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GROWTH MANAGEMENT
DEPARTMENT

NPH 1 EX 2

Roger E. Southgate
371 SW Lost River Road
Stuart, FL 34997
USA

June 11, 2022

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

Subject: June 16, 2022 LPA Hearing; Pulte I-95 Application #CPA 22-02, Parcel
#053941000000001304

Reference: Record GMD2022010519, FLUM and Record DEV2022050007,
Concurrent PUD

Dear Mr Schilling,

I am a property owner on SW Lost River Road, north of the parcel in question, and wish to register my concerns regarding the proposed Future Land Use designation and Planned Unit Development of the subject property.

SW Lost River Rd to the North of SW Kanner Highway/SR-76 provides the sole access to more than 220 homes in 3 separate communities, as well as 4 extended operating hours businesses catering to and attracting traffic from I-95 Junction 101. Access to SW Lost River Rd is via the 4-way junction with SW Kanner Hwy, itself a busy access route to and from Stuart and Federal Hwy 1. This junction can already be blocked by traffic at peak travel times, resulting in delays to traffic turning out of SW Lost River Rd.

The SW Kanner Hwy – Lost River Rd junction is controlled by 4-way stop lights. It provides no dedicated filter lanes or filter lights for traffic turning left or right out of Lost River Rd, necessitating increased driver vigilance to avoid accidents, especially in the case of transient vehicles unfamiliar with this junction and returning to I-95. Pedestrian crossing signals are provided but these are not conspicuous to turning drivers and crossing SW Kanner Hwy, by foot or bicycle, is already a dangerous endeavor.

The subject application seeks to allow the construction of a further 98 homes on 12.33 acres. If the planned access is to be solely via SW Lost River Rd, this would potentially increase residential traffic on SW Lost River by over 40%, with inescapable impacts to road safety, traffic flow and access to/from the 4 local businesses.

For these reasons, the subject FLUM application should be denied or, if approved, the concurrent PUD application should be limited to much lower density housing on this site.