

Agenda - #19-0672
0673

NPH-# 3-#
Exhibit 2

CPA19-9 Realty Trust Parcels REZONING

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A. Application Information

Request Number: Realty Trust Parcels

Report Issuance Date: June 3, 2019

Applicant: Real Estate Investment Realty Trust & 1750 SE Darling St
Realty Trust. Company Representative: Stephen Wilchins

Agent: Lucido & Associates
Morris A. Crady, AICP
Senior Vice President
701 SE Ocean Boulevard
Stuart, FL 34994

County Project Coordinator: Maria Jose, M.S., Planner
Growth Management Director: Nicki van Vonno, AICP

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	8/15/19	
Board of County Commission Transmittal:	N/A	
Board of County Commission Adoption:	8/27/19	

B. Project description and analysis

This application is a request for a zoning district change on a parcel from A-1A to COR-1 zoning designation. The application was submitted concurrently with a Future Land Use Map change from Rural Density Residential to Commercial Office/Residential (COR) future land use. The proposed change is on 9.54 acres, located on the intersection of SE Willoughby Blvd and SE Darling St, in Stuart.

Zoning District	District Purpose
CO (Commercial Office District)	The CO district is intended to implement the CGMP policies for lands designated Commercial Office/Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas where a determination has been made that residential uses within this district are not appropriate.
COR-1 (Commercial Office/Residential District)	The COR-1 district is intended to implement the CGMP policies for lands designated Commercial/Office Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas, particularly in areas that were originally developed as residential but where a gradual conversion to transitional, nonresidential and mixed uses is warranted.
COR-2 (Commercial Office/Residential District)	The COR-2 district is intended to implement the CGMP policies for lands designated Commercial/Office Residential on the Future Land Use Map of the CGMP. This district is generally used as a transition zone between more intense commercial areas and residential areas.

Staff recommendation:

Staff recommends zoning district change from A-1A to COR-1. The decision on the appropriate zoning depends on the final decision for the future land use designations on the property. The proposed zoning district COR-1 implements the future land use designation proposed for assignment on the Future Land Use Map.

Permitted Uses:

Below are excerpts from Article 3 of the Land Development Regulations, Martin County Code including the permitted use schedule for the existing and proposed zoning districts. Lands zoned in accordance with this Division shall be limited to the uses indicated as permitted in Table 3.11.2. The "P" indicates that the use is permitted within that zoning district provided that the use can be developed in accordance with, the requirements set forth in Divisions 3 and 4 and all other applicable requirements of this Article and the Land Development Regulations.

PERMITTED USES - CATEGORY "A" NONRESIDENTIAL DISTRICTS

USE CATEGORY	C O	C O R I	C O R 2
<i>Residential Uses</i>			
Accessory dwelling units		P	P
Apartment hotels			P
Mobile homes			
Modular homes		P	P
Multifamily dwellings		P	P
Single-family detached dwellings		P	P
Single-family detached dwellings, if established prior to the effective date of this ordinance			
Townhouse dwellings		P	P
Duplex dwellings		P	P
Zero lot line single-family dwellings		P	P
<i>Agricultural Uses</i>			
Agricultural processing, indoor			
Agricultural processing, outdoor			
Agricultural veterinary medical services			
Aquaculture			
Crop farms			
Dairies			
Exotic wildlife sanctuaries			
Farmer's markets			
Feed lots			
Fishing and hunting camps			
Orchards and groves			
Plant nurseries and landscape services			
Ranches			
Silviculture			
Stables, commercial			
Storage of agricultural equipment, supplies and produce			
Wildlife rehabilitation facilities			

USE CATEGORY	C O 1	C O R 1	C O R 2
<i>Public and Institutional Uses</i>			
Administrative services, not-for-profit	P	P	P
Cemeteries, crematory operations and columbaria			
Community centers	P	P	P
Correctional facilities			
Cultural or civic uses	P	P	P
Dredge spoil facilities			
Educational institutions	P	P	P
Electrical generating plants			
Fairgrounds			
Halfway houses			
Halfway houses, on lots where such use was lawfully established prior to the effective date of this ordinance			
Hospitals			
Neighborhood assisted residences with six (6) or fewer residents		P	P
Neighborhood boat launches			
Nonsecure residential drug and alcohol rehabilitation and treatment facilities			
Nonsecure residential drug and alcohol rehabilitation and treatment facilities, on lots where such use was lawfully established prior to the effective date of this ordinance			
Places of worship	P	P	P
Post offices	P	P	P
Protective and emergency services	P	P	P
Public libraries	P	P	P
Public parks and recreation areas, active	P	P	P
Public parks and recreation areas, passive	P	P	P
Public vehicle storage and maintenance	P		
Recycling drop-off centers	P	P	P
Residential care facilities		P	P
Solid waste disposal areas			

USE CATEGORY	C O R 1	C O R 2
Utilities	P	P
<i>Commercial and Business Uses</i>		
Adult business		
Ancillary retail use	P	P
Bed and breakfast inns	P	P
Business and professional offices	P	P
Campgrounds		
Commercial amusements, indoor		
Commercial amusements, outdoor		
Commercial day care		
Construction industry trades		
Construction sales and services		
Family day care		P
Financial institutions	P	P
Flea markets		
Funeral homes		
General retail sales and services		
Golf courses		
Golf driving ranges		
Hotels, motels, resorts and spas		
Kennels, commercial		
Limited retail sales and services		
Marinas, commercial		
Marine education and research		
Medical services	P	P
Pain management clinics		
Parking lots and garages		
Recreational vehicle parks		
Recreational vehicle parks, limited to the number and configuration of units lawfully established prior to the effective date of this ordinance		P

USE CATEGORY	C	O	C
	O	R	R
	1	2	
Residential storage facilities	P	P	P
Restaurants, convenience, with drive-through facilities			
Restaurants, convenience, without drive-through facilities			
Restaurants, general			
Shooting ranges			
Shooting ranges, indoor			
Shooting ranges, outdoor			
Trades and skilled services			
Vehicular sales and service			
Vehicular service and maintenance			
Veterinary medical services			
Wholesale trades and services			
<i>Transportation, Communication and Utilities Uses</i>			
Airstrips			
Airports, general aviation			
Truck stop/travel center			
<i>Industrial Uses</i>			
Biofuel facility			
Composting, where such use was approved or lawfully established prior to March 1, 2003			
Extensive impact industries			
Limited impact industries			
Mining			
Salvage yards			
Yard trash processing			
Yard trash processing on lots where such use was lawfully established prior to March 29, 2002			
<i>Life Science, Technology and Research (LSTAR) Uses</i>			
Biomedical research	P	P	P
Bioscience research	P	P	P
Computer and electronic components research and assembly	P	P	P

USE CATEGORY	C O R 1	C O R 2	C O R 2
Computer and electronic products research and assembly	P	P	P
Computer programming/software research	P	P	P
Computer system design	P	P	P
Electromedical apparatus research and assembly	P	P	P
Electronic equipment research and assembly	P	P	P
Laser research and assembly	P	P	P
Lens research	P	P	P
Management, scientific and technical services	P	P	P
Marine Research	P	P	P
Medical and dental labs	P	P	P
Medical equipment assembly	P	P	P
Optical equipment assembly	P	P	P
Optical instruments assembly	P	P	P
Optoelectronics assembly	P	P	P
Pharmaceutical products research	P	P	P
Precision instrument assembly	P	P	P
Professional, scientific and technical services	P	P	P
Reproducing magnetic and optical media	P	P	P
Research and development laboratories and facilities, including alternative energy	P	P	P
Scientific and technical consulting services	P	P	P
Simulation training	P	P	P
Technology centers	P	P	P
Telecommunications research	P	P	P
Testing laboratories	P	P	P
<i>Targeted Industries Business (TIB) Uses</i>			
Aviation and aerospace manufacturing			
Business-to-business sales and marketing	P	P	P
Chemical manufacturing			
Convention centers			
Credit bureaus	P	P	P

USE CATEGORY	C	O	C
	O	R	R
		1	2
Credit intermediation and related activities	P	P	P
Customer care centers	P	P	P
Customer support	P	P	P
Data processing services	P	P	P
Electrical equipment and appliance component manufacturing			
Electronic flight simulator manufacturing			
Fiber optic cable manufacturing			
Film, video, audio and electronic media production and postproduction	P	P	P
Food and beverage products manufacturing			
Funds, trusts and other financial vehicles	P	P	P
Furniture and related products manufacturing			
Health and beauty products manufacturing			
Information services and data processing	P	P	P
Insurance carriers	P	P	P
Internet service providers, web search portals	P	P	P
Irradiation apparatus manufacturing			
Lens manufacturing			
Machinery manufacturing			
Management services	P	P	P
Marine and marine related manufacturing			
Metal manufacturing			
National, international and regional headquarters	P	P	P
Nondepository credit institutions	P	P	P
Offices of bank holding companies	P	P	P
On-line information services	P	P	P
Performing arts centers			
Plastics and rubber products manufacturing			
Printing and related support activities			
Railroad transportation			

USE CATEGORY	C	C
	O	O
	1	2
Reproducing magnetic and optical media manufacturing		
Securities, commodity contracts	P	P
Semiconductor manufacturing		
Simulation training	P	P
Spectator sports		
Surgical and medical instrument manufacturing		
Technical support	P	P
Telephonic and on-line business services	P	P
Textile mills and apparel manufacturing		
Transportation air		
Transportation equipment manufacturing		
Transportation services		
Transaction processing	P	P
Trucking and warehousing		
Wood and paper product manufacturing		

LDR, Article 3, Sec. 3.12. Development standards

The land development standards set forth in Tables 3.12.1 and 3.12.2 shall apply to all lands zoned in accordance with this Division.

**TABLE 3.12.1
DEVELOPMENT STANDARDS**

C A T	Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width (ft)	Max. Res. Density (upa)	Max. Hotel Density (upa)	Max. Building Coverage (%)	Max. Height (ft)/(stories)	Min. Open Space (%)	Other Req. (footnote)
A	CO	10,000	80	—	—	40	30	40	—
A	COR-1	10,000	80	5.00	10.00	40	30	40	—
A	COR-2	10,000	80	10.00	20.00	40	30	40	—

**TABLE 3.12.2.
STRUCTURE SETBACKS**

C A T	Zoning District	Front/by story (ft.)				Rear/by story (ft.)				Side/by story (ft.)			
		1	2	3	4	1	2	3	4	1	2	3	4
A	CO	25	35	35	35	20	30	30	30	10	20	30	30
A	COR-1	25	25	25	25	20	20	30(h)	30(h)	10	10	30	30
A	COR-2	25	35	35	35	20	30	30	30	10	20	30	30

Standards for Amendments to the Zoning Atlas

1. The Comprehensive Growth Management Plan (CGMP) requires that Martin County shall rezone individual parcels to the most appropriate zoning district consistent with the Land Development Regulations pursuant to Policy 4.4A.1., CGMP, Martin County, Fla. (2016).
2. The Martin County Land Development Regulations (LDR), Article 3, Section 3.2.E.1. provides the following “Standards for amendments to the Zoning Atlas.”

The Future Land Use Map of the CGMP (Comprehensive Growth Management Plan) establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories, which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives, and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:
 - a. *Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,*

Please see the staff report for CPA 19-9, Realty Trust Parcels Future Land Use Map Amendment.

The report discusses compatibility with the Martin County CGMP and recommends COR future land use designation. COR-1, COR-2 and CO zoning districts are the only standard zoning districts that implements COR future land use designation. However, COR-1 and COR-2 are the only ones that allow residential uses.

COR-1, which is the applicant's request, allows 5 units per acre while COR-2 allows 10 units per acre. All designations are consistent with the CGMP and with adjacent parcels.

b. Whether the proposed amendment is consistent with all applicable provisions of the LDR; and,

The site and the requested COR-1 zoning district implements the proposed COR future land use category pursuant to the requirements and standards of the LDR. The site meets the minimum lot width and minimum lot size for the COR-1 zoning district. Any site plan proposed on the 9.54 acres (415,562.4 sq. ft.) must comply with all applicable land development regulations.

c. Whether the proposed district amendment 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; and,

COR-1 zoning district implements the proposed COR future land use. COR-1 provides potential office space, limited goods/services and/or residential options in accordance with the CGMP policies. The subject site is located near a signalized intersection of 2 major roadways and is adequately sized to provide required buffers and ensure compatibility with the adjacent residential uses.

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

The growth in the area, particularly the surrounding institutional and commercial uses, and public infrastructure improvements, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics. There have been some zoning changes in the area. The future land use map amendments discussed in Section 1.4 of the staff report for CPA 19-9 identifies the changes to the Future Land Use Map since 1982 to parcels near the subject site. The rezonings listed below facilitate the development of vacant land consistent with the adopted Future Land Use Map. See Figure 1, which shows all the past zoning resolutions in the area nearby the subject parcel.

1. **Resolution 08-7.5:** Zoning amendment, where the lot was changed from A1-A to PUD for Ault Acres PUD
2. **Resolution 17-7.23:** Zoning amendment, where a lot was changed to COR-2.
3. **Resolution 10-8.1:** Change in zoning classification to PS-1 on a lot
4. **Resolution 17-7.25:** Zoning amendment, where a lot was changed to RE-1/2A.
5. **Resolution 11-8.11:** Zoning amendment that changing lot from A1-A to RE-2A

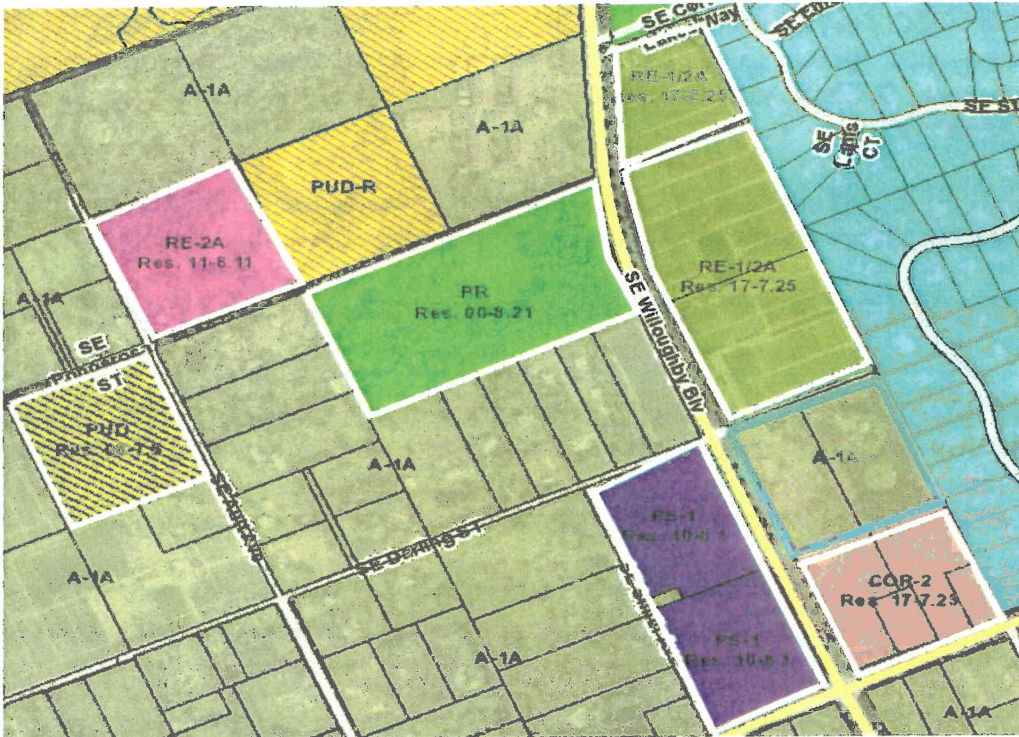


Figure 1, where the subject site is in blue and parcels marked white had rezonings

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

The property is located in the heart of the Primary Urban Service District and all required public facilities and services are in place or will be available to support future development in accordance with the COR-1 zoning district.

- f. *Whether and to what extent the proposed amendment 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; and,*

The change in future land use is in direct response to the pattern of growth and the investment in public facilities and services that has occurred since the CGMP was adopted. The proposed request will conserve and enhance the value of existing developments and will support a reasonable mix of land uses in the area, while using the county's resources efficiently and economically.

Please refer to Figure 2 below, which shows the proposed zoning atlas.

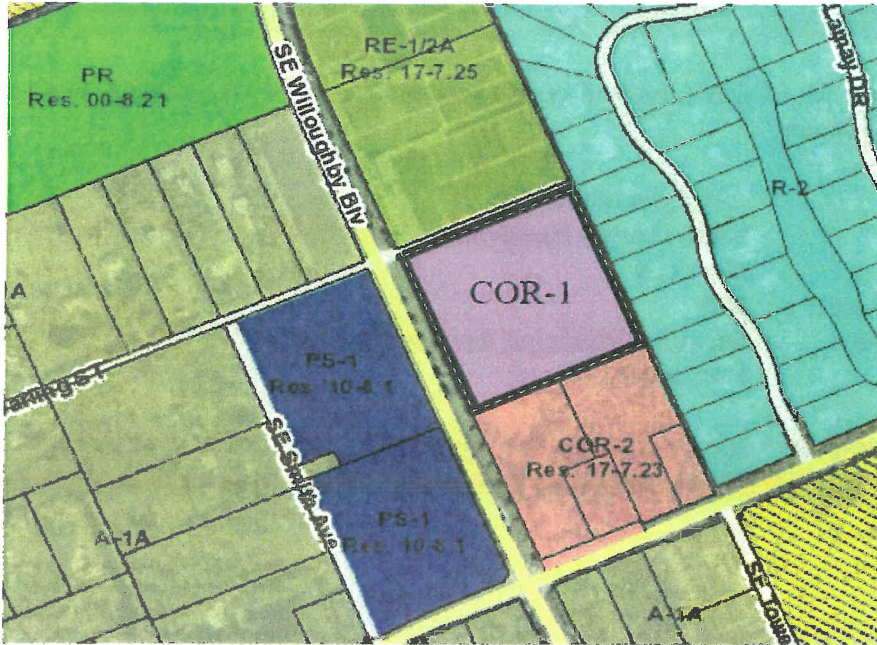


Figure 2, Proposed Zoning District, COR-1 (Commercial Office/Residential)

g. Consideration of the facts presented at the public hearings.

CPA 19-9 and this concurrent rezoning have not been presented at a public hearing yet.

C. Staff recommendation

The specific findings and conclusion of each review agency related to this request are identified in Sections F through T of this report. The rezoning process does not include a site plan review; therefore departments related to site plan review were not included in this rezoning staff report. The current review status for each agency is as follows:

Section	Division or Department	Reviewer	Phone	Assessment
F	Comprehensive Plan	Maria Jose	288-5930	Pending
G	Development Review	Maria Jose	288-5930	Pending
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Maria Jose	288-5930	Exempt

The choice of the most appropriate district for the subject property is a policy decision the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) is asked to consider based on the “standards for amendments to the zoning atlas” provided in Section 3.2.E.1., Land Development Regulations (LDR), Martin County Code (MCC).

D. Review Board action

A review and recommendation is required on this application from the Local Planning Agency (LPA). Final action on this application is required by the Board of County Commissioners (BCC). Both the LPA and the BCC meetings must be advertised public hearings.

E. Location and site information

Location: Approximately ±9.54 acres, located on the intersection of SE Willoughby Blvd and SE Darling St, in Stuart.

Existing zoning:	A-1 Agricultural
Future land use:	Rural Density Residential
Commission district:	District 4
Community redevelopment area:	N/A
Municipal service taxing unit:	District 4 Municipal Service Taxing Unit
Planning area:	Port Salerno

F. Determination of compliance with Comprehensive Growth Management Plan requirements - Growth Management Department

Unresolved issues:

Item #1:

Compatibility with the Future Land Use Map. The Growth Management Department staff has reviewed the Future Land Use Map Amendment in a separate report. Should the proposed change to the Future Land Use Map be adopted, the proposed COR-1 zoning district would correctly implement the respective Commercial Office/Residential (COR) Future Land Use designation.

G. Determination of compliance with land use, site design standards, zoning, and procedural requirements - Growth Management Department

Unresolved issues:

No site plan has been proposed. See Section F. above.

Additional Information:

Changes to the zoning atlas do not authorize any development activity. Criteria associated with this area of review are applied in conjunction with site plan review processes. Any specific department issues will be addressed at such time as development of the subject site is proposed.

H. Determination of compliance with the urban design and community redevelopment requirements - Community Development Department

See above statement.

I. Determination of compliance with the property management requirements - Engineering Department

See above statement.

J. Determination of compliance with environmental and landscaping requirements - Growth Management Department

See above statement.

K. Determination of compliance with transportation requirements - Engineering Department

See above statement.

L. Determination of compliance with county surveyor - Engineering Department

See above statement.

M. Determination of compliance with engineering, storm water and flood management requirements - Engineering Department

See above statement.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

See above statement.

O. Determination of compliance with utilities requirements - Utilities Department

See above statement.

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

See above statement.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

See above statement.

R. Determination of compliance with Martin County Health Department and Martin County School Board

See above statement

S. Determination of compliance with legal requirements - County Attorney's Office

Review is ongoing.

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The review for compliance with the standards for a Certificate of Adequate Public Facilities Exemption for development demonstrates that no additional impacts on public facilities were created in accordance with Section 5.32.B., LDR, Martin County, Fla. (2016). Exempted development will be treated as committed development for which the County assures concurrency.

Examples of developments that do not create additional impact on public facilities include:

- A. Additions to nonresidential uses that do not create additional impact on public facilities;
- B. Changes in use of property when the new use does not increase the impact on public facilities over the pre-existing use, except that no change in use will be considered exempt when the preexisting use has been discontinued for two years or more;
- C. Zoning district changes to the district of lowest density or intensity necessary to achieve consistency with the Comprehensive Growth Management Plan;
- D. Boundary plats which permit no site development.

U. Post-approval requirements

Not applicable.

V. Local, State, and Federal Permits

No Local, State and Federal Permits are applicable to a rezoning action which does not permit any development activities.

W. Fees

Not applicable.

X. General application information

Applicant and Property Owner: Real Estate Investment Realty Trust &
1750 SE Darling St Realty Trust
Company Representative: Stephen Wilchins

Y. Acronyms

- ADA.....Americans with Disability Act
- AHJ.....Authority Having Jurisdiction
- ARDP.....Active Residential Development Preference
- BCC.....Board of County Commissioners
- CGMP.....Comprehensive Growth Management Plan
- CIE.....Capital Improvements Element
- CIP.....Capital Improvements Plan
- FACBC.....Florida Accessibility Code for Building Construction
- FDEP.....Florida Department of Environmental Protection
- FDOT.....Florida Department of Transportation
- LDR.....Land Development Regulations
- LPA.....Local Planning Agency
- MCC.....Martin County Code
- MCHD.....Martin County Health Department
- NFPA.....National Fire Protection Association
- SFWMD.....South Florida Water Management District
- W/WWSA....Water/Waste Water Service Agreement

Z. Figures/Attachments

Figures within the report:
Figure 1, Past Zoning Resolutions
Figure 2, Proposed Zoning Map

Application Materials
CPA 19-9
Rezoning for Realty Trust Partners
LPA Meeting
August 15, 2019



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 and Concurrent Zoning Change

Name or Title of Project:
Realty Trust Parcels

Future Land Use Amendment

Location of Project and Description of Proposal:

These two contiguous parcels, consisting of 9.54 acres +/-, are located on the east side of Willoughby Blvd., south of Darling Street and north of Salerno Road.

Parcel Control Number(s):

55-38-41-000-064-00011-1
55-38-41-000-064-00010-2

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

9.54 +/-

Current Future Land Use Designation:

Rural Density

Current Zoning Designation:

A-1A

Proposed Future Land Use Designation:

Commercial/Office/Residential

Proposed Zoning Designation:

COR-1

Text Amendment

Proposed Elements to Amend:

Not applicable

Description of Text Amendment:

Not applicable

Property Owner:

Name or Company Name Real Estate Investment Realty Trust & 1750 SE Darling Street Realty Trust
Company Representative Stephen Wilchins
Address 20 William Street, Suite 130
City Wellesley State MA Zip 02481
Phone - - Fax - -
Email swilchins@wcnlp.com

Agent:

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

Contract Purchaser:

Name or Company Name Select from the list
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Land Planner:

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

Traffic Engineer:

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

Attorney:

Name or Company Name Select from the list
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Other Professional:

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

B. Applicant or Agent Certification:

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

Morris A. Crady 2-19-19
Applicant's signature Date
Morris A. Crady
Printed name

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 19th day of February, 2019, by Morris A. Crady.
He or she
 is personally known to me or has produced _____ as identification.

Shirley Lyders
Notary public signature
Printed name



State of _____ 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.

**Real Estate Investment Realty Trust
20 William Street, Suite 130
Wellesley, Massachusetts 02481**

February 1, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 55-38-41-000-064-00011-1
Comprehensive Plan Amendment

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Real Estate Investment Realty Trust during the governmental review process of the comprehensive plan amendment application.

Sincerely,

By: 

Stephen N. Wilchins, Trustee
The Real Estate Investment Realty
Trust dated April 26, 2005, as
Amended

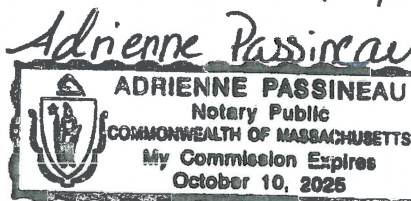
STATE OF Florida
COUNTY OF Martin County

The foregoing was acknowledged before me this 4 day of February, 2019,
by Stephen N. Wilchins, Trustee of REAL ESTATE INVESTMENT REALTY
TRUST. He [] is personally known to me or [X] has produced DL
as identification.

(Notarial Seal)


NOTARY PUBLIC

My Commission Expires: 10/10/2025



1750 SE Darling Street Realty Trust
20 William Street, Suite 130
Wellesley, Massachusetts 02481

February 1, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 55-38-41-000-064-00010-2
Comprehensive Plan Amendment

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent 1750 SE Darling Street Realty Trust during the governmental review process of the comprehensive plan amendment application.

Sincerely,

By: 

Stephen N. Wilchins, Trustee
The 1750 SE Darling Street Realty
Trust u/d/t dated March 13, 2017

STATE OF Florida
COUNTY OF Martin County

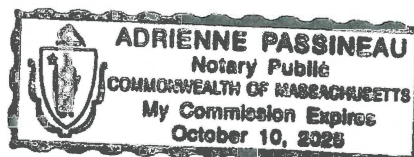
The foregoing was acknowledged before me this 4 day of February, 2019,
by Stephen N. Wilchins, Trustee of 1750 SE DARLING STREET REALTY TRUST. He [] is personally known to me or [X] has produced DL
as identification.

Adrienne Passineau

NOTARY PUBLIC

My Commission Expires: 10/10/2025

(Notarial Seal)



PT Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

TO: Lucido & Associates
701 SE Ocean Blvd.
Stuart FL 34994

RE: Ownership Search

EFFECTIVE
DATE: January 13, 2019 @ 8:00am

Pursuant to your request, we have caused to be made a search of the indices of the public records of Martin County, Florida, relative to the following described lands. As of the effective date of this Report the apparent record fee simple title owner(s) is/are:

Owner: Richard D. Ponn, as Trustee of the Real Estate Investment Realty Trust, dated April 26, 2005, as Amended by Warranty Deed recorded in O.R. Book 2153, Page 1359.

Legal: The West 298.00 feet of Tract 1, Block 64, St. Lucie Inlet Farms, according to the Plat thereof, as recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida.

Attached hereto is a copy of the most recent deed relative to the land under search.

This report does not reflect those instruments, if any, which may have been recorded prior to the recording date of the deed, or subsequent to the effective date referenced above, which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the lands under search.

Sincerely,


Karen Rae Hyché
President

PT Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptotitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P19-11427/KRH

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

The West 298.00 feet of Tract 1, Block 64, St. Lucie Inlet Farms, according to the Plat thereof, as recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida.

PRESTIGE TITLE AGENCY, INC.

736 Colorado Avenue, Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

INSTR # 1941157
OR BK 02153 PG 1359
Pg 1359 - 1360 (2pgs)
RECORDED 06/16/2006 01:40:13 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY C Walsh

This instrument was prepared by
and should be returned to:

Stephen N. Wilchins, Esquire
SEEGEL, LIPSHUTZ & WILCHINS, P.C.
20 William Street, Suite 130
Wellesley, MA 02481
781.237.4400

Parcel Identification Number: 55-38-61-000-064-00011-1

WARRANTY DEED

This Indenture, made this _____ day of June, 2006 between STEPHEN N. WILCHINS, as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST dated April 26, 2005, as Amended, whose post office address is 20 William Street, Suite 130, Wellesley, Massachusetts 02481, grantor, and, RICHARD D. PONN, as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST, dated April 26, 2005, as Amended, together with all powers under F.S. 689.07(1) including, but not limited to, the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument, whose post office address is 20 William Street, Suite 130, Wellesley, Massachusetts 02481, grantee,

Witnesseth, that the said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to wit:

**THE WEST 298.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE
INLET FARMS, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

SUBJECT TO: Taxes accruing subsequent to December 31, 2005, zoning regulations in force and effect, restrictions, reservations, easements and road rights-of-way of public record; provided, however, that nothing herein shall act to reimpose or reinstate any restrictions or reservations of record.

And said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

280694.L0131017.0003

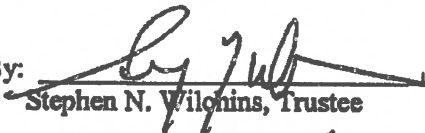
Page 1 of 2

Being the same premises conveyed to STEPHEN N. WILCHINS as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST, grantor, by Warranty Deed dated April 29, 2005 and recorded with the Martin County Registry of Deeds at Book 02009, Page 2042.

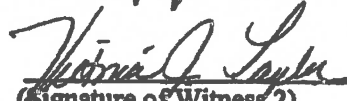
IN WITNESS WHEREOF, the said grantor has caused this Warranty Deed to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

**REAL ESTATE INVESTMENT
REALTY TRUST**

By: 
Stephen N. Wilchins, Trustee


(Signature of Witness 1)


(Signature of Witness 2)


LINDA MEDICO
(Typed or printed name of Witness 1)

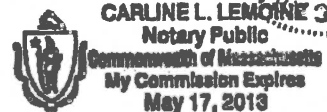
Victoria J. Taylor
(Typed or printed name of Witness 2)

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 15th day of June, 2006, before me, the undersigned notary public, personally appeared Stephen N. Wilchins, proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST.


Notary Public
My commission expires: May 17, 2013



PT Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptotitle@bellsouth.net

TO: Lucido & Associates
701 SE Ocean Blvd.
Stuart FL 34994

RE: Ownership Search

EFFECTIVE
DATE: January 24, 2019 @ 8:00am

Pursuant to your request, we have caused to be made a search of the indices of the public records of Martin County, Florida, relative to the following described lands. As of the effective date of this Report the apparent record fee simple title owner(s) is/are:

Owner: Stephen N. Wilchins, Trustee of the 1750 SE Darling Street Realty Trust, u/d/t dated March 13, 2017 by Warranty Deed recorded in O.R. Book 2913, Page 2276.

Legal: The East 362.00 feet of Tract 1, Block 64, ST. LUCIE INLET FARMS, according to the Plat thereof as recorded in Plat Book 1, Page 98, public records of Martin (Formerly Palm Beach) County, Florida less and excepting therefrom the North 15 feet and the East 15 feet thereof for road right of way purposes.

Attached hereto is a copy of the most recent deed relative to the land under search.

This report does not reflect those instruments, if any, which may have been recorded prior to the recording date of the deed, or subsequent to the effective date referenced above, which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the lands under search.

Sincerely,



Karen Rae Hyche
President



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P19-11,426/KRH

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:


The East 362.00 feet of Tract 1, Block 64, ST. LUCIE INLET FARMS, according to the Plat thereof as recorded in Plat Book 1, Page 98, public records of Martin (Formerly Palm Beach) County, Florida less and excepting therefrom the North 15 feet and the East 15 feet thereof for road right of way purposes.

PRESTIGE TITLE AGENCY, INC.

736 Colorado Avenue, Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

This instrument was prepared by
and should be returned to:
Stuart M. Gottlieb, Esq.
McLaughlin & Stern, LLP
City Place Office Tower
525 Okeechobee Blvd., Suite 1700
West Palm Beach, FL 33401


INSTR # 2625486
OR BK 2913 PG 2276
(2 Pgs)
RECORDED 03/20/2017 09:05:30 AM
CAROLYN TINMANN
MARTIN COUNTY CLERK
DEED DOC TAX \$0.70

Parcel I.D.# 553841000064000102

WARRANTY DEED

THIS INDENTURE, made this 13th day of March, 2017, between RICHARD D. PONN, a married man, whose post office address is 49 W High Point Road, Stuart, Florida 34996, hereinafter called the Grantor*, in favor of STEPHEN N. WILCHINS, TRUSTEE of the 1750 SE Darling Street Realty Trust, u/d/t dated March 13, 2017, whose post office address is 20 William Street, Suite 130, Wellesley Hills, MA 02481, with the power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described in this instrument, hereinafter called the grantee*.

WITNESSETH: That said grantor, for and in consideration of the Sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heir and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to wit:

The East 362.00 feet of Tract 1, Block 64, ST. LUCIE INLET FARMS, according to the Plat thereof as recorded in Plat Book 1, Page 98, public records of Martin (formerly Palm Beach) County, Florida less and excepting therefrom the North 15 feet and the East 15 feet thereof for road right of way purposes.

This is not the homestead of Richard D. Ponn, who resides at 49 W High Point Road, Stuart, Florida 34996.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes accruing subsequent to December 31, 2016.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

Property Address: 1750 SE Darling Street, Stuart, Florida 34997

*"Grantor" and "grantee" are used for singular or plural, as the context requires.

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

Signed, sealed and delivered
in our presence.

[Signature]
WITNESS
Printed Name Rebecca McGregor

[Signature]
WITNESS
Printed Name Eric B. Brennan

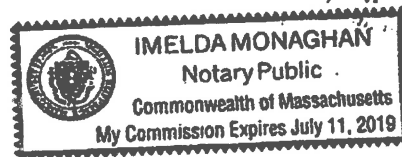
[Signature]
~~RICHARD D. PONN~~, by [Signature]
Stephen N. Wilchins, Attorney in Fact

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 13th day of March, 2017, before me, the undersigned notary public, personally appeared STEPHEN N. WILCHINS, attorney-in fact, for RICHARD D. PONN, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person who signed the preceding document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

[Signature]
Notary Public:
My commission expires:



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INSTR # 2625487
OR BK 2913 PG 2278
(8 Pgs)
RECORDED 03/20/2017 09:05:30 AM
CAROLYN TIMMANN
LINCOLN COUNTY CLERK

**DURABLE POWER OF ATTORNEY
FOR PROPERTY**

RICHARD D. PONN TO

STEPHEN N. WILCHINS

I, RICHARD D. PONN, now of Lincoln, County of Middlesex, Massachusetts, (the "Principal") have made, constituted and appointed and do by these presents make, constitute, and appoint STEPHEN N. WILCHINS, now of Boston, County of Suffolk, Massachusetts, to be my true and lawful attorney-in-fact by authority of, and in accordance with the provisions of the Uniform Durable Power of Attorney Act, as set forth in the General Laws of Massachusetts, Chapter 190B, Article V, as amended (the "Law"); and in accordance with the Law to deal with my property, real and personal, and any interest therein owned by me; and in my name, place and stead, and for my use and benefit, and as my act and deed, to do and execute, or to concur with persons jointly interested with me therein in the doing, or executing of, any or all of the following acts, deeds and things during his service as attorney-in-fact.

1. TERM OF SERVICE

As provided by the Law, this power of attorney shall not be affected by subsequent disability or incapacity of the Principal, and shall continue notwithstanding such disability or incapacity of the Principal.

2. POWERS OF ATTORNEY

During his term of service, as defined in (1) hereof, my attorney-in-fact shall have the following powers:

(a) TO BUY, SELL AND ENCUMBER REAL AND PERSONAL PROPERTY

To purchase, or to take under lease, own, maintain, acquire, develop and improve, real or personal property of any kind or amount, to construct, alter, maintain, repair, demolish, rebuild and improve buildings, and to sell, convey, exchange or otherwise dispose of the same;

To execute, acknowledge and deliver any and all contracts, deeds, leases, assignments of mortgage, extensions of mortgage, satisfactions of mortgage, releases of mortgage, subordination agreements, and any other instrument or agreement of any kind or nature whatsoever, in connection therewith, and affecting any and all property presently mine or hereafter acquired, located anywhere, which my said attorney-in-fact may deem necessary or advantageous for my interests;

To borrow money and to issue notes and other obligations in my name and on my behalf, and to secure the payment thereof in any manner, including purchase by conditional sale, and mortgage (including purchase money mortgage), pledge or assignment of any part or parts of my property, real and personal;

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For Ref. only

To refund, discharge and pay off, refinance or renew, replace or extend any conditional sale obligation or any mortgage, pledge or charge now or in the future existing upon my property, both real and personal, or any part thereof; and to assign, extend, discharge and give partial releases from any mortgage which may be a part of my estate; and generally to deal in mortgages and other security agreements in any manner which my said attorney-in-fact may deem expedient or desirable; and

To negotiate, obtain, and close a reverse mortgage for me and in my name to be secured by real estate owned by me, residential or otherwise; to execute and deliver all documents in connection with such reverse mortgage; to execute an end of term plan for the ultimate disposition of my residence; and to take any other action necessary for this purpose, in order to satisfy the terms and conditions of any such reverse mortgage loan, which my said attorney-in-fact may deem expedient or desirable.

(b) TO ACT AS PROXY

To take all steps and remedies necessary and proper for the conduct and management of my business affairs, including the exercise of any and all powers and rights I may have as holder of any stocks or shares (and thereof to be my substitute and proxy for me in my name and behalf, to vote at any election of director, or other officers, or for any other matter to come before the shareholders or directors either at a meeting of the Shareholders or Board of Directors), bonds, or securities, or any position or office I may now hold in any business or corporation of which I have any interest, and for the recovery, receiving, obtaining, and holding possession of any lands, tenements, rents or real estate, goods and chattels, debts, interest, demands, duties, sum or sums of money or any other thing whatsoever, located anywhere, that is, are or shall be, by my said attorney-in-fact, thought to be due, owing belonging to or payable to me in my own right or otherwise.

(c) TO FILE TAX RETURNS, ETC.

To prepare, sign, verify and file in my name and behalf any and all tax returns, protests, briefs, petitions, or other documents relating to my federal income, gift or other taxes of any year, whether before the Treasury Department or before the United States Tax Court, or any other office or tribunal and to appear, negotiate and conduct in my behalf any disputes or proceedings with respect thereto, this power to apply similarly to any matters relating to taxes imposed by any state, municipality or other governmental authority.

In addition, I specifically authorize my attorney-in-fact to deal with tax authorities, to execute and sign on my behalf any and all federal, state, local, and foreign income and gift tax returns, including estimated returns and interest, dividends, gains and transfer returns, for all periods, and to pay any taxes, penalties and interest due thereon; to allocate generation-skipping transfer tax exemptions (within the meaning of Section 2642(a) of the Internal Revenue Code) and to make tax elections; to represent me or to sign an Internal Revenue Service Form 2848 (Power of Attorney or Declaration of Representative) or Form 8821 (Tax Information Authorization), or comparable authorization, appointing a qualified lawyer, certified public accountant or enrolled agent (including my attorneys-in-fact if so qualified) to represent me before any office of the Internal Revenue Service or any state, local or foreign taxing authority

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with respect to the types of taxes and years referred to above, and to specify on said authorization said types of taxes and years; to receive from or inspect confidential information in any office of the Internal Revenue Service or state, local or foreign tax authority; to receive and deposit, in any one of my bank accounts, or those of any revocable trust of mine, checks in payment of any refund of federal, state, local or foreign taxes, penalties and interest; to pay by check drawn on any bank account of mine or of any revocable trust of mine and have accounts to permit my attorneys-in-fact to draw checks for payment of said items; to execute waivers (and offers of waivers) of restrictions on assessment or collection of deficiencies in taxes and waivers of notice of disallowance of a claim for credit or refund; to execute consents extending the statutory period for assessment or collection of such taxes; to execute offers in compromise and closing Agreements under Section 7121 or comparable provisions of the Internal Revenue Code or any federal, state, local or foreign tax statutes or regulations; to delegate authority or to substitute another representative for any one previously appointed by me or my attorney-in-fact; and to receive copies of all notices and other written communications involving my federal, state, local or foreign taxes at such address as my attorney-in-fact may designate.

(d) BANKING

To transact all my banking business, at any and all banks as my attorney-in-fact shall deem desirable including the power to execute all documents necessary thereto; to endorse all checks, promissory notes, drafts, bills of exchange, or certificates of deposit for collection and deposit;

To deposit any funds of mine in any bank or trust company, and to entrust to such bank or trust company or to a safe deposit company for safekeeping, any of the securities, monies, documents and papers belonging to or relating to my estate;

To borrow money and effect loans, advances or other forms of credit from any bank at any time or times, and, as security for the repayment of any and all of my obligations and liabilities to any bank at any time existing, to grant, convey, assign, transfer, endorse and deliver either originally or in addition or substitution, any or all stocks, bonds, rights and interest of any kind in or to stocks or bonds, or other securities and property, and for all loans, advances or other forms of credit at any time granting or extended to me to make, execute and deliver one or more notes, acceptances, collateral loan agreements or other written obligations and agreements on such terms, and with such provisions as to the collateral security and the sale or disposition thereof, as my said attorney-in-fact may deem proper; and also to pay all or any of my obligations and liabilities to any bank and to receive and receipt for the collateral; and also to execute and deliver to any bank any documents or declarations that may be required under the Securities Exchange Act or any other law or regulations in connection with any credit at any time extended to me; and

To procure for my account, in order to be discounted by any bank, any and all promissory notes, drafts or other orders for the payment of money payable to my order or generally, and to endorse the same for the purpose of that discount.

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(e) TO EXECUTE INSTRUMENTS

To make, endorse, accept, receive, sign, seal, execute, acknowledge, and deliver deeds, assignments, agreements, certificates, hypothecations, checks, notes, annuity agreements, stocks, bonds, vouchers, receipts, and such other instruments in writing of whatever kind and nature as may be necessary, convenient, or proper.

(f) TO ENTER SAFE DEPOSIT VAULT

To have access to and enter any safe deposit box or boxes now or hereafter held by me.

(g) TO HOLD, MANAGE, MAINTAIN REAL PROPERTY

To take, hold, possess, invest, lease, or let, or otherwise manage any or all of my real property or any interest therein; to eject, remove or relieve tenants or other persons from, and recover possession of, such property by all lawful means; and to maintain, protect, preserve, insure, remove, store, transport, repair, build on, raze, rebuild, alter, modify or improve the same or any part thereof; and

To enter into and take possession of any lands, real estate, tenements, houses, stores, or buildings, or parts thereof, belonging to me, that may become vacant or unoccupied, or to the possession of which I may be or may become entitled, and to receive and take for me and in my name and to my use all or any rents, profits, or issues of any real estate to me belonging, and to let the same in such manner as my attorney-in-fact shall deem necessary and proper, and from time to time to renew leases.

(h) TO DO BUSINESS, OPEN, CLOSE AND SETTLE ACCOUNTS, ETC.

To make, do, and transact all and every kind of business of whatever nature or kind, including the opening, closing, receipt, recovery, collection, payment, compromise, settlement, and adjustment of all accounts, legacies, bequests, interests, dividends, annuities, demands, debts, taxes, and obligations, or any rebate, refund or discount thereon, which may now or hereafter be due, owing, or payable by me or to me; and

To invest and reinvest the money and assets of my estate in such manner as my attorney-in-fact may from time to time in his sole discretion determines.

(i) TO ENGAGE IN LITIGATION; EMPLOY COUNSEL

To enter and prosecute suits and to take all due means, course and process in law in my name and for and in my behalf and to appear in any court or courts to answer, defend and reply unto all actions, causes, matters, and things whatsoever, with power, also, to submit any matter in dispute to arbitration or otherwise, to settle litigation, and to make and execute any releases, compromises, settlements, agreements or contracts by deed or otherwise as my said attorney-in-fact in his opinion deems necessary or expedient; and

To employ agents and counsel, including legal counsel and investment counsel, and to pay their reasonable compensation and expenses.

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(j) TO CARE FOR PRINCIPAL

In the event of my illness, incapacity or other emergency, to incur and pay and satisfy such expenses for my comfort, benefit and care, and obligations of a nature customarily incurred by me, as my attorney-in-fact in his judgment may consider necessary, or desirable, or as in his judgment is consistent with what I would wish.

(k) TO FUND TRUST

To transfer, convey, and deliver any or all property, tangible, intangible or real, in which I may have any interest, into a trust or trusts, whether created by me or by my said attorney-in-fact on my behalf, revocable or irrevocable, or to any other form of entity or ownership, including any form of co-tenancy, under such terms and with such provisions as my attorney-in-fact may deem in my best interest, and to do all things necessary or convenient to accomplish the same, including, without limitation, the power to sign, seal, execute, and deliver deeds, bills of sale, and stock powers.

(l) ESTATE PLANNING; MAKING GIFTS

To do further planning of my estate as the same may be necessary because of changes in the estate tax laws and changes in my property, including the creation of additional trusts; the amendment or revocation of trusts; the resignation of myself as Trustee; the making of gifts (real or personal, tangible or intangible) in my name either in fee or by reserving a life estate in myself or giving a life estate to others with a remainder interest to others; the making of gifts to or for the benefit of my spouse (if any) or my lineal descendants (if any) or charities or others, whether outright or in trust or otherwise; to change ownership, make absolute assignment or change designated beneficiaries in any individual, business or group life insurance policy or policies; to exercise my rights under general and non-general powers of appointment; and to consent for gift tax purposes to gifts made by my spouse (if any) as having been made one-half by me and one-half by my spouse (if any).

If my attorney-in-fact makes gifts to minors, such gifts may be made directly to the minor, to a legal representative of the minor, or to a custodian under the Uniform Gifts to Minors Act, the Uniform Transfers To Minors Act, or under any similar statute or law. Such custodian may include my attorney-in-fact or any other person chosen by my attorney-in-fact. Any property or funds paid over to such legal representative or custodian shall constitute a complete discharge of my attorney-in-fact without any obligation of my attorney-in-fact to see to the application thereof.

Notwithstanding the foregoing, in no event shall my attorney-in fact make gifts to him or herself. I hereby name my successor attorney-in-fact as designated in Section 6 below as my Special Attorney-in-Fact, who shall have the authority to determine whether gifts should be made to my attorney-in-fact pursuant to this Paragraph (l) and to make such gifts.

(m) PROVIDE FOR MY CARE

To make such use of my personal and real property as is necessary to maintain the customary standard of living of myself; to provide for my necessary medical, dental, and surgical

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care, hospitalization and custodial care; to provide transportation, to continue charge accounts, and to continue membership payments; to make application for medical assistance, including, without limitation, Medicaid.

(n) PROVIDE FOR MY DEPENDENTS

To make such use of my personal and real property as is necessary to maintain the customary standard of living of my spouse (if any), minor children (if any), and other dependents (if any); to provide for their necessary medical, dental, and surgical care, hospitalization and custodial care; to provide for the education of my children, public or private and at any level, including camp and extracurricular activities; to provide transportation, to continue charge accounts, and to continue membership payments for the benefit of said dependents.

(o) IRAs

To establish an IRA in my name or make any contributions to an existing IRA in my name; to roll over the proceeds of a lump-sum distribution from any qualified pension or profit-sharing plan into an IRA or another qualified pension or profit-sharing plan; to amend, change ownership, make absolute assignment, make distribution elections, or change designated beneficiaries with respect to any IRA. As used herein, "IRA" shall include any traditional Individual Retirement Account, Roth Individual Retirement Account, pension plan, profit-sharing plan, retirement plan, Keogh plan, or other employee benefit plan, whether qualified or non-qualified.

(p) OTHER

Generally, for me and in my name, place, and stead to take general control and management of my affairs, business and property, and to do and perform all acts and things which my attorney-in-fact may consider useful and necessary connected with my affairs, business, property and interest, giving and hereby granting unto my said attorney-in-fact full power and authority in and to the premises; and generally to do, act, transact, determine, accomplish, complete and finish all matters, affairs, and things whatsoever for me and on my behalf or relating to the premises as fully, completely and effectually to all intents and purposes as I might or could do if present, although the matter might seem to require or should require more special authority than is herein comprised, it being the intention to include every power and authority hereunder; I, the said RICHARD D. PONN, hereby ratifying and confirming, allowing and holding firm and valid all and whatsoever my said attorney-in-fact shall do or cause to be done in and about the premises and in and about any and all my affairs and property by virtue of these presents.

3. COMPENSATION

My attorney(s)-in-fact shall be entitled a reasonable compensation for services rendered hereunder. My said attorney(s) may deal with himself or herself or with any concern in which he or she may be interested as freely and effectively as through dealing with a third party.

5250322.013108.000000001

6

4. NOMINATIONS

As provided in the Law (General Laws, Chapter 190B, Article V), I hereby nominate STEPHEN N. WILCHINS, now of Boston, Massachusetts, for consideration by the Court as conservator of my estate, if protective proceedings for my estate are hereafter commenced. If STEPHEN N. WILCHINS shall fail or cease to serve as conservator of my estate, I hereby authorize the Managers (or other form of managing body) of the firm of WILCHINS COSENTINO & FRIEND LLP, now of Wellesley, Norfolk County, Massachusetts, (or its successor or assign to which STEPHEN N. WILCHINS is or was most recently affiliated) to nominate a successor conservator of my estate, if protective proceedings for my estate are hereafter commenced.

As provided in the Law (General Laws, Chapter 201D), I hereby nominate my wife, NANCY L. PONN, for consideration by the Court as guardian of my person, if protective proceedings for my person are hereafter commenced. If NANCY L. PONN shall fail or cease to serve as guardian of my person, I hereby nominate STEPHEN N. WILCHINS, now of Boston, Massachusetts, for consideration by the Court as guardian of my person, if protective proceedings for my person are hereafter commenced.

I direct that no conservator or guardian appointed hereunder shall be required to furnish surety on his or her bond or give bond except as required by law.

5. COPIES

Any person dealing with my said attorney-in-fact may rely on a photocopy of this instrument certified by my said attorney-in-fact with his signature to be a true copy; and, as provided in the Law (General Laws, Chapter 190B, Section 5-505) may further rely on his affidavit that he did not have at the time of the exercise of the power actual knowledge of the termination of the power by revocation, or of the death of the Principal, or of any protective proceedings in any court for the person or estate of the Principal.

6. SUCCESSOR POWER OF ATTORNEY

In the event of the death, incapacity, or declination to act of said STEPHEN N. WILCHINS as my attorney-in-fact hereunder, I hereby authorize the Managers (or other form of managing body) of the firm of WILCHINS COSENTINO & FRIEND LLP, of Wellesley, Norfolk County, Massachusetts, (or its successor or assign to which STEPHEN N. WILCHINS is or was most recently affiliated) to name a successor attorney-in-fact to be my lawful attorney-in-fact under this instrument.

7. LIMITATION ON DURABLE POWER OF ATTORNEY

Notwithstanding anything contained herein to the contrary, the powers granted herein to my attorney-in-fact is limited by and subject to the power granted by me to STEPHEN N. WILCHINS, with respect to THE PONN ENTITIES, in a Limited Durable Power of Attorney of even date herewith.


S25032.2.013108.000000001

7

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of July, 2016.


RICHARD D. PONN


Witness 1 Imelda M. Maghan



Witness 2 Laura F. Keenan

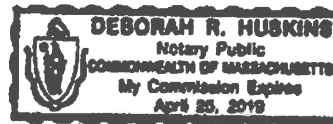
Unofficial

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 22nd day of July, 2016, before me, the undersigned Notary Public, personally appeared the above-named RICHARD D. PONN, proved to me through satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath or affirmation of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him, as his free act and deed, voluntarily for its stated purpose.


Notary Public
My commission expires: April 25, 2019



525032.2.013108.00000001

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
STEPHEN N. WILCHINS, TRUSTEE OF THE 1750 SE DARLING STREET REALTY TRUST, u/d/t dated March 13, 2017	20 William Street, Suite 130, Wellesley Hills, MA 02481

(If more space is needed attach separate sheet)

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

Name	Address	Interest
RICHARD D. PONN REVOCABLE TRUST, STEPHEN N. WILCHINS, TRUSTEE	20 Williams Street, Suite 130 Willesley Hills, MA 02481	100%

(If more space is needed attach separate sheet)

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

Name	Address	Interest

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

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

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Handwritten Signature]
Signature

STEPH WICK
Print name

STATE OF: MA

COUNTY OF: Norfolk

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 1 day of April 2019, by Adrienne Passineau, who is personally known to me or have produced DL as identification.

[Handwritten Signature]
Signature

(Notary Seal)

Notary Public, State of MA
Print Name: Adrienne Passineau
My Commission Expires: 10/10/2025

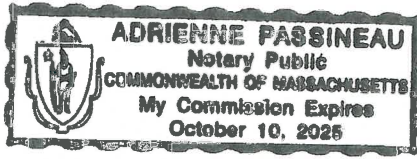


EXHIBIT A
LEGAL DESCRIPTION

THE WEST 298.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE INLET FARMS,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY,
FLORIDA

TOGETHER WITH:

THE EAST 362.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE INLET FARMS,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 98, PUBLIC RECORDS OF MARTIN (FORMERLY PALM BEACH)
COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE NORTH 15
FEET AND THE EAST 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY
PURPOSES.

PARCEL I.D. NUMBERS:
55-38-41-000-064-00011-1
55-38-41-000-064-00010-2

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
RICHARD D. PONN, AS TRUSTEE OF THE REAL ESTATE INVESTMENT REALTY TRUST, dated April 26, 2005, as amended	20 William Street, Suite 130 Wellesley, MA 02481
Note: Richard D. Ponn is deceased and Stephen N. Wilchins is Successor Trustee	

(If more space is needed attach separate sheet)

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

Name	Address	Interest
465 COLUMBIA ROAD LLC	20 William Street, Suite 130 Wellesley, MA 02481	100%

(If more space is needed attach separate sheet)

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

Name	Address	Interest

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

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

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

[Handwritten Signature]

Signature

Signature

Stephen N Wilkin
Print name

Print name

STATE OF: MA

COUNTY OF: Dorset

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 1 day of April 2019, by

DL, who is personally known to me or have produced

as identification.

[Handwritten Signature]

Signature

Signature

(Notary Seal)

Notary Public, State of MA

Print Name: Adrienne Passineau

My Commission Expires: 10/10/2025

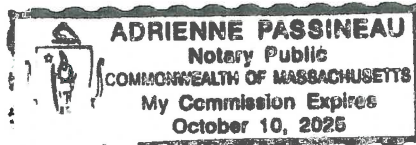


EXHIBIT A
LEGAL DESCRIPTION

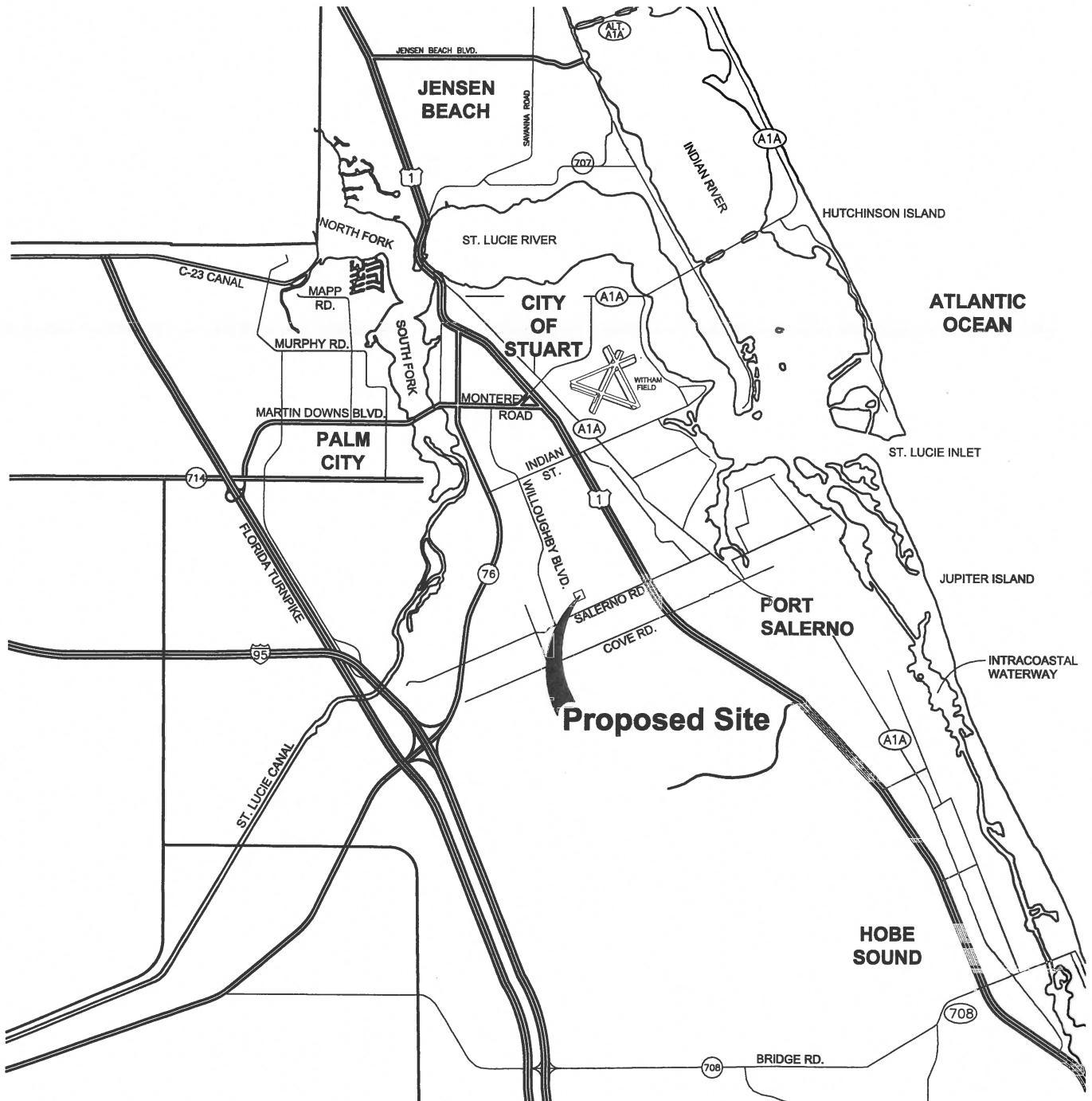
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COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE NORTH 15
FEET AND THE EAST 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY
PURPOSES.

PARCEL I.D. NUMBERS:
55-38-41-000-064-00011-1
55-38-41-000-064-00010-2

Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34984

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



Realty Trust Parcels

Martin County, Florida

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34984

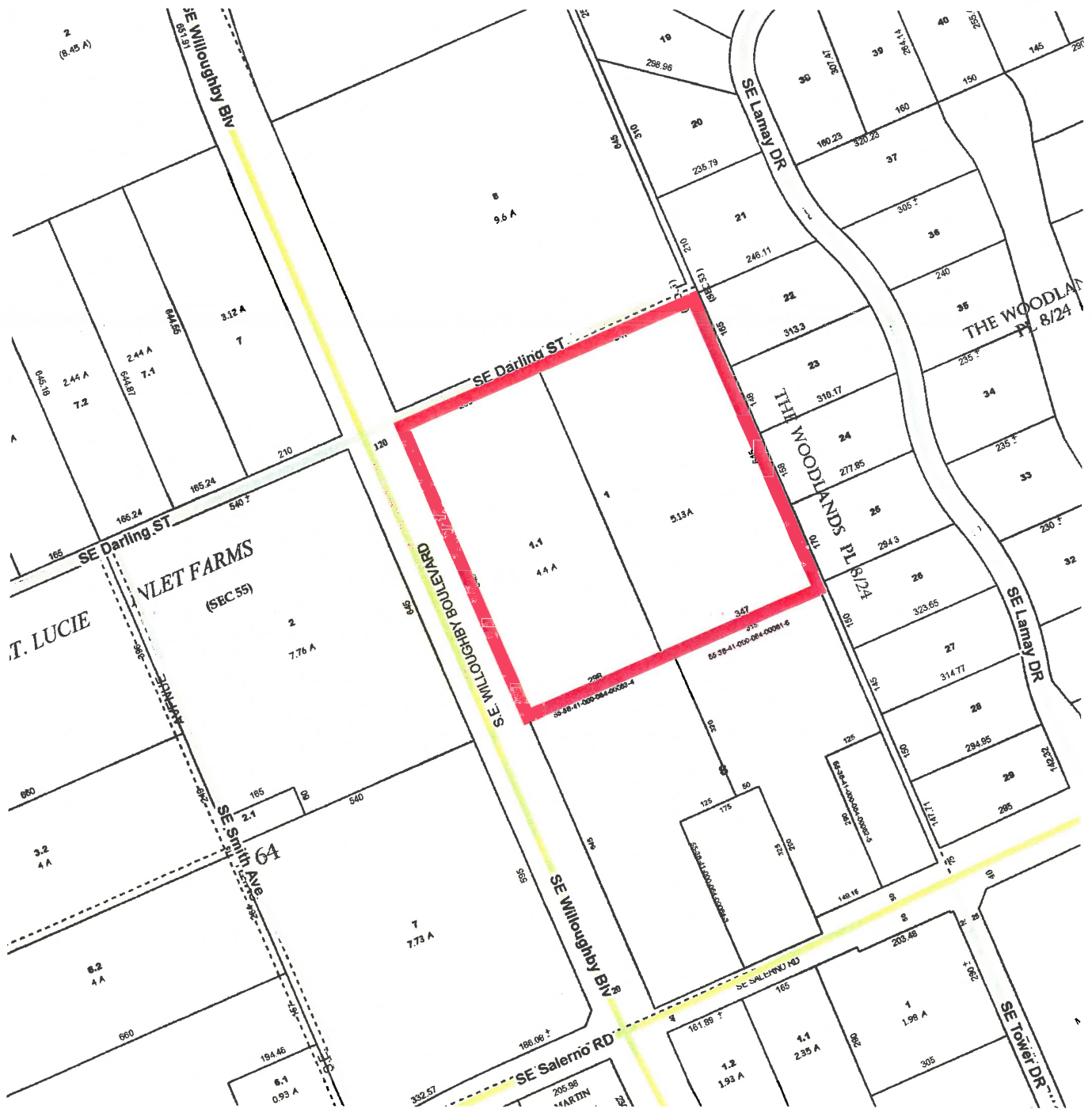
(772) 220-2100, Fax (772) 223-0220



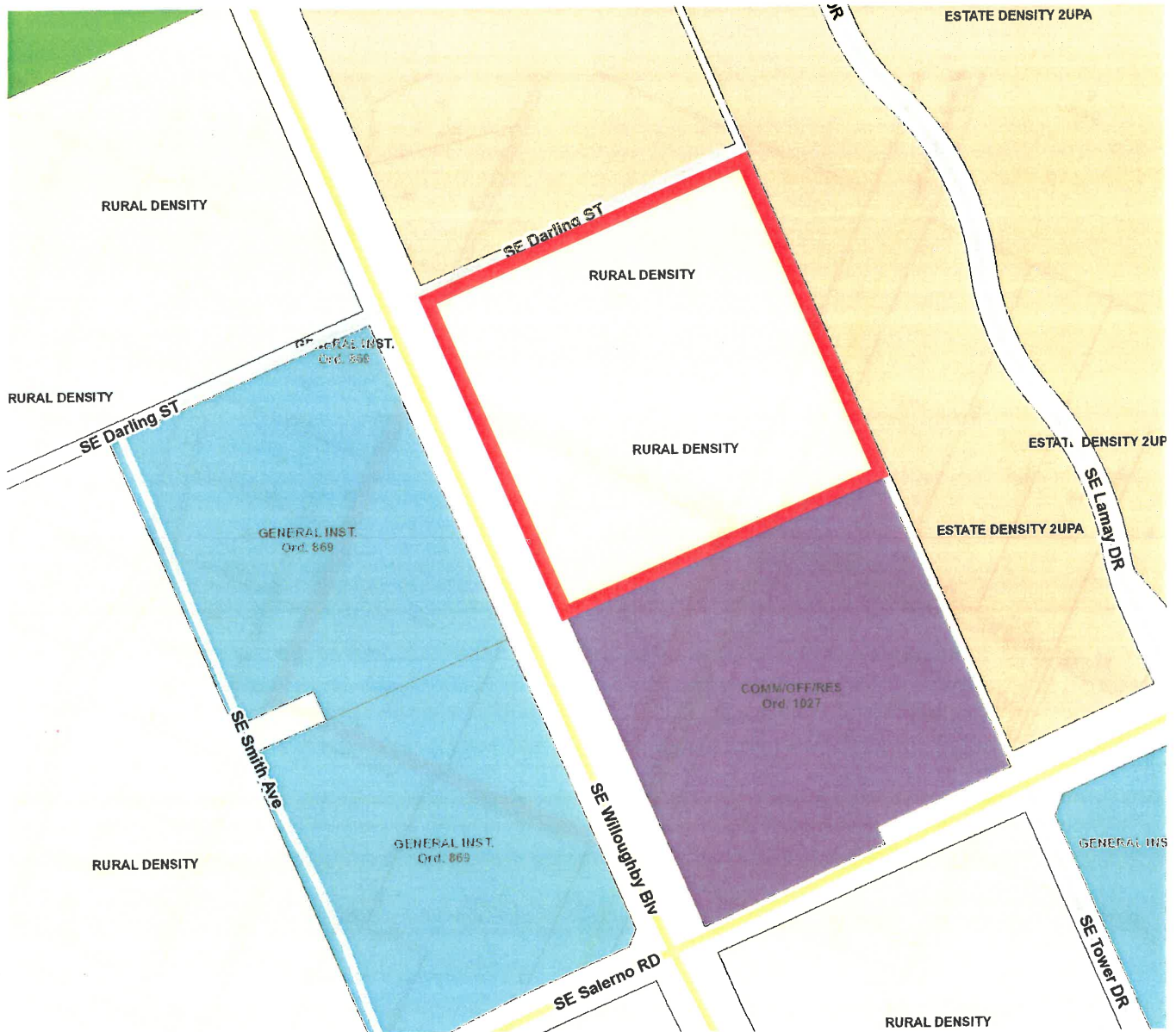
Realty Trust Parcels

Martin County, Florida

Property Appraisers Assessment Map



Current Future Land Use Map

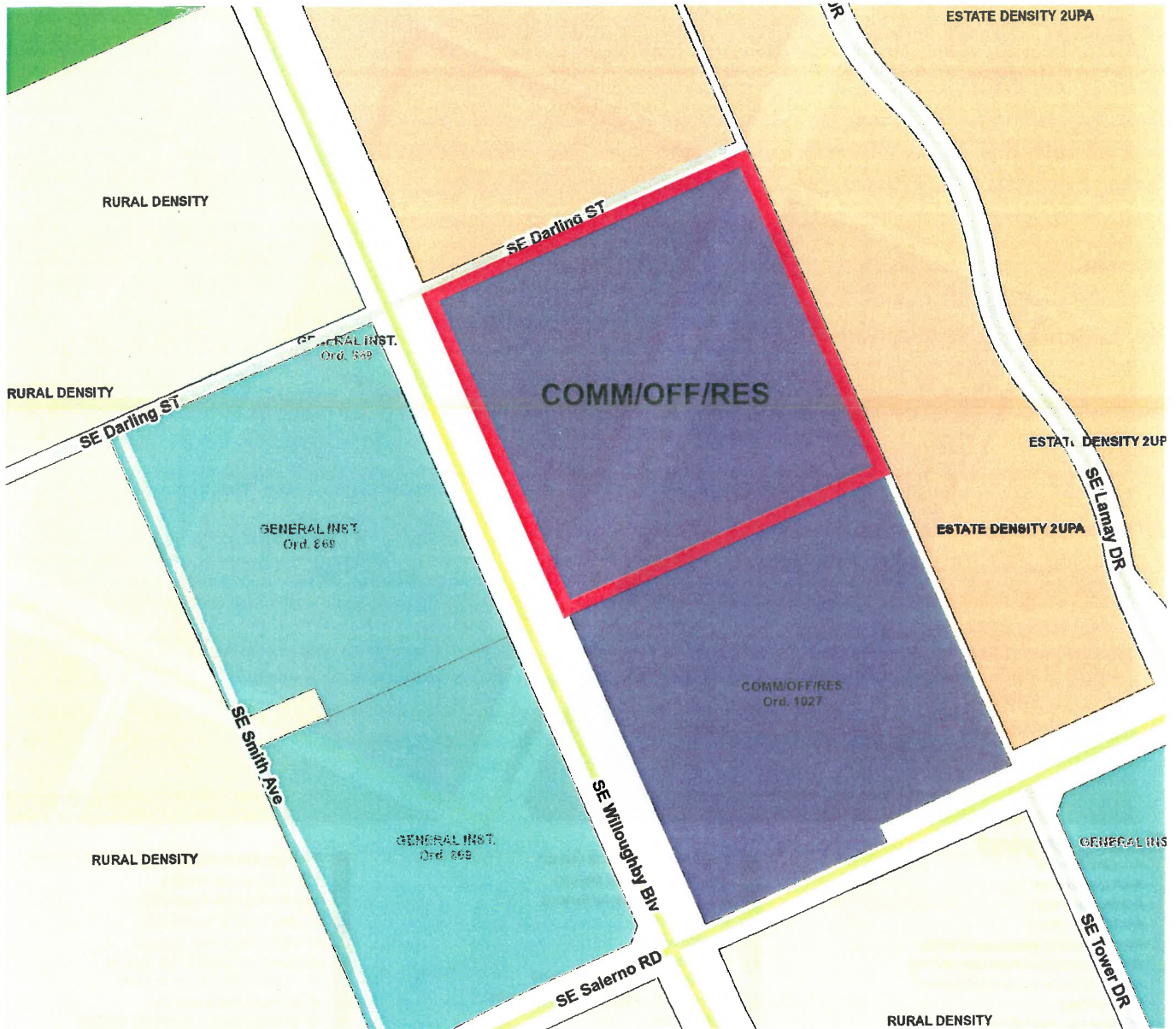


Future Land Use Legend























- | | |
|----------------------------------|---|
| 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 | |



Proposed Future Land Use Map



Future Land Use Legend

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



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701 E Ocean Blvd., Stuart, Florida 34994

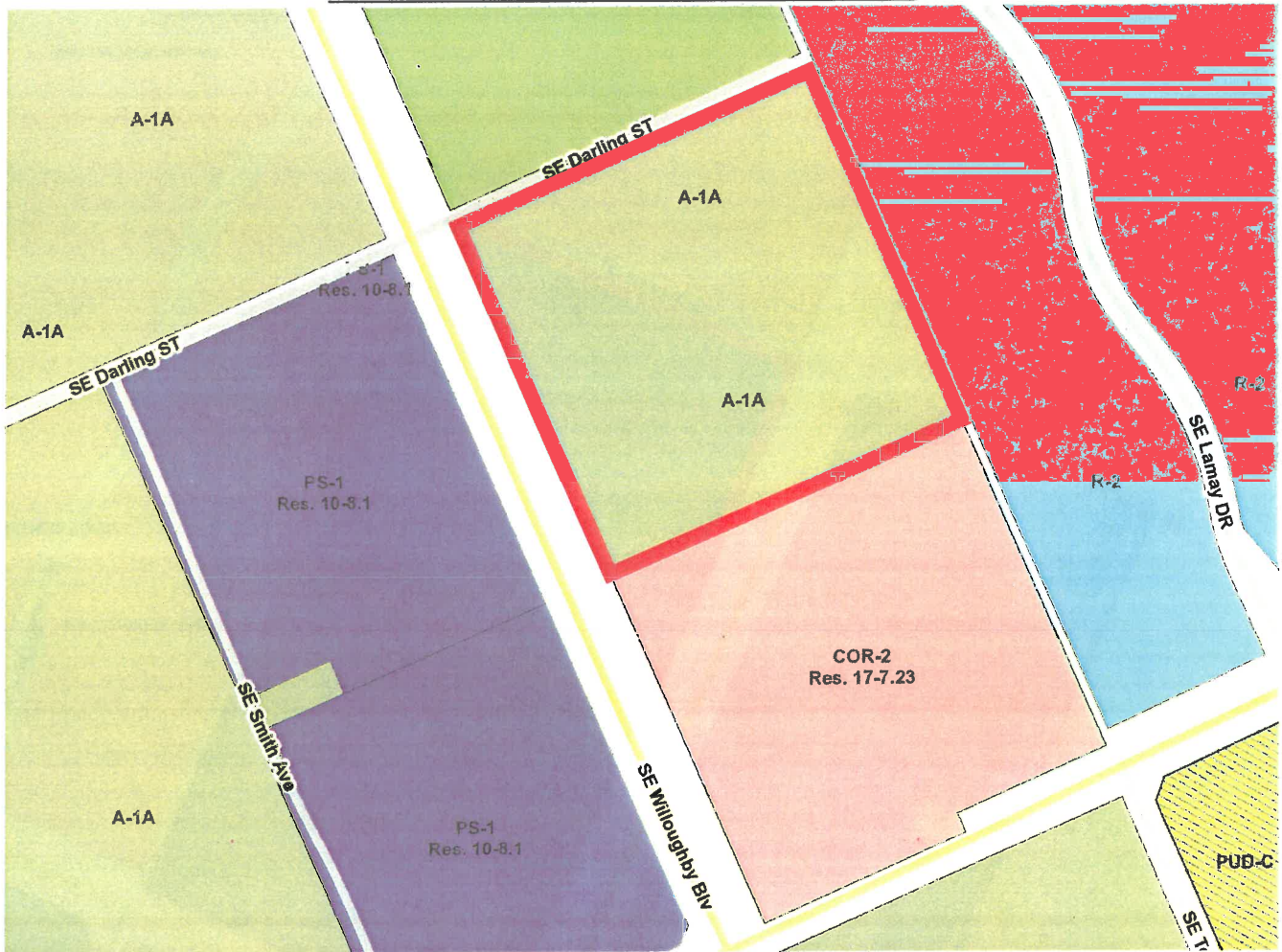
(772) 220-2100, Fax (772) 223-0220



Realty Trust Parcels

Martin County, Florida

Current Zoning Map



Zoning Legend

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> A-1 (Small Farms) A-1A (Agricultural) A-2 (Agricultural) A-3 (Conservation) AG-20A (General Agricultural District) AR-10A (Agricultural Ranchette District) AR-5A (Agricultural Ranchette District) B-1 (Business) B-2 (Business Wholesale) B-3 (Rural Business) CC (Community Commercial District) CO (Commercial Office) COR-1 (Commercial Office/Residential District) COR-2 (Commercial Office/Residential District) E (Estates and Suburban Homes District) E-1 (Estates and Suburban Homes District) GC (General Commercial District) GI (General Industrial District) HB-1 (Limited Business) HB-1A (Hotel & Motel) HB-1AA (Hotel & Motel) HI (Heavy Industrial District) HR-1 (Single-family Residential District) HR-1A (Single-family Residential District) HR-2 (Multi-Family Residential) HR-2A (Multi-Family Dwelling) IZ - Interim Zoning Jupiter Island | <ul style="list-style-type: none"> LC (Limited Commercial District) LI (Limited Industrial District) LI-1 (Limited Industrial District) M-1 (Industrial) M-2 (Industrial) M-3 (Industrial) MH-P (Mobile Home Park District) MH-S (Mobile Home Subdivision District) Ocean Breeze PAF (Public Airport Facilities District) PC (Public Conservation District) PR (Public Recreation District) PS (Public Servicing District) PS-1 (Public Service District) PS-2 (Public Service District) PUD PUD-C (Commercial) PUD-I (Industrial) PUD-MH (Mobile Home) PUD-R (Residential) PUD-WJ (PUD West Jensen) PMUV (Planned Mixed-Use Village) R-1 (Single-family Residential District) R-1A (Single-family Residential District) R-1B (Single-family Residential District) R-1C (Single-family Residential District) R-2 (Single-family Residential District) R-2A (Two-Family Residential District) R-2B (Single-family Residential District) R-2C (Single-family Residential District) R-2T (Single-family Residential District) | <ul style="list-style-type: none"> R-3 (Multi-Family Residential) R-3A (Liberal Multi-Family) R-3B (Multi-Family Residential) R-4 (Multi-Family Residential) R-5 (Multi-Family Med. Density) RE-1/2A (Residential Estate District) RE-1A (Residential Estate District) RE-2A (Rural Estate District) RM-10 (High Density Residential District) RM-3 (Low Density Residential District) RM-4 (Low Density Residential District) RM-5 (Low Density Residential District) RM-6 (Medium Density Residential District) RM-8 (Medium Density Residential District) RS-10 (High Density Residential District) RS-3 (Low Density Residential District) RS-4 (Low Density Residential District) RS-5 (Low Density Residential District) RS-6 (Medium Density Residential District) RS-8 (Medium Density Residential District) RS-BR3 (Low Density Residential District, Beau Rivage) RT (Mobile Home Subdivision District) SY (Salvage Yard) Sewalls Point Stuart TP (Mobile Home Park District) WE-1 (Waterfront Estates District) WGC (Waterfront General Commercial District) WRC (Waterfront Resort Commercial District) |
|--|---|---|



Proposed Zoning Map



Zoning Legend

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> A-1 (Small Farms) A-1A (Agricultural) A-2 (Agricultural) A-3 (Conservation) AG-20A (General Agricultural District) AR-10A (Agricultural Ranchette District) AR-5A (Agricultural Ranchette District) B-1 (Business) B-2 (Business Wholesale) B-3 (Rural Business) CC (Community Commercial District) CO (Commercial Office) COR-1 (Commercial Office/Residential District) COR-2 (Commercial Office/Residential District) E (Estates and Suburban Homes District) E-1 (Estates and Suburban Homes District) GC (General Commercial District) GI (General Industrial District) HB-1 (Limited Business) HB-1A (Hotel & Motel) HB-1AA (Hotel & Motel) HI (Heavy Industrial District) HR-1 (Single-family Residential District) HR-1A (Single-family Residential District) HR-2 (Multi-Family Residential) HR-2A (Multi-Family Dwelling) IZ - Interim Zoning Jupiter Island | <ul style="list-style-type: none"> LC (Limited Commercial District) LI (Limited Industrial District) LI-1 (Limited Industrial District) M-1 (Industrial) M-2 (Industrial) M-3 (Industrial) MH-P (Mobile Home Park District) MH-S (Mobile Home Subdivision District) Ocean Breeze PAF (Public Airport Facilities District) PC (Public Conservation District) PR (Public Recreation District) PS (Public Servicing District) PS-1 (Public Service District) PS-2 (Public Service District) PUD PUD-C (Commercial) PUD-I (Industrial) PUD-MH (Mobile Home) PUD-R (Residential) PUD-WJ (PUD West Jensen) PMUV (Planned Mixed-Use Village) R-1 (Single-family Residential District) R-1A (Single-family Residential District) R-1B (Single-family Residential District) R-1C (Single-family Residential District) R-2 (Single-family Residential District) R-2A (Two-Family Residential District) R-2B (Single-family Residential District) R-2C (Single-family Residential District) R-2T (Single-family Residential District) | <ul style="list-style-type: none"> R-3 (Multi-Family Residential) R-3A (Liberal Multi-Family) R-3B (Multi-Family Residential) R-4 (Multi-Family Residential) R-5 (Multi-Family Med. Density) RE-1/2A (Residential Estate District) RE-1A (Residential Estate District) RE-2A (Rural Estate District) RM-10 (High Density Residential District) RM-3 (Low Density Residential District) RM-4 (Low Density Residential District) RM-5 (Low Density Residential District) RM-6 (Medium Density Residential District) RM-8 (Medium Density Residential District) RS-10 (High Density Residential District) RS-3 (Low Density Residential District) RS-4 (Low Density Residential District) RS-5 (Low Density Residential District) RS-6 (Medium Density Residential District) RS-8 (Medium Density Residential District) RS-BR3 (Low Density Residential District, Beau Rivage) RT (Mobile Home Subdivision District) SY (Salvage Yard) Sewalls Point Stuart TP (Mobile Home Park District) WE-1 (Waterfront Estates District) WGC (Waterfront General Commercial District) WRC (Waterfront Resort Commercial District) |
|---|---|--|



Soil Type Map



Soils Type Legend

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34984

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Realty Trust Parcels

Martin County, Florida

FEMA Flood Map



FEMA Flood Zones

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



Lucido & Associates

701 E Ocean Blvd., Stuart, Florida 34994

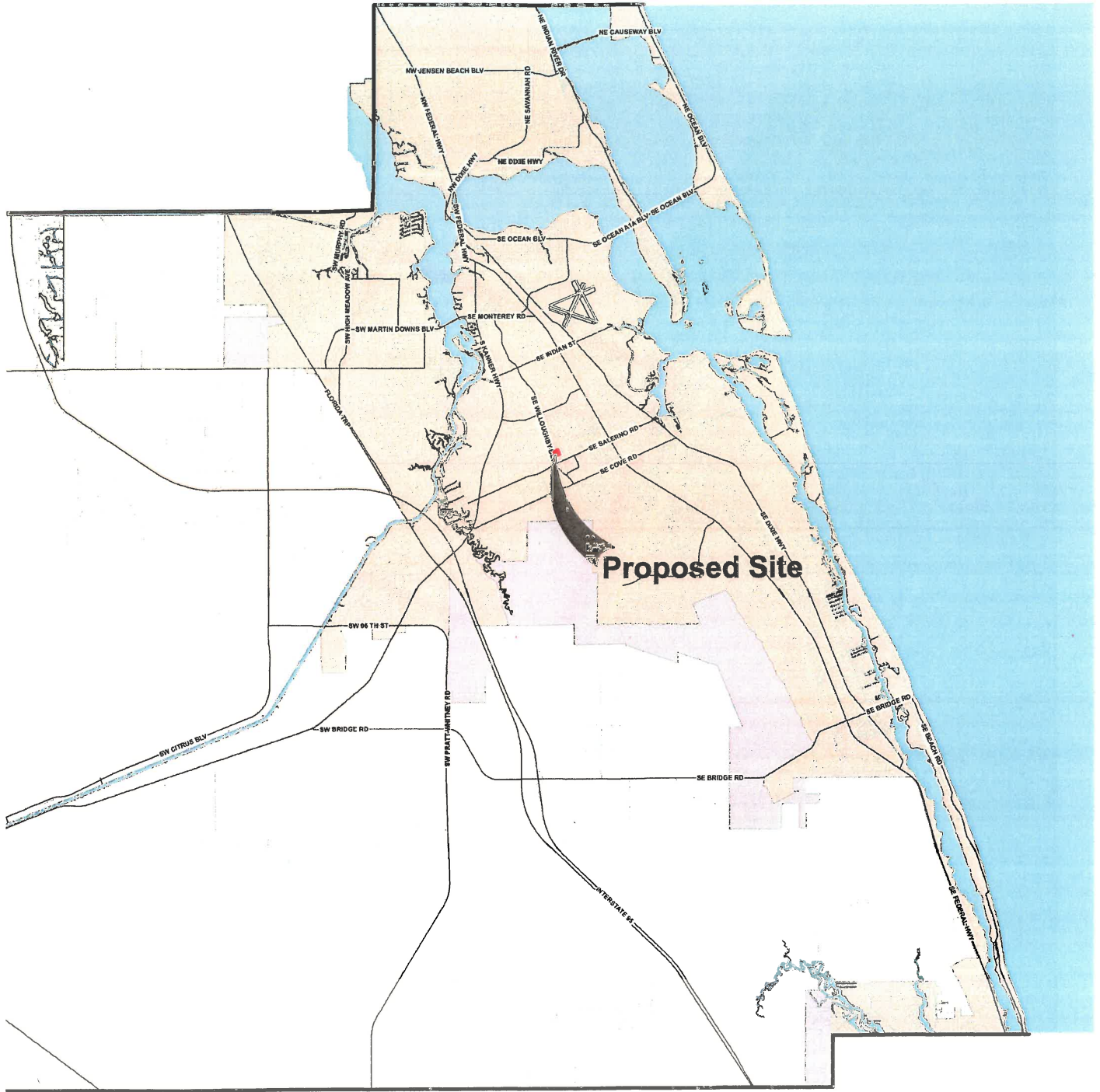
(772) 220-2100, Fax (772) 223-0220



Realty Trust Parcels

Martin County, Florida

Urban Service District



Legend

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



Rezoning Application

APPLICATION JUSTIFICATION

1.0 Justification Statement for Rezoning Application from A-1 to COR-1

Section 3.2.E. of the Land Development Code provides the following criteria for amending the zoning maps. (Please note that the language *italicized* is actual language from the Land Development Code. Justification for the proposed change and applicant's responses are provided within the "boxed-in" sections that follow.)

Section 3.2.E. Standards for amendments to the Zoning Atlas.

1. The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The CGMP also establishes a series of land use categories which provide, among other things, overall density and intensity limits. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and these Land Development Regulations. All goals, objectives and policies of the CGMP shall be considered when a proposed rezoning is considered. The County shall have the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned Future Land Use Category; provided, however, that the County shall approve some development that is consistent with the CGMP, and the decision is fairly debatable or is supported by substantial, competent evidence depending on the fundamental nature of the proceeding. If upon reviewing a proposed rezoning request the County determines that the Future Land Use designation of the CGMP is inappropriate, the County may deny such rezoning request and initiate an appropriate amendment to the CGMP.

2. In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

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

The requested rezoning from A-1, Small Farms District, to COR-1, zoning district, which allows up to 5 units per acre, implements the requested Commercial Office Residential future land use category. The proposed zoning provides a reasonable land use transition from the more intense uses along Willoughby Blvd. and at the intersection of Salerno Road. It is consistent with the CGMP policies for allocating Commercial Office Residential future land use and with all applicable provisions of the Comprehensive Growth Management Plan including land use transition and buffering policies.

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

The requested COR-1 zoning district implements the proposed Commercial Office Residential future land use category pursuant to the requirements and all applicable provisions of the Martin County Land Development Regulations.

Rezoning Application

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

The COR-1 zoning district will provide potential office space, limited goods and services and/or alternative housing in accordance with CGMP policies. The site is located near a signalized intersection of 2 major roadways and is adequately sized to provide required buffers and ensure compatibility with the adjacent residential uses.

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

The growth in the area, particularly the surrounding institutional and commercial uses, and public infrastructure improvements, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics.

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

The property is located in the heart of the Primary Urban Service District and all required public facilities and services are in place or will be available to support future development in accordance with the COR-1 zoning district.

- 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 change in future land use is in direct response to the pattern of growth and the significant investment in public facilities and services that has occurred since the Comprehensive Growth Management Plan (CGMP) future 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 a reasonable mix of land uses and the efficient and economical use of the county's resources.

2.0 Physical Characteristics of the Site.

The site is composed of 2 separate lots of record, each approximately 5 acres in size. Both parcels were previously used as single family homesites and retains primary and accessory structures that will be demolished as part of any future redevelopment plans. The parcels are legally access by SE Darling Street, an unpaved stabilized road along the north property line, which is a designated "open road". The easternmost parcel includes an approximately 3-acre manmade lake along the eastern boundary of the property. Both parcels have been cleared of native habitat. Some isolated pine trees remain and some areas are infested with exotic plant species, namely Brazilian pepper and melaleuca trees. Based on a preliminary site evaluation,

Rezoning Application

no natural wetland habitat or native upland habitat occurs on the property and the site has little or no potential for listed species.

2.1 Compatibility with Surrounding Uses.

The property is located north of Salerno Road with direct frontage on Willoughby Boulevard to the west and Darling Street to the north. Existing single-family home sites on approximately one-acre lots occur to the east (Woodlands Subdivision). In 2017, the future land use/zoning on the property to the north (across Darling Street) was changed from Rural Density to Estate Density/RE-1/2A (CPA 17-8, Fernlea) and the future land use/zoning on the property to the south was changed from Rural Density to Commercial Office Residential/COR-2 (CPA 17-1, VNA). The proposed change to Commercial Office Residential and COR-1 zoning, which allows up to 5 units per acre is compatible with the COR-2 zoning on the property to the south and creates a reasonable land use transition from the residential properties to the north and east.

Required landscape buffers between commercial and residential uses and compliance with density transition zone policies will ensure compatibility with the surrounding single-family home sites per *CGMP Policy 4.9E.1(1)* as identified below. The site is physically suited for buffering due to its size and the existing manmade lake that occurs along the eastern boundary adjacent to the existing single-family home sites.

Future Land Use Amendment

Traffic Analysis

Realty Trust Parcels
Land Use Amendment
Martin County, FL

Prepared for:

Real Estate Investment Realty Trust
Wellesley Office Park
20 William Street, Suite 130
Wellesley, MA 02481

Prepared by:



Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

169001
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CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

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INTRODUCTION

A future land use amendment is proposed on 9.54 acres at the southeast corner of SE Darling Street and Willoughby Boulevard, Martin County, Florida (Parcel IDs: 55-38-41-000-064-00011-1 and 55-38-41-000-064-00010-2).

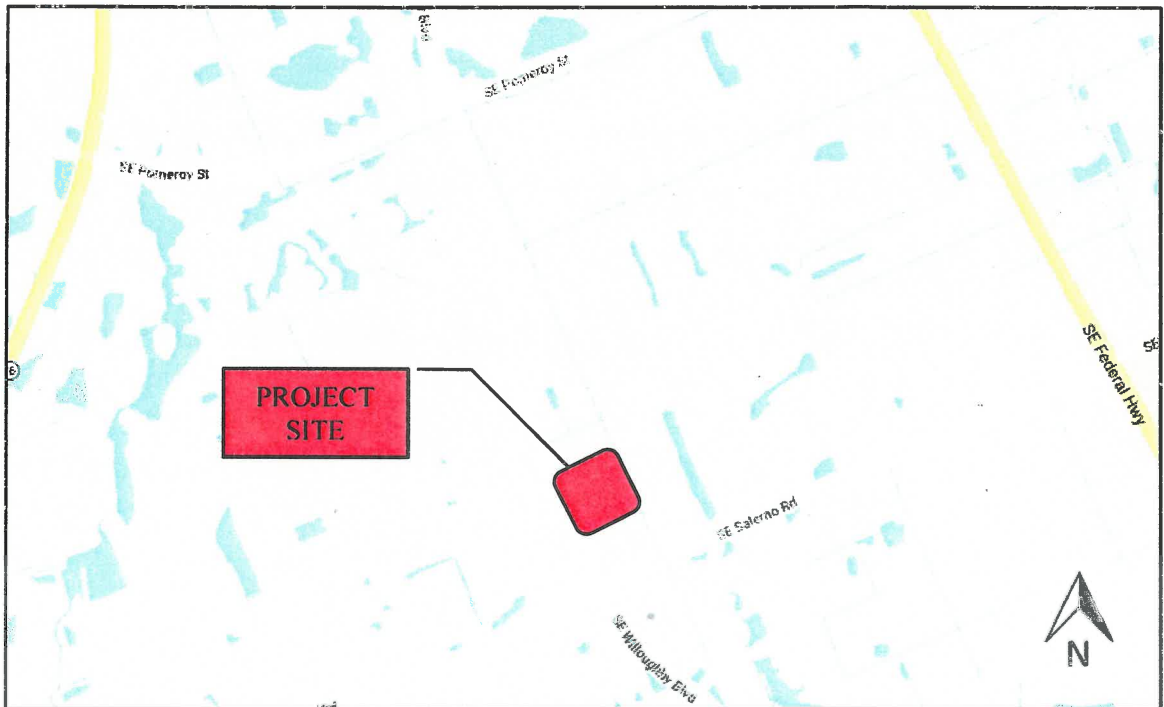
The amendment proposes to change the future land use from Rural Density to Commercial Office/Residential (COR). The property details and proposed changes are shown below in Table 1. Figure 1 illustrates the general site location.

Table 1. Proposed Land Use Change

Parcel ID	Parcel Size	Existing Land Use	Proposed Land Use
55-38-41-000-064-00011-1	5.13 Acres	Rural Density	COR
55-38-41-000-064-00010-2	4.41 Acres	Rural Density	

The traffic analysis will examine the impacts of changing 9.54 acres of Rural Density to COR land use. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 10th Edition* (ITE report)
- Martin County Impact Fee Study Technical Report, 12/2012, Walter H. Keller, Inc.
- Martin MPO Data
- Comprehensive Plan
- 2040 Long Range Plan
- Martin County Roadway Level of Service Inventory Report

LAND USE CHANGE ANALYSIS

TRIP GENERATION

Existing Future Land Use

The existing future land use (FLU) is Rural Density. The development potential of the land is up to 0.5 single family dwellings units per acre). The maximum development potential of the land with respect to traffic is 5 single family dwelling units.

The trip generation was projected based on the formulas in the Institute of Transportation Engineers' (ITE) report *Trip Generation (10th Edition)* and use Land-Use 210 (Single Family Detached). The existing FLU has a trip generation potential of 66 daily, 8 AM peak hour (2 in/6 out), and 6 PM peak hour (4 in/2 out) trips.

Proposed Future Land Use

The proposed FLU is Commercial Office/Residential (COR) and the maximum development potential of the land is 166,225 SF of Medical Office use based on the comprehensive plan's maximum building coverage of 40 percent. Medical office use generates more trips than commercial office or residential use; therefore, use of medical office provides a conservative analysis.

The trip generation was projected based on the Institute of Transportation Engineers' (ITE) report *Trip Generation, 10th Edition*. A 10 percent pass-by capture rate was applied to the trip generation based on Martin County's Impact Fee Study Technical Report, 12/2012, Walter H. Keller, Inc. The proposed FLU has the net maximum potential to generate 5,669 daily, 316 AM peak hour (247 in/69 out), and 509 PM peak hour (142 in/367 out) trips.

Net Impact

The difference between the maximum trip generation potential of the existing future land use and the proposed future land use was examined to determine the maximum (worst case/conservative) impact to the existing and future roadway network. Table 2 displays the resulting trip generation. The resulting change is 5,603 daily, 308 AM peak hour (245 in/63 out), and 503 PM peak hour (138 in/365 out).

Table 2. Proposed Trip Generation

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour			
			Trips	Total	In	Out	Total	In	Out
Existing FLU Traffic									
Single Family Detached 0.5 DUs/Acre	5 DU	66	8	2	6	6	4	2	
Subtotal		66	8	2	6	6	4	2	
NET EXISTING TRIPS		66	8	2	6	6	4	2	
Total Existing Driveway Volumes		66	8	2	6	6	4	2	
Proposed Site Traffic									
Medical Office 9.54 AC @ 40%	166.225 1000 SF	6,299	351	274	77	566	158	408	
Subtotal		6,299	351	274	77	566	158	408	
Pass-By Traffic									
Medical Office	10.0%	630	35	27	8	57	16	41	
Subtotal		630	35	27	8	57	16	41	
NET PROPOSED TRIPS		5,669	316	247	69	509	142	367	
Total Proposed Driveway Volumes		6,299	351	274	77	566	158	408	
NET CHANGE IN TRIPS		5,603	308	245	63	503	138	365	
NET CHANGE IN DRIVEWAY VOLUMES		6,233	343	272	71	560	154	406	
Note: Trip generation was calculated using the following data:									
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour		Equation
					in/out	Rate	in/out	Equation	
Single Family Detached	210	DU	$\text{Ln}(T) = 0.92 * \text{Ln}(X) + 2.71$	0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.2$	
Medical Office	720	1000 SF	$T = 38.42(X) + - 87.62$	10%	78/22	$\text{Ln}(T) = 0.89 \text{Ln}(X) + 1.31$	28/72	$T = 3.39 (X) + 2.02$	
<i>ITE Trip Generation (10th Edition)</i>									
<i>Pass-By rates are based on the Martin County Impact Fee Technical Memorandum</i>									
<i>Copyright ©, MacKenzie Engineering and Planning, Inc.</i>									

TRAFFIC DISTRIBUTION

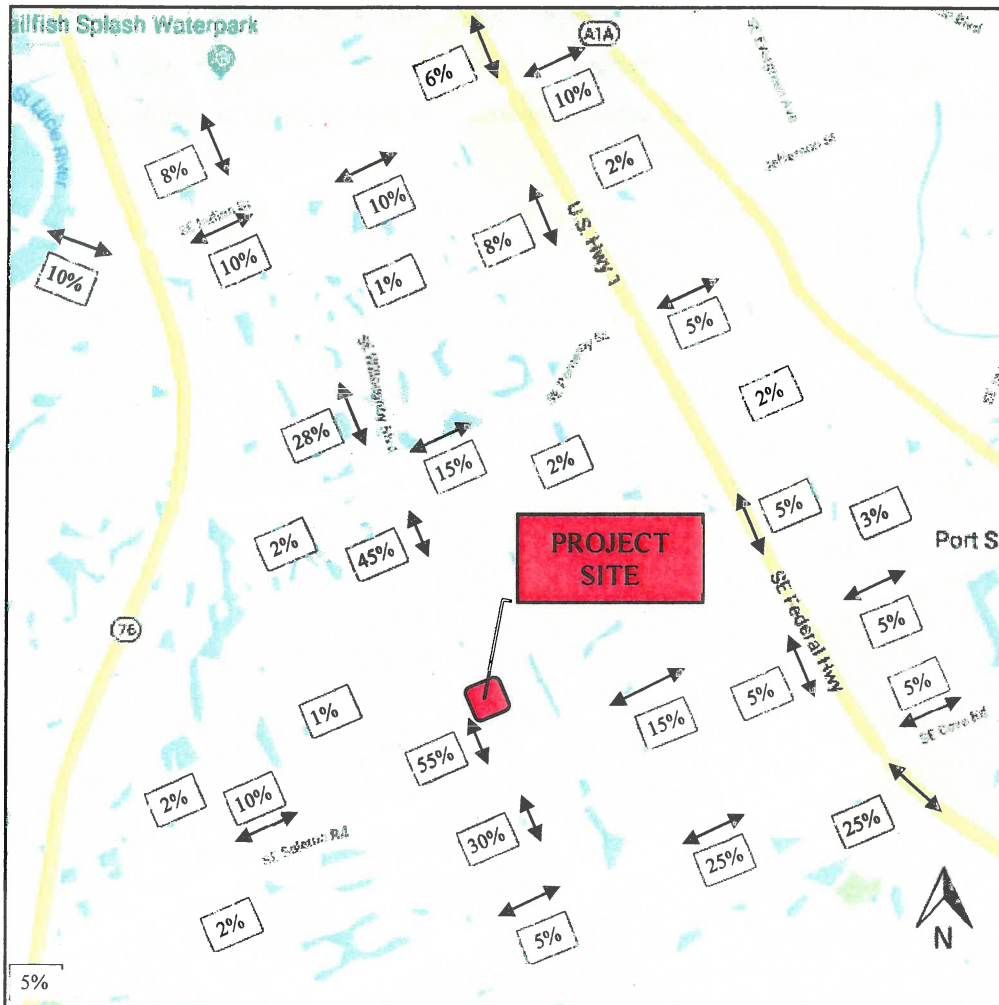
Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

- NORTH - 25 percent
- SOUTH - 30 percent
- WEST - 15 percent
- EAST - 30 percent

TRAFFIC ASSIGNMENT

The distributed external trips for the project were assigned to the roadway network. The project assignment is illustrated in Figure 2.

Figure 2. Traffic Assignment



SIGNIFICANCE

SIGNIFICANT IMPACT

A project significantly impacts a facility if its peak hour trips use more than two percent (2%) of a roadway's capacity (MC Article 5, Division 3. Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Road capacities from Martin County's Roadway Inventory report were utilized in the study. In order to determine the project significance, the project's trips were divided by the roadway segment capacity. The roadway capacities and the project significance are shown in Table 3.

STUDY AREA

Based on Martin County Land Development Code (MC LDC) Article 5 Division 3 Section 5.64.C.5, the Radius of Impact for transportation concurrency is all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least 2 percent.

Table 3. 2040 Future Land Use Change Significance

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	PM Peak Hour				2% Significant Impact (Y/N)
						Project Traffic		PM Peak Hour		
						NB/EB	SB/WB	NB/EB	SB/WB	
Cove Rd	SR-76	Willoughby Blvd	4*	1,630	5%	7	18	0.43%	1.10%	No
	Willoughby Blvd	SR-5	4*	1,630	25%	91	35	5.58%	2.15%	Yes
	SR-5	CR-A1A	4*	1,630	5%	18	7	1.10%	0.43%	No
Indian St	SR-76	Willoughby Blvd	4	2,000	10%	14	37	0.70%	1.85%	No
	Willoughby Blvd	SR-5	4	2,000	10%	37	14	1.85%	0.70%	No
Pomeroy St	Willoughby Blvd	SR-5	2	790	15%	21	55	2.66%	6.96%	Yes
Salerno Rd	SR-76	Willoughby Blvd	2	880	10%	37	14	4.20%	1.59%	Yes
	Willoughby Blvd	SR-5	2	790	15%	55	21	6.96%	2.66%	Yes
	Seabranh Blvd	Cove Rd	6	3,020	25%	35	91	1.16%	3.01%	Yes
SR-5 (US-1)	Cove Rd	Salerno Rd	6	3,020	25%	35	91	1.16%	3.01%	Yes
	Salerno Rd	Monroe St	6	3,020	5%	18	7	0.60%	0.23%	No
	Monroe St	Indian St	6	3,020	8%	29	11	0.96%	0.36%	No
	Indian St	SR-714	6	3,020	6%	22	8	0.73%	0.26%	No
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	6**	3,020	5%	7	18	0.23%	0.60%	No
	Salerno Rd	Indian St	6**	3,020	5%	18	7	0.60%	0.23%	No
Willoughby Blvd	Cove Rd	Salerno Rd	2	880	5%	7	18	0.80%	2.05%	Yes
	Salerno Rd	Project Site	2	880	55%	201	76	22.84%	8.64%	Yes
	Project Site	Pomeroy St	2	880	45%	164	62	18.64%	7.05%	Yes
	Pomeroy St	Indian St	4	2,000	28%	102	39	5.10%	1.95%	Yes
	Indian St	SR-714	4	2,000	8%	29	11	1.45%	0.55%	No

* Martin MPO 2040 LRTP programs Cove Rd from SR 76 to CR A1A - widen from 2 lanes to 4 lanes

** Kanner Highway from Lost River Road to south of Monterey Road – widen from 4 lanes to 6 lanes (under construction)

ANALYSIS

ROADWAY ANALYSIS

An analysis of the affected roadways was performed to determine the impacts of the land use change on the transportation system. The resulting increase in traffic on the roadway network is determined by multiplying the project traffic assignment times the peak hour increase in trips from the property. The increase in traffic resulting from the change were added to the traffic volumes obtained from the Long Range Transportation plan (LRTP 2040). Utilizing the 2018 Roadway Level of Service Inventory Report's Peak Hour Factor (K_{30}) and Directional Distribution (D_{100}), the LRTP traffic volumes were converted into the peak hour directional volumes, as shown in Table 4.

Table 5 shows that the 2040 roadway network is projected to operate acceptably with the increase in traffic from the property and that the increase in traffic from the future land use change will not adversely impact any roadway segments. Therefore the 2040 infrastructure is sufficient to accommodate the increased traffic demand from the property. Therefore, the proposed change is consistent with the Martin County Transportation Element of the Comprehensive Plan. Further analysis of the roadway will network will occur during the site planning process to ensure adequacy of the existing infrastructure.

Table 4. 2040 Daily Volumes to Peak Hour Directional Conversion
Background Conditions

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic			2040 Background			2040 Total			Meets Service Volume		
						PM Peak Hour		SB/WB	PM Peak Hour		SB/WB	PM Peak Hour		SB/WB		2040 Total	2040 Total Volume
						NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB				
Cove Rd	Willoughby Blvd	SR-5	4	1,630	25%	91	35	494	580	585	615	615	YES				
	Willoughby Blvd	SR-5	2	790	15%	21	55	481	637	502	692	692	YES				
Salerno Rd	SR-76	Willoughby Blvd	2	880	10%	37	14	421	456	458	470	470	YES				
	Willoughby Blvd	SR-5	2	790	15%	55	21	586	716	641	737	737	YES				
SR-5 (US-1)	Seabranh Blvd	Cove Rd	6	3,020	25%	35	91	1547	1,610	1,582	1,701	1,701	YES				
	Cove Rd	Salerno Rd	6	3,020	25%	35	91	1510	1,773	1,545	1,864	1,864	YES				
	Cove Rd	Salerno Rd	2	880	5%	7	18	233	296	240	314	314	YES				
Willoughby Blvd	Salerno Rd	Project Site	2	880	55%	201	76	467	486	668	562	668	YES				
	Project Site	Pomeroy St	2	880	45%	164	62	467	486	631	548	631	YES				
	Pomeroy St	Indian St	4	2,000	28%	102	39	545	817	647	856	856	YES				

*Martin County Traffic Division permitted the use of K= 0.11 and D= 0.55

Table 5. 2040 Future Land Use Change Traffic Impacts

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic			2040 Background			2040 Total			Meets Service Volume		
						PM Peak Hour		SB/WB	PM Peak Hour		SB/WB	PM Peak Hour		SB/WB		2040 Total	2040 Total Volume
						NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB				
Cove Rd	Willoughby Blvd	SR-5	4	1,630	25%	91	35	494	580	585	615	615	YES				
	Willoughby Blvd	SR-5	2	790	15%	21	55	481	637	502	692	692	YES				
Salerno Rd	SR-76	Willoughby Blvd	2	880	10%	37	14	421	456	458	470	470	YES				
	Willoughby Blvd	SR-5	2	790	15%	55	21	586	716	641	737	737	YES				
SR-5 (US-1)	Seabranh Blvd	Cove Rd	6	3,020	25%	35	91	1547	1,610	1,582	1,701	1,701	YES				
	Cove Rd	Salerno Rd	6	3,020	25%	35	91	1510	1,773	1,545	1,864	1,864	YES				
	Cove Rd	Salerno Rd	2	880	5%	7	18	233	296	240	314	314	YES				
Willoughby Blvd	Salerno Rd	Project Site	2	880	55%	201	76	467	486	668	562	668	YES				
	Project Site	Pomeroy St	2	880	45%	164	62	467	486	631	548	631	YES				
	Pomeroy St	Indian St	4	2,000	28%	102	39	545	817	647	856	856	YES				

ACCESS

The property has two potential points of access.

- Willoughby Boulevard
- Darling Street

Access to property has not been determined at this time and will be determined through the site planning process.

CONCLUSION

A future land use amendment is proposed on 9.54 acres at the southeast corner of SE Darling Street and Willoughby Boulevard, Martin County, Florida (Parcel IDs: 55-38-41-000-064-00011-1 and 55-38-41-000-064-00010-2). The amendment proposes to change the future land use from Rural Density to Commercial Office/Residential (COR).

All of the significantly impacted roadways are projected to operate acceptably in 2040 with the increase in traffic from the property. Therefore the 2040 infrastructure is sufficient to accommodate the increased traffic demand from the property in the long-term time horizon. Decisions related to access will be decided during site planning. Further analysis of the roadway will network will occur during the site planning process to ensure adequacy of the existing infrastructure.



APPENDICES

Property ID Card

ITE Trip Generation Handbook Land Uses 210 and 720

Martin MPO LRTP Cost Feasible Improvements

FDOT – Kanner Highway Summary Sheet

Martin County Impact Fee Study Technical Report, 12/2012, Walter H. Keller, Inc.

Martin MPO LRTP Traffic Volumes

Martin County 2018 Roadway Level of Service Inventory Report

Martin County Traffic Division email – K & D factors

EXHIBIT 1
Wilchins Comp Plan
Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Existing FLU Traffic									
Single Family Detached	0.5 DUs/Acre	5 DU	66	8	2	6	6	4	2
Subtotal			66	8	2	6	6	4	2
NET EXISTING TRIPS			66	8	2	6	6	4	2
Total Existing Driveway Volumes			66	8	2	6	6	4	2
Proposed Site Traffic									
Medical Office	9.54 AC @ 40%	166.225 1000 SF	6,299	351	274	77	566	158	408
Subtotal			6,299	351	274	77	566	158	408
<u>Pass-By Traffic</u>									
Medical Office		10.0%	630	35	27	8	57	16	41
Subtotal			630	35	27	8	57	16	41
NET PROPOSED TRIPS			5,669	316	247	69	509	142	367
Total Proposed Driveway Volumes			6,299	351	274	77	566	158	408
NET CHANGE IN TRIPS			5,603	308	245	63	503	138	365
NET CHANGE IN DRIVEWAY VOLUMES			6,233	343	272	71	560	154	406

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	$\text{Ln}(T) = 0.92 * \text{Ln}(X) + 2.71$	0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.2$
Medical Office	720	1000 SF	$T = 38.42(X) + - 87.62$	10%	78/22	$\text{Ln}(T) = 0.89 \text{Ln}(X) + 1.31$	28/72	$T = 3.39 (X) + 2.02$

ITE Trip Generation (10th Edition)

Pass-By rates are based on the Martin County Impact Fee Technical Memorandum

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Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-064-00011-1	44230	1700 SE DARLING ST, STUART	\$411,190	2/2/2019

Owner Information

Owner(Current)	REAL ESTATE INVESTMENT REALTY TRUST
Owner/Mail Address	20 WILLIAM ST STE 130 WELLESLEY HILLS MA 02481
Sale Date	6/16/2006
Document Book/Page	<u>2153 1359</u>
Document No.	1941157
Sale Price	0

Location/Description

Account #	44230	Map Page No.	HG-45
Tax District	9009	Legal Description	ST LUCIE INLET FARMS W 298' OF TR 1 BLK 64
Parcel Address	1700 SE DARLING ST, STUART		
Acres	4.4100		

Parcel Type

Use Code	0100 Single Family
Neighborhood	566000 St Lucie Inlet Farms ACREAGE

Assessment Information

Market Land Value	\$264,600
Market Improvement Value	\$146,590
Market Total Value	\$411,190

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-064-00010-2	44229	1750 SE DARLING ST, STUART	\$410,690	2/2/2019

Owner Information

Owner(Current)	1750 SE DARLING STREET REALTY TRUST
Owner/Mail Address	20 WILLIAM ST STE 130 WELLESLEY MA 02481
Sale Date	3/13/2017
Document Book/Page	2913 2276
Document No.	2625486
Sale Price	100

Location/Description

Account #	44229	Map Page No.	
Tax District	9009	Legal Description	ST LUCIE INLET FARMS E 362' OF TR 1 BLK 64 (LESS E 15' & N 15' R/W) (5.13 AM)
Parcel Address	1750 SE DARLING ST, STUART		
Acres	5.1300		

Parcel Type

Use Code	0100 Single Family
Neighborhood	566000 St Lucie Inlet Farms ACREAGE

Assessment Information

Market Land Value	\$230,850
Market Improvement Value	\$179,840
Market Total Value	\$410,690

Single-Family Detached Housing (210)

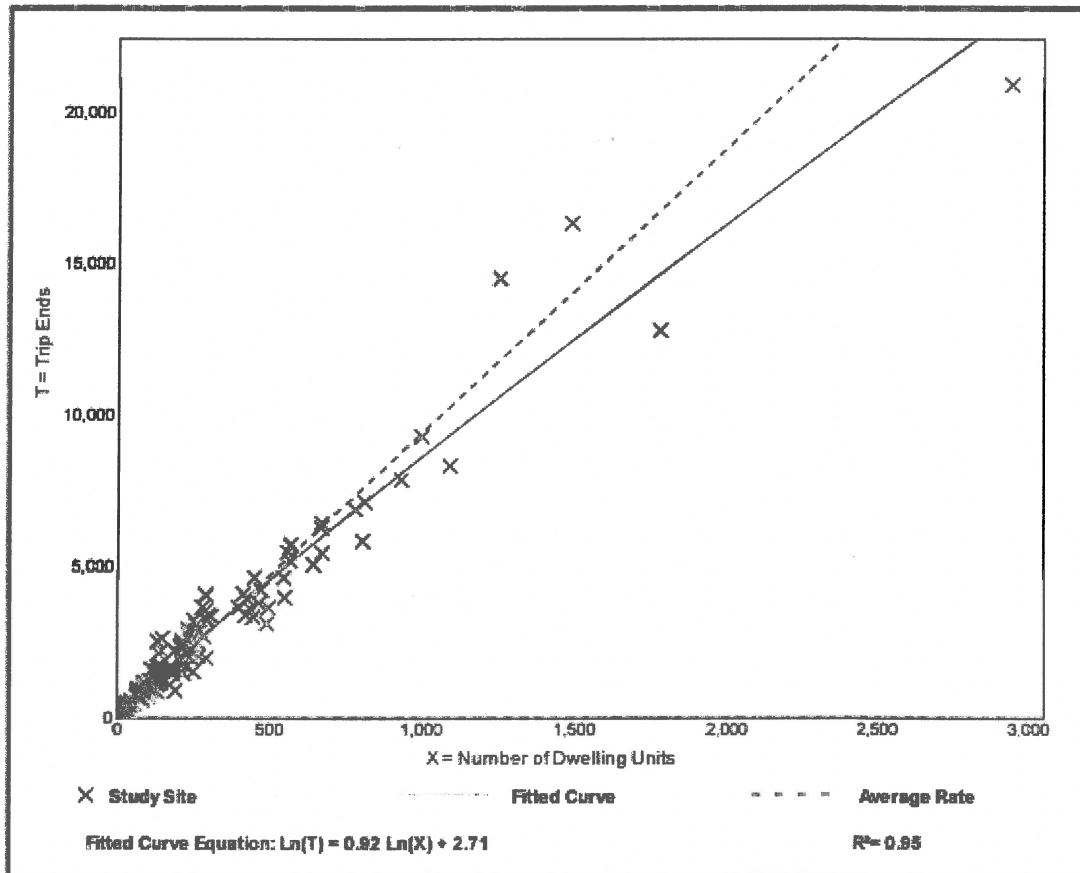
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

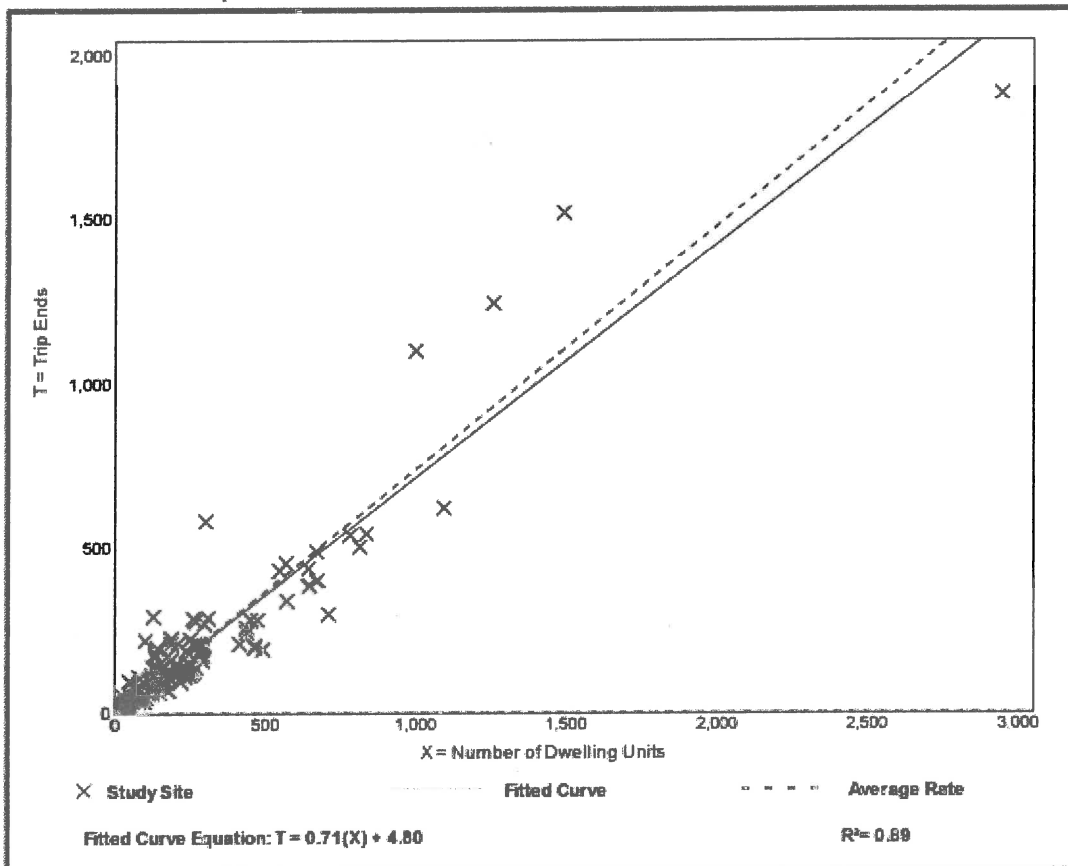
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 173
 Avg. Num. of Dwelling Units: 219
 Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



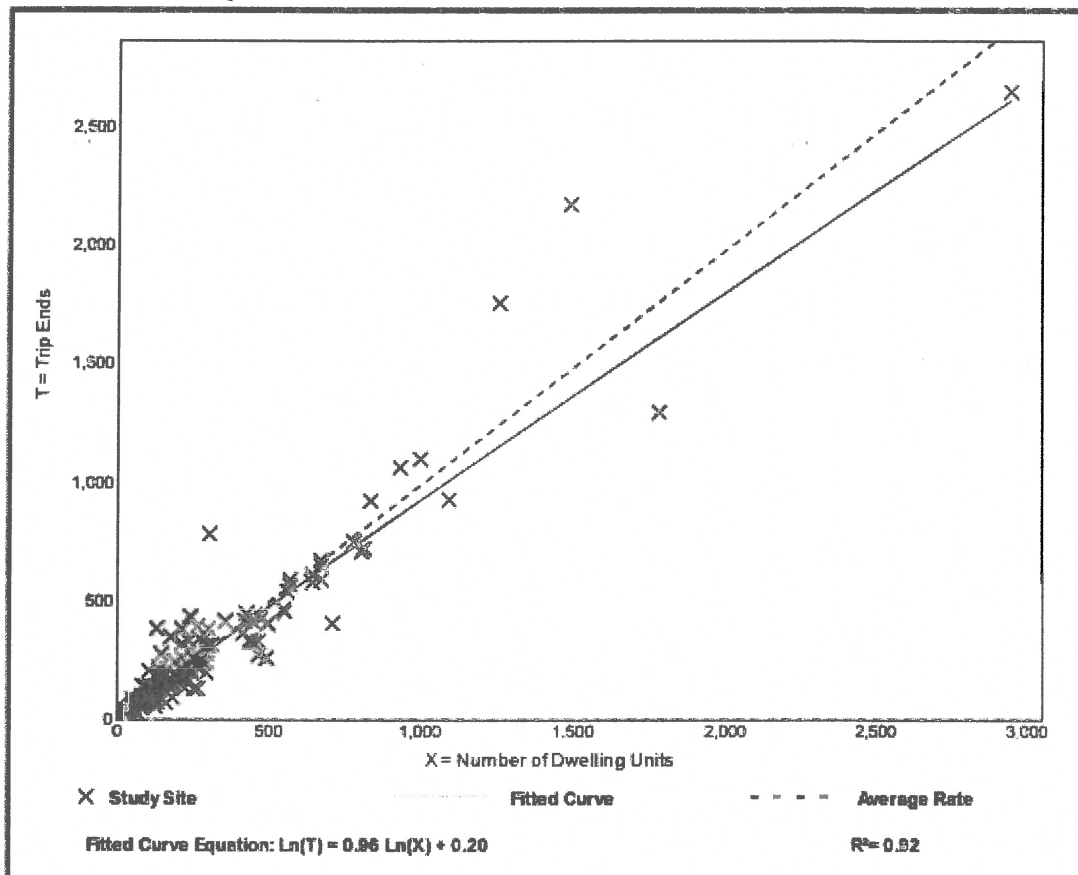
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 190
 Avg. Num. of Dwelling Units: 242
 Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Medical-Dental Office Building (720)

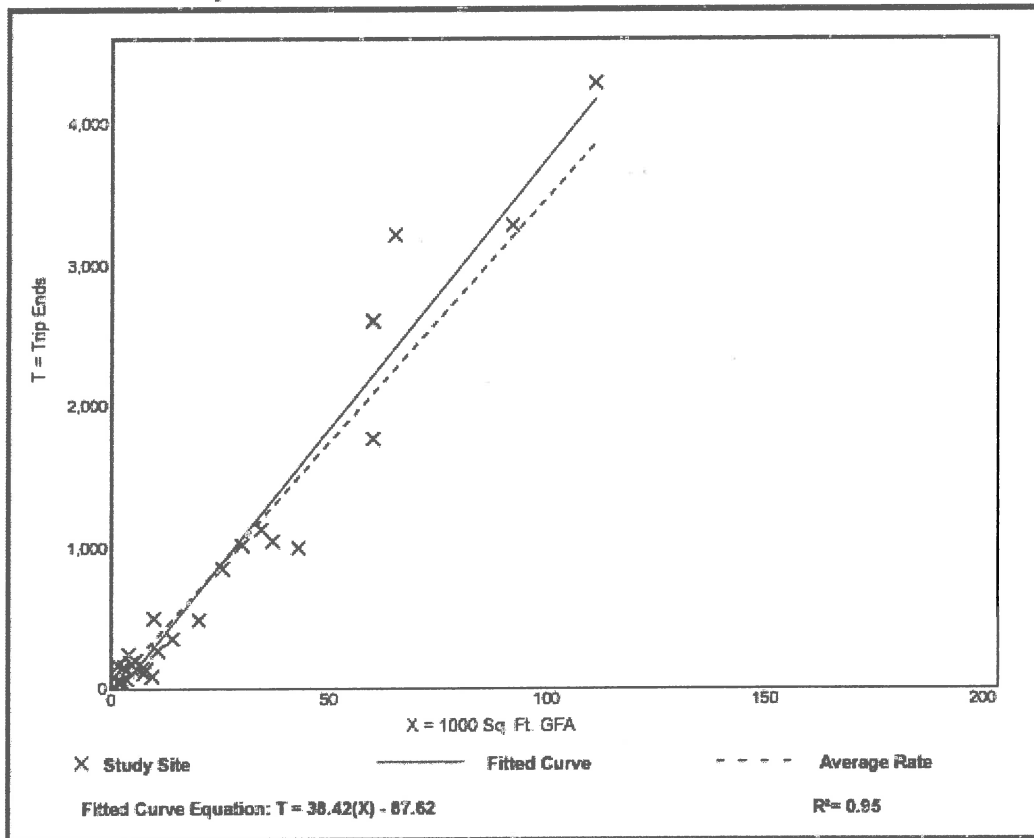
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

Data Plot and Equation



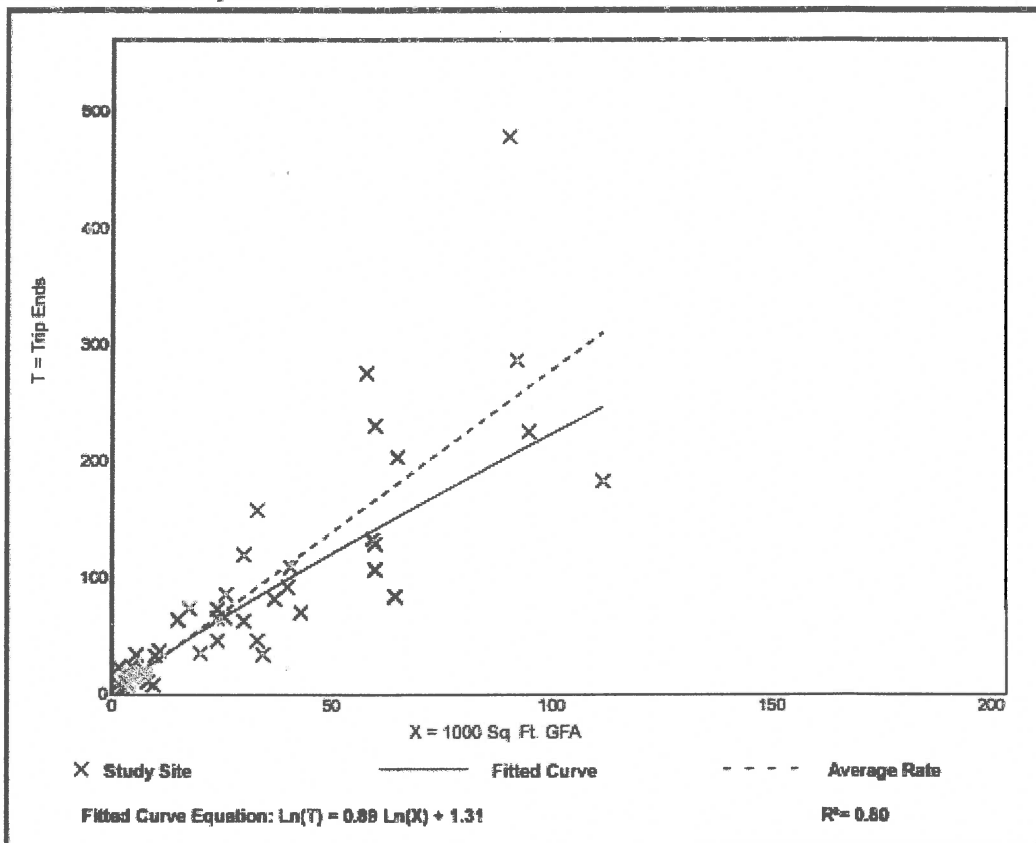
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 44
1000 Sq. Ft. GFA: 32
Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

Data Plot and Equation



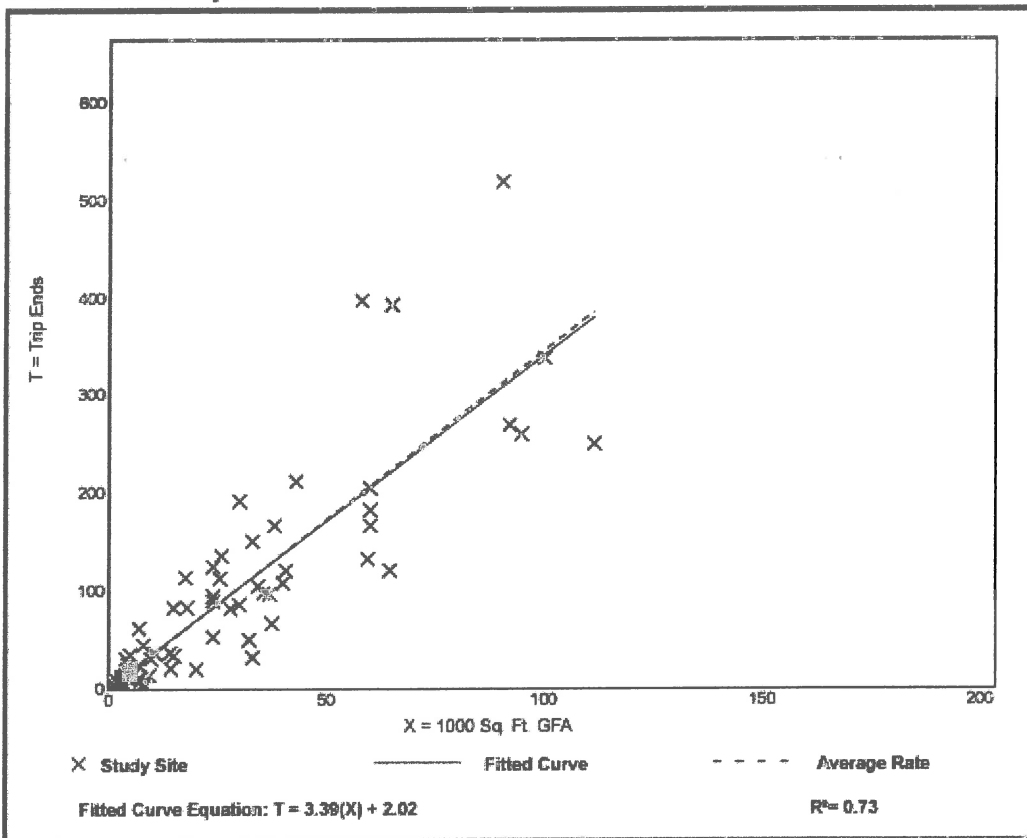
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 65
 1000 Sq. Ft. GFA: 28
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

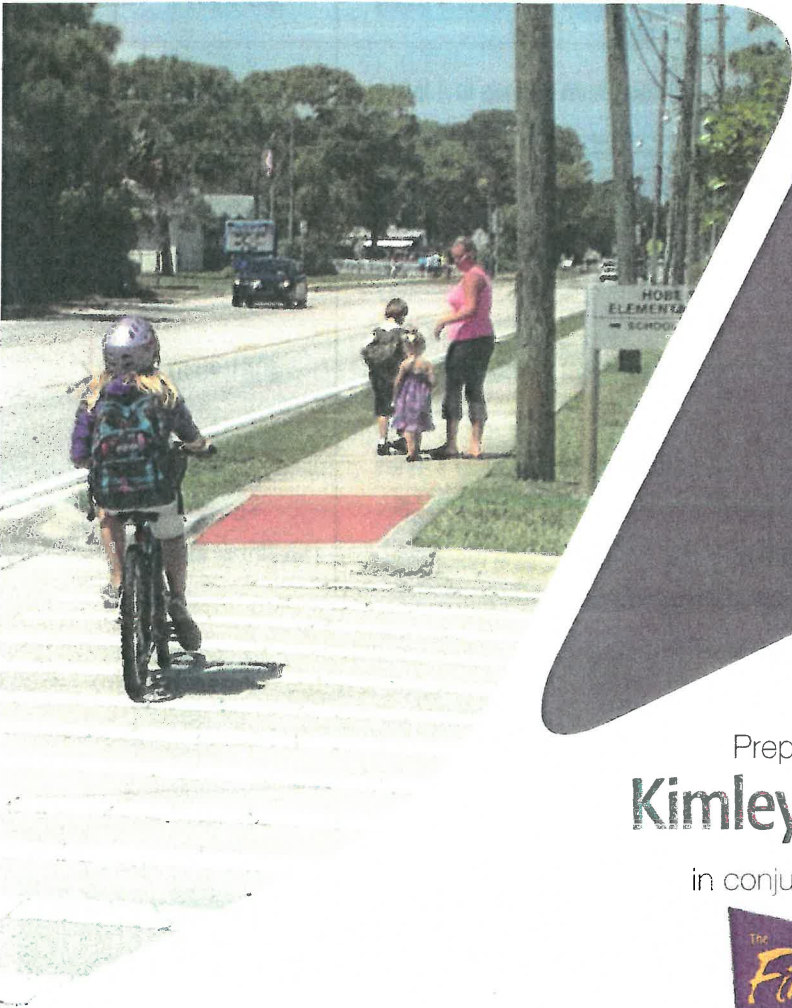
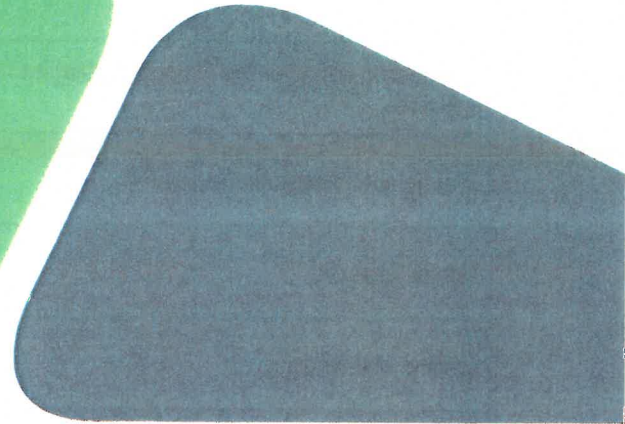
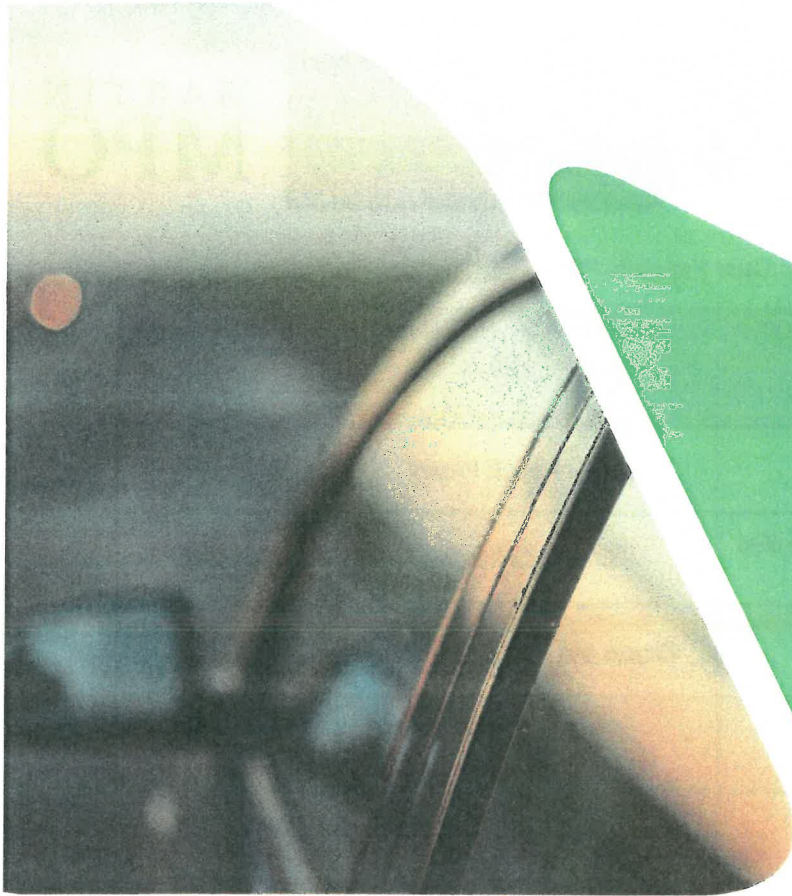
Data Plot and Equation





MovingMartinForward

Connectivity. Mobility. Livability.



DRAFT Executive Summary

Prepared by
Kimley»»Horn

in conjunction with



Prepared for
**MARTIN
MPO**

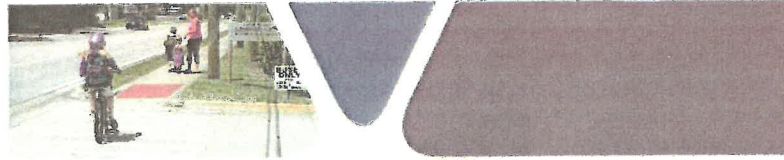


Table 1. Multimodal Cost Feasible Plan

Project	Description	Estimated Implementation Timeframe
US 1	Corridor Retrofit Project	2021-2040
Congestion Management Process Strategies / Livable Communities Initiative	CMP / LCI Funds	2021-2040
Bicycle and Pedestrian Facilities ⁽¹⁾	Bicycle and Pedestrian Trails	2021-2040
Transit Projects	Transit	2021-2040
System Maintenance	Maintenance	2021-2040
SR 714 (Martin Hwy) from CR 76A (Citrus Blvd) to Martin Downs Boulevard	Widen from 2 lanes to 4 lanes	2021-2025
CR 713 (High Meadow Ave) from I-95 to CR 714 (Martin Hwy)	Widen from 2 lanes to 4 lanes	2021-2025
Indian St from SR 76 (Kanner Hwy) to Willoughby Boulevard	Widen from 4 lanes to 6 lanes	2026-2030
Willoughby Blvd from Monterey Road to SR 5 (US 1)	New 2-lane road	2026-2030
Cove Rd from SR 76 (Kanner Hwy) to US 1 ⁽²⁾	Widen from 2 lanes to 4 lanes	2031-2040
Cove Rd from US 1 to CR A1A	Widen from 2 lanes to 4 lanes	2031-2040
Village Parkway Extension from Martin Highway to St. Lucie County	New 4-lane road	Developer Funded

⁽¹⁾ Non-Motorized projects will be prioritized in a future Martin MPO Action Plan.

⁽²⁾ ROW and Design costs are included in the 2026-2030 planning timeframe.

Kanner Highway (State Road 76) Widening Project

Financial Number: 422641-3-52-01

Project Length: 4.3 miles

Project Limits: From Lost River Road to south of Monterey Road

Start Date: September 6, 2016

Estimated Completion Date: Spring 2019

Contractor: Community Asphalt Corporation

Estimated Construction Cost: \$20.8 Million

Scope of Work

Work on this project includes: widening Kanner Highway from a four-lane divided highway to a six-lane divided highway; widening the bridge over the South Fork St. Lucie River; drainage improvements, including construction of five retention ponds; guardrail improvements; signalization upgrades; and turn lane and bicycle lane improvements.

[Click here for upcoming lane closures](#)

Project Graphics

[Click to view enlarged version/details](#)



Project Photos

Pre-Construction

[Click to view enlarged version/details](#)



During-Construction





Martin County, Florida

Martin County Impact Fee Study
Technical Report

December 2012

Prepared For:

Martin County Board of County Commissioners, Florida

Prepared by:



Nancy E. Stroud, Esq.
Lewis Stroud & Deutsch, P.L.
Boca Raton, Florida

Table 13 – Road Improvement Needs by Land Use Type

Land Use	Unit	Trips	Trip			VMT	New Rds (Ln Ft)
			Length	% New	Adj %		
Residential:							
800 FT ² & Under	Dwelling	5.34	5.63	100%	35%	10.66	6.13
801 to 1,100	Dwelling	5.40	5.63	100%	35%	10.78	6.19
1,101 to 2,300	Dwelling	6.63	5.63	100%	35%	13.23	7.60
2,301 & Over	Dwelling	9.57	5.63	100%	35%	19.10	10.98
Non-Residential:							
Hotel/Motel	Room	8.17	5.57	90%	35%	14.52	8.34
RV Park	Per Lot	4.00	5.57	90%	35%	7.11	4.09
Nursing Home	1000 s.f.	7.58	3.46	100%	35%	9.30	5.34
ACLF	1000 s.f.	2.66	3.46	100%	35%	3.26	1.88
Medical Office	1000 s.f.	36.13	3.46	90%	35%	39.88	22.92
Bank Walk In	1000 s.f.	69.60	3.46	53%	35%	45.25	26.00
Bank w/Drive In	1000 s.f.	148.15	3.46	53%	35%	96.31	55.35
Office Under 100,000 FT ²	1000 s.f.	13.34	5.63	90%	35%	23.96	13.77
Office 100,000 to 199,999 FT ²	1000 s.f.	11.38	5.63	90%	35%	20.44	11.75
Office 200,000 to 399,999 FT ²	1000 s.f.	11.44	5.63	90%	35%	20.55	11.81
Office 400,000 TO 599,999 FT ²	1000 s.f.	11.10	5.63	90%	35%	19.94	11.46
Office 600,000 TO 799,999 FT ²	1000 s.f.	10.93	5.63	90%	35%	19.63	11.28
Office 800,000 TO 999,999 FT ²	1000 s.f.	10.83	5.63	90%	35%	19.45	11.18
Office 1,000,000 Ft ² or Larger	1000 s.f.	10.75	5.63	90%	35%	19.31	11.10
Manufacturing	1000 s.f.	3.82	5.63	90%	35%	6.86	3.94
Warehouse	1000 s.f.	3.56	5.63	90%	35%	6.40	3.68
Mini-Warehouse	1000 s.f.	2.50	5.63	90%	35%	4.49	2.58
Gen. Industrial	1000 s.f.	6.97	5.63	90%	35%	12.52	7.20
Retail Under 50,000 FT ²	1000 s.f.	84.76	1.50	52%	35%	23.44	13.47
Retail 50,000 to 99,999 FT ²	1000 s.f.	67.92	2.50	52%	35%	31.30	17.99
Retail 100,000 to 199,999 FT ²	1000 s.f.	53.28	3.00	61%	35%	34.57	19.87
Retail 200,000 to 399,999 FT ²	1000 s.f.	41.80	4.00	74%	35%	43.86	25.21
Retail 400,000 TO 599,999 FT ²	1000 s.f.	36.27	5.73	77%	35%	56.73	32.60
Retail 600,000 TO 799,999 FT ²	1000 s.f.	32.80	6.87	79%	35%	63.11	36.27
Retail 800,000 TO 999,999 FT ²	1000 s.f.	30.33	8.00	80%	35%	68.81	39.55
Retail 1,000,000 Ft ² or Larger	1000 s.f.	28.06	8.00	81%	35%	64.46	37.05
Gasoline/Service Station	Fuel Pstrn	168.56	1.50	50%	35%	44.82	25.76
Auto Sales & Repair	1000 s.f.	33.34	3.46	85%	35%	34.76	19.98
Restaurant	1000 s.f.	89.95	3.29	56%	35%	58.75	33.76
Fast Food Restaurant	1000 s.f.	496.12	1.50	51%	35%	134.54	77.33
Car Wash	1000 s.f.	108.00	3.46	100%	35%	132.47	76.13
Convenience Store w/o Gas	1000 s.f.	737.99	1.50	39%	35%	153.05	87.96
Convenience Store w/Gas	1000 s.f.	845.60	1.50	39%	35%	175.36	100.79
Pharmacy w/Drive Thru	1000 s.f.	88.16	3.46	50%	35%	54.07	31.07
Golf Course	Hole	35.74	3.21	95%	35%	38.64	22.21
Racquet Club	1000 s.f.	14.03	3.21	95%	35%	15.17	8.72
Parks	Acre	2.28	3.21	95%	35%	2.47	1.42
Tennis Court	Court	31.04	3.21	95%	35%	33.56	19.29
Marina	Slip	2.96	3.37	95%	35%	3.36	1.93
Boat Storage	Slip	2.96	3.37	95%	35%	3.36	1.93
Post Office	1000 s.f.	108.19	3.21	90%	35%	110.80	63.68
Library	1000 s.f.	56.24	5.63	90%	35%	101.02	58.06
Day Care Center	1000 s.f.	79.26	3.46	50%	35%	48.61	27.94
Hospital	1000 s.f.	16.50	5.63	90%	35%	29.64	17.03
House of Worship	1000 s.f.	9.11	5.36	95%	35%	16.45	9.45
Movie Theatre	1000 s.f.	78.06	3.21	95%	35%	84.39	48.50
Elem School	1000 s.f.	15.43	5.36	100%	35%	29.32	16.85
Middle School	1000 s.f.	13.78	5.36	100%	35%	26.18	15.05
High School	1000 s.f.	12.89	5.36	100%	35%	24.49	14.08
Fitness Center	1000 s.f.	32.93	3.46	95%	35%	38.37	22.05

Source: Institute of Transportation Engineers Trip Generation - 8th Edition
 Palm Beach County Trip Generation Rates - September 1, 2011
 Walter H. Keller, Inc.

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₉₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	750	5,134	0.09	0.51	230	C	2.2%
Berry Ave	Golden Bear Wy	CR-714	750	3,496	0.09	0.50	157	C	0.9%
Berry Ave	CR-714	Sunset Tr	750	1,917	0.09	0.53	91	C	1.0%
Britt Rd	Pine Lake Dr	SR-5	750	4,538	0.08	0.58	208	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	1200	5,145	0.12	0.81	479	C	6.3%
Commerce Ave	Salerno Rd	Monroe St	750	6,810	0.10	0.60	413	D	2.5%
Commerce Ave	Monroe St	Indian St	750	6,726	0.11	0.60	432	D	1.2%
Country Club Dr	Palm Beach County	Island Way	750	2,978	0.08	0.53	120	C	4.2%
Country Club Dr	Island Way	Little Club Dr	750	3,665	0.08	0.59	164	C	4.4%
County Line Rd	Little Club Dr	SR-5	750	2,517	0.08	0.53	105	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	880	13,912	0.10	0.51	681	C	3.3%
Cove Rd	Willoughby Blvd	SR-5	880	14,894	0.09	0.54	732	C	2.1%
Cove Rd	SR-5	CR-A1A	750	12,683	0.08	0.52	547	D	4.2%
Cove Rd	CR-A1A	End	675	5,547	0.09	0.57	285	C	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	740	1,793	0.09	0.53	85	A/B	5.3%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	740	1,812	0.09	0.65	106	A/B	6.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	675	1,928	0.09	0.63	111	C	5.3%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	750	5,401	0.09	0.51	237	C	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	675	10,488	0.10	0.54	578	D	2.2%
CR-707 (Indian River Dr)	CR-707A	SR-732	675	5,663	0.08	0.53	241	C	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	675	6,216	0.09	0.61	334	C	3.1%

Segments with shaded LOS require additional analysis.
 The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 (Palm City Bridge) (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₉₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	Britt Rd	SR-732	1630	4,838	0.08	0.61	242	C	0.5%
Goldenrod Rd	SR-732	SR-5	750	6,933	0.09	0.56	357	C	2.1%
Goldenrod Rd	SR-5	Westmoreland Blvd	750	4,350	0.09	0.73	273	C	4.6%
Gomez Ave	CR-708	Crossrip St	750	3,616	0.09	0.64	199	C	0.5%
Gomez Ave	Crossrip St	Osprey St	750	1,079	0.08	0.58	49	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	750	6,728	0.10	0.64	444	D	5.2%
Green River Parkway	Baker Rd	SR-732	880	8,203	0.12	0.65	635	C	6.1%
Green River Parkway	SR-732	St. Lucie County	1190	8,395	0.10	0.63	513	C	4.2%
Horseshoe Point Rd	CR-A1A	Kubin Ave	675	5,725	0.08	0.53	252	C	0.5%
Indian St	SR-76	Willoughby Blvd	2000	28,668	0.10	0.58	1,679	C	7.0%
Indian St	Willoughby Blvd	SR-5	2000	28,304	0.08	0.50	1,189	C	3.9%
Indian St	SR-5	Commerce Ave	2000	22,456	0.09	0.54	1,031	C	0.5%
Indian St	Commerce Ave	CR-A1A	2000	24,848	0.09	0.50	1,068	C	1.0%
Indian St	CR-A1A	St Lucie Blvd	675	7,214	0.09	0.53	359	D	0.5%
Indian River Dr	Palmer St	CR-707	750	7,243	0.09	0.57	363	C	0.5%
Island Way	Palm Beach County	Jupiter Road	1200	4,326	0.10	0.58	261	A/B	2.6%
Island Way	Jupiter Road	Country Club Dr	750	5,230	0.08	0.52	204	C	3.1%
Jack James Rd	SR-76	Blue Water Wy	750	2,999	0.13	0.66	255	C	4.2%
Lares St	CR-708	CR-A1A	675	3,430	0.09	0.69	206	C	2.8%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	675	2,382	0.08	0.55	103	C	1.2%
Locks Rd	Canal St	SR-76	675	3,722	0.08	0.53	154	C	1.1%

Segments with shaded LOS require additional analysis.
 The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	2018 Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
MacArthur Blvd	Sailfish Point	SR-A1A	675	5,386	0.10	0.58	306	C	0.5%
Mapp Rd	South End	CR-714	750	5,277	0.08	0.67	297	C	0.5%
Mapp Rd	CR-714	SR-714	750	11,742	0.09	0.53	529	D	0.5%
Mapp Rd	SR-714	Matheson Ave	750	5,650	0.09	0.53	275	C	1.9%
Mapp Rd	Matheson Ave	North End	750	7,637	0.08	0.54	322	C	0.5%
Market Pl	SR-5	Commerce Ave	790	4,431	0.08	0.54	187	C	1.9%
Matheson Ave	SR-714	Mapp Rd	750	5,077	0.09	0.61	279	C	0.5%
Monroe St	SR-5	Commerce Ave	750	1,775	0.11	0.64	130	C	1.7%
Murphy Rd	Mapp Rd	High Meadow Ave	750	5,986	0.10	0.51	302	C	0.5%
Murphy Rd	High Meadow Ave	St Lucie County	750	9,699	0.13	0.72	887	F	4.5%
Ocean Blvd	Flagler Ave	Palm Beach Rd	790	9,760	0.10	0.60	556	D	1.7%
Ocean Blvd	Palm Beach Rd	SR-714	1465	12,209	0.10	0.52	635	C	0.5%
Osprey St	SR-5	CR-A1A	750	5,057	0.07	0.54	197	C	1.0%
Osprey St	CR-A1A	Gomez Ave	750	1,864	0.09	0.61	100	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	710	8,272	0.09	0.55	428	D	0.5%
Palm City Rd	SR-714	SR-5	750	7,323	0.08	0.59	363	C	1.1%
Palmer St	CR-707	Indian River Dr	750	3,007	0.11	0.61	205	C	1.8%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	750	11,663	0.10	0.53	593	D	2.5%
Pomeroy St	SR-76	Willoughby Blvd	790	8,804	0.08	0.62	442	D	2.4%
Pomeroy St	Willoughby Blvd	SR-5	790	8,898	0.08	0.57	380	C	3.9%
Salerno Rd	SR-76	Willoughby Blvd	880	7,950	0.09	0.52	389	C	3.5%

Segments with shaded LOS require additional analysis.
 The peaks are: CR-A1A (PM/SSB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SSB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).
 5 of 9
 Effective February 18, 2019

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	Willoughby Blvd	SR-5	790	9,765	0.12	0.62	727	D	1.8%
Salerno Rd	SR-5	Commerce Ave	750	9,439	0.08	0.55	431	D	0.5%
Salerno Rd	Commerce Ave	CR-A1A	750	7,502	0.09	0.51	337	C	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	2000	6,403	0.09	0.55	310	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	675	9,542	0.09	0.52	461	D	1.0%
Skyline Dr	CR-707A	CR-707	675	2,064	0.08	0.55	87	C	3.0%
SR-5 (US-1)	Palm Beach County	CR-A1A	3110	21,690	0.09	0.56	1,032	A/B	3.8%
SR-5 (US-1)	CR-A1A	CR-708	2000	17,113	0.09	0.68	1,094	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	2000	24,451	0.10	0.65	1,589	C	2.0%
SR-5 (US-1)	Osprey St	Seabranh Blvd	2000	24,010	0.08	0.61	1,128	C	1.2%
SR-5 (US-1)	Seabranh Blvd	Cove Rd	3020	30,639	0.08	0.51	1,313	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	3020	34,682	0.08	0.54	1,461	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	3020	42,146	0.08	0.52	1,775	C	0.9%
SR-5 (US-1)	Monroe St	Indian St	3020	45,627	0.08	0.52	1,922	C	1.3%
SR-5 (US-1)	Indian St	SR-714	3020	45,758	0.09	0.51	2,194	C	0.9%
SR-5 (US-1)	SR-714	SR-5A	3020	38,109	0.09	0.54	1,934	C	0.7%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	3020	36,130	0.09	0.51	1,640	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	2520	49,890	0.08	0.57	2,247	D	1.4%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	2520	55,868	0.08	0.64	2,860	F	0.8%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	3020	59,857	0.08	0.60	2,892	C	1.4%
SR-5 (US-1)	Wright Blvd	Baker Rd	3020	54,975	0.08	0.50	2,172	C	1.1%

Segments with shaded LOS require additional analysis.
 The peaks are: CR-A1A (PM/SB), CR-713 (PM/SB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Causeway Blvd)	CR-707	SR-A1A	1190	13,403	0.10	0.51	684	C	0.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2000	25,891	0.10	0.52	1,319	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2000	24,869	0.09	0.56	1,253	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	740	2,117	0.09	0.57	105	A/B	8.0%
SR-76 (Kanner Hwy)	SR-710	CR-708	740	3,488	0.08	0.59	171	A/B	8.0%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1200	3,027	0.11	0.54	180	A/B	1.9%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	2000	12,928	0.12	0.52	813	C	1.2%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	2000	20,494	0.09	0.60	1,082	C	2.0%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	3020	45,918	0.10	0.52	2,409	C	2.4%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	3020	31,734	0.09	0.52	1,436	C	0.9%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	3020	29,492	0.10	0.52	1,468	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	3020	21,161	0.07	0.52	759	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	3020	25,033	0.08	0.50	1,001	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	1630	19,372	0.11	0.57	1,193	D	1.4%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	2000	21,532	0.09	0.51	1,010	C	0.5%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	MacArthur Blvd	925	12,803	0.09	0.54	650	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	1190	8,278	0.09	0.53	395	A/B	2.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	1190	14,957	0.12	0.54	953	D	3.6%
St Lucie Blvd	CR-A1A	Indian St	675	3,083	0.10	0.55	163	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	675	7,420	0.11	0.54	421	D	0.8%
Westmoreland Blvd	St Lucie County	SR-5	790	12,542	0.08	0.60	632	D	2.6%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Willoughby Blvd	Cove Rd	Salerno Rd	880	3,938	0.10	0.56	216	C	4.6%
Willoughby Blvd	Salerno Rd	Pomeroy St	880	9,827	0.09	0.51	461	C	6.6%
Willoughby Blvd	Pomeroy St	Indian St	2000	11,500	0.10	0.60	662	C	7.9%
Willoughby Blvd	Indian St	SR-714	2000	11,284	0.10	0.53	610	C	4.2%
Wright Blvd	SR-5	Dixie Highway	750	9,689	0.09	0.59	503	D	2.4%

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Road Name	From	To	# Lanes Each Direction	Class for Lane Lockup (Number, I, D, U)	LRTP Lane Use (Urban, Rural, Transit, Road)	Road Attributes for LOS (Ramp, Road, Class, Div)	2040 Board Class	2040 Type	2040 Capacity	2040 Observed Service Capacity	2009 ADT	2010 ADT	2015 ADT	2017 ADT	2019 ADT	2020 ADT	2025 ADT	2030 ADT	Annual Historical Growth Rate (Linear)	Annual Historical Growth Rate (Recreation)	Model ADT	Model Growth Rate (20 Years)	Annual Model Growth Rate	Projected 2040 Daily Volume	Growth Rate	VC
Baker Rd	SR-5	CR-72	1	U	Urban	U_U, Urban_1	2-U	Class II: 2-Ln Undefined	1900	4,578	4,000	4,214	3,915	4,972	4,718	4,728	4,888	0.29%	0.29%	8,017	12,468	55.74%	1.66%	1.66%	7040	0.45
Berry Ave	Golden Bear Wy	CR-74	1	U	Urban	U_U, Urban_1	2-U	Class II: 2-Ln Undefined	1400	2,823	2,699	2,620	3,100	2,748	3,032	2,844	2,983	0.20%	0.20%	N/A	N/A	0.00%	0.00%	3122	0.21	
Berry Ave	CR-74	Sunset Tr	1	U	Urban	U_U, Urban_1	2-U	Class II: 2-Ln Undefined	1400	1,274	1,793	1,507	1,800	1,843	1,461	1,533	1,513	0.00%	0.00%	481	1,609	234.51%	7.82%	7.82%	4708	0.32
Blitt Rd	Pine Lake Dr	SR-5	1	U	Urban	U_U, Urban_1	2-U	Class II: 2-Ln Undefined	1400	4,986	4,882	4,787	4,688	5,043	4,789	4,843	4,828	-0.07%	-0.07%	2245	4,620	107.13%	3.57%	3.57%	4008	0.61
China Blvd	CR-74 (Main Hw)	Port St. Louis Blvd	1	UN	Transit	UN_U, Transit_1	UN-1	Transit: 2-Ln Undefined	2400	3,443	3,410	3,410	3,410	3,410	3,410	3,410	3,410	0.00%	0.00%	5722	13,275	137.24%	4.57%	4.57%	7622	0.31
Commanche Ave	Shiloh Rd	Monroe St	1	U	Urban	U_U, Urban_1	2-U	Class II: 2-Ln Undefined	1400	6,251	6,335	6,338	5,771	6,003	5,891	5,795	5,877	-0.14%	-0.14%	8150	14,074	53.81%	1.79%	1.79%	8733	0.59
Commanche Ave	Monroe St	Indiana St	1	U	Urban	U_U, Urban_1	2-U	Class II: 2-Ln Undefined	1400	6,138	6,340	6,117	6,000	6,260	6,157	6,006	6,251	0.00%	0.00%	11749	14,074	19.79%	0.86%	0.86%	7984	0.50
Country Club Dr	Palm Beach County	Island Way	1	U	Urban	U_U, Urban_1	2-U	Class II: 2-Ln Undefined	1400	2,698	2,695	2,446	4,372	2,763	2,495	2,469	2,540	-0.12%	-0.12%	1673	1896	15.12%	0.50%	0.50%	2886	0.19
Country Club Dr	Island Way	Lime Club Dr	1	U	Urban	U_U, Urban_1	2-U	Class II: 2-Ln Undefined	1400	3,310	3,054	2,859	5,433	5,314	3,331	3,102	3,003	0.00%	0.00%	892	1022	15.61%	0.55%	0.55%	3544	0.24
County Line Rd	Lime Club Dr	SR-5	1	U	Urban	U_U, Urban_1	2-U	Class II: 2-Ln Undefined	1400	2,886	2,753	2,841	4,765	4,658	2,691	2,623	2,590	-0.11%	-0.11%	1627	1430	-2.03%	-0.07%	-0.07%	2628	0.20
County Line Rd	Savanna Rd	CR-707	1	NS	Urban	NS_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	710	733	686	607	608	560	614	611	-0.26%	-0.26%	N/A	N/A	0.00%	0.00%	663	0.04	
Cove Rd	SR-76	Willoughby Blvd	1	NS	Urban	NS_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	12,855	12,429	11,865	12,455	12,422	12,884	12,811	13,051	0.08%	0.08%	14767	18815	38.89%	1.18%	1.18%	17205	1.08
Cove Rd	Willoughby Blvd	SR-5	1	NS	Urban	NS_U, Urban_1	NS-2	2-Ln Divided Non-State	19725	12,853	12,461	12,413	11,260	11,364	13,822	14,003	14,198	0.11%	0.11%	16513	13547	28.89%	0.89%	0.89%	17886	1.07
Cove Rd	SR-5	CR-A1A	1	NS	Urban	NS_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	5,174	5,171	5,335	4,972	5,141	5,108	5,015	5,210	-0.03%	-0.03%	11554	13134	17.75%	0.59%	0.59%	14027	0.68
Cove Rd	CR-A1A	Erd	1	NS	Urban	NS_U, Urban_1	NS-1	2-Ln Undefined Non-State	1400	1,706	1,126	1,177	1,179	1,256	1,324	1,387	1,469	0.14%	0.14%	2818	2944	110.83%	3.70%	3.70%	2996	0.21
CR-609 (Alapaha Rd)	SR-710	CR-714	1	UN	Rural	UN_U, Rural_1	UN-1	Unimproved Road Hw: 2-Ln Undefined	1400	1,344	1,516	1,426	1,491	1,510	1,481	1,366	1,391	0.19%	0.19%	1382	12812	827.05%	27.57%	27.57%	11745	0.82
CR-609 (Alapaha Rd)	CR-714	SR Leake County	1	UN	Rural	UN_U, Rural_1	UN-1	Unimproved Road Hw: 2-Ln Undefined	1400	1,683	1,606	1,616	1,694	1,615	1,739	1,616	1,514	-0.11%	-0.11%	2128	2781	30.65%	1.02%	1.02%	1832	0.12
CR-707 (Beach Rd)	Palm Beach County	CR-708	1	NS	Urban	NS_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	6,693	6,794	6,699	6,130	6,805	6,656	5,314	6,330	-0.60%	-0.60%	4969	7222	46.43%	1.51%	1.51%	7609	0.47
CR-707 (Dixie Hw)	CR-730/CR-707	CR-707 (Indian River Dr)	1	NS	Urban	UN_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	12,614	11,857	11,693	10,763	10,223	10,319	10,765	10,374	-0.32%	-0.32%	5038	7140	41.72%	1.59%	1.59%	14270	0.80
CR-707 (Indian River Dr)	CR-707 (Dixie Hw)	CR-707A/Jensen Beach Blvd	1	UN	Urban	UN_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	6,159	5,384	6,000	6,269	6,220	5,843	5,889	6,437	-0.09%	-0.09%	3866	5613	44.07%	1.47%	1.47%	7594	0.46
CR-707 (Indian River Dr)	CR-707A	SR-32	1	UN	Urban	UN_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	5,021	6,061	5,415	5,140	5,181	5,320	5,584	5,670	0.07%	0.07%	6938	10874	56.73%	1.89%	1.89%	8605	0.54
CR-707 (Indian River Dr)	SR-32	St. Louis County	1	UN	Urban	UN_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	2,164	22,356	20,832	22,537	21,283	21,604	22,526	21,561	0.03%	0.03%	13265	18392	23.99%	0.79%	0.79%	26081	0.80
CR-707A (Jensen Beach Blvd)	CR-723	Shiloh Dr	2	I	D	Urban	U_U, Urban_2	2-2D	38400	20,750	20,679	19,269	18,743	20,662	18,905	21,620	20,384	0.00%	0.00%	13469	17564	30.43%	1.01%	1.01%	29967	0.65
CR-707A (Jensen Beach Blvd)	Shiloh Dr	Pineapple Way	2	I	D	Urban	U_U, Urban_2	2-2D	38900	12,025	11,442	10,177	9,723	9,493	9,602	10,700	10,205	-0.24%	-0.24%	5095	7188	41.05%	1.37%	1.37%	13975	0.88
CR-707A (Jensen Beach Blvd)	Pineapple Way	CR-707	1	UN	Urban	UN_U, Urban_1	NS-1	2-Ln Undefined Non-State	1400	828	743	615	655	658	619	622	671	-0.29%	-0.29%	8539	12836	90.32%	1.69%	1.69%	975	0.07
CR-708 (Bridge Rd)	SR-76	CR-711	1	UN	Rural	UN_U, Rural_1	UN-1	Unimproved Road Hw: 2-Ln Undefined	1400	2,497	2,353	2,402	2,629	2,420	2,457	2,385	2,521	0.00%	0.00%	11864	10316	62.69%	2.10%	2.10%	3649	0.28
CR-708 (Bridge Rd)	CR-711	I-85	1	UN	Rural	UN_U, Rural_1	UN-1	Unimproved Road Hw: 2-Ln Undefined	2400	7,598	7,819	8,845	8,168	6,676	6,229	6,461	6,716	-0.29%	-0.29%	17169	20682	20.48%	0.68%	0.68%	7655	0.53
CR-708 (Bridge Rd)	I-85	Pineapple Ave	1	UN	Transit	UN_U, Transit_1	UN-1	Transit: 2-Ln Undefined	1400	8,833	9,071	8,475	7,653	7,762	7,577	7,165	6,017	-0.29%	-0.29%	17255	20406	16.40%	0.61%	0.61%	8545	0.59
CR-708 (Bridge Rd)	Pineapple Ave	SR-5	1	NS	Urban	NS_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	6,590	6,660	5,599	6,663	7,323	6,823	6,919	6,865	-0.22%	-0.22%	4689	6313	46.32%	1.34%	1.34%	12682	0.76
CR-708 (Bridge Rd)	SR-5	CR-A1A	1	NS	Urban	NS_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	6,596	6,609	6,915	7,935	7,880	6,010	6,069	6,072	-0.16%	-0.16%	7011	9450	34.79%	1.16%	1.16%	10599	0.67
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	1	NS	Urban	NS_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	6,596	6,609	6,915	7,935	7,880	6,010	6,069	6,072	-0.16%	-0.16%	4568	6787	46.50%	1.63%	1.63%	7088	0.44
CR-708 (Bridge Rd)	Gomez Ave	CR-707	1	NS	Urban	NS_U, Urban_1	NS-1	2-Ln Undefined Non-State	1900	4,693	5,051	4,956	4,956	4,983	4,955	4,751	4,588	-0.07%	-0.07%	4568	6787	46.50%	1.63%	1.63%	7088	0.44
CR-708 (Bridge Rd)	Gomez Ave	CR-708	1	UN	Rural	UN_U, Rural_1	UN-1	Unimproved Road Hw: 2-Ln Undefined	1400	2,143	2,342	2,522	2,353	2,476	2,684	2,504	2,362	0.31%	0.31%	4095	6299	53.79%	1.79%	1.79%	3602	0.27

Best traffic volume has been assumed or adjusted as shown for recently constructed or committed projects. Street names shown generated LOS volume and require additional analysis.

Madison County 2050 Roadway Level of Service Inventory Report

Road Name	From	To	# Lane Direct	Class for LOS (enter I, D, or NS)	Urban Fringe Rural	Road side for LOS (loop, 1-way, 2-way, 3-way, 4-way)	Road Class	2050 Road Class	Type	2040 Type	Generated Capacity	2050 Generalized Service Capacity	2006 ADT	2007 ADT	2008 ADT	2009 ADT	2010 ADT	2011 ADT	2012 ADT	2013 ADT	Actual Observed LOS (Linear Regression)	Model ADT	Model ADT (8 Years)	Model Growth Rate	Annual Model Growth Rate	Projected 2050 ADT	Projected 2050 Volume	Projected 2050 VC
SR-76 (Kramer Hwy)	GR-711CR76A	Locks Rd	1	I	U	Urban	L_U_Urban_1	1-U	Class I: 2-Ln Undivided		17700	15,583	12,639	11,005	11,399	11,079	11,889	11,422	11,772	-0.31%	15158	18375	21.22%	0.71%	14021	14021	0.79	
SR-76 (Kramer Hwy)	Locks Rd	Jack James	2	I	D	Urban	L_D_Urban_2	1-2D	Class II: 4-Ln Divided		39800	19,759	18,629	19,128	19,126	18,047	18,568	18,375	18,761	-0.1%	18789	23782	26.71%	0.89%	23296	23296	0.59	
SR-76 (Kramer Hwy)	Jack James	Cove Rd	2	I	D	Urban	L_D_Urban_2	1-2D	Class II: 4-Ln Divided	Class I: 6-Ln Divided	39800	59000	41,723	41,118	38,147	38,213	39,143	39,547	40,438	-0.4%	43001	61552	42.15%	1.40%	56330	56330	0.84	
SR-76 (Kramer Hwy)	Cove Rd	Salem Rd	2	I	D	Urban	L_D_Urban_2	1-2D	Class II: 4-Ln Divided	Class I: 6-Ln Divided	39800	59000	30,402	30,205	29,230	29,348	29,850	30,025	30,411	0.0%	34701	59001	46.40%	1.55%	43110	43110	0.72	
SR-76 (Kramer Hwy)	Salem Rd	Indian St	2	I	D	Urban	L_D_Urban_2	1-2D	Class II: 4-Ln Divided	Class I: 6-Ln Divided	39800	59000	26,631	25,933	24,675	26,684	26,700	26,112	25,897	0.0%	23207	42162	46.56%	1.65%	37038	37038	0.63	
SR-76 (Kramer Hwy)	Indian St	SR-714	2	I	D	Urban	L_D_Urban_2	1-2D	Class II: 4-Ln Divided	Class I: 6-Ln Divided	39800	59000	21,633	22,321	22,296	22,672	22,046	23,000	22,424	22,929	0.0%	23309	37320	60.97%	2.03%	35610	35610	0.89
SR-76 (Kramer Hwy)	SR-714	SR-5	3	I	D	Urban	L_D_Urban_3	1-3D	Class I: 6-Ln Divided		59000	32,625	28,405	28,175	27,990	25,526	27,064	27,300	25,298	-0.31%	29408	46037	39.20%	1.31%	34224	34224	0.57	
SR-76 (Kramer Hwy)	SR-5	St Luke Blvd	2	II	D	Urban	L_D_Urban_2	2-2D	Class II: 4-Ln Divided		39800	15,762	17,164	17,000	16,529	16,596	17,133	17,799	17,910	0.14%	15158	22476	46.29%	1.61%	25549	25549	0.76	
SR-76 (Kramer Hwy)	St Luke Blvd	Sewalls Point Rd	2	I	D	Urban	L_D_Urban_2	1-2D	Class II: 4-Ln Divided		39800	20,646	20,697	17,711	17,705	15,347	20,347	20,350	21,025	0.0%	21026	31673	44.65%	1.48%	29437	29437	0.74	
SR-76 (Kramer Hwy)	Sewalls Point Rd	Maschler Blvd	1	I	U	Urban	L_U_Urban_1	1-U	Class I: 2-Ln Divided	2-Ln Unidirectional Flow	18385	#REF!	12,167	11,636	11,385	12,273	12,716	11,526	13,067	0.16%	11513	14688	27.69%	0.92%	16320	16320	0.88	
SR-76 (Kramer Hwy)	Maschler Blvd	SR-732	1	UN	U	Urban	UN_U_Urban_1	UN-1	2-Ln Unidirectional Flow		24200	7,302	7,377	6,705	6,609	7,179	7,252	7,267	7,161	-0.0%	8968	12465	30.29%	1.01%	9112	9112	0.38	
SR-76 (Kramer Hwy)	SR-732	St Luke County	1	UN	U	Urban	UN_U_Urban_1	UN-1	2-Ln Unidirectional Flow		24200	12,245	12,684	11,509	11,735	12,264	13,179	12,684	11,919	0.0%	8192	10006	21.14%	0.74%	14294	14294	0.59	
SR-76 (Kramer Hwy)	St Luke County	CR-91A	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Unidirectional Non-Share		15930	3,396	3,445	3,110	3,372	3,175	2,935	2,655	2,818	-0.36%	3222	5325	66.27%	2.19%	4473	4473	0.28	
SR-76 (Kramer Hwy)	CR-91A	Indian St	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Unidirectional Non-Share		15930	9,435	8,693	6,756	8,713	7,419	6,977	6,607	6,621	-0.46%	9006	12940	32.51%	1.00%	8817	8817	0.55	
SR-76 (Kramer Hwy)	Indian St	SR-5	1	II	D	Urban	L_D_Urban_1	2-U	Class II: 2-Ln Divided		15540	13,073	10,971	11,885	11,286	11,303	11,297	11,204	11,130	-0.16%	5955	13955	36.48%	1.22%	16784	16784	0.95	
SR-76 (Kramer Hwy)	SR-5	Salem Rd	1	I	U	Urban	L_U_Urban_1	1-U	Class II: 2-Ln Unidirectional		17700	3,046	2,923	2,461	2,890	2,875	2,736	2,917	2,924	0.00%	3723	7078	90.05%	3.00%	5284	5284	0.30	
SR-76 (Kramer Hwy)	Salem Rd	Pennery St	1	I	U	Urban	L_U_Urban_1	1-U	Class II: 2-Ln Unidirectional		17700	8,145	7,200	7,618	7,200	7,149	7,039	7,210	6,718	-0.23%	5939	9734	63.90%	2.13%	10582	10582	0.60	
SR-76 (Kramer Hwy)	Pennery St	Indian St	2	I	D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided		39800	8,886	8,559	8,692	8,539	8,419	8,378	8,608	8,468	-0.08%	8465	14180	68.82%	2.23%	13616	13616	0.34	
SR-76 (Kramer Hwy)	Indian St	SR-714	2	I	D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided		39800	11,462	11,157	11,439	10,630	10,766	10,796	11,121	11,797	-0.02%	16020	12047	-24.80%	-0.83%	13300	13300	0.34	
SR-76 (Kramer Hwy)	SR-714	Dixie Highway	1	II	D	Urban	L_D_Urban_1	2-U	Class II: 2-Ln Divided		16300	9,050	8,718	8,216	7,697	8,491	8,478	9,139	8,800	0.02%	8377	9100	8.83%	0.29%	9305	9305	0.57	
SR-8 (US)	N of SR 706 (Inlandtown Road)		3	D	D	Transit	_D_Transit_3	FRH-3D	Transitional F-U/F Freeway		85600	82,500	84,000	103,500	85,000	86,000	86,000	88,000	87,000	-0.51%	62990	81813	30.50%	1.02%	83394	83394	1.00	
SR-8 (US)	N of CR 708 (Bridge Road)		3	D	D	Transit	_D_Transit_3	FRH-3D	Transitional F-U/F Freeway		85600	64,500	62,500	70,000	69,500	67,500	65,500	71,000	73,000	0.21%	59316	77869	34.43%	1.11%	94981	94981	1.11	
SR-8 (US)	N of SR 76 (Kramer Highway)		3	D	D	Transit	_D_Transit_3	FRH-3D	Transitional F-U/F Freeway		85600	66,500	66,000	62,500	64,000	61,000	55,500	61,000	54,500	-0.34%	71193	84656	33.39%	1.11%	79872	79872	0.83	
SR-8 (US)	S of SR 714 (Martin Highway)		3	D	D	Transit	_D_Transit_3	FRH-3D	Transitional F-U/F Freeway		85600	52,000	47,500	46,500	48,000	50,000	38,000	48,500	48,500	-0.12%	51846	80245	54.79%	1.83%	72410	72410	0.65	
SR-8 (US)	S of SR 714 (Martin Highway)		3	D	D	Transit	_D_Transit_3	FRH-3D	Transitional F-U/F Freeway		85600	35,600	38,200	36,000	35,000	36,000	36,000	35,000	32,000	-0.18%	35513	47591	30.34%	1.01%	49222	49222	0.81	
SR-81	S of SR 714 (Martin Highway)		2	D	D	Transit	_D_Transit_2	FRH-2D	Transitional F-U/F Freeway		57600	43,100	42,100	40,700	41,100	41,100	41,000	40,000	37,000	-0.27%	41732	61211	46.61%	1.55%	52209	52209	0.91	
SR-81	SR 714 (Stuart)		2	D	D	Transit	_D_Transit_2	FRH-2D	Transitional F-U/F Freeway		57600	15,707	13,537	13,537	13,537	13,537	13,537	13,537	13,537	0.00%	15707	13537	13.54%	0.32%	13537	13537	0.32	

NA = Roadway Segment that does not appear in the Travel Demand Model (TCOPM)

Red cells indicate volumes have been exceeded or adjusted to account for nearby unscheduled or committed projects. Should volumes exceed generalized LOS volume and exceeds additional analysis.

Kevin Trepanier

From: Lukas Lambert <llambert@martin.fl.us>
Sent: Tuesday, July 23, 2019 9:47 AM
To: Kevin Trepanier
Subject: RE: 2019 LOS Tables

Good morning Kevin,

For Salerno Road from Willoughby Boulevard to US-1, you may use $K = .11$ and $D = .55$ to convert the 2040 LRTP model volumes to peak hour direction volume. With the Projected 2040 daily volumes equaling 11,830 this equates to a PHDV of 716.

Luke Lambert
Traffic Analyses Manager
Public Works Department
Martin County Board of County Commissioners
772-221-2300



School Impact Worksheet

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

Date: February 19, 2019
Parcel ID#: 55-38-41-000-064-00011-1 and 55-38-41-000-064-00010-2
Project Name: Realty Trust Parcels
Former Project Name: N/A
Owner/Developer: Real Estate Investment Realty Trust & 1750 SE Darling Stree
Contact Name/Number: Morris A. Crady 772-220-2100
Total Project Acreage: 9.54
Year 1 of the Build-Out: _____

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

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached											
Multi-family	40										
Apartment											
Townhouse											
Other											

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

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

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached				
Multi-family	40	2,301	250,000	NA
Apartment				
Townhouse				
Other				

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

School Location Map



WATER AND SEWER AVAILABILITY WORKSHEET

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

1. **General Information**

Date: 02/19/2019

mcrady@lucidodesign.com

Contact name: Morris A. Crady Phone: 772-220-2100 E-Mail: _____

Local government: Martin County

Potable water supplier/source: Martin County Utilities

Wastewater Collection: Martin County Utilities

2. **Infrastructure Information**

Water treatment plant permit number: PWS ID 4431891 Permitting agency: FDEP

Permitted capacity of the water treatment plant(s): 18.8 million gallons a day (mgd)

Are distribution lines available to serve the property? Yes No

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

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

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

Wastewater treatment plant permit number: FL 0043214 Permitting agency: FDEP

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

Are collection lines available to serve the property? Yes No

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

3. **SFWMD Consumptive Use Permit (CUP) Information**

CUP number: 43-00102-W Expiration date: 7-27-2035

Total CUP duration (years): 20

CUP allocation in last year of permit: 21.00 MGD

Current status of CUP: In compliance Not in compliance

Allocations to other local governments: N/A

Reserved capacity: 0

4. **Consumptive Use Analysis**

Designate mgd or mgy

A. Current year CUP allocation: 18.800

B. Consumption in the previous calendar year: 11.984

C. Reserved capacity or growth projection 0.00125

D. Projected consumption by proposed comprehensive plan amendment areas 0.025

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

6.78

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.

Public Notice



Lucido & Associates

July 31, 2019

RE: Notice of public hearings regarding Application #CPA 19-9: an application submitted by Real Estate Investment Realty Trust and 1750 SE Darling Street Realty Trust, to change the Future Land Use and Zoning of Parcels of Land consisting of 9.54 acres

Dear Property Owner:

As the owner of property within 1,000 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: RURAL DENSITY (UP TO 0.5 UPA)

TO: COMMERCIAL OFFICE/RESIDENTIAL

And to change the zoning designation:

FROM: A-1A

TO: COR-1

The date, time and place of the scheduled hearings are:

MEETING: Local Planning Agency
DATE: August 15, 2019
TIME: 7:00 p.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING: Board of County Commissioners
DATE: August 27, 2019
TIME: 9:00 a.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend the above-described hearing and will have an opportunity to speak.

Accessibility arrangements. Persons with disabilities who need an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain

assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

Record for appeals. If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

Comprehensive Planning Facts. The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation of a parcel of land determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires three public hearings as follows:

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

View Application Files at:	Submit Written Comments to:
Martin County Administrative Center Growth Management Department Comprehensive Planning Division, 2nd Fl. 2401 S.E. Monterey Road Stuart, Florida 34996	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996

July 31, 2019
Page 3 of 3

For more information, visit the County's website: www.martin.fl.us, then click "Departments"; "Growth Management"; "Comprehensive Planning" or contact the Martin County Growth Management Department at (772) 288-5495.

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Enclosure: Location Map

Aerial Map



Ad Number: GC10235013-01
Advertiser: Martin County Board Of County Com...
Agency: N/A
Section-Page-Zone(s): A-21-All
Description: Aug 15 LPA

Insertion Number: N/A
Size: 3 Col x 10 in
Color Type: N/A

The Stuart News
 WEDNESDAY, JULY 31, 2019

Public Service Announcement

Effective July 31, 2019 Dr. Lauren Schwarz, a neurologist, will no longer be a part of Palm Beach Neuroscience Institute located at 901 Village Blvd., Suite 702, West Palm Beach. Current patients may consider placing themselves under the care of another neurologist surgeon.

A physician referral may be obtained by calling 1-888-836-3849. A physician referral may also be obtained through the patient's insurance provider.

To request medical records call 561-882-6214.



WEDNESDAYS
LOCALS NIGHT
the PRAWNBROKER
 1/2 Price Well Drinks, House Wines, Miller Lite, Yuengling Drafts 4pm-close
10 Entrees Starting At \$13.00
 Accepting reservations for parties of 6 or more
 Outside bar is OPEN!
 Sunset menu 4 - 5:30pm Daily
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772-288-1292

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NOTICE OF PUBLIC HEARINGS

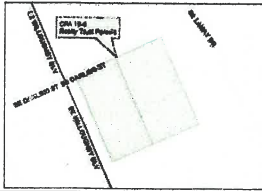
The Martin County Local Planning Agency will conduct public hearings on August 15, 2019, beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following items:

1. CPA 19-07, Grove XXIII Golf Course: A request to amend the text of Chapter 4, Future Land Use Element and Chapter 10, Sanitary Sewer Services Element of the Comprehensive Growth Management Plan.
2. The proposed adoption of an ordinance related to Martin County Land Development Regulations. The title of the ordinance is:
AN ORDINANCE OF MARTIN COUNTY, FLORIDA, AMENDING ARTICLE 3, ZONING DISTRICTS, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE; TO PROVIDE FOR GOLF COURSE COTTAGES; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS, SEVERABILITY, FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.
3. Application CPA 19-9, Realty Trust Parcels: A Future Land Use Map change from Rural Density to Commercial Office/Residential on 9.54 acres, located on the east side of Willoughby Boulevard, south of Darling street and north of Salerno Road.
4. Application for re-zoning from A-1A (Agricultural District) to COR-1, (Commercial Office/Residential) or the most appropriate zoning district regarding Comprehensive Plan Amendment 19-9, Realty Trust Parcels.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be sent to: Nicki van Vonne, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-5495.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 SE Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.



Whatever floats your boat.

NATIONAL ROOT BEER DAY IS AUGUST 6TH

JOIN US FOR ROOT BEER FLOATS IN OUR BISTRO! • AUGUST 6, 1-2 P.M.

Seating is limited. Reservations required.
Please call 772.337.4330 to RSVP.

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