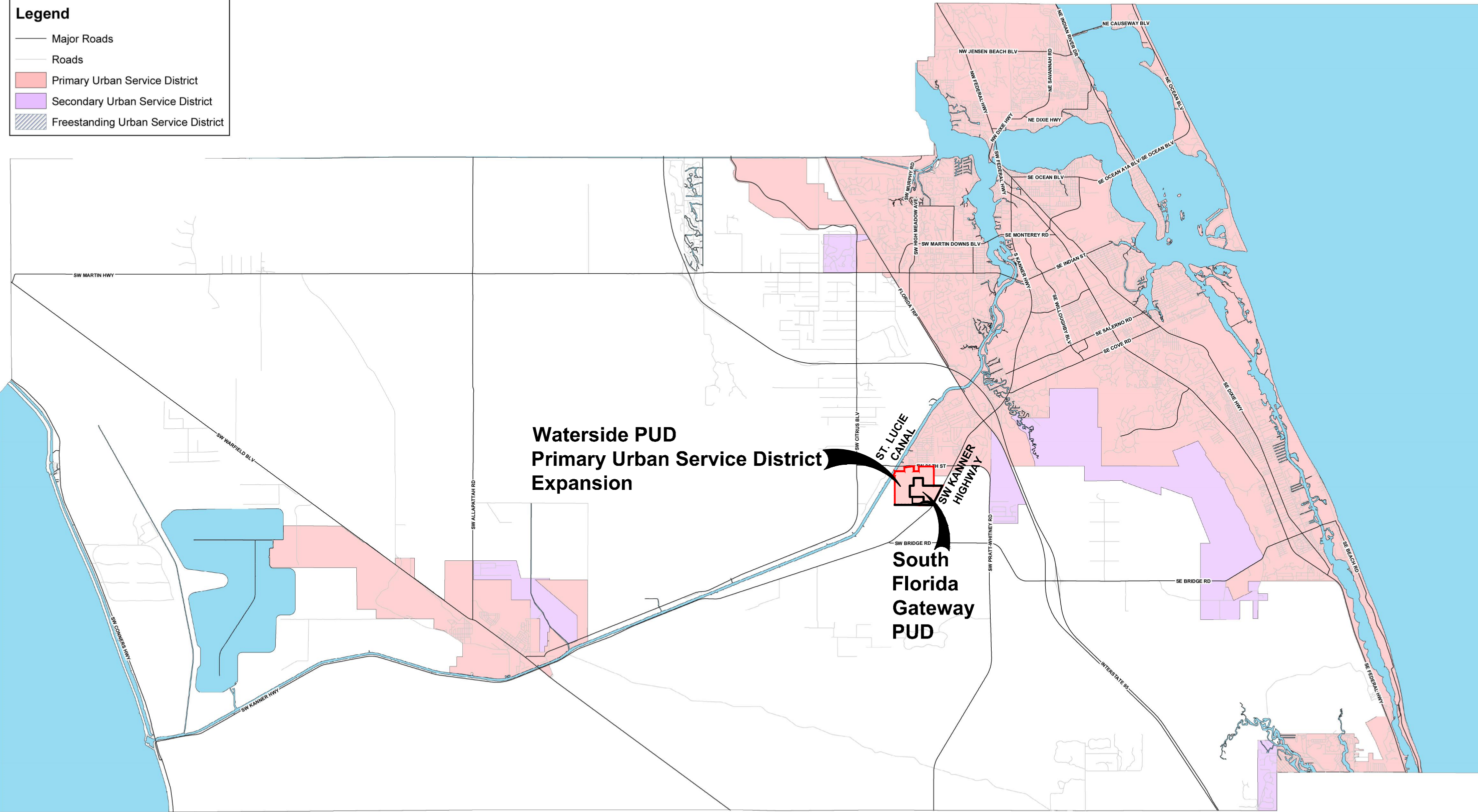
Major Roads

Roads

Primary Urban Service District

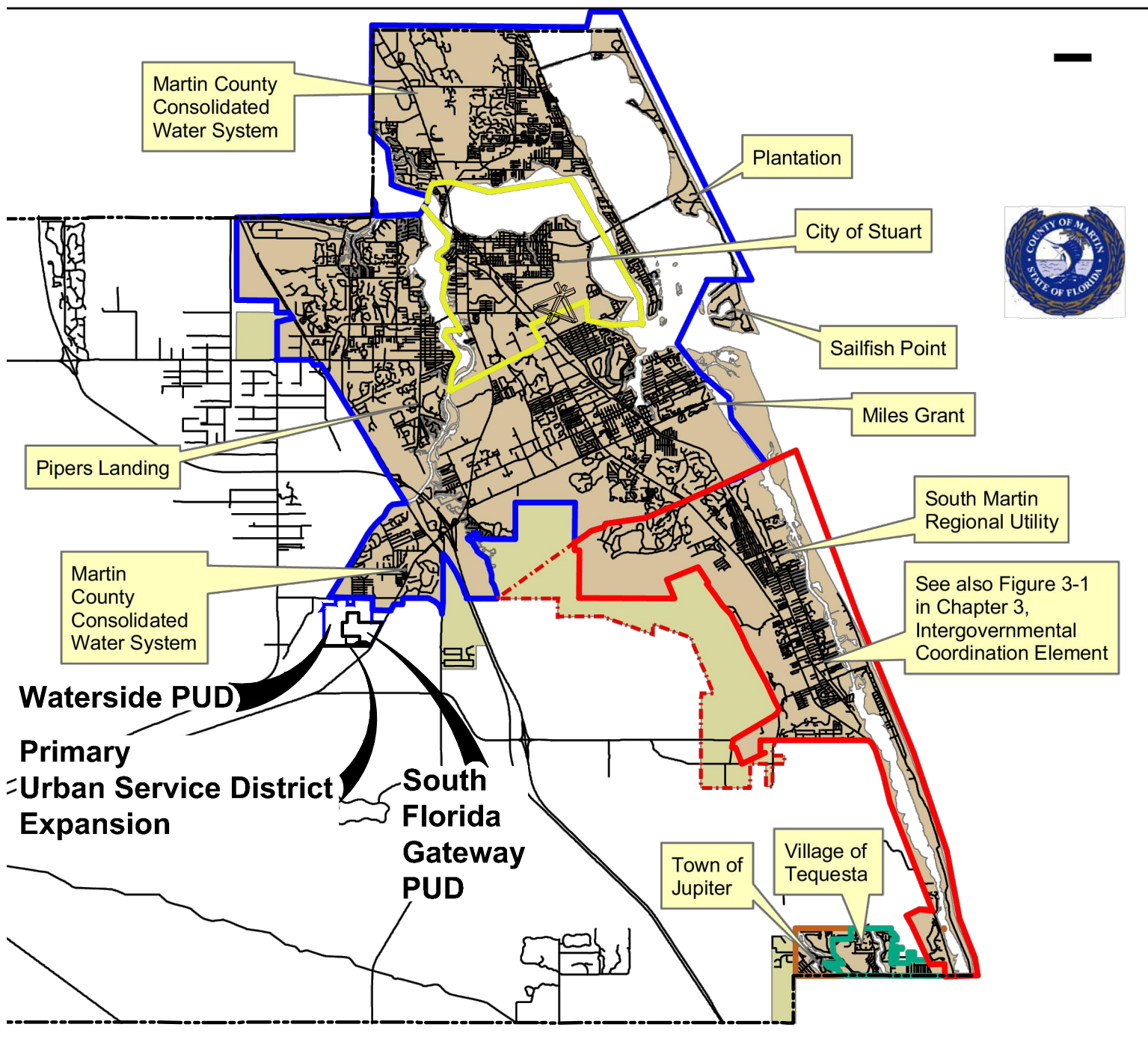
Secondary Urban Service District

Freestanding Urban Service District



Martin County

Figure 11-1, Areas Currently Served By Regional Utilities

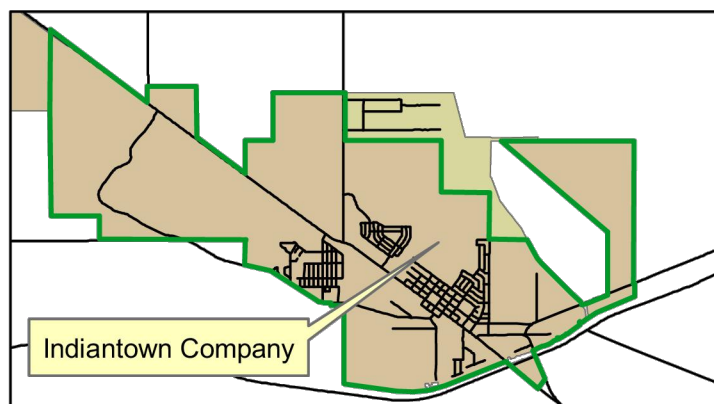


Legend

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

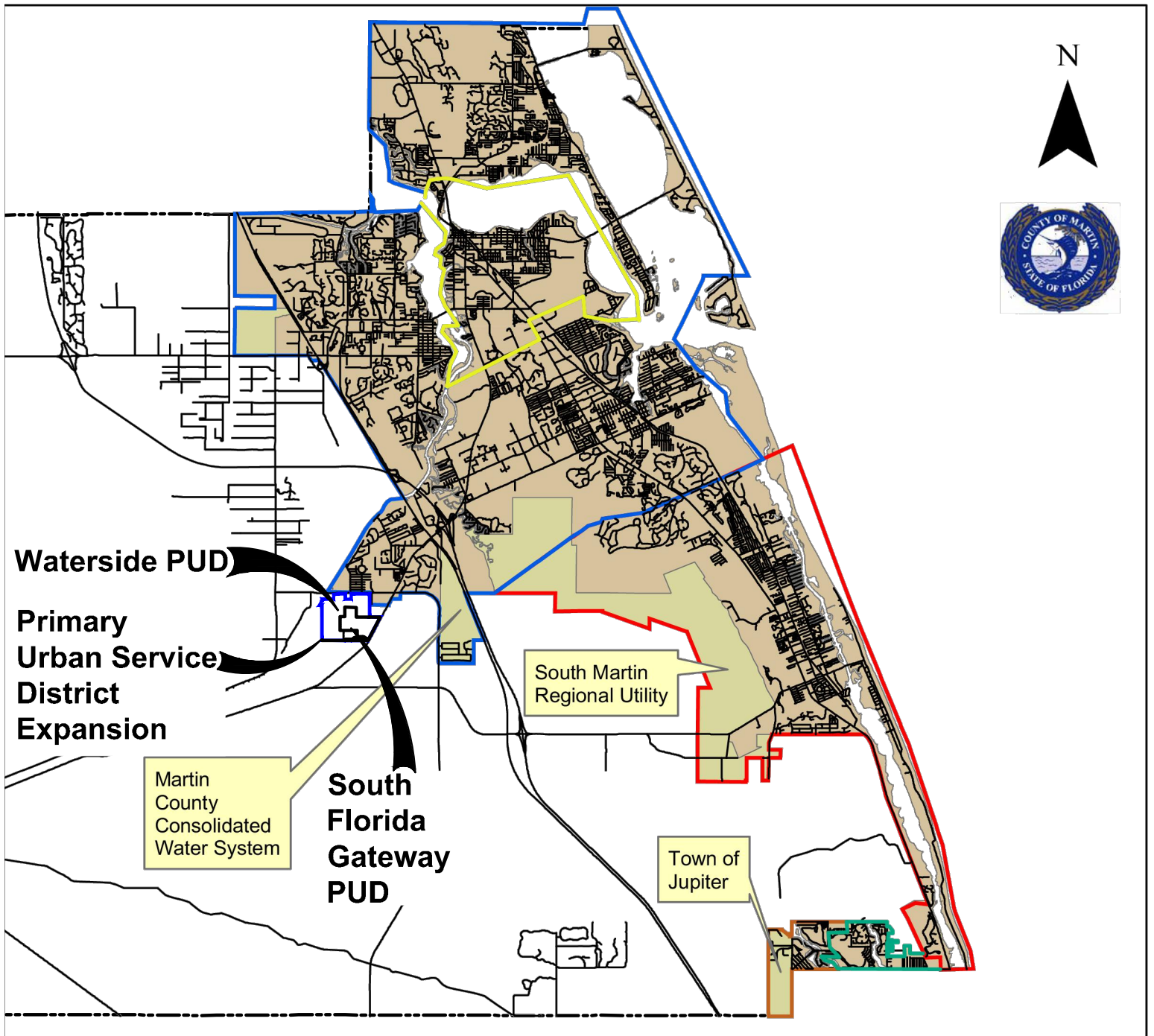
0 6,500 13,000 26,000 39,000 52,000 Feet

Waterside PUD
CPA 21-11 & 22-12



Martin County

Figure 11-2, Potential Service Areas

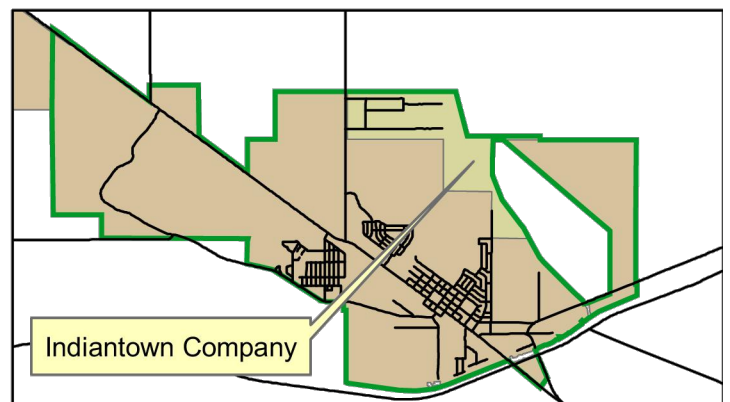


Legend

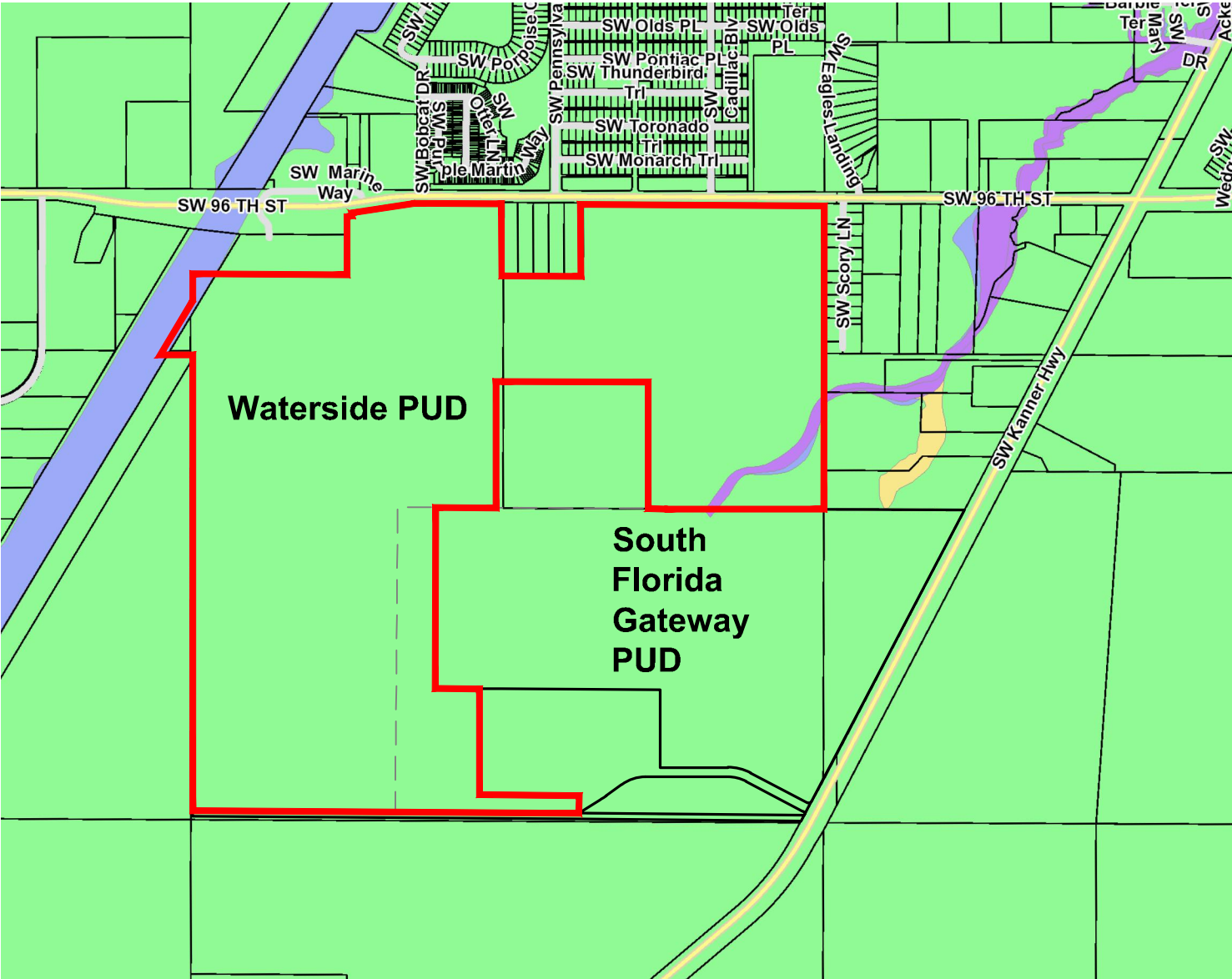
- | | |
|--|--|
| — StuartServArea | Jupiter_Polygon |
| Indiantown_Polygon | Primary USD |
| MCSerArea_Polygon | Secondary USD |
| SMRU_Polygon | |

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

Waterside PUD
CPA 21-11 & 22-12



FEMA Flood Map



FEMA Flood Zones

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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

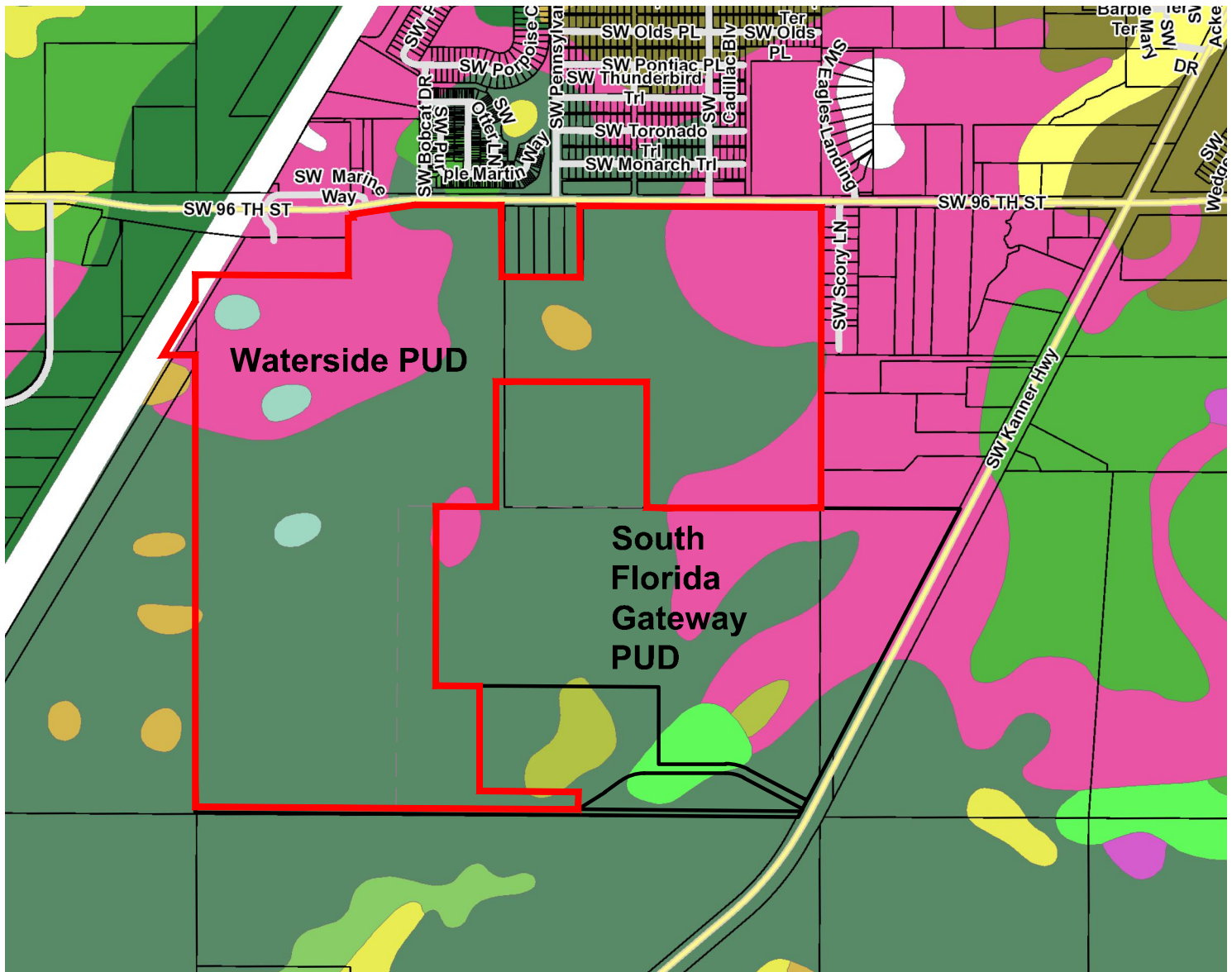


Waterside PUD

CPA 21-11 & 22-12

Martin County, Florida

Soil Type Map



Soils Type Legend

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

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

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



lucido & associates

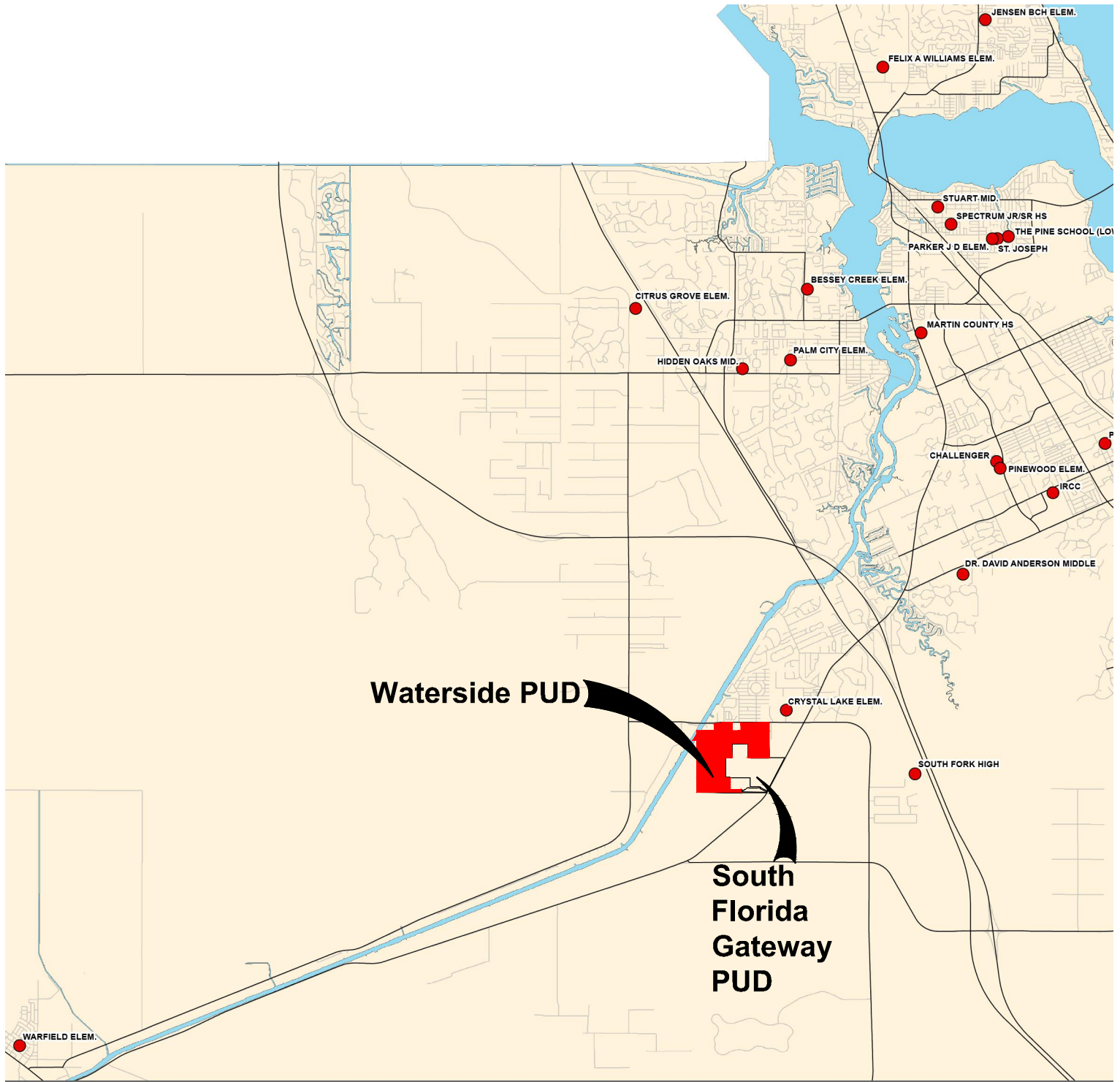
701 E Ocean Blvd., Stuart, Florida 34994

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



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

School Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



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

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

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

.955

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

WORKSHEET INSTRUCTIONS

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

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



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

WATER USE LETTER MODIFICATION

APPLICATION NUMBER: 151223-14

PERMIT NUMBER: 43-02720-W

DATE ISSUED: December 29, 2015

EXPIRATION DATE: November 30, 2035

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

PROJECT NAME: INDUSTRIAL WELLS

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

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

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

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

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

Thomas Colios
Section Leader
Water Use Bureau

SPECIAL PERMIT CONDITIONS

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

3. Use classification is:

Industrial Water Supply

4. Source classification is:

Groundwater from:
Surficial Aquifer System

5. Allocation:

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

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

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

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

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

6. Withdrawal facilities:

Groundwater - Proposed:

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

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

STANDARD PERMIT CONDITIONS

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

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

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

property or make provision for access onto the property.

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

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

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

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

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

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

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

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

of the fresh water/salt water interface,

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

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

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

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

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

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

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

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

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

ADDRESSES

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

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

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

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

NOTICE OF RIGHTS

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

RIGHT TO REQUEST ADMINISTRATIVE HEARING

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

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

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

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

FILING INSTRUCTIONS

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

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

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

INITIATION OF AN ADMINISTRATIVE HEARING

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

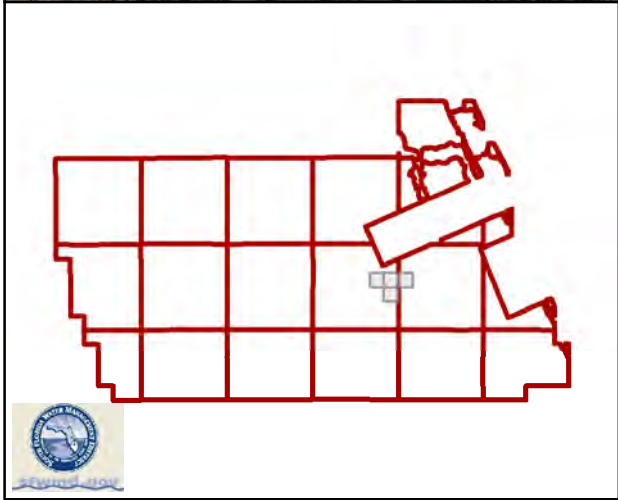
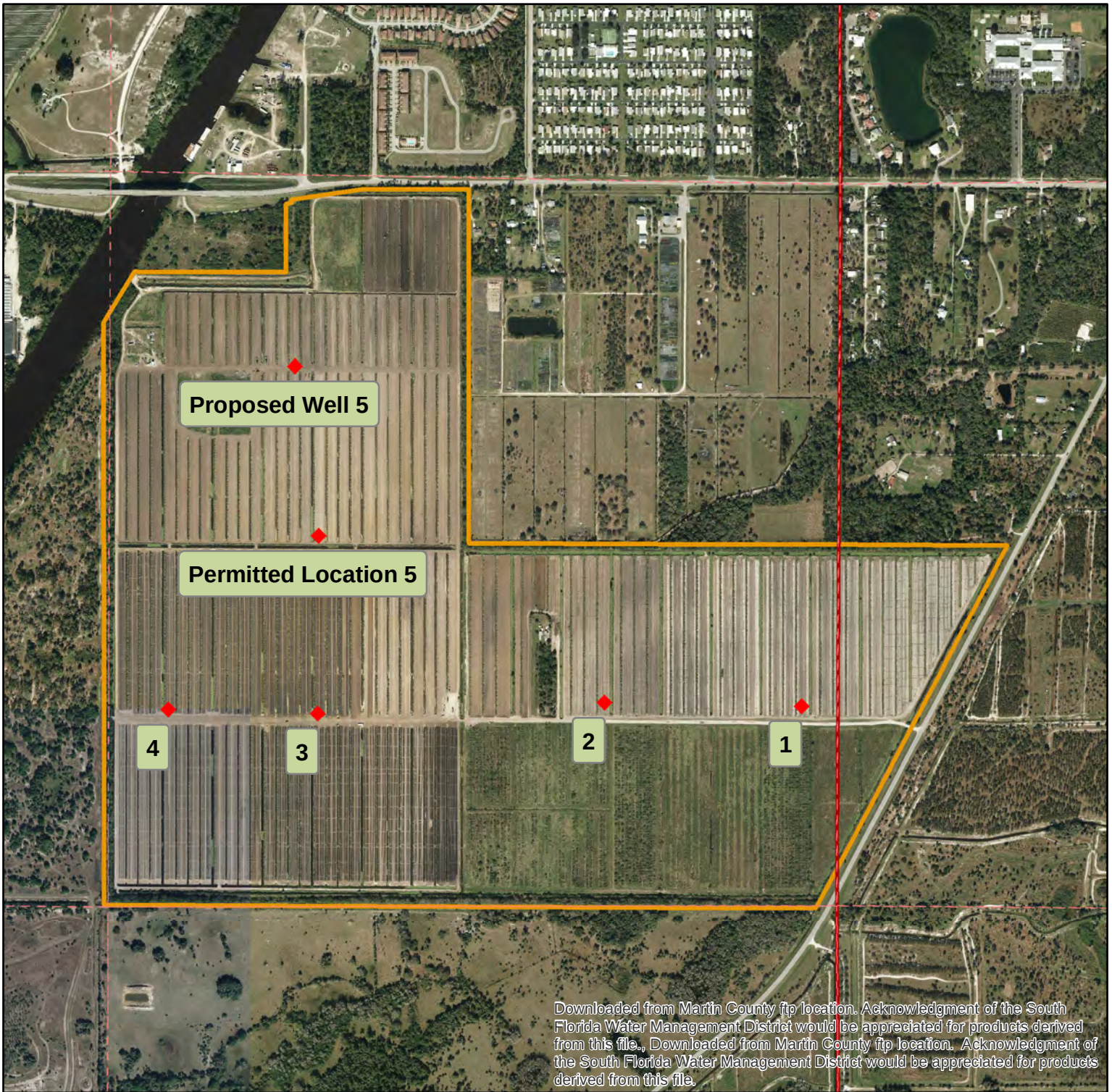
1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative,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

MEDIATION

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

RIGHT TO SEEK JUDICIAL REVIEW

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



MARTIN COUNTY, FLORIDA

 Application

 WELL

Application No: 151223-14

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

Project Name: INDUSTRIAL WELLS

N



Map Date: 2015-12-28

Permit No: 43-02720-W

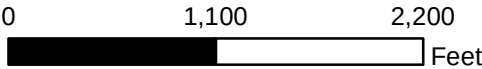


Exhibit No: 1

TABLE - A
Description Of Wells.

Application Number: 151223-14

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



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

WATER USE LETTER MODIFICATION

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

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

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

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

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

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

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

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

LIMITING CONDITIONS

1. This permit shall expire on July 9, 2029.
2. Application for a permit modification may be made at any time.
3. Water use classification:

Agricultural Irrigation
4. Source classification is:

Groundwater from:
Upper Floridan Aquifer

Surface Water from:
SFWMD Canal (C-44)
5. Total annual allocation is 436.80 million gallons (MG). (1.20 MGD)

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

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

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

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

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

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

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

This Permit is issued to:

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

7. Withdrawal facilities:

Groundwater - Existing:

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

Surface Water - Existing:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTICE OF RIGHTS

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

RIGHT TO REQUEST ADMINISTRATIVE HEARING

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

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

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

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

FILING INSTRUCTIONS

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

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

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

INITIATION OF AN ADMINISTRATIVE HEARING

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

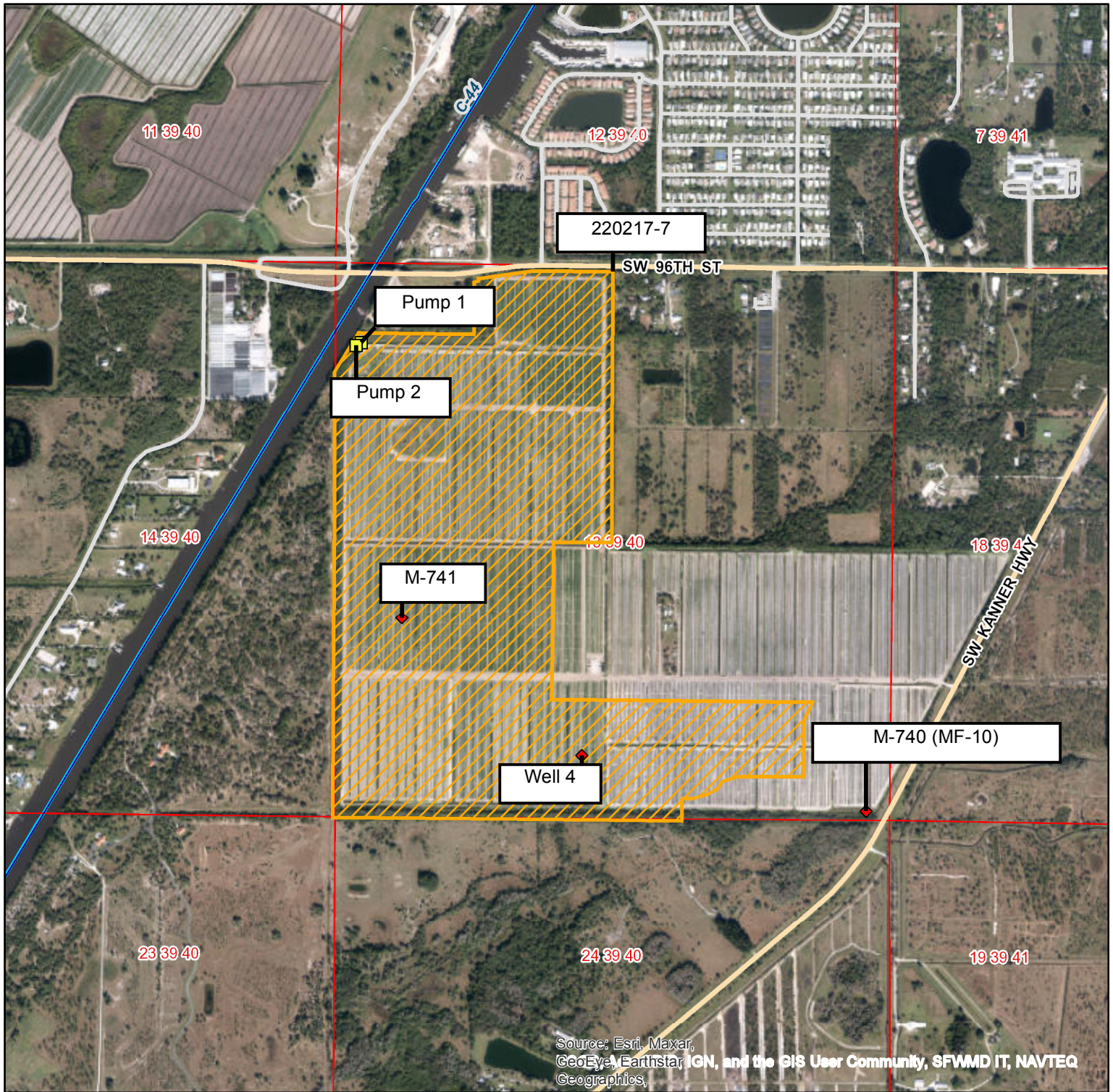
1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or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

MEDIATION

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

RIGHT TO SEEK JUDICIAL REVIEW

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



MARTIN COUNTY, FLORIDA

N



Map Date: 2022-03-03

- Pump
- ◆ Well
- ▨ Application

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

0 0.3 0.6
Miles

Exhibit No: 1

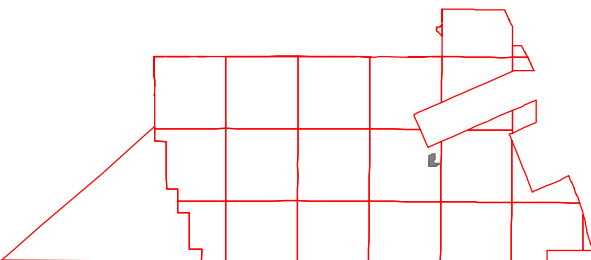


TABLE - A
Description Of Wells.

Application Number: 220217-7

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

TABLE - B
Description Of Surface Water Pumps

Application Number: 220217-7

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

Calculations Of Irrigation Requirements

APPLICATION NUMBER: 220217-7

RAINFALL STATION: Stuart

CROP: Small Vegetables

IRRIGATION SYSTEM: Low-Volume/Canal Seepage Loss

SOIL TYPE: 0.8

PARCEL ACREAGE: 298.93

PARCEL NAME:

LAND USE: Agricultural

IRR. MULTIPLIER: 2

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

ANNUAL SUPPLEMENTAL CROP REQUIREMENT: 26.91 INCHES

ANNUAL SUPPLEMENTAL CROP WATER USE:

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

MAXIMUM MONTHLY SUPPLEMENTAL CROP REQUIREMENT: 4.13 INCHES

MAXIMUM MONTHLY SUPPLEMENTAL CROP WATER USE:

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

TOTAL ANNUAL DEMAND: 436.80 MG

TOTAL MAXIMUM MONTHLY DEMAND: 67.04 MG

Requirement by Permit Condition Report

App No: 220217-7

Permit No: 43-00090-W

Project Name: K L WATERSIDE

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

STAFF REPORT DISTRIBUTION LIST

K L WATERSIDE

Application No: 220217-7

Permit No: 43-00090-W

INTERNAL DISTRIBUTION

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

EXTERNAL DISTRIBUTION

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

GOVERNMENT AGENCIES

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

Exhibit No:6

Morris Crady

Subject: FW: Waterside Residential CPA 21-12

From: Leo Repetti <lrepetti@martin.fl.us>
Sent: Thursday, February 29, 2024 10:25 AM
To: Haggerty, Jordan <Jordan.Haggerty@kimley-horn.com>; James Christ <jchrist@martin.fl.us>
Cc: Jensen, Tom <Tom.Jensen@kimley-horn.com>
Subject: RE: Waterside Residential CPA 21-12

Jordan,

The position of Martin County Utilities for any new projects not currently available to serve is as follows:

The proposed project is outside the Martin County Utilities service boundary and therefore not included in our wastewater master plan build out. Martin County Utilities will need to evaluate infrastructure and plant capacity in order to be able to treat wastewater for this project. In addition to customary capital facility charges, the developer will be required to offset impacts through the payment of their proportionate share of costs of needed improvements. The scope and proportionate share of the developer contribution will not be known until the Martin County Utilities Wastewater Master Plan, which has not been initiated, has been completed.

The proposed project is outside the Martin County Utilities service boundary and therefore not included in our water master plan build out. Martin County Utilities will need to evaluate raw water, infrastructure, and plant capacity in order to provide finished water for this project. The project may be required to offset impacts to raw water supply by providing well sites. In addition to customary capital facility charges, the developer will be required to offset impacts through the payment their proportionate share of costs of needed improvements. The scope and proportionate share of the developer contribution will not be known until the Martin County Utilities Water Master Plan, which is currently underway, has been completed.

Within your resubmittal, you need to address the specific items from the staff report, acknowledging the commitment to resolving specific items and contributing your proportionate share of costs, funding the extension of utilizes to and within the project.

Thank you,

Leo Repetti, PE
Technical Services Administrator
Martin County Utilities & Solid Waste

3473 SE Willoughby Blvd
Suite 102
Stuart, Florida 34994
(772) 320-3065



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

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

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

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

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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

March 6, 2023

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

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

Dear Mr Botero:

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

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

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

Sincerely,



Leo Repetti PE
Project Engineer

LR/sk



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

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

Prepared for:

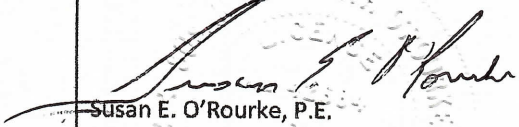
Kanner/96th St Investments LLC

Prepared by:

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

April 3, 2023
Revised March 19, 2024

MR22121.0

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



O'ROURKE
ENGINEERING & PLANNING

April 3, 2023

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

Re: Kanner/96th St Investments LLC - Residential Land Use Plan Analysis

Dear Mr. Harvey

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed land use plan amendment for a change of 396.81 acres from Agricultural land use to 396.81 acres of Low Density Residential land use with a maximum unit count of 1,050 units. The parcels affected by the land use plan amendment are located on SR-76 (Kanner Highway) in Martin County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING

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

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
ROADWAY NETWORK	3
MAXIMUM ALLOWABLE USE / TRIP GENERATION	4
PROJECT ASSIGNMENT	8
STUDY AREA	8
LONG RANGE ANALYSIS – 2040/2045	8
FIVE YEAR ANALYSIS – 2029	13
CONCLUSION	13

TABLES

TABLE 1: Project Trip Generation – Existing	5
TABLE 2: Trip Generation – Proposed Future Land Use	6
TABLE 3: Proposed FLU – Existing FLU	7
TABLE 4a: Percent Impact 2045 AM	10
TABLE 4b: Percent Impact 2045 PM	11
TABLE 5: Link Analysis 2045	12
TABLE 6: Five Year Trip Generation	14
TABLE 7a: Percent Impact 2029	15

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Percent Assignment	9

APPENDICES

APPENDIX A: Site Area/Roadway Network Data/Non-Motorized and Transit Data	
APPENDIX B: Martin County 2022 Roadway Level of Service Inventory Report and Martin County 2040 Roadway Level of Service Inventory Report	

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of 396.81 total acres. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Summary of road network
- Assessment of the change in trip generation
- Summary of 2029 traffic volumes
- Assessment of net change in 2040/2045 impact

Each of these components is outlined herein.

PROJECT DESCRIPTION

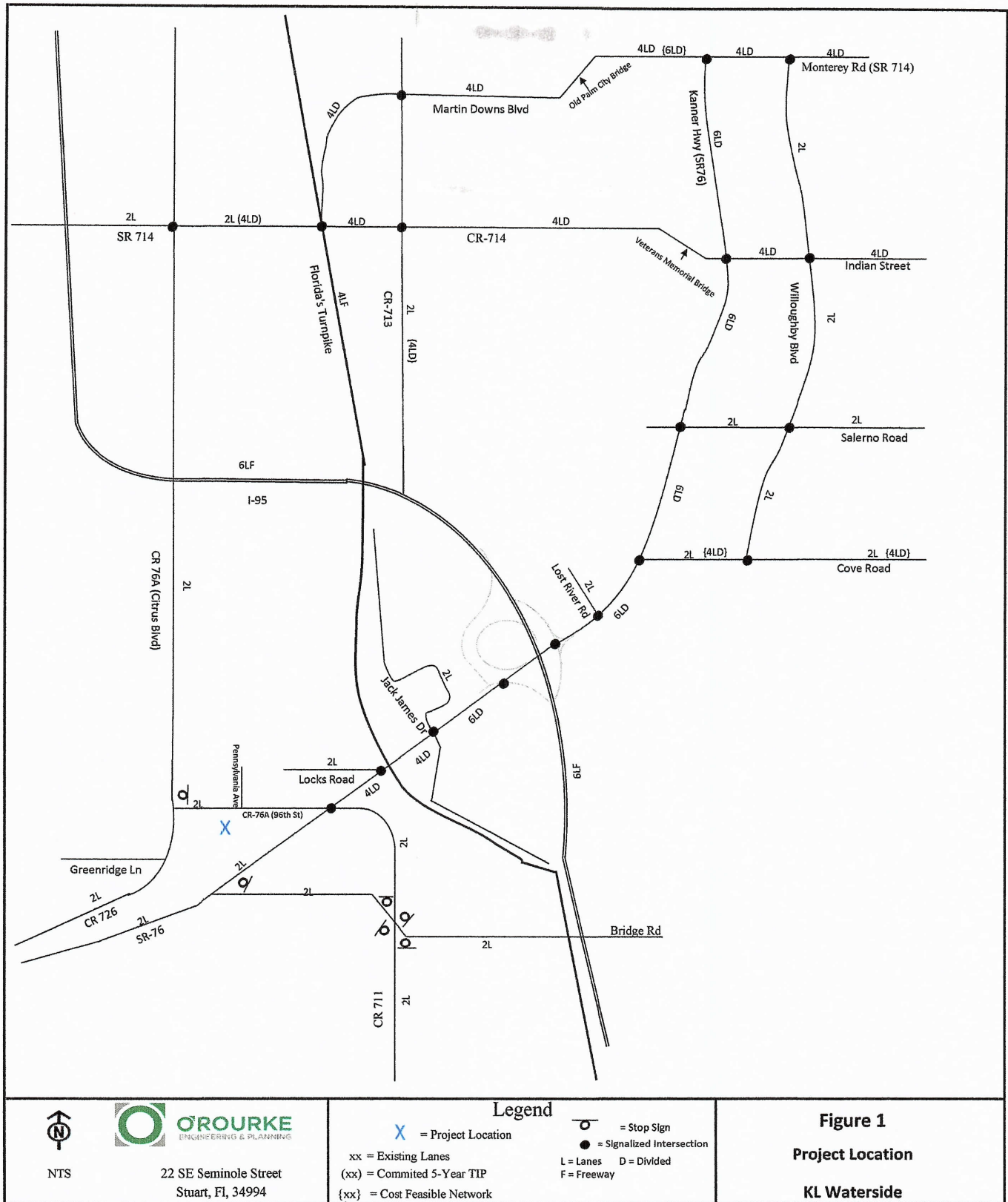
The proposed land use plan amendment involves parcels of land located on SR-76 (Kanner Highway) in Martin County, Florida. The project location is shown in **Figure 1**.

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

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

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

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



ROADWAY NETWORK

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

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

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

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

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

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

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

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

MAXIMUM ALLOWABLE USE/TRIP GENERATION

To determine the worst-case scenario from a traffic standpoint, the trip generation for allowable uses under each existing and future land use were calculated. The Existing Future Land Use is Agricultural. The agriculture land use allows 1 unit per 20 acres, or up to 19 single-family dwelling units. The potential trip generation for the existing future land use is shown in **Tables 1a, 1b, and 1c** for the daily, AM peak hour and PM peak hours, respectively.

The 19 single family dwelling units on the agricultural use would generate 219 daily trips, 16 AM peak hour trips with 4 in and 12 out, and 21 PM peak hour trips with 13 in and 8 out.

The Proposed Future Land Use will be Low Density Residential, capped at 1,050 single-family dwelling units. **Tables 2a, 2b, and 2c** summarizes the trip generation for the proposed future land use for the daily, AM peak hour and PM peak hours, respectively. **Table 3** summarizes the net change in trips.

As shown, the existing future land use generates 219 daily trips; 16 AM Peak hour trips and 21 PM Peak hour trips. Under the proposed future land use, the site generates 8,778 daily trips; 633 AM Peak hour trips and 906 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 8,559 daily trips, 617 AM peak hour trips and 885 PM peak hour trips.

Table 1 - Existing FLU Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	19	DU	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$	50%	50%	110	109	219
TOTALS							110	109	219

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	19	DU	$\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$	26%	74%	4	12	16
TOTALS							4	12	16

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	19	DU	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$	63%	37%	13	8	21
TOTALS							13	8	21

Source: ITE 11th Edition Trip Generation Rates

Table 2 - Proposed FLU Trip Generation

Table 2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	1,050	DU	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$	50%	50%	4,389	4,389	8,778
TOTALS							4,389	4,389	8,778

Source: ITE 11th Edition Trip Generation Rates

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	1,050	DU	$\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$	26%	74%	165	468	633
TOTALS							165	468	633

Source: ITE 11th Edition Trip Generation Rates

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	1,050	DU	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$	63%	37%	571	335	906
TOTALS							571	335	906

Source: ITE 11th Edition Trip Generation Rates

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

Description	Daily Net New Trips		
	In	Out	Total
Proposed FLU	4,389	4,389	8,778
Existing FLU	110	109	219
Net Change	4,279	4,280	8,559

Table 3b- AM Peak Hour

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

Table 3c - PM Peak Hour

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

PROJECT ASSIGNMENT

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

STUDY AREA

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

LONG RANGE ANALYSIS - 2045

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

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

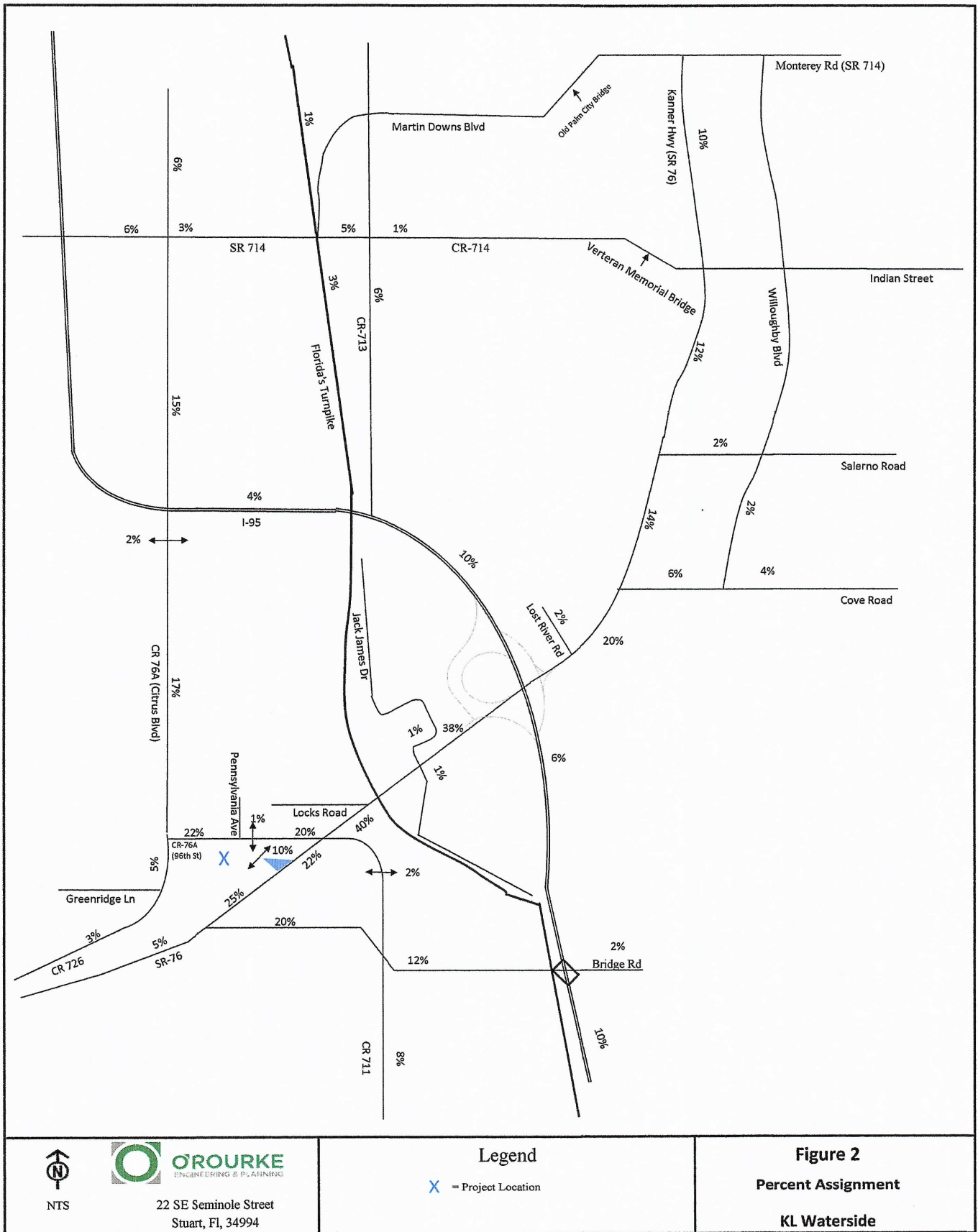


Table 4a: Percent Impact - AM Peak Hour - 2040/2045

Segment	From	To	Direction		2045 Lanes	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	no	740	8	5%	1.08%
	SR-710	CR-708	SB	OUT	2L	yes	740	23	5%	3.11%
	CR-708	Project Access	NB	IN	2L	yes	1,200	40	25%	3.33%
	CR-708	Project Access	SB	OUT	2L	yes	1,200	114	25%	9.50%
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	100	22%	8.33%
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	1,200	35	22%	2.92%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	2,000	182	40%	9.10%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	2,000	64	40%	3.20%
	Locks Rd	Jack James	NB	OUT	4LD	yes	2,000	182	40%	9.10%
	Locks Rd	Jack James	SB	IN	4LD	yes	2,000	64	40%	3.20%
	Jack James	Cove Rd	NB	OUT	6LD	yes	3,020	173	38%	5.73%
	Jack James	Cove Rd	SB	IN	6LD	yes	3,020	61	38%	2.02%
	Jack James	I-95 SB	NB	OUT	6LD	yes	3,020	173	38%	5.73%
	Jack James	I-95 SB	SB	IN	6LD	yes	3,020	61	38%	2.02%
	I-95 SB	I-95 NB	NB	OUT	6LD	yes	3,020	164	36%	5.43%
	I-95 SB	I-95 NB	SB	IN	6LD	no	3,020	58	36%	1.92%
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	3,020	119	26%	3.94%
	I-95 NB	Lost River Rd	SB	IN	6LD	no	3,020	42	26%	1.39%
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	3,020	91	20%	3.01%
	Lost River Rd	Cove Rd	SB	IN	6LD	no	3,020	32	20%	1.06%
	Cove Rd	Salerno Rd	NB	OUT	6LD	yes	3,020	64	14%	2.12%
	Cove Rd	Salerno Rd	SB	IN	6LD	no	3,020	23	14%	0.76%
	Salerno Rd	Indian St	NB	OUT	6LD	no	3,020	55	12%	1.82%
	Salerno Rd	Indian St	SB	IN	6LD	no	3,020	19	12%	0.63%
	Indian St	SR-714	NB	OUT	6LD	no	3,020	46	10%	1.52%
	Indian St	SR-714	SB	IN	6LD	no	3,020	16	10%	0.53%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	46	10%	1.52%
	SR-714	SR-5	SB	IN	6LD	no	3,020	16	10%	0.53%
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	yes	1,200	78	17%	6.50%
	CR-726	SR-714	SB	IN	2L	yes	1,200	27	17%	2.25%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	yes	1,200	35	22%	2.92%
	CR-726	Project Access	WB	OUT	2L	yes	1,200	100	22%	8.33%
	Project Access	Pennsylvania Ave	EB	OUT/IN	2L	yes	1,200	91	20%	7.58%
	Project Access	Pennsylvania Ave	WB	IN/OUT	2L	yes	1,200	91	20%	7.58%
	Pennsylvania Ave	SR-76	EB	OUT/IN	2L	yes	800	91	20%	11.38%
	Pennsylvania Ave	SR-76	WB	IN/OUT	2L	yes	800	91	20%	11.38%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	IN	2L	no	740	8	5%	1.08%
	Greenridge Ln	CR-76A	SB	OUT	2L	yes	740	23	5%	3.11%
SR-9 (I-95)	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	no	7,320	10	6%	0.14%
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	46	10%	0.63%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	27	6%	0.83%
	I-95	CR-714	SB	IN	4LD	no	3,240	10	6%	0.31%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	EB	IN	4LD	no	2,000	2	1%	0.10%
	CR-713	Mapp Rd	WB	OUT	4LD	no	2,000	5	1%	0.25%
	Florida's Turnpike	CR-713	EB	IN	4LD	no	2,000	8	5%	0.40%
	Florida's Turnpike	CR-713	WB	OUT	4LD	no	2,000	23	5%	1.15%
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	no	1,800	27	6%	1.50%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	10	6%	0.56%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	91	20%	12.30%
	SR-76	CR-711	WB	IN	2L	yes	740	32	20%	4.32%
	CR-711	I-95	EB	OUT	2L	yes	740	55	12%	7.43%
	CR-711	I-95	WB	IN	2L	yes	740	19	12%	2.57%
	I-95	Powerline Ave	EB	OUT	2L	no	1,200	9	2%	0.75%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	no	740	13	8%	1.76%
	Palm Beach County	CR-708	SB	OUT	2L	yes	740	36	8%	4.86%
	CR-708	South Fork High School	NB	IN	2L	no	800	2	1%	0.25%
	CR-708	South Fork High School	SB	OUT	2L	no	800	5	1%	0.63%
	South Fork High School	SR-76	NB	IN	2L	no	800	2	1%	0.25%
	South Fork High School	SR-76	SB	OUT	2L	no	800	5	1%	0.63%

In: 161
Out: 456

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

Segment	From	To	Direction		2040 Lanes	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	yes	740	28	5%	3.78%
	SR-710	CR-708	SB	OUT	2L	yes	740	16	5%	2.16%
	CR-708	Project Access	NB	IN	2L	yes	1,200	140	25%	11.67%
	CR-708	Project Access	SB	OUT	2L	yes	1,200	82	25%	6.83%
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	72	22%	6.00%
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	1,200	123	22%	10.25%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	2,000	131	40%	6.55%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	2,000	223	40%	11.15%
	Locks Rd	Jack James	NB	OUT	4LD	yes	2,000	131	40%	6.55%
	Locks Rd	Jack James	SB	IN	4LD	yes	2,000	223	40%	11.15%
	Jack James	Cove Rd	NB	OUT	6LD	yes	3,020	124	38%	4.11%
	Jack James	Cove Rd	SB	IN	6LD	yes	3,020	212	38%	7.02%
	Jack James	I-95 SB	NB	OUT	6LD	yes	3,020	124	38%	4.11%
	Jack James	I-95 SB	SB	IN	6LD	yes	3,020	212	38%	7.02%
	I-95 SB	I-95 NB	NB	OUT	6LD	yes	3,020	118	36%	3.91%
	I-95 SB	I-95 NB	SB	IN	6LD	yes	3,020	201	36%	6.66%
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	3,020	85	26%	2.81%
	I-95 NB	Lost River Rd	SB	IN	6LD	yes	3,020	145	26%	4.80%
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	3,020	65	20%	2.15%
	Lost River Rd	Cove Rd	SB	IN	6LD	yes	3,020	112	20%	3.71%
	Cove Rd	Salerno Rd	NB	OUT	6LD	no	3,020	46	14%	1.52%
	Cove Rd	Salerno Rd	SB	IN	6LD	yes	3,020	78	14%	2.58%
	Salerno Rd	Indian St	NB	OUT	6LD	no	3,020	39	12%	1.29%
	Salerno Rd	Indian St	SB	IN	6LD	yes	3,020	67	12%	2.22%
	Indian St	SR-714	NB	OUT	6LD	no	3,020	33	10%	1.09%
	Indian St	SR-714	SB	IN	6LD	no	3,020	56	10%	1.85%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	33	10%	1.09%
	SR-714	SR-5	SB	IN	6LD	no	3,020	56	10%	1.85%
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	yes	1,200	56	17%	4.67%
	CR-726	SR-714	SB	IN	2L	yes	1,200	95	17%	7.92%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	yes	1,200	123	22%	10.25%
	CR-726	Project Access	WB	OUT	2L	yes	1,200	72	22%	6.00%
	Project Access	Pennsylvania Ave	EB	OUT/IN	2L	yes	1,200	65	20%	5.42%
	Project Access	Pennsylvania Ave	WB	IN/OUT	2L	yes	1,200	65	20%	5.42%
	Pennsylvania Ave	SR-76	EB	OUT/IN	2L	yes	800	65	20%	8.13%
	Pennsylvania Ave	SR-76	WB	IN/OUT	2L	yes	800	65	20%	8.13%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	IN	2L	yes	740	28	5%	3.78%
	Greenridge Ln	CR-76A	SB	OUT	2L	yes	740	16	5%	2.16%
SR-9 (I-95)	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	no	7,320	33	6%	0.45%
	Bridge Rd	SR-76 (Kanner Hwy)	SB	OUT	8LF	no	7,320	20	6%	0.27%
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	33	10%	0.45%
	SR-76 (Kanner Hwy)	High Meadow Ave	SB	IN	8LF	no	7,320	56	10%	0.77%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	20	6%	0.62%
	I-95	CR-714	SB	IN	4LD	no	3,240	33	6%	1.02%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	EB	IN	4LD	no	2,000	6	1%	0.30%
	CR-713	Mapp Rd	WB	OUT	4LD	no	2,000	3	1%	0.15%
	Florida's Turnpike	CR-713	EB	IN	4LD	no	2,000	28	5%	1.40%
	Florida's Turnpike	CR-713	WB	OUT	4LD	no	2,000	16	5%	0.80%
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	no	1,800	20	6%	1.11%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	33	6%	1.83%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	65	20%	8.78%
	SR-76	CR-711	WB	IN	2L	yes	740	112	20%	15.14%
	CR-711	I-95	EB	OUT	2L	yes	740	39	12%	5.27%
	CR-711	I-95	WB	IN	2L	yes	740	67	12%	9.05%
	I-95	Powerline Ave	EB	OUT	2L	no	1,200	7	2%	0.58%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	yes	740	45	8%	6.08%
	Palm Beach County	CR-708	SB	OUT	2L	yes	740	26	8%	3.51%
	CR-708	South Fork High School	NB	IN	2L	no	800	6	1%	0.75%
	CR-708	South Fork High School	SB	OUT	2L	no	800	3	1%	0.38%
	South Fork High School	SR-76	NB	IN	2L	no	800	6	1%	0.75%
	South Fork High School	SR-76	SB	OUT	2L	no	800	3	1%	0.38%

In: 558
Out: 327

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

Segment	From	To	Direction	2045 Lanes	Is Project Traffic 2% or More of Capacity?	2040 Model AADT	K Factor	D Factor	2040 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?	
SR-76 (Kanner Hwy)	SR-710	CR-708	SB	OUT	2L	yes	4221	0.09	0.45	171	740	23	5%	3.11%	194	Yes
	CR-708	Project Access	SB	OUT	2L	yes	3105	0.09	0.45	126	1200	114	25%	9.50%	240	Yes
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	3105	0.09	0.55	154	1200	100	22%	8.33%	254	Yes
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	14021	0.09	0.55	694	2000	182	40%	9.10%	876	Yes
	Locks Rd	Jack James	NB	OUT	4LD	yes	23296	0.09	0.55	1153	2000	182	40%	9.10%	1335	Yes
	Jack James	Cove Rd	NB	OUT	6LD	yes	56330	0.09	0.55	2788	3020	173	38%	5.73%	2961	Yes
	Jack James	NB	OUT	6LD	yes	31169	0.09	0.55	1543	3020	173	38%	5.73%	1716	Yes	
	I-95 SB	I-95 NB	NB	OUT	6LD	yes	39390	0.09	0.45	1595	3020	164	36%	5.43%	1759	Yes
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	56330	0.09	0.45	2281	3020	119	26%	3.96%	2400	Yes
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	56132	0.09	0.45	2273	3020	91	20%	3.01%	2364	Yes
CR-76A (Citrus Blvd)	Cove Rd	Salerno Rd	NB	OUT	6LD	yes	43110	0.09	0.45	1746	3020	64	14%	2.12%	1810	Yes
	Salerno Rd	Indian St	NB	OUT	6LD	no	37438	0.09	0.45	1516	3020	55	12%	1.82%	1571	Yes
	Indian St	SR-714	NB	OUT	6LD	no	35510	0.09	0.45	1438	3020	46	10%	1.52%	1484	Yes
	SR-714	SR-5	NB	OUT	6LD	no	34224	0.09	0.45	1386	3020	46	10%	1.52%	1432	Yes
	SR-714	SR-714	NB	OUT	2L	yes	5895	0.09	0.55	292	1200	78	17%	6.50%	370	Yes
	CR-726	Project Access	WB	OUT	2L	yes	8088	0.09	0.55	400	1200	100	22%	8.33%	500	Yes
	CR-726	Greenridge Ln	SB	OUT	2L	yes	5001	0.09	0.55	248	740	23	5%	3.11%	271	Yes
	CR-726 (Citrus Blvd)	CR-76A	EB	OUT	2L	yes	975	0.09	0.55	48	740	91	20%	12.30%	139	Yes
	CR-76 (Bridge Rd)	CR-711	EB	OUT	2L	yes	3849	0.09	0.55	195	740	55	12%	7.43%	250	Yes
	CR-711	I-95	EB	OUT	2L	yes	3902	0.09	0.55	188	740	36	8%	4.86%	224	Yes
7111 (Pratt Whitney)	Palm Beach County	CR-708	SB	OUT	2L	yes	3802	0.09	0.55	188	740	36	8%	4.86%	224	Yes

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

In: 161
Out: 456

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

Table 5b: Percent Impact - PM Peak Hour - Z040/Z045																
Segment	From	To	Direction		2045 Lanes	Is Project Traffic 2% or More of Capacity?	2040/2045 Model AADT	K Factor	D Factor	2040/2045 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
			NB	SB												
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	yes	4,221	0.09	0.450	171	740	28	5%	3.78%	199	Yes
	CR-708	Project Access	NB	IN	2L	yes	3,105	0.09	0.450	126	1,200	140	25%	11.67%	266	Yes
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	3,105	0.09	0.550	154	1,200	123	22%	10.25%	277	Yes
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	14,021	0.09	0.550	694	2,000	223	40%	11.15%	917	Yes
	Locks Rd	Jack James	SB	IN	4LD	yes	23,296	0.09	0.550	1,153	2,000	223	40%	11.15%	1,376	Yes
	Jack James	Cove Rd	SB	IN	6LD	yes	56,330	0.09	0.550	2,788	3,020	212	38%	7.02%	3,000	Yes
	Jack James	I-95 SB	SB	IN	6LD	yes	31,169	0.09	0.550	1,543	3,020	212	38%	7.02%	1,755	Yes
	I-95 SB	I-95 NB	SB	IN	6LD	yes	39,390	0.09	0.550	1,950	3,020	201	36%	6.66%	2,151	Yes
	I-95 NB	Lost River Rd	SB	IN	6LD	yes	56,330	0.09	0.450	2,281	3,020	145	26%	4.80%	2,426	Yes
	Lost River Rd	Cove Rd	SB	IN	6LD	yes	56,132	0.09	0.450	2,273	3,020	112	20%	3.71%	2,385	Yes
CR-76A (Citrus Blvd)	Cove Rd	Salerno Rd	SB	IN	6LD	yes	43,110	0.09	0.450	1,746	3,020	78	14%	2.58%	1,824	Yes
	Salerno Rd	Indian St	SB	IN	6LD	yes	37,438	0.09	0.450	1,516	3,020	67	12%	2.22%	1,583	Yes
	Indian St	SR-714	SB	IN	6LD	no	35,510	0.09	0.450	1,438	3,020	56	10%	1.85%	1,494	Yes
	SR-714	SR-5	SB	IN	6LD	no	34,224	0.09	0.450	1,386	3,020	56	10%	1.85%	1,442	Yes
	CR-714	SR-714	SB	IN	2L	yes	5,895	0.09	0.550	292	1,200	95	17%	7.92%	387	Yes
	CR-714	Project Access	EB	IN	2L	yes	8,088	0.09	0.550	400	1,200	123	22%	10.25%	523	Yes
	Project Access	Pennsylvania Ave	EB	IN/IN	2L	yes	8,088	0.09	0.450	328	1,200	65	20%	5.42%	393	Yes
	CR-76A (96th St)	Project Access	WB	IN/OUT	2L	yes	8,088	0.09	0.550	400	1,200	65	20%	5.42%	465	Yes
	Project Access	Pennsylvania Ave	WB	IN/OUT	2L	yes	11,365	0.09	0.550	563	800	65	20%	8.13%	628	Yes
	SR-76	Pennsylvania Ave	WB	IN/OUT	2L	yes	11,365	0.09	0.550	563	800	65	20%	8.13%	628	Yes
CR-726 (Citrus Blvd)	Pennsylvania Ave	WB	IN/OUT	2L	yes	5,001	0.09	0.550	248	740	28	5%	3.78%	276	Yes	
	Greenridge Ln	CR-76A	NB	IN	2L	yes	975	0.09	0.450	39	740	112	20%	15.14%	151	Yes
	SR-76	CR-711	WB	IN	2L	yes	975	0.09	0.450	39	740	112	20%	15.14%	151	Yes
	CR-711	I-95	WB	IN	2L	yes	3,949	0.09	0.450	160	740	67	12%	9.05%	227	Yes
CR-711 (Beast Mountain)	Baton Beach County	CR-708	NB	IN	2L	yes	3,802	0.09	0.550	188	740	45	8%	6.08%	233	Yes

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

In: 558
Out: 327

FIVE YEAR ANALYSIS - 2029

For KL Waterside, no more than 600 single family dwelling units are anticipated to occur prior to year-end of 2029. The trip generation for the 5-year analysis is shown in **Table 6a, 6b, and 6c** for the daily, AM peak hour and PM peak hours, respectively. As shown, the project could generate 5,246 daily trips, 546 AM peak hour trips, and 535 PM peak hour trips in the first five years of development.

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

To develop total traffic estimates for 2029, existing 2022 traffic was grown to 2029 using historic growth rates. The project traffic was then added to achieve the 2029 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2022 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2022 AADT, peak hour data and growth rate. **Table 8a and Table 8b** show the link analysis for the total traffic conditions with the proposed land use plan amendment in place in 2029. Appendix B provides the Martin County 2022 Roadway Level of Service Inventory Report.

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

CONCLUSION

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

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

Table 6 - 5 Year Trip Generation

Table 6a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	600	DU	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$	50%	50%	2,623	2,623	5,246
TOTALS							2,623	2,623	5,246

Source: ITE 11th Edition Trip Generation Rates

Table 6b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	600	DU	$T = 0.91(X) + 0.12$	25%	75%	137	409	546
TOTALS							137	409	546

Source: ITE 11th Edition Trip Generation Rates

Table 6c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	600	DU	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$	63%	37%	337	198	535
TOTALS							337	198	535

Source: ITE 11th Edition Trip Generation Rates

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

Segment	From	To	Lanes E+C	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour (E+C)	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Salerno Rd	SR - 76	Willoughby	2L	no	880	8	2%	0.91%
SR-76 (Kanner Hwy)	SR-710	CR-708	2L	yes	730	20	5%	2.74%
	CR-708	Project Access	2L	yes	1,160	102	25%	8.79%
	Project Access	CR-711/CR-76A	2L	yes	1,160	90	22%	7.76%
	CR-711/CR-76A	Locks Rd	4LD	yes	2,000	164	40%	8.20%
	Locks Rd	Jack James	4LD	yes	2,000	164	40%	8.20%
	Jack James	Cove Rd	6LD	yes	3,020	155	38%	5.13%
	Cove Rd	Salerno Rd	6LD	no	3,020	57	14%	1.89%
	Salerno Rd	Indian St	6LD	no	3,020	49	12%	1.62%
	Indian St	SR-714	6LD	no	3,020	41	10%	1.36%
CR-76A (Citrus Blvd)	CR-726	SR-714	2L	yes	1,160	70	17%	6.03%
Citrus Blvd	CR-714	Port St. Lucie Blvd	2L	yes	1,160	25	6%	2.16%
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	yes	1,160	90	22%	7.76%
	Pennsylvania Ave	SR-76	2L	yes	800	82	20%	10.25%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	2L	yes	730	20	5%	2.74%
	SR-710	Greenridge Ln	2L	no	730	12	3%	1.64%
Willoughby Blvd	Cove Rd	Salerno Rd	2L	no	880	8	2%	0.91%
I-95	Bridge Rd	SR-76 (Kanner Hwy)	6LF	no	5,620	25	6%	0.44%
	SR-76 (Kanner Hwy)	High Meadow Ave	6LF	no	5,620	41	10%	0.73%
CR-713 (High Meadow Ave)	I-95	CR-714	2L	yes	1,200	25	6%	2.08%
SR-714 (Martin Highway)	I-95	Citrus Blvd	2L	yes	1,160	25	6%	2.16%
	Citrus Blvd	Florida's Turnpike	4LD	no	2,000	12	3%	0.60%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	4LD	no	2,000	4	1%	0.20%
	Florida's Turnpike	CR-713	4LD	no	2,000	20	5%	1.00%
Cove Rd	SR-76	Willoughby Blvd	2L	yes	880	25	6%	2.84%
	Willoughby Blvd	SR-5	2L	no	880	16	4%	1.82%
CR-708 (Bridge Rd)	SR-76	CR-711	2L	yes	730	82	20%	11.23%
	CR-711	I-95	2L	yes	730	49	12%	6.71%
	I-95	Powerline Rd	2L	no	1,160	8	2%	0.69%
CR-711 (Pratt Whitney)	South Fork High School	SR-76	2L	no	800	4	1%	0.50%

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

Out: 409
Years Grown: 7

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

Segment	From	To	Lanes E+C	Is Project Traffic 2% or More of Capacity?	2021 AADT	2021 Volume Peak Hour Peak Direction	Growth Rate	2028 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour (E+C)	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	SR-710	CR-708	2L	yes	3,692	190	1.012	207	730	22	5%	3.01%	229	Yes
	CR-708	Project Access	2L	yes	3,093	169	1.005	175	1160	111	25%	9.57%	286	Yes
	Project Access	CR-711/CR-76A	2L	yes	3,093	169	1.005	175	1160	98	22%	8.45%	273	Yes
	CR-711/CR-76A	Locks Rd	4LD	yes	13,064	810	1.009	862	2000	178	40%	8.90%	1040	Yes
	Locks Rd	Jack James	4LD	yes	13,816	900	1.005	932	2000	178	40%	8.90%	1110	Yes
	Jack James	Cove Rd	6LD	yes	47,218	2361	1.015	2620	3020	169	38%	5.60%	2789	Yes
	Cove Rd	Salerno Rd	6LD	yes	35,531	1581	1.018	1791	3020	62	14%	2.05%	1853	Yes
	Salerno Rd	Indian St	6LD	no	37,389	1454	1.028	1764	3020	53	12%	1.75%	1817	Yes
CR-76A (Citrus Blvd)	SR-726	SR-714	2L	yes	4,629	219	1.047	302	1160	75	17%	6.47%	377	Yes
Citrus Blvd	CR-714	Port St. Lucie Blvd	2L	yes	6,214	510	1.066	798	1160	27	6%	2.33%	825	Yes
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	yes	4,323	203	1.034	257	1160	98	22%	8.45%	355	Yes
	Pennsylvania Ave	SR-76	2L	yes	8,572	420	1.014	463	800	89	20%	11.13%	552	Yes
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	2L	yes	2,816	141	1.044	191	730	22	5%	3.01%	213	Yes
	Greenridge Ln	Greenridge Ln	2L	no	3,039	152	1.035	195	730	13	3%	1.78%	206	Yes
SR-710 (High Meadow Ave)	I-95	CR-714	2L	yes	13,858	896	1.016	1001	1200	27	6%	2.25%	1028	Yes
SR-714 (Martin Highway)	I-95	Citrus Blvd	2L	yes	14,739	732	1.043	983	1160	27	6%	2.33%	1010	Yes
Cove Rd	SR-76	Willoughby Blvd	2L	yes	13,725	883	1.007	927	880	27	6%	3.07%	954	Yes (1)
	Willoughby Blvd	SR-5	2L	yes	15,299	694	1.005	719	880	18	4%	2.05%	737	Yes
CR-708 (Bridge Rd)	SR-76	CR-711	2L	yes	1,110	90	1.080	154	730	89	20%	12.19%	243	Yes
	CR-711	I-95	2L	yes	4,769	300	1.080	514	730	53	12%	7.26%	567	Yes

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

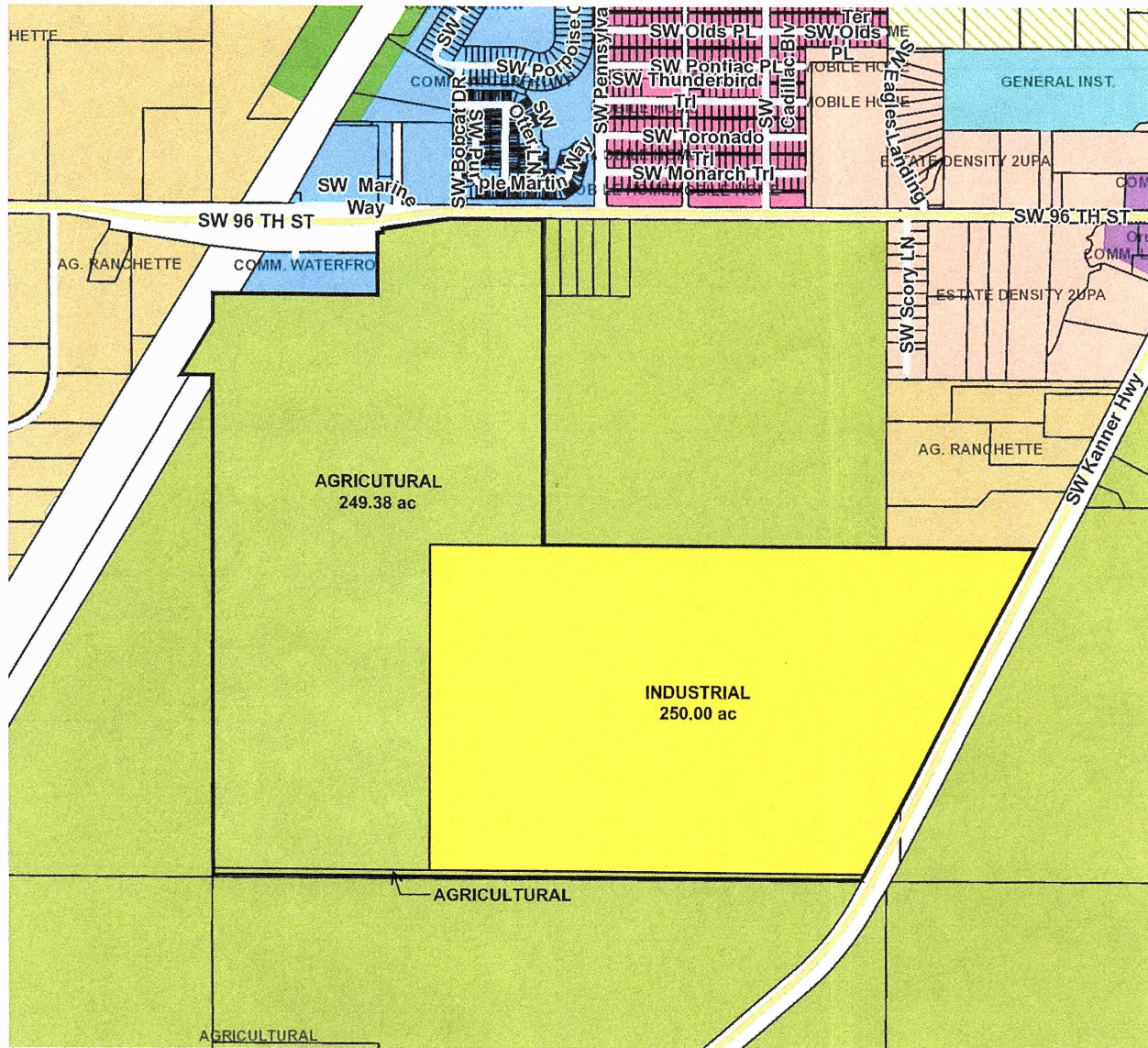
(1) Existing failure

Out: 409
Years Grown: 7

APPENDIX A

Roadway Network Data/Non-Motorized and Transit Data

Proposed Future Land Use Map



Future Land Use Legend

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



lucio & associates

701 E Ocean Blvd. Suite, Florida 34954

(772) 224-2100, Fax (772) 223-0220



Neill Parcels CPA19-6

Martin County, Florida

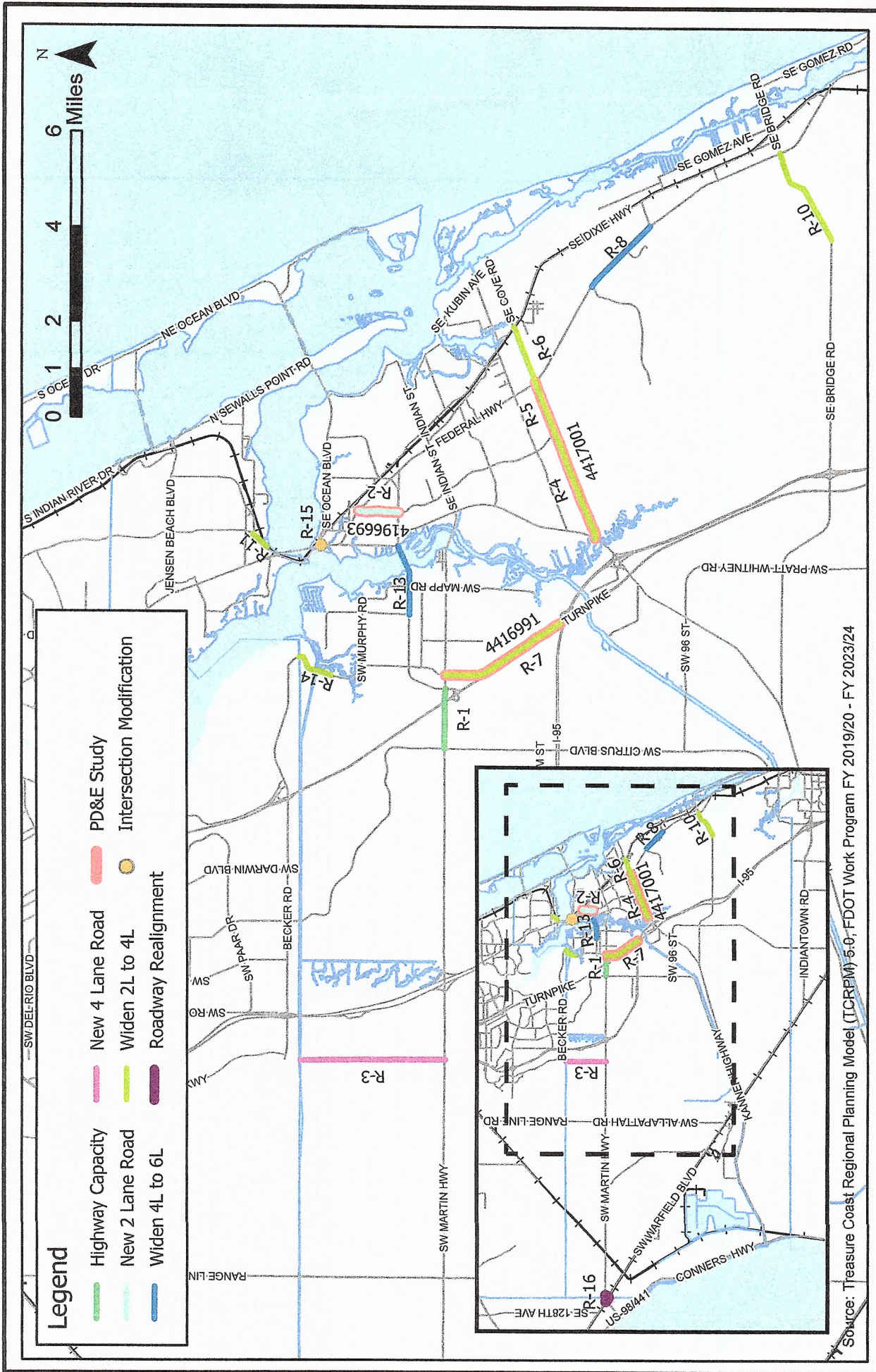


Table 7-1: Highway/Roadway Projects Prioritization

Map ID	Facility	From	To	Project Description	Existing Lanes	Future Lanes	Length (miles)	Total Score	Ranking	Priority
R-1	SR-714/Martin Highway	CR-76A/Citrus Boulevard	Martin Downs Boulevard	Highway Capacity	2	4	0.88	Under Construction	TIP	Currently Funded
4196693	Willoughby Boulevard	SR-714/ Monterey Road	SR-5/US-1/Federal Highway	PD&E Study	-	-	0.84	Funded	TIP	
4417001	Cove Road	SR-76/Kanner Highway	SR-5/US-1/Federal Highway	PD&E Study	2	4	4.32	Funded	TIP	
4416991	CR-713/High Meadow Avenue	I-95	CR-714/Martin Highway	PD&E Study	-	-	2.84	Funded	TIP	
R-3	Village Parkway Extension	SR-714/Martin Highway	St. Lucie County Line	New 4 Lane Road	0	4	3.00	Privately Funded	2	Not Applicable
R-5	Cove Road	Willoughby Boulevard	SR-5/US-1/Federal Highway	Widen from 2L to 4L	2	4	1.07	39	1	
R-6	Cove Road	SR-5/US-1/Federal Highway	CR-A1A	Widen from 2L to 4L	2	4	1.12	39	1	Tier 1
R-4	Cove Road ¹	SR-76/Kanner Highway	Willoughby Boulevard	Widen from 2L to 4L	2	4	2.13	35	2	
R-15	SR-5/US-1 ²	at SW Joan Jefferson Way		Intersection Modification	-	-	-	-	-	
R-16	CR-714/Martin Highway ³	Approximately 1200 feet east of SR-710	SE126th Blvd. (Okeechobee County)	Roadway Realignment	-	-	-	-	-	Tier 2
R-2	Willoughby Boulevard	SR-714/ Monterey Road	SR-5/US-1/Federal Highway	New 2 Lane Road	0	2	0.84	36	2	
R-7	CR-713/High Meadow Avenue	I-95	CR-714/Martin Highway	Widen from 2L to 4L	2	4	2.64	36	2	
R-8	Federal Highway/US 1	SE Seaboard Blvd	SE Osprey St	Widen from 4L to 6L	4	6	1.15	36	2	Tier 3
R-10	SE Bridge Rd	Powerline Ave	US-1/Federal Highway	Widen from 2L to 4L	2	4	2.00	33	3	
R-11	SE Green River Pkwy	NW Wright Blvd	NW Dixie Hwy	Widen from 2L to 4L	2	4	0.37	33	3	
R-13	SW Martin Downs Blvd	SW Matheson Ave	SW Palm City Rd	Widen from 4L to 6L	4	6	1.33	33	3	Tier 4
R-14	SW Murphy Rd	Whisper Bay Terrace	North County Line	Widen from 2L to 4L	2	4	0.35	32	4	
R-9	S Ocean Dr	North County Line	NE Causeway Blvd	Widen from 2L to 4L	2	4	1.40	30	4	
R-12	Martin Highway	SW Mapp Rd	Kanner Hwy	Widen from 4L to 6L	4	6	1.42	29	4	

Notes:

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

Prioritization Methodology

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

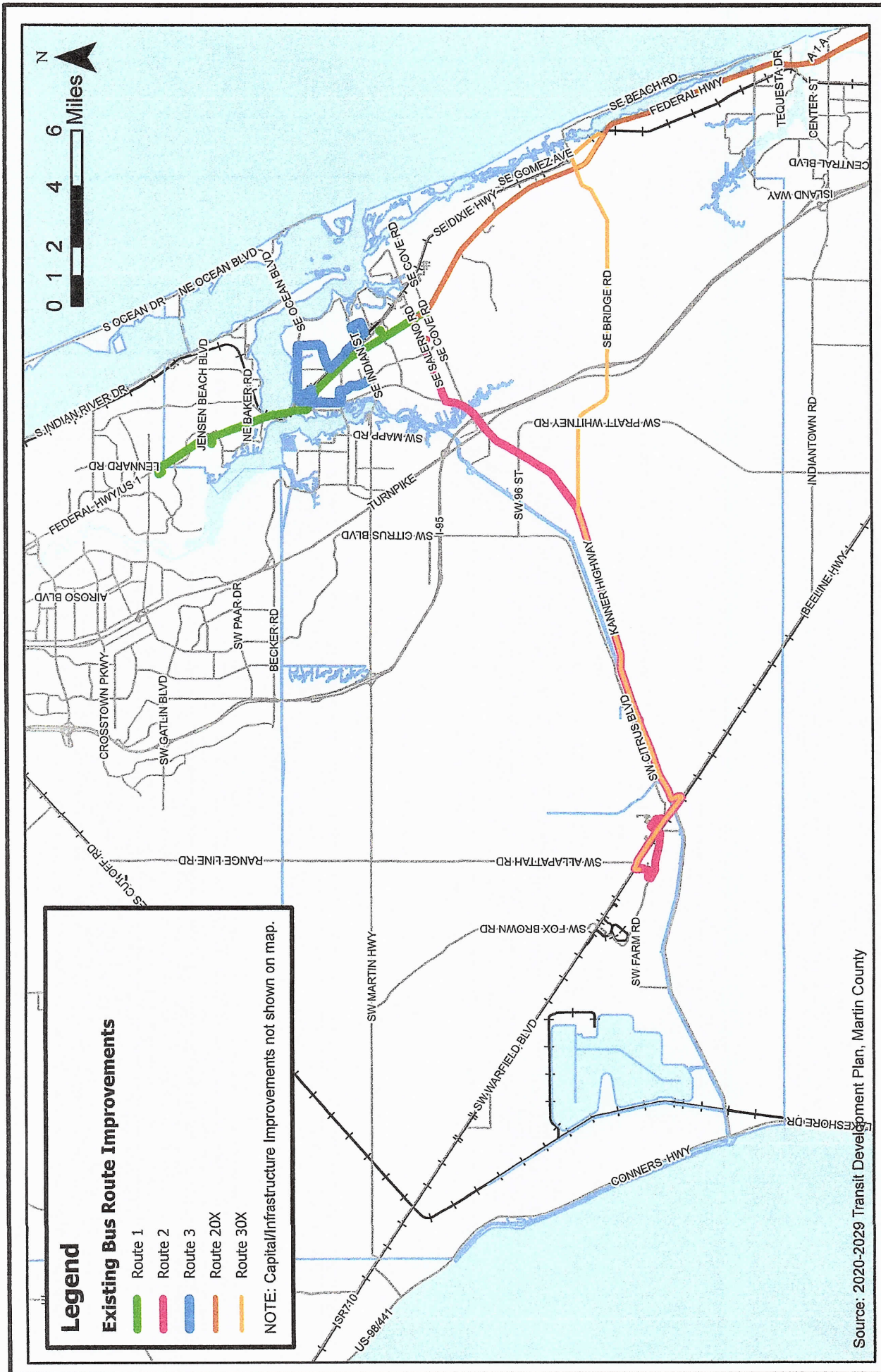
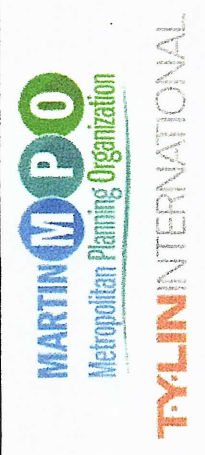


Figure 7-2

2045 Cost Feasible Plan

Transit Projects

Martin County



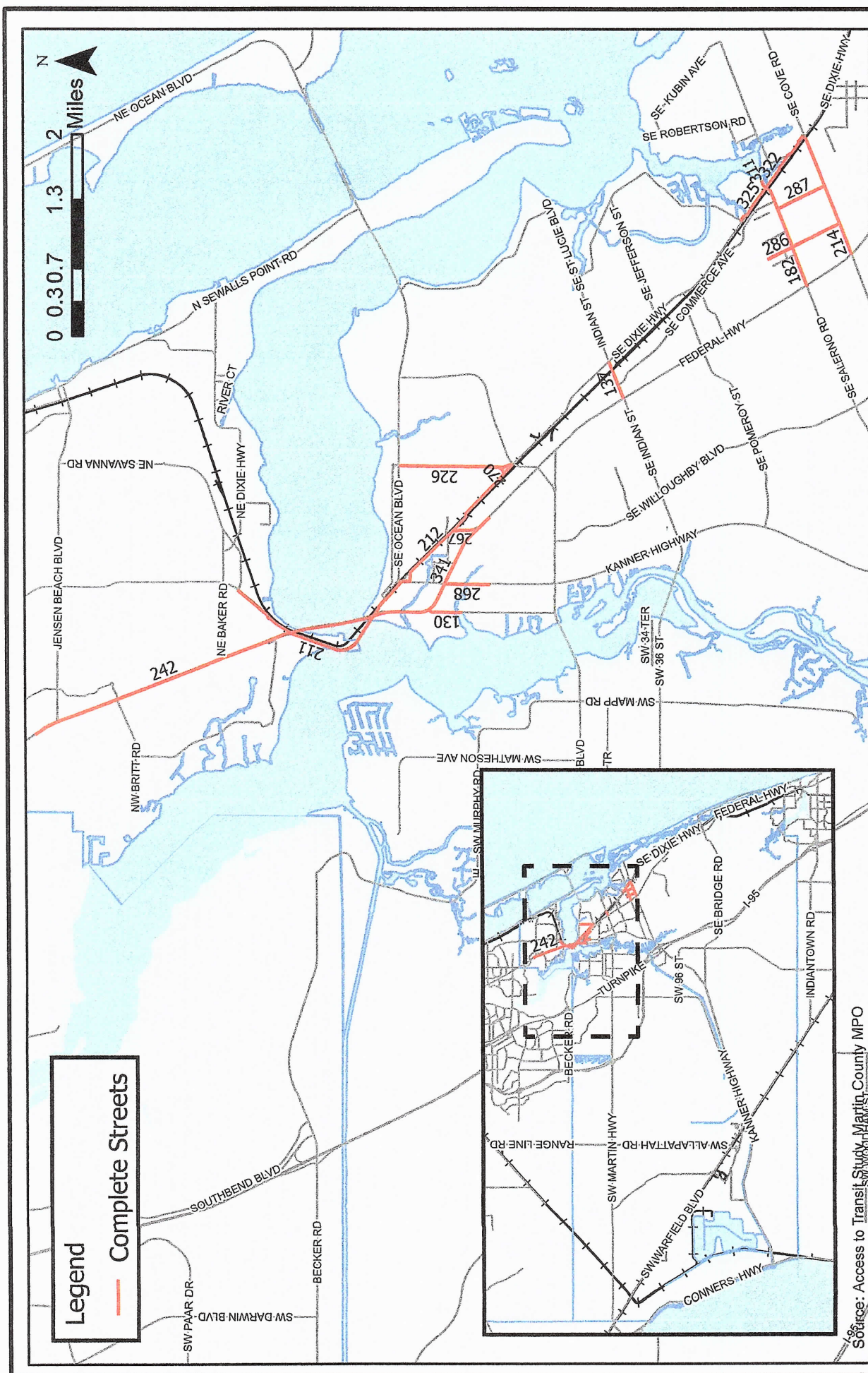


Figure 7-8

2045 Cost Feasible Plan

Complete Streets

Martin County



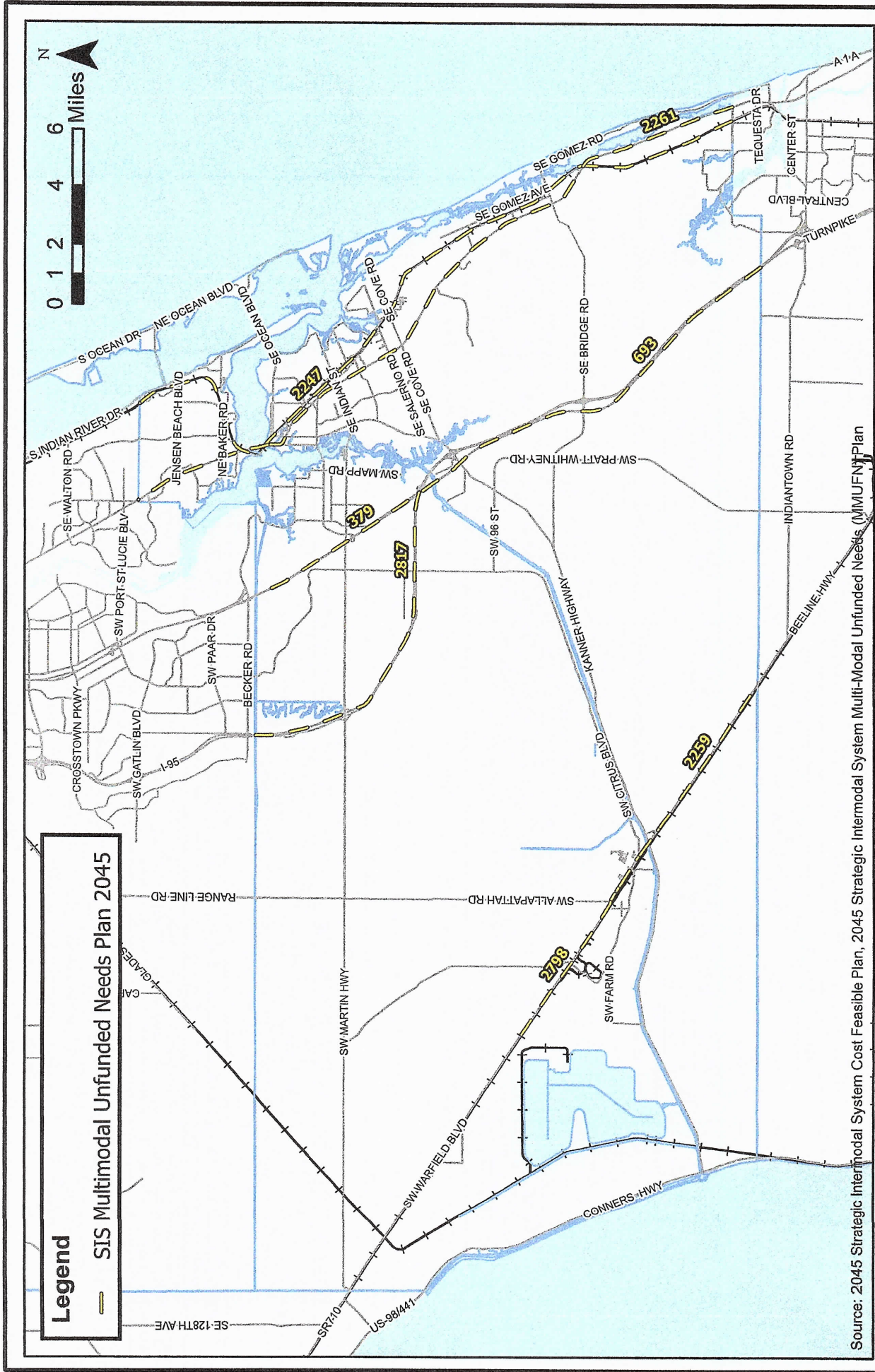


Figure 7-12

2045 SIS Multimodal Unfunded Needs Strategic Intermodal System Projects

Martin County



APPENDIX B

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

Martin County 2022 Roadway Level of Service Inventory Report

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

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

Martin County 2022 Roadway Level of Service Inventory Report

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

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

Martin County 2022 Roadway Level of Service Inventory Report

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

Martin County 2022 Roadway Level of Service Inventory Report

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

Martin County 2022 Roadway Level of Service Inventory Report

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

Martin County 2022 Roadway Level of Service Inventory Report

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

Martin County 2022 Roadway Level of Service Inventory Report

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

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

Martin County 2022 Roadway Level of Service Inventory Report

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

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

the last paragraph should just start "A GAT polynomial expression always has the form $\sum_{i=0}^n a_i x^i$ where a_i are polynomials in $\mathbb{Z}[x]$ and x is a polynomial in $\mathbb{Z}[x]$."

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

~~B-11~~

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

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services



MEMORANDUM

TO: Josh Long

FROM: Ed Weinberg

DATE: April 4, 2024

RE: Waterside PUD Residential – Agriculture to Residential - Agricultural Evaluation

The purpose of this memorandum is to provide supporting information regarding the proposed conversion of existing agricultural land to residential use in accordance with Policy 4.13A.1(2) of the Martin County Comprehensive Plan for the Waterside PUD Residential property.

Property Description –

The subject property (396.8 +/- acres) is predominantly comprised of previously disturbed land that has been altered from its natural condition by various agricultural uses beginning as early as the 1940s. The only portions of the property that have not been converted from their natural state include partial segments of Roebuck Creek and adjacent forested areas. Analysis of historic aerial photography indicates that the southern and western portions of the property were converted to agricultural lands in the 1950s and were utilized as citrus groves from the 1970s through the mid-2000s at which time these areas were converted to their current use as a row crop farm. The northeastern portions of the property were converted in the 1980s to a cattle ranch and a tree farm between 1986 and 1992. There has been continuous agricultural use of the property for at least 60 years.

The subject property is located in unincorporated Martin County within Section 13, Township 39 South, and Range 40 East. The property is generally located south of SW 96th Street, west of Kanner Highway, east of and adjacent to the C-44 Canal, and within an area that contributes to the headwaters of Roebuck Creek.

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services

The Environmental Assessment completed for the property indicates that there are two wetland areas present on the property (limits verified by South Florida Water Management District) and native upland habitat located adjacent to Roebuck Creek. In accordance with Martin County Land Development Regulations, pursuant to any residential development, wetlands would be preserved and maintained in perpetuity. The isolated freshwater marsh will be provided with a 50 foot restored upland buffer and Roebuck Creek and the adjacent floodplain wetlands would be provided with 75 foot restored upland buffers.

The current surface water management system for the row-crop fields (originally authorized under permit 43-00090-S, issued December 15, 1977) is comprised of a network of steep-sided agricultural ditches and furrows that convey storm water and excess irrigation water directly to an outfall along the C-44 Canal without any means of pre-treatment or attenuation. Any proposed residential development of the property would require a permitted surface water management system that would provide water quality treatment and attenuation in accordance with current standards.

A permitted surface water management system constructed to current standards for water quality treatment and runoff attenuation will ultimately benefit downstream water quality when compared to the current system which does not provide for water quality treatment or runoff attenuation in accordance with current regulations. A permitted surface water management system would also provide hydrological support to the on site wetlands.

Agricultural Assessment –

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), the predominant soil type that occurs within the upland portions of the Waterside PUD property is Pineda-Riviera fine sands association, 0 to 2 percent slopes (soil unit symbol 21). The USDA Soil Survey of Martin County Area, Florida (issued 1981) provides descriptions of soil types that occur within Martin County for the purposes of land planning and highlights soil limitations and improvements required to overcome the limitations of the various soil types for selected land uses. According to the USDA, Pineda-Riviera fine sands are characterized as having a rapid permeability in the upper soil layers and slow to very slow permeability in the lower part of the subsoil.

Under natural conditions, the water table is within a depth of ten inches of the surface for two to six months during the wet seasons. Without a water control system to remove excess water and regular applications of fertilizer, this soil type has severe limitations for cultivated crops. Regular applications of fertilizer are also required for either cultivation of citrus or management of improved pasture. This soil is rated as moderate for its potential for a tree plantation, with slash pine being the only species recommended.

EW Consultants, Inc.

Natural Resource Management, Wetland, and Environmental Permitting Services

The next most prevalent soil type present on the site is Holopaw fine sand, 0 to 2 percent slopes (soil unit symbol 66). The descriptions, limitations, and required measures of improvement provided by the USDA are similar to those listed for the Pineda-Riviera sands, except that Holopaw fine sand is described as having “very severe limitations”, requiring a carefully designed water control system with regular applications of fertilizer and lime. Citrus production within these soils requires controlling the water table below a depth of four feet and grazing should be controlled to prevent overgrazing.

Considering that the subject property is located within the headwaters of Roebuck Creek and that the row crop agricultural fields discharge directly into the adjacent C-44 Canal, conversion of the subject property to residential with a permitted surface water management system constructed to current standards of water quality treatment provides an opportunity to reduce nutrient pollution within both of these waterways as well as within the on site isolated freshwater marsh. As described in the USDA Soil Survey of Martin County Area, Florida (issued 1981), continued agricultural use of the property will require substantial applications of fertilizer and management of a surface water management system that maintains ground water elevations significantly below the depths that groundwater would otherwise occur under their natural conditions. The required drawdown of the groundwater table for successful agricultural production can be reasonably expected to lead to detrimental effects on the hydrology of Roebuck Creek, its associated floodplain wetlands, and the on site isolated freshwater marsh.

Conversely, an engineered and properly constructed surface water management system designed under current water quality standards would include stormwater retention systems for filtering and storing runoff from the development before reaching downstream waters and would support the hydrology of the on site and adjacent wetlands and Roebuck Creek.