NPH #3
exhibit 2

# PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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**REQUEST NUMBER:** CPA 19-9 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

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

**PLANNER-IN-CHARGE:** Maria Jose, M.S., Planner
Growth Management Department

| **PUBLIC HEARINGS:** | Date | Action |
|---|---|---|
| Local Planning Agency: | 8/15/19 | |
| Board of County Commission Transmittal: | N/A | |
| Board of County Commission Adoption: | 8/27/19 | |

**SITE LOCATION:** The 9.54 acre parcel is located on SE Darling St., east of SE Willoughby Blvd., in Stuart.

**APPLICANT REQUEST:** The request is for a comprehensive plan amendment to the Future Land Use Map (FLUM) to change the parcel from Rural Density Residential (up to 0.5 units per acre) to Commercial Office/Residential future land use (COR) along with a concurrent rezoning from A-1A to COR-1. The rezoning analysis will be in a separate staff report.

**STAFF RECOMMENDATION:**
Staff recommends approval of the proposed FLUM change from Rural Density Residential (up to 0.5 units per acre) to Commercial Office/Residential (COR) future land use.

**EXECUTIVE SUMMARY:**
The application is for a FLUM change from Rural Density Residential (up to 0.5 units per acre) to Commercial Office/Residential future land use (COR) on a parcel, which is split into 2 portions: East and West. The east portion is owned by 1750 SE Darling St Realty Trust and the west portion is owned by Real Estate Investment Realty Trust. It is located at the intersection of SE Willoughby Blvd. and SE Darling St., in Stuart. The subject site is shown below, highlighted in blue (Figure 1).

Figure 1

On April 15, 2019, the application was found sufficient by staff. The current future land use designation of the site, Rural Density Residential, permits a maximum of 0.5 units per acre, whereas the COR future land use permits 5 units per acre through COR-1 zoning, which is the applicant's request. This staff report will consider COR future land use and will analyze whether it is consistent with the Comprehensive Growth Management Plan (CGMP) and compatible with the surrounding properties.

## 1. PROJECT/SITE SUMMARY

### 1.1. Physical/Site Summary

The subject property is 9.54 acres (415,562.4 sq. ft.). The parcel is within the following:

*Planning District:* Port Salerno.
*Adjacent Planning District:* Stuart Urban.
*Commission District:* District 4.
*Taxing District:* District 4 Municipal Service Taxing Unit.

### 1.2 Major Roadways

The major roadways closest to the subject parcel are SE Willoughby Blvd., which is a minor arterial road, west of the parcel and SE Salerno Rd., which is another minor arterial, located south of the subject parcel. The subject property is located on the intersection of SE Willoughby Blvd. and SE Darling St.

### 1.3. Current Amendment Requests

CPA 19-11, Cove Salerno Partners: A request to amend the future land use designation on a 47.1 acre parcel from Estate Density Residential (2 units per acre) to Low Density Residential (5 units per acre) along with a concurrent application to rezone from RE-1/2A to Planned Unit Development (PUD).

CPA 19-6, Neil Parcels FLUM: A request to change the future land use designation on a 499.4 acre property and to extend the Primary Urban Service District (PUSD). The applicant, under a concurrent text amendment, proposes to include the property within the PUSD.

CPA 19-5, Neil Parcels Text: A request to amend the text of the CGMP, changing parts of Chapter 4 of the CGMP, along with a concurrent FLUM amendment.

### 1.4. Past Changes in Future Land Use Designations

There have been some changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, four amendments to the FLUM have occurred in the immediate area. See Figure 2. The amendments are summarized below.

A. **CPA 17-1, Ordinance 1027** changed the future land use from Rural Density Residential to Commercial Office/Residential future land use on 9.4 acres located at the northeast corner of the intersection of Willoughby Blvd. and Salerno Rd.

B. **CPA 10-12, Ordinance 869** changed the future land use from Rural Density Residential to General Institutional on 15.68 acres located at the intersection of SE Salerno Rd and SE Willoughby Blvd.

C. **CPA 17-8, Ordinance 1030** changed the future land use from Rural Density Residential to Residential Estate Density (allowing 2UPA) on the parcel located on the east side of Willoughby Blvd, across from Pinewood Elementary School.

D. **CPA 00-2, Ordinance 576** changed the future land use from Residential Estate Density (allowing 2UPA) to Recreational on the 36 acres located along both sides of Willoughby Blvd., north of Salerno Rd.

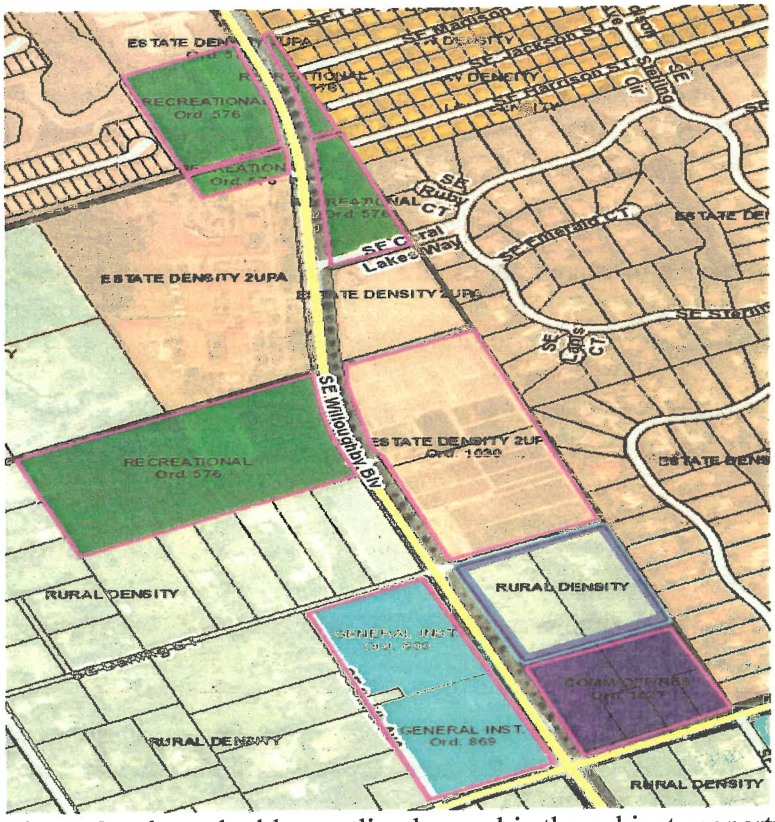

Figure 2, where the blue outlined parcel is the subject property and the magenta outlined parcels indicates the lands where amendments were made in the past.

### 1.5. Adjacent Future Land Use

North: Estate Density Residential 2UPA.
South: Commercial Office/Residential.
East: Estate Density Residential 2UPA.
West: General Institutional.

### 1.6. Environmental Considerations

#### *1.6.1. Wetlands, soils and hydrology*

The soil on most of the subject site is Arents and a part of the parcel is Waveland and Immokalee fine sand, according to South Florida Water Management District (SFWMD). See figure 3. A survey from United States Department of Agriculture (USDA) states: "The Arents series consists of very deep, somewhat excessively drained soils on floodplains and alluvial fans. These soils formed in coarse textured alluvium derived from mixed sources. Slope ranges from 0 to 2 percent. The mean annual precipitation is 14 to 21 inches, and the mean annual temperature is 58 to 62 degrees F. The Waveland series consists of very deep, and poorly drained, very slowly to moderately slowly permeable soils on broad areas of flatwoods and depressions in the Lower Coastal Plain of Peninsular Florida. They formed in sandy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes are dominantly less than 1 percent but range up to 2 percent along the edges of depressions and drainage ways. The Immokalee series consists of very deep, very poorly and poorly drained soils that formed in sandy marine sediments. Immokalee soils are on flatwoods and low broad flats on marine terraces. Slopes range from 0 to 2 percent. Mean annual

precipitation is about 1397 millimeters (55 inches) and the mean annual temperature is about 22 degrees C (72 degrees F)." (National Cooperative Soil Survey, December 2016).

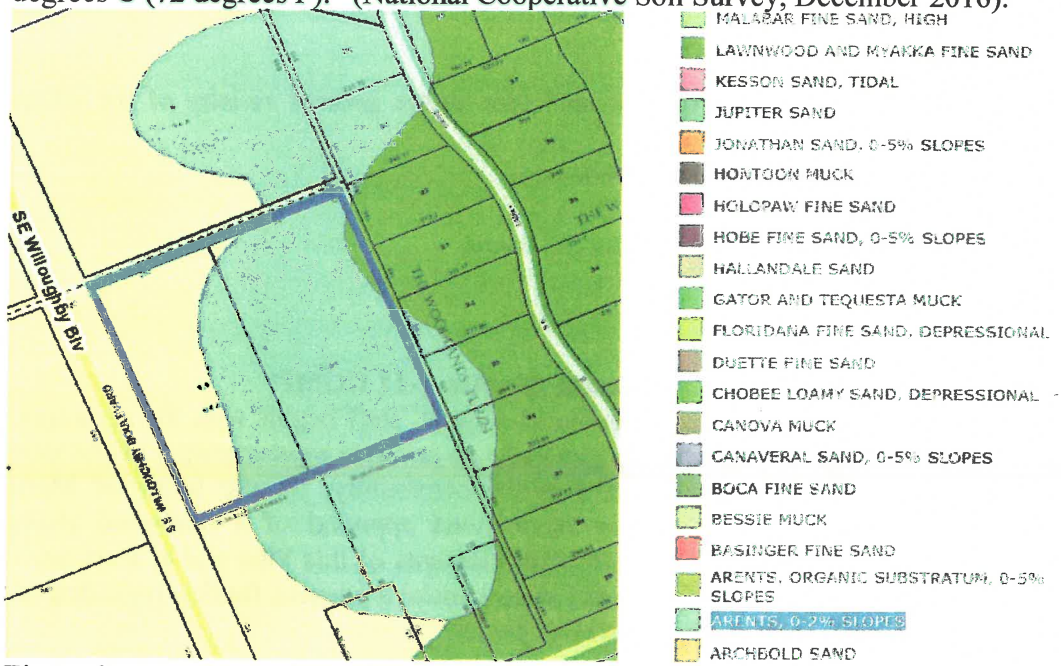

Figure 3

The composite wetlands map shows there is a very low probability of wetlands on the site. See figure 4.

Figure 4

### *1.6.2. Wellfield protection*

*The following is a description of the presence of existing wellfields proximate to the site and applicable wellfield protection measures.*

The subject parcel is not near or within any wellfield protection zones.

### 1.7. Adjacent Existing Uses

Below is a summary of the existing adjacent land uses in the general vicinity of the subject property:
North – An active nursery, Fernlea Flowers (9.6 acres).
South – Vacant lot (9 acres).
East – 15 to 30 residential units, multiple owners (15 acres)
West- vacant lot (7.7 acre)

## 2. ANALYSIS

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

In evaluating each Future Land Use Map amendment request, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change provided that consistency is maintained with all other elements of this Plan and at least one of the following four items is found to apply. If staff cannot make a positive finding regarding any of the items in (a) through (d), staff shall recommend denial.

*(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or*

Yes, it does. There have been 4 changes in land use designation in the immediate area. Changing the parcel to COR future land use is consistent with the area characteristics. Development has not yet occurred on the COR property to the immediate south and the General Institutional parcel to the immediate west. Still, past changes in land use designations in the general area make the proposal logical.

*(b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or*

Yes, the proposed request is reasonable and consistent with the characteristics of the area. The larger area contains a mix of residential units along with institutional and commercial uses. Some commercial uses within the larger area of the subject property include small businesses, PNC Bank, Fernlea Nurseries and some hospitals/clinics. The lands in the immediate area are all currently vacant and development of the vacant land has not yet occurred. However, growth has occurred in the area. For example, Willoughby Blvd. being constructed, the paving of Cove Rd. and the provision of water and sewer service are all good examples of the availability of public services in the area. Additionally, since 1982 CGMP Adoption, vacant land has developed over the years through the construction of Martin Memorial Hospital, Indian River State College and Morgade Library. Changing the land use to COR would allow residential units and offices. Such forms of land use would fit appropriately in the area.

*(c) The proposed change would correct what would otherwise appear to be an*

*inappropriately assigned land use designation; or*

No, this does not correct a public service need. This criterion has not been met.

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

No, changing the land use to COR does not fulfill a public service need.

**2.2. Urban Sprawl**

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

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

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

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

The 9.5 acre subject property is not a "substantial area" of the jurisdiction. The site is integrated within the urban, commercial, institutional use and residential use areas. The proposal for COR does not propose low-intensity, low-density, or single-use development. The application is proposing a potential mix of residential and commercial use. Discourages the proliferation of urban sprawl.

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

No, this site is within the Primary Urban Service District and existing urban and commercial areas exist nearby such as Fernelea Nursery located north of the subject property. Discourages the proliferation of urban sprawl.

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

No, the site is integrated within residential and urban areas and the proposed change will not promote to development occurring in such patterns. Discourages the proliferation of urban sprawl.

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

Currently, according to the composite wetlands maps, there is a probability of wetlands on the site. The parcel has some existing single family residential units. Any further development on the property would require an environmental assessment to identify wetlands on or within 100 feet of the property. However, there are no environmentally sensitive areas related to rivers, shore lines, beaches and bays estuarine system. Regarding groundwater protection, it can be noted that the subject site is not near or within wellfield protection zones and may be within an aquifer recharge area. Discourages the proliferation of urban sprawl.

*(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
Technically, the amendment encourages sprawl under this criterion. Placing commercial office or 10 units per acre adjacent to the existing Fernlea Nursery could be considered impacting active agricultural activities. However, the Fernlea nursery recently received a Future Land Use Map amendment from Rural Density to Residential Estate Density and both sites are well within the Primary Urban Service District. Discourages the proliferation of urban sprawl.

*(VI) Fails to maximize use of existing public facilities and services.*
No, the proposed change would encourage the site to be developed at a higher density than the current future land use designation allows. Development of the site would utilize the existing facilities and services and would not demand extra services than the current existing ones. Also, development of this site would be infill development. Discourages the proliferation of urban sprawl.

*(VII) Fails to maximize use of future public facilities and services.*
No, the proposed change would encourage the development of the site, possibly creating a mixed use area that contains a combination of residential units and offices. This would maximize the use of future public facilities and services. Discourages the proliferation of urban sprawl.

*(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.*
No, this site has adequate utilities, water/sewer systems and will not demand an extra increase in cost/time towards that. Discourages the proliferation of urban sprawl.

*(IX) Fails to provide a clear separation between rural and urban uses.*
No, this site does not fail to do that. Discourages the proliferation of urban sprawl.

*(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*
No, this site is infill development. Discourages the proliferation of urban sprawl.

*(XI) Fails to encourage a functional mix of uses.*
No, the proposed change does not fail to encourage a functional mix of uses. The site is located in an urban area in proximity to other commercial lands and nearby residential lands. Discourages the proliferation of urban sprawl.

*(XII) Results in poor accessibility among linked or related land uses.*
No, this site does not result in poor accessibility, it provides good accessibility. The proposed change will not result in changes to the road network and proposes commercial land in proximity to other commercial lands. Discourages the proliferation of urban sprawl.

*(XIII) Results in the loss of significant amounts of functional open space.*
No, the site is already developed and will not result in any loss of public open space. Discourages the proliferation of urban sprawl.

The site complies with all 13 sprawl criteria listed above.

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

*(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*
Yes, the natural resources and ecosystems are not negatively impacted due to this site. The proposed change would locate commercial office and residential development in the Primary Urban Service District and in proximity to other commercial and residential lands. Development of the site will not impact existing habitat. Criterion met.

*(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*
Development of this site will not require the extension of public infrastructure and services outside the Primary Urban Service District. The proposed amendment would allow for a cost-effective development process, utilizing already existing public infrastructure and services. Criterion met.

*(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.*
The Commercial Office/Residential future land use has the potential to permit either office development or housing in a walkable distance from other Commercial Office/Residential lands. The proposed amendment may allow residents within the nearby community to access retail/commercial at a walking distance. However, the proposed changes are not significant enough to impact transit and housing. Criterion met.

*(IV) Promotes conservation of water and energy.*
Yes, this site will promote that. Redevelopment of this existing site will not require the extension of public infrastructure and services outside the Primary Urban Service District. The site is only 9.54 acres, and future developments to it will not result in overconsumption of water and energy. Criterion met.

*(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.*
Yes, this site will not hinder such activities. Criterion met.

*(VI) Preserves open space and natural lands and provides for public open space and recreation needs.*
The site is already developed and will not impact natural lands. Redevelopment of this existing site will not result in any loss of public open space. Criterion met.

*(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*
Yes, the amendment would allow the site to have a combination of residential and office units, creating a mixed use scenario. This would help the non-residential needs of the area. For example, the commercial office units could be possibly bring in clinics and other businesses that the residential population nearby can utilize. Criterion met.

*(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.*
Not applicable. The proposed future land use designation will allow intensities of use and urban form that are consistent with the existing and planned development pattern in the vicinity. However, it does not constitute sprawl because it is located well within the Primary Urban Service District and is consistent with the adopted Future Land use map. The proposed change does not involve development patterns for new towns defined in s. 163.3164.

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

**2.3 Land Use Compatibility**
Currently, the future land use designation of the subject site is Rural Density Residential (up to 0.5 units per acre), and the applicant is requesting a future land use change to the COR future land use designation, along with a concurrent application to rezone the property to COR 1 (up to 5 units per acre). The following analysis will consider the COR future land use designation, which is described in the following excerpt, pursuant to Policy 4.13A.8, CGMP, Martin County, Fla. (2019):

*Policy 4.13A.8. Commercial development.* The Future Land Use Map identifies the allocation of commercial land for offices and services, limited commercial, general commercial and marine waterfront commercial activities. The allocation is compatible with the goals and objectives in the CGMP and consistent with supportive research and analysis.

(1) *Commercial Office/Residential development (COR).* Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood

Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:

(a) Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building.

Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures.

The intensity of lot use, defined as floor area ratio (FAR), shall be governed by the parking standards of the Land Development Regulations. The maximum building coverage shall be 40 percent, and the minimum net lot size permitted in COR districts shall be 10,000 square feet. The minimum open space shall be 40 percent and the maximum building height shall be 30 feet. Multiple-family residential uses are encouraged to develop in areas designated for office development at densities compatible with criteria cited in Policy 4.13A.7.(5) for High Density Residential development. The Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments.

A bed and breakfast or other facilities for transient lodging, catering to seasonal residents, shall be permitted. Kitchen facilities shall be permitted to accommodate occupants visiting for periods exceeding the general motel trip duration of one to four nights. Approved transient lodging facilities existing as of the effective date of the CGMP shall be considered permitted in such an area.

Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Residential use shall be allowed in the COR future land use designation as part of a mixed-use project as allowed under Goal 4.3 in any of the seven CRAs designated in Policy 4.2B.4. Residential densities shall be as provided in Policy 4.3A.3.

**Land Use Compatibility Analysis:**

The COR future land use designation has the potential to allow both residential and commercial units. Pursuant to Policy 4.13A.8.1.A, CGMP, Martin County, Fla. (2019), development in COR shall be restricted to professional and business offices, limited service

establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building. Therefore, it can be noted that the COR future land use allows commercial uses, but with less intensity compared to other land use designations.

These uses will be compatible to the neighboring parcels, especially to the 9.4 acre parcel that has the COR future land use designation already, located south of the subject site. The proposed COR future land use can provide a good transition between the subject parcel and the residential uses to the east (single family homes), which contain active residential dwellings. Pursuant to Policy 4.13A.8.1.A, CGMP, Martin County, Fla. (2019), the Martin County Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between the subject property and surrounding properties. Depending on what is developed on the subject property, bufferyard requirements will have to be met, according to the type of use on the subject property, pursuant to Section 4.663.B, Land Development Regulations, Martin County, Fla. (2014). Bufferyards range from Type 1 to Type 5, which the table in Section 4.663.B show. According to that table, if the subject site is developed into a commercial office, for example, a Type 1 bufferyard must be put in between the commercial office and the single family residencies, adjacent to the subject property.

The properties to the east of the subject property are designated as Residential Estate Density, which allows a maximum of 2 units per acre. Currently, there are single family residential units on the property. The potential density of the subject property will be determined by the zoning designation it gets. The COR future land use can have a maximum density of 10 residential units per acre, implemented by COR-2 zoning. However, the applicant requests COR-1 zoning, which only has a maximum allowable density of 5 residential units per acre. If the subject property is given the COR designation, there is a potential of residential uses and certain commercial uses, as described in Section 2.3 of this staff report. Depending on what type of use the subject property will have, appropriate buffering and screening will be provided to ensure that none of the neighboring properties are negatively impacted. The scale and intensity of commercial and residential uses in COR shall be compatible with the uses adjacent to the subject property. Additionally, development of the subject parcel will be infill development. Considering all these factors, staff recommends changing the property's land use designation from Rural Density Residential (up to 0.5 units per acre) to Commercial Office/Residential future land use designation.

### 2.4 Consistency with the Comprehensive Growth Management Plan

**Conversion of Land:**

Pursuant to Policy 4.13A.5.(1), CGMP, Martin County, Fla. (2019),

(1) *Rural density (one unit per two acres)*

*Standards governing agricultural land conversion in Policy 4.13A.1.(2) shall also be used as criteria in evaluating future plan amendment requests in areas designated for Rural development.*

Since the subject property is currently designated as Rural Density, the standards mentioned in Policy 4.13A.1.(2) must be considered in order to determine whether the proposed change is appropriate.

The following is an excerpt from Policy 4.13A.1.(2), CGMP, Martin County, Fla. (2019),

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

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

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

The statement in (a) can only be determined through a hydrological analysis, which the applicant has not provided. The subject property is adjacent to Fernelea Nursery, a nursery that primarily sells plants, wholesale. Therefore, the use of this property is considered agricultural and it can be stated that subject property is adjacent to a property that has agricultural use. However, the applicant has not acknowledged this matter. The property that contains Fernlea Nursery, which is located north of the subject property, was recently changed from Rural Density to Residential Estate Density. This could be considered as a mitigating factor when considering the condition expressed in (a)

Regarding (b), the applicant has not provided a soil potential analysis or agricultural site assessment, and has only provided a Soils Type Map, which shows which type of soil covers the subject property, but information such as soil descriptions is not provided by the applicant. The soil type and descriptions found by staff is discussed in Section 1.6 of this staff report, where it is mentioned that the soils on site are poorly drained. Therefore, it may not be suitable for farming.

The statement in (b) addresses the question of whether the proposal is appropriate regarding all aspects that must be considered. The proposed change is a logical and timely extension of the COR future land use to the south and the General Institutional land use to the west. The COR future land use is logical considering existing and anticipated land use development patterns in the Primary Urban Service District. The proposed COR future land use will be located near supportive services, including improved roads, recreation amenities, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities.

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

Policy 4.1B.2. of the Future Land Use Element states: "All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present

or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element, or other relevant plan provisions, and the FLUMs may be amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent."

### 2.5.1. Mandatory Facilities

#### *2.5.1.1. Water/Sewer Facilities*

The parcel is located in the Martin County Utilities Area. The site has adequate water and sewer lines, with a Potable Water line and a main sewer lines, Sewer Forcemain and Reclaim Main. Any proposed development will be required to submit an application for Development Review. The County will provide services subject to development plan approval, execution of a service agreement and a payment of appropriate fees and charges. Please see Figure 5.

Figure 5, a) Sewer forcemain, in green and Reclaim main, in pink. b) Potable water line, shown in blue

A staff memorandum from Utilities Department staff (attached to this report) indicates the amendment will be appropriate.

#### *2.5.1.2. Drainage Facilities*

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

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

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

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

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

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

(a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not routinely accessed by the public.

(b) All project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.

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

roadway.

***2.5.1.3. Transportation***

Policy 5.2A.1, states: "The LOS standard for all roadways in unincorporated Martin County is LOS D in the peak hour/peak direction. Standards for the State Highway System are guided by FDOT's latest 'LOS Policy'. The methodology for determining roadway facilities' level of service shall adhere to the methodologies identified in the latest FDOTs Q/LOS Handbook."
A staff memorandum (attached to this report) from Public Works Department staff indicates there is enough capacity for the proposed amendment.

***2.5.1.4 Solid Waste Facilities***

The proposed Future Land Use designation does not exceed the level of service (LOS) criteria for solid waste facilities. The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full time residents) countywide in Fiscal year 2019 is 162,499 persons. In fiscal year 2019, there are 243,749 tons of available capacity or 1.50 tons per weighted person. A change from Rural Density Residential (up to 0.5 units per acre) to Commercial Office/ Residential future land use designation will not reduce the level of service below capacity.

***2.5.1.5. Parks/Recreation Facilities***

CGMP Policy 14.1A.2 provides the following LOS for parks: Developed active parkland is 3 acres/1,000 residents.

The 2018 Public Facilities Analysis reports that the current LOS for parks is 7.07 acres/1,000 residents. The projected level of service in FY27 is 6.53 acres. A change from Rural Density Residential (up to 0.5 units per acre) to Commercial Office/Residential future land use designation will not reduce the active parks and recreation level of service below capacity.

***2.5.1.6. Fire/Public Safety/EMS***

The following table shows the levels of service adopted in Chapter 14, Capital Improvements. Level of Service Area: Unincorporated Martin County.

| | Travel time | Percent of time | Areas of Martin County |
|---|---|---|---|
| Advanced life support | 8 minutes | 90 | Urban |
| Advanced life support | 20 minutes | 90 | Rural |
| Basic life support | 6 minutes | 90 | Urban |
| Basic life support | 15 minutes | 90 | Rural |
| Fire response | 6 minutes | 90 | Urban |
| Fire response | 15 minutes | 90 | Rural |

The proposed future land use change will not diminish the level of service below capacity.

***2.5.1.7. Schools***

School facilities are calculated based on residential units.
CGMP Section 17.7.A.2.b.

*Policy:* Within 30 days after the School District Staff receives a completed public school impact form for amendments to the Comprehensive Plan future

land use map, rezonings, developments of regional impact, and master site plans which include residential units, the School District Staff shall provide the local government with a general capacity analysis which indicates the generalized capacity for all applicable school facilities. This analysis shall be used in the evaluation of the development proposals but shall not provide a guarantee of availability of services or facilities.

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

### 2.5.2. Non-Mandatory Facilities

#### *2.5.2.1. Libraries*

CGMP Policy 14.1A.3 provides for these levels of service for County Library facilities:

(a) County library buildings: 0.60 square feet per capita.

(b) County library collection: 2.0 volumes per weighted residents.

The 2018 Public Facilities Analysis, citing the 2018 Capital Improvement Plan analysis, reports a LOS surplus in Library buildings of 4,967 square feet by Fiscal Year 2027. The same analysis shows a current (FY18) deficit for the Library collections. Currently the Library has 1.78 volumes per capita which is expected to decline to 1.66 volumes per capita in FY 2027.

## 3. FIGURES/ATTACHMENTS

Figure 1, Location Map
Figure 2, Past Changes Map
Figure 3, Soil Map
Figure 4, Composite Wetlands Map
Figure 5, Utilities Map
Attachment 1, Memo from Utilities Department
Attachment 2, Memo from Public Works Department
Attachment 3, General School Capacity Analysis

MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

**TO:** Maria Jose, M.S.
Planner

**DATE:** May 1, 2019

**FROM:** Jim Christ
Planner

**SUBJECT:** Comprehensive Plan Amendment 2019-9 Reality Trust

After a review of the materials received on April, 2018 the Utilities and Solid Waste Department has the following comments:

**BACKGROUND:**

Description: The subject property is 9.54 acres, west of Dixie Highway. The property is located within the Primary Urban Services District and Martin County water and wastewater services are available.

Location: The parcel is located on SE Darling St, east of SE Willoughby Blvd, in Stuart.

Existing Future Land Use: Rural Density Residential

Proposed Future Land Use: Commercial Office/Residential

Existing Development: The subject property is undeveloped.

Utilities: Water and wastewater services for the project will be provided by Martin County Utilities.

Project Coordinator: Maria Jose, M.S., Planner

**Future Potential Development:**

Projected Utilities for the Existing Future Land Use:

There is a potential for approximately 4 houses on the 9.54 acres of Rural Density Residential Land Use designation.

Projected Utilities for the Proposed Future Land Use:

The proposed change Commercial Office/Residential Use is a more intense use as maximum of approximately 166225 sq. ft. of Commercial Office/Residential

development could be created. Adequate treatment plant capacity currently exists to service the proposed Comprehensive Plan Amendment.

**COMMENTS:**

**Utilities Comments:**

Potable Water Service is to be provided by the Consolidated Utility Water System Treatment Plants. The Service provider is Martin County. Adequate treatment plant capacity currently exists to service the proposed development. [ref. Code, LDR, s.5.32.D.3.a.(1) and (2) Code, LDR, Art.5, Div.2]

| Determination of available capacity: | |
|---|---|
| Permitted Capacity | 18.800 MGD |
| Maximum Day Flow (Past 12 months) | -12.504 MGD |
| Projects With Service Agreements | -.437MGD |
| Available Capacity | 5.859 MGD |

Sanitary sewer service is to be provided by the Martin County North Wastewater Treatment Plant. The service provider is Martin County. [ref. Code, LDR, s.5.32.D.3.b.(1) and (2) Code, LDR, Art.5, Div.2].

| Determination of available capacity: | |
|---|---|
| Permitted Capacity | 5.900 MGD |
| Contiguous Three Month Average Daily Flow | -3.038 MGD |
| Projects With Service Agreements | -0.297 MGD |
| Available Capacity | 2.565 MGD |

**Wellfield/Groundwater Protection Comments:**

If groundwater or surface water withdrawals are proposed for irrigation, the applicant will be required to submit a South Florida Water Use Permit and may be required to submit groundwater computer model.

JC/jc

# MARTIN COUNTY, FLORIDA
# INTER-OFFICE MEMORANDUM

www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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

**TO:** Maria Jose, M.S. **DATE:** August 2, 2019

**FROM:** Lisa A. Wichser, P.E., CFM

**SUBJECT:** Comprehensive Management Plan
Proposed Amendment 19-9: Realty Trust Parcels

Traffic Engineering staff has received the Traffic Analysis prepared by MacKenzie Engineering and Planning, Inc. dated August 2019 in support of the proposed amendment to the Future Land Use Map designation from Rural Density to Commercial/Office/Residential on two parcels approximately 9.54 acres located at the southeast corner of SE Willoughby Boulevard and SE Darling Street.

MacKenzie Engineering and Planning, Inc. demonstrated that the proposed Future Land Use Map designation of Commercial/Office/Residential, using the "worst case" scenario, would result in a net increase of 365 PM peak hour trips. Staff finds that SE Willoughby Boulevard is the recipient of a majority of the generated trips and has the available capacity to absorb the additional trips. However, SE Cove Road does not have the available capacity as a two-lane facility. The Martin Metropolitan Planning Organization has prioritized the widening of SE Cove Road between SW Kanner Highway (SR-76) and SE Federal Highway (SR-5/US-1) from two to four lanes.

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is sufficient roadway capacity planned in the adopted long-range capital facility plans of the Comprehensive Growth Management Plan [Martin County, Fla., CGMP Policy 14.1C.5.(2)(e) (2013)]. However, this evaluation shall not be used by the applicant, or their successors in title, in any way whatsoever as committing the County legally through the theory of equitable estoppel or any other legal theory, to approve any final development order for the project without a determination and reservation of roadway adequate capacity [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)].

Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

LL/LAW:ll

# Martin County School District

## General School Capacity Analysis

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

**Applicant/Project:** **Realty Trust Parcels**
**Project#:** **CPA, 19-9**

**Date:** **5/29/19**

**Applicant Request:** **A request for Preliminary Review and Comment**

**Student Generation Calculation:**

| | |
|---|---|
| Residential Units | **40** |
| Current Student Generation Rate | **.229** |
| **Elementary** | 4 |
| **Middle** | 2 |
| **High** | 3 |
| **Total Forecasted** | **9** |

**School Zone Enrollment & Permanent Capacity:**

| CSA | 2019-2020 (as of 10/12/18) Enrollment | 2022-2023 COFTE Projected Enrollment | 2022-2023 Perm. FISH Capacity |
|---|---|---|---|
| Stuart Zone – Elementary (Pinewood, JD Parker, Port Salerno) | 2213 | 1764 | 2328 |
| South Zone – Middle (Anderson Middle, Murray Middle) | 1784 | 1729 | 2251 |
| Stuart Zone – High School (Martin County) | 2183 | 2318 | 1838 |

Note: Current Enrollment reported from FOCUS, Projections through School District CIP Application

**Comments:**

This General School Capacity Analysis shall be used in the evaluation of a development proposal, but shall not provide a guarantee that the students from the above referenced project will be assigned to attend the particular school(s) listed. The analysis indicates that the elementary and middle schools currently are projected to have capacity, but the high school level is projected to exceed the permanent capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units. At that time mitigation to reach Level of Service (LOS) standards for the School District may need to be remedied.

Prepared by: **Kimberly Everman, Capital Projects Planning Specialist**
Phone: 772-223-3105, ext. 134
Email: evermak@martin.k12.fl.us

# Application Materials
# CPA 19-9 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@wcnlip.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.

_____ 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.

_____
*Notary public signature*

SHIRLEY LYDERS
Commission # FF 940385
Expires March 31, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

_____
*Printed name*

State of _____ at-large



Revised 8/10/2015

## 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.

NOTARY PUBLIC
My Commission Expires: 10/10/2025

(Notarial Seal)

Adrienne Passineau

ADRIENNE PASSINEAU
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 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)

ADRIENNE PASSINEAU
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 10, 2025

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 <u>not</u> 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

Karen Rae Hyche
President

Prestige title agency, inc.

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

# OWNERSHIP REPORT

SEARCH NO. P19-11427/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
Pgs 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: 55-38-41-000-064-00011-1

# 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 hairs 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 RCORDS 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.

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 L. 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

CARLINE L. LEMOINE
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 17, 2013

280694.1.0131017.39002

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 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

Karen Rae Hyche
President

Prestige title agency, inc.

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

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

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

Parcel I.D.# 553841000064000102

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

# 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.

*"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.

WITNESS
Printed Name Rebecca MacGregor

WITNESS
Printed Name Eric B. Brenman

RICHARD D. PONN, by 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.

Notary Public:
My commission expires:

IMELDA MONAGHAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 11, 2019

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OR BK 2913 PG 2278
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RECORDED 03/20/2017 09:05:30 AM
CAROLYN TIMMANN
MARTIN 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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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 back 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 nongeneral 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 (1) 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

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.

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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.

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

RICHARD D. PONN

Witness 1 Imelda Monaghan

Witness 2 Laura F. Keenan

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**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

DEBORAH R. HUSKINS
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 25, 2019

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# 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, | 20 Williams Street, Suite 130 Willesley Hills, MA 02481 | 100% |
| TRUSTEE | | |
| | | |
| | | |

(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

Signature

Sophia Wichro

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 20 19, by Adrienne Passineau, who is personally known to me or have produced DL as identification.

Signature

(Notary Seal)

Notary Public, State of MA

Print Name: Adrienne Passineau

My Commission Expires: 10/10/2025

ADRIENNE PASSINEAU
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 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

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# 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<br>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<br>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

Signature

Stephen N Wilcox

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 _____, who is personally known to me or have produced DL as identification.

Signature

Notary Public, State of MA

(Notary Seal)

Print Name: Adrienne Passineau

My Commission Expires: 10/10/2025

ADRIENNE PASSINEAU
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 10, 2025

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LEGAL DESCRIPTION

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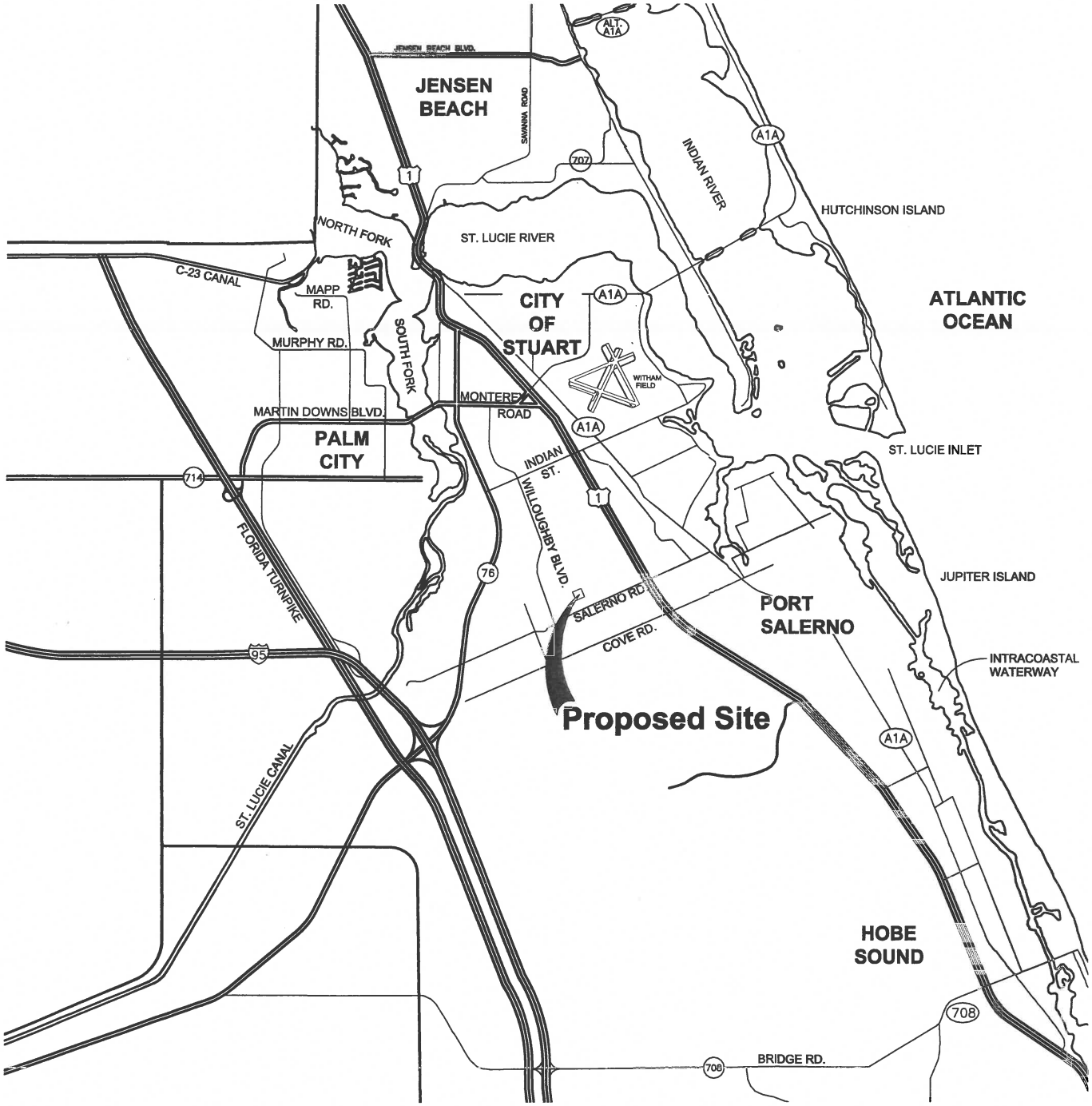
PARCEL I.D. NUMBERS:
55-38-41-000-064-00011-1
55-38-41-000-064-00010-2

# Location Map

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# Aerial Map

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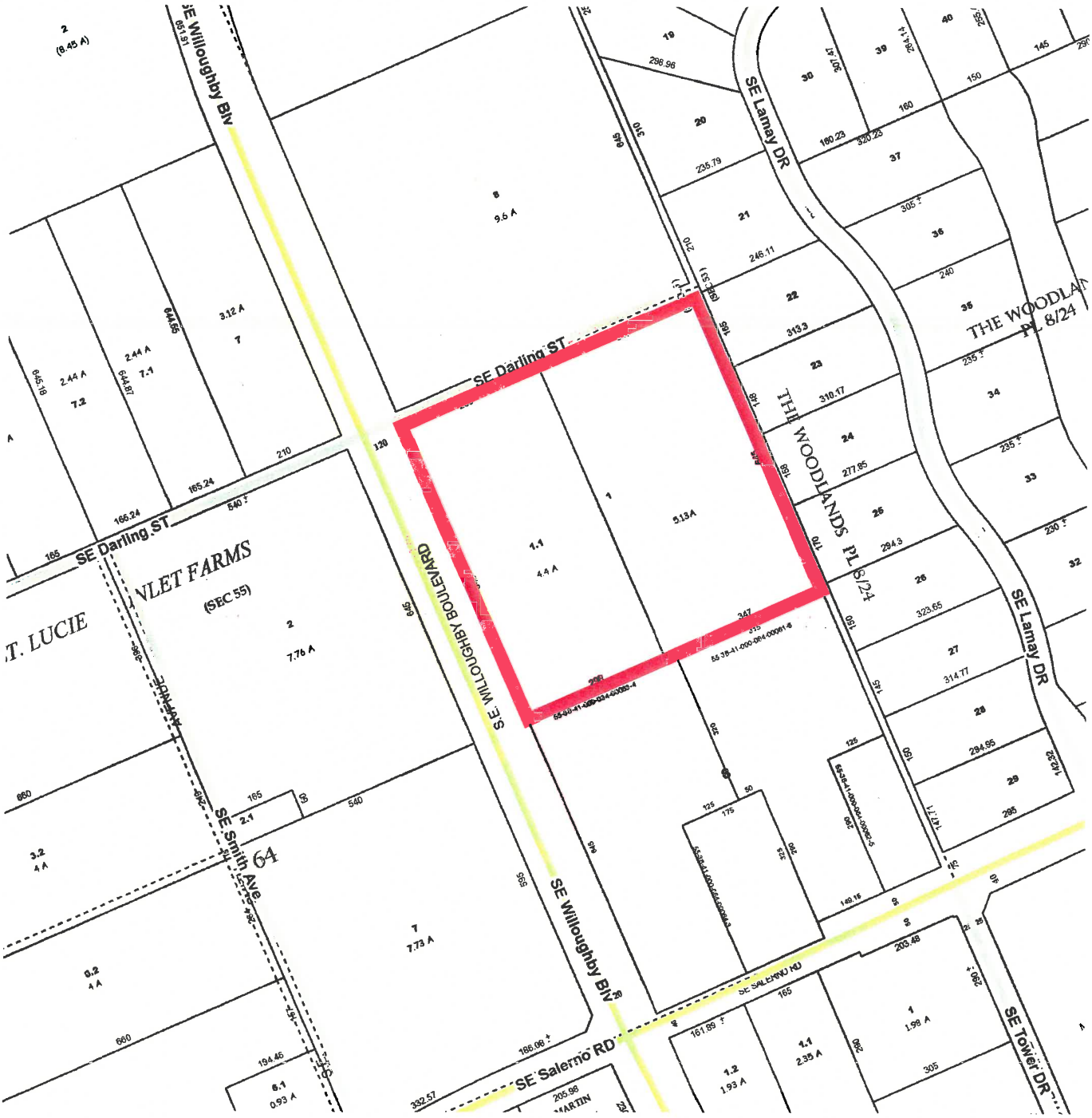
# Property Appraisers Assessment Map

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# Current Future Land Use Map

## Future Land Use Legend

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

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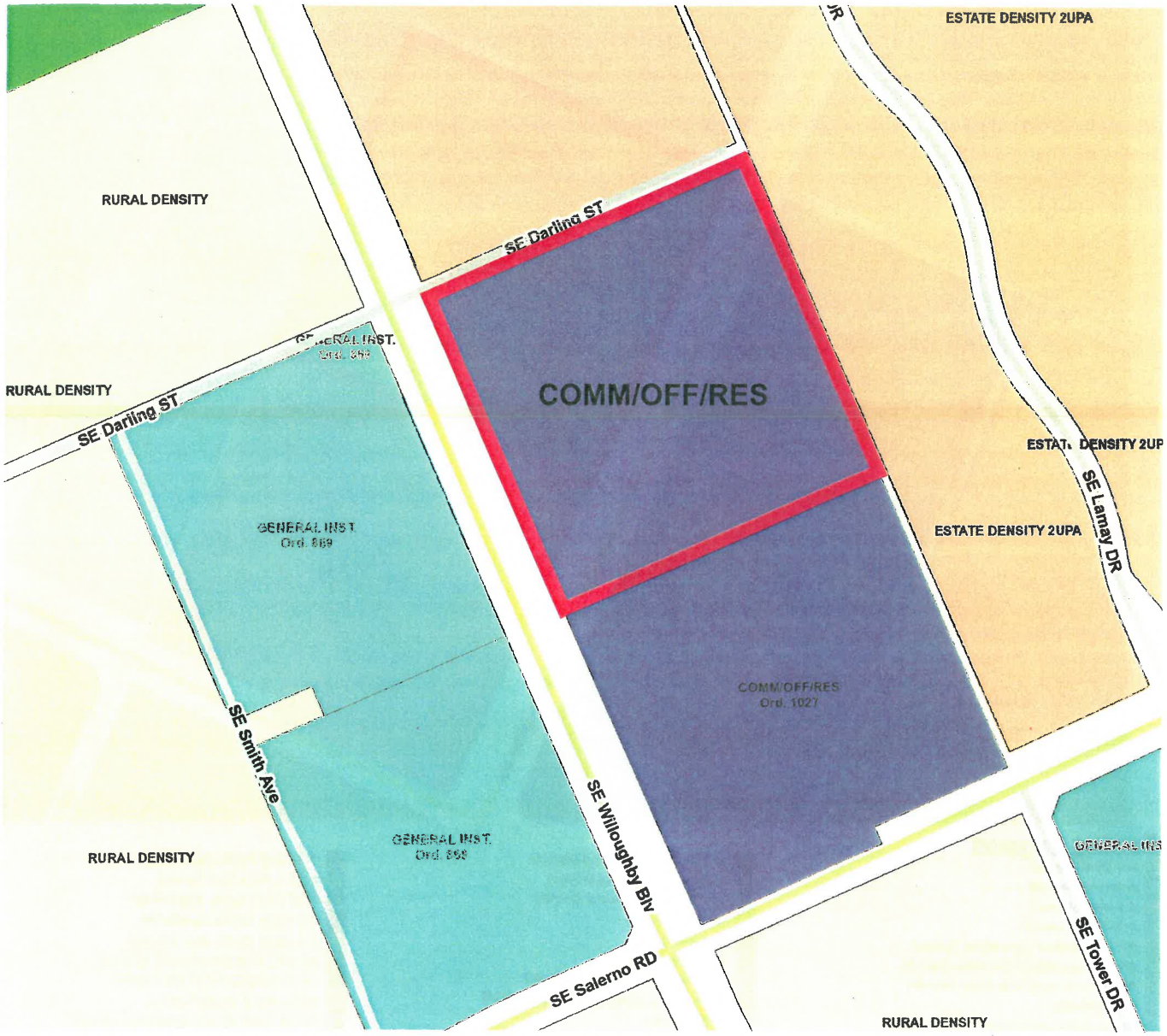
# Proposed Future Land Use Map




## Future Land Use Legend

- Rural Density -up to 0.5 UPA
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- Low Density -up to 5 UPA
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## Realty Trust Parcels

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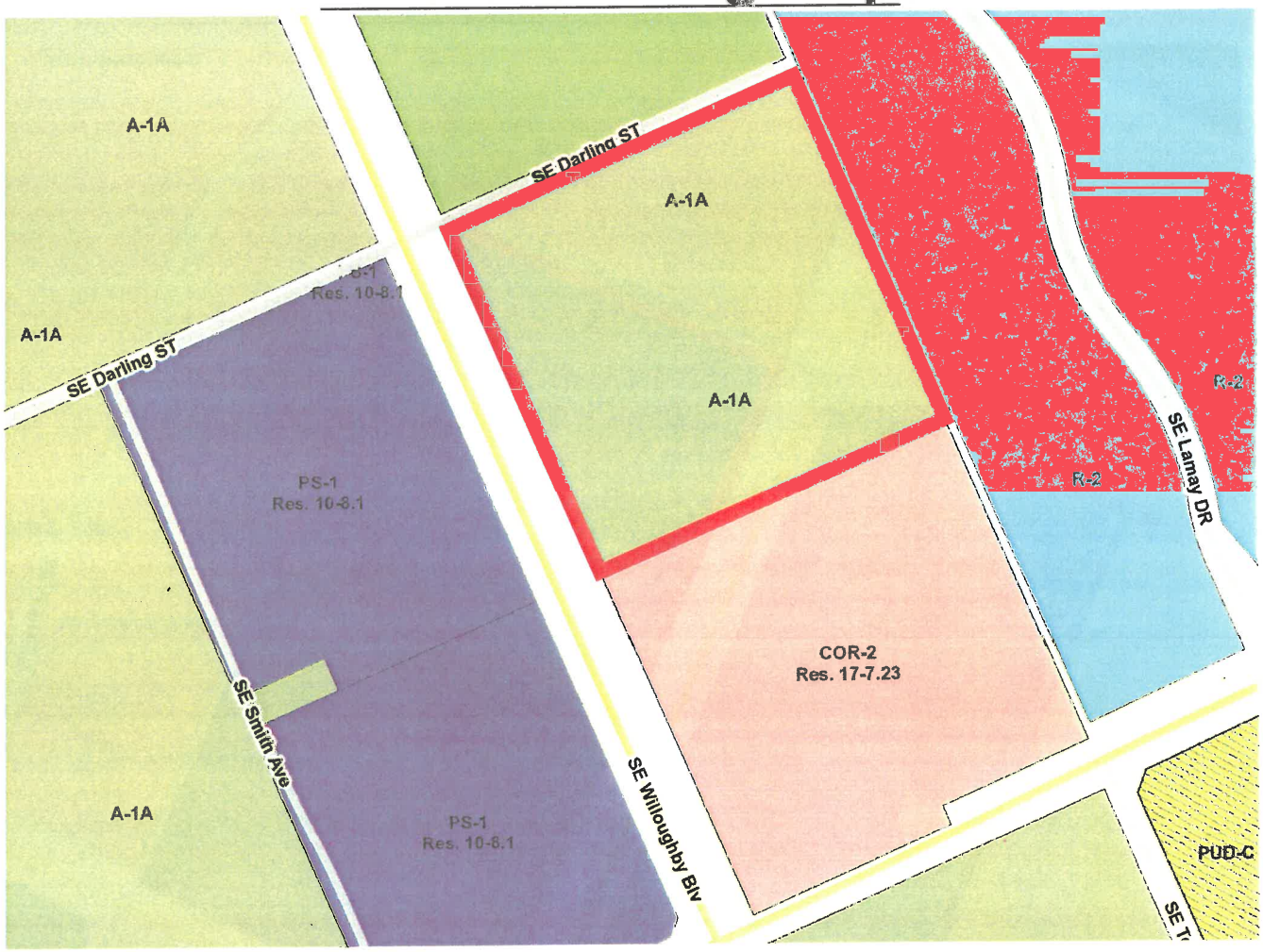
# Current Zoning Map




## Zoning Legend

- 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
- 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)
- 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)

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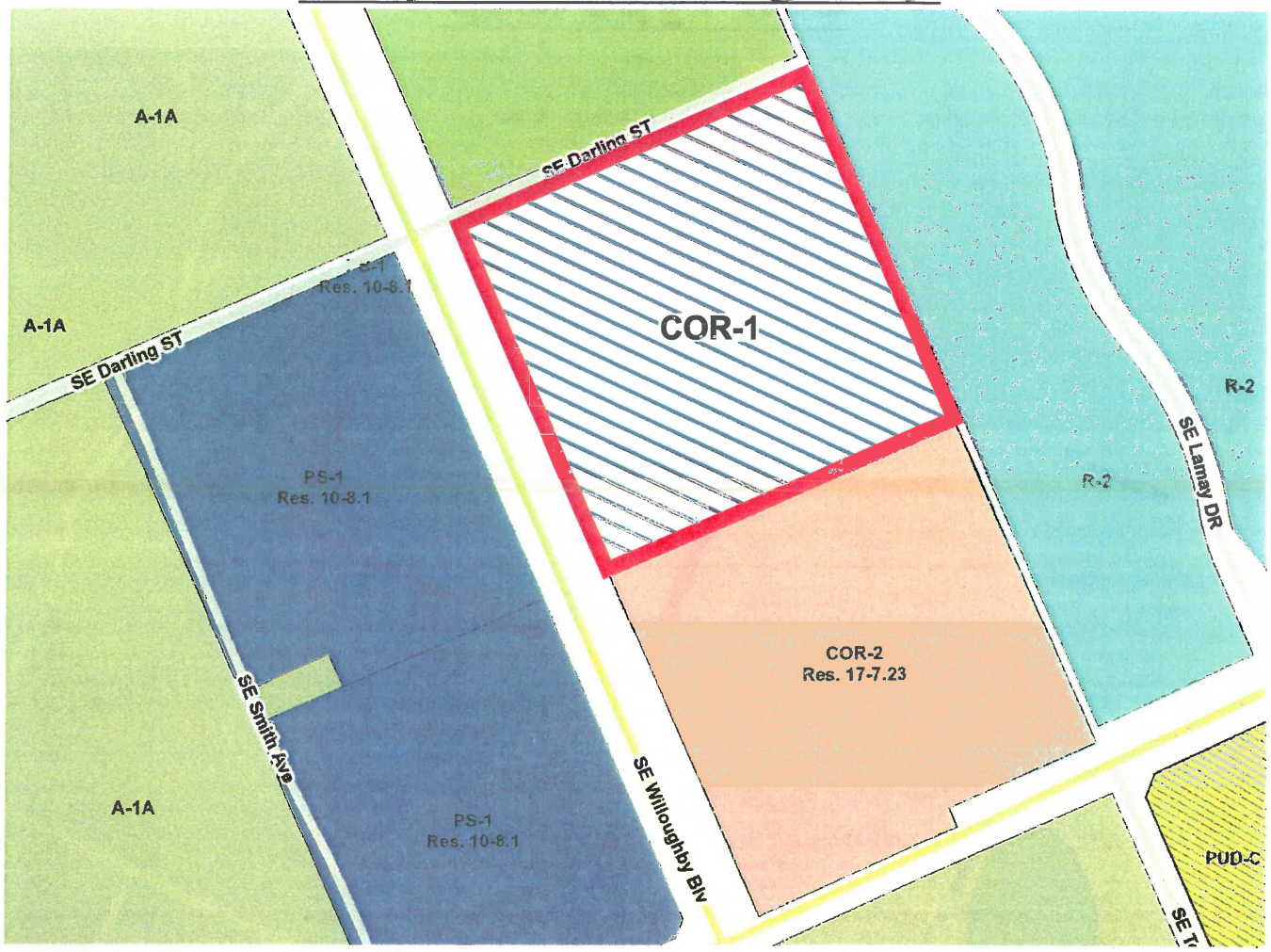
# Proposed Zoning Map

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# Realty Trust Parcels

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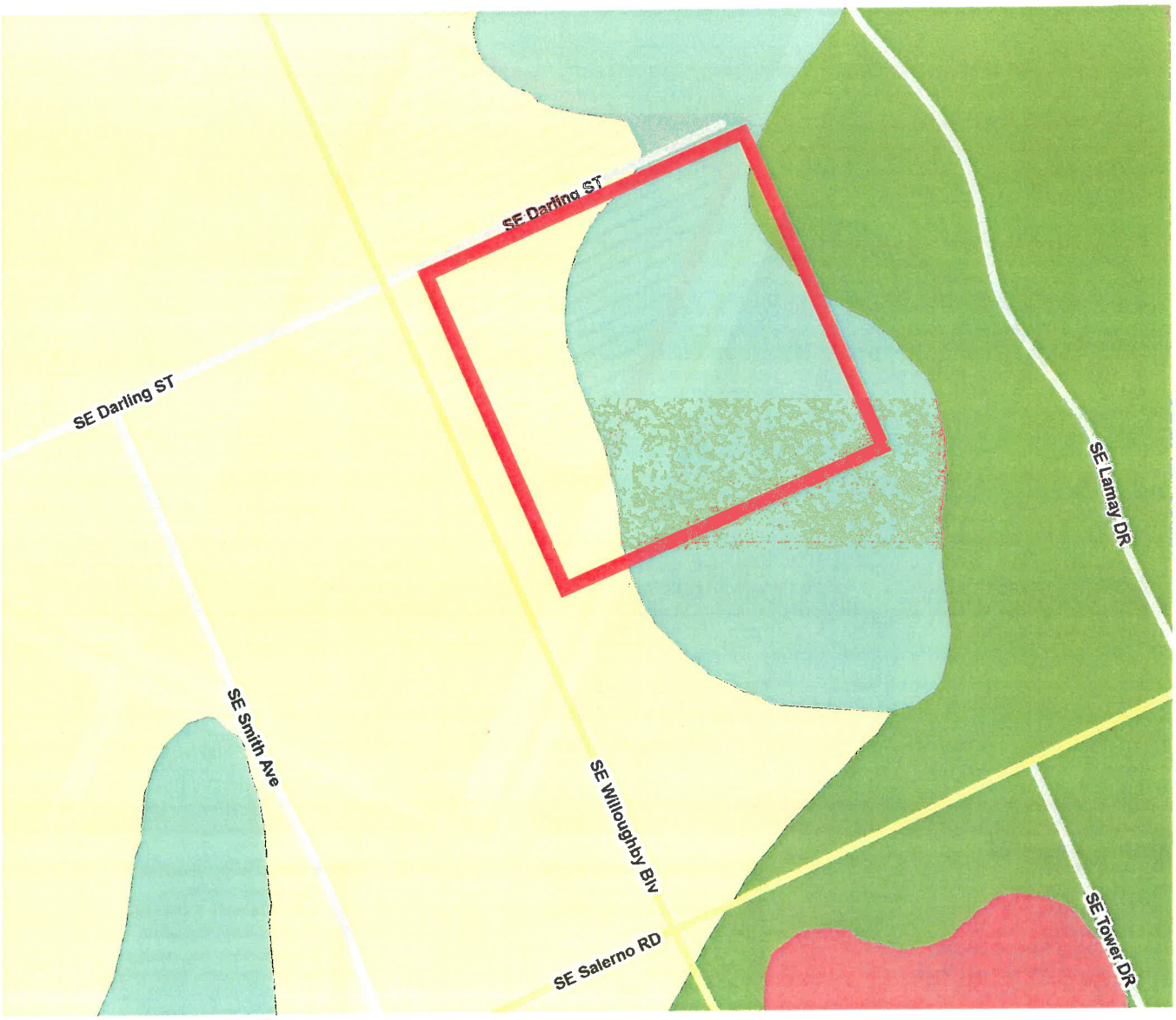
# Soil Type Map




## Soils Type Legend

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

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**Realty Trust Parcels**

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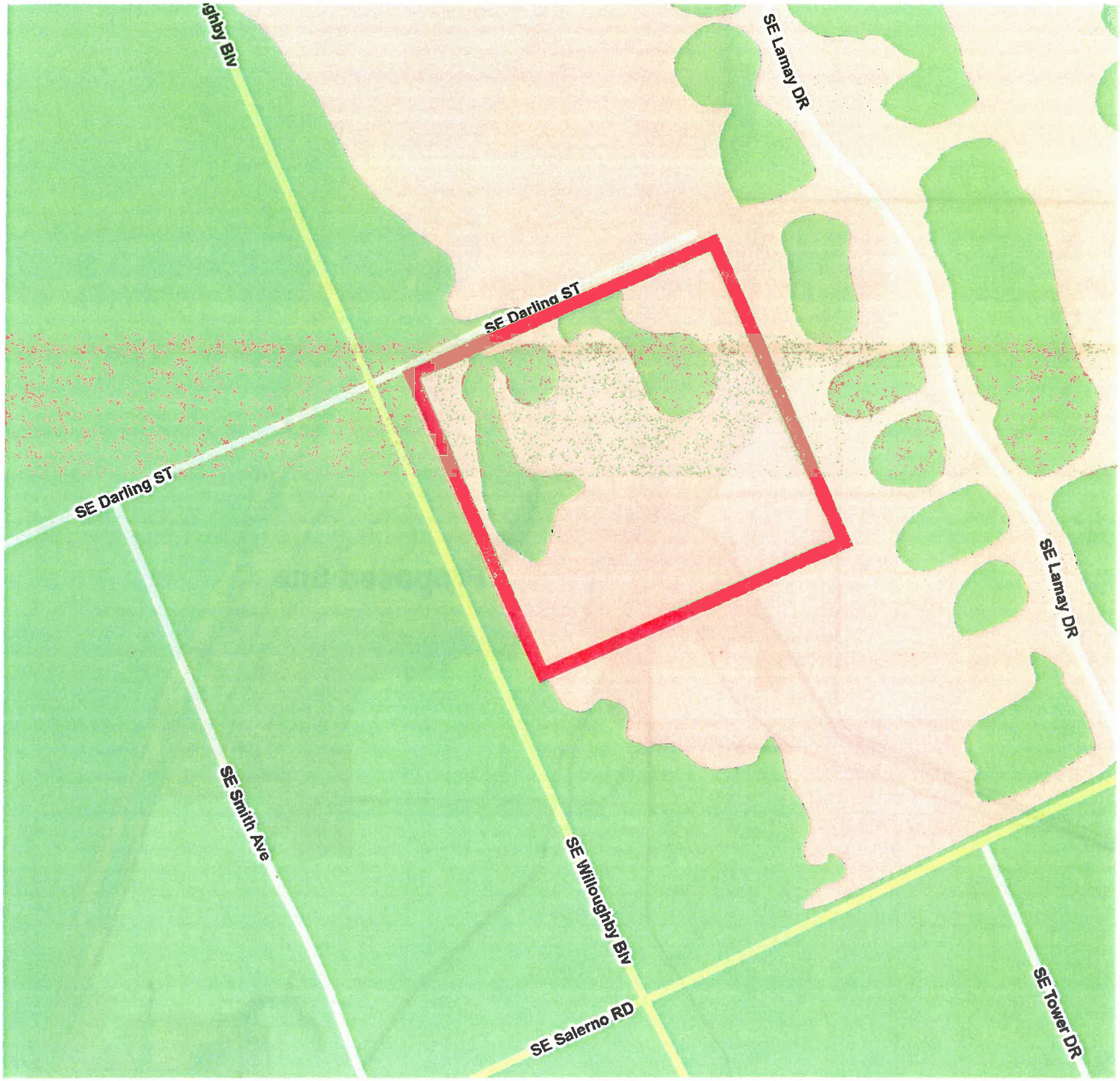
# FEMA Flood Map




**FEMA Flood Zones**

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

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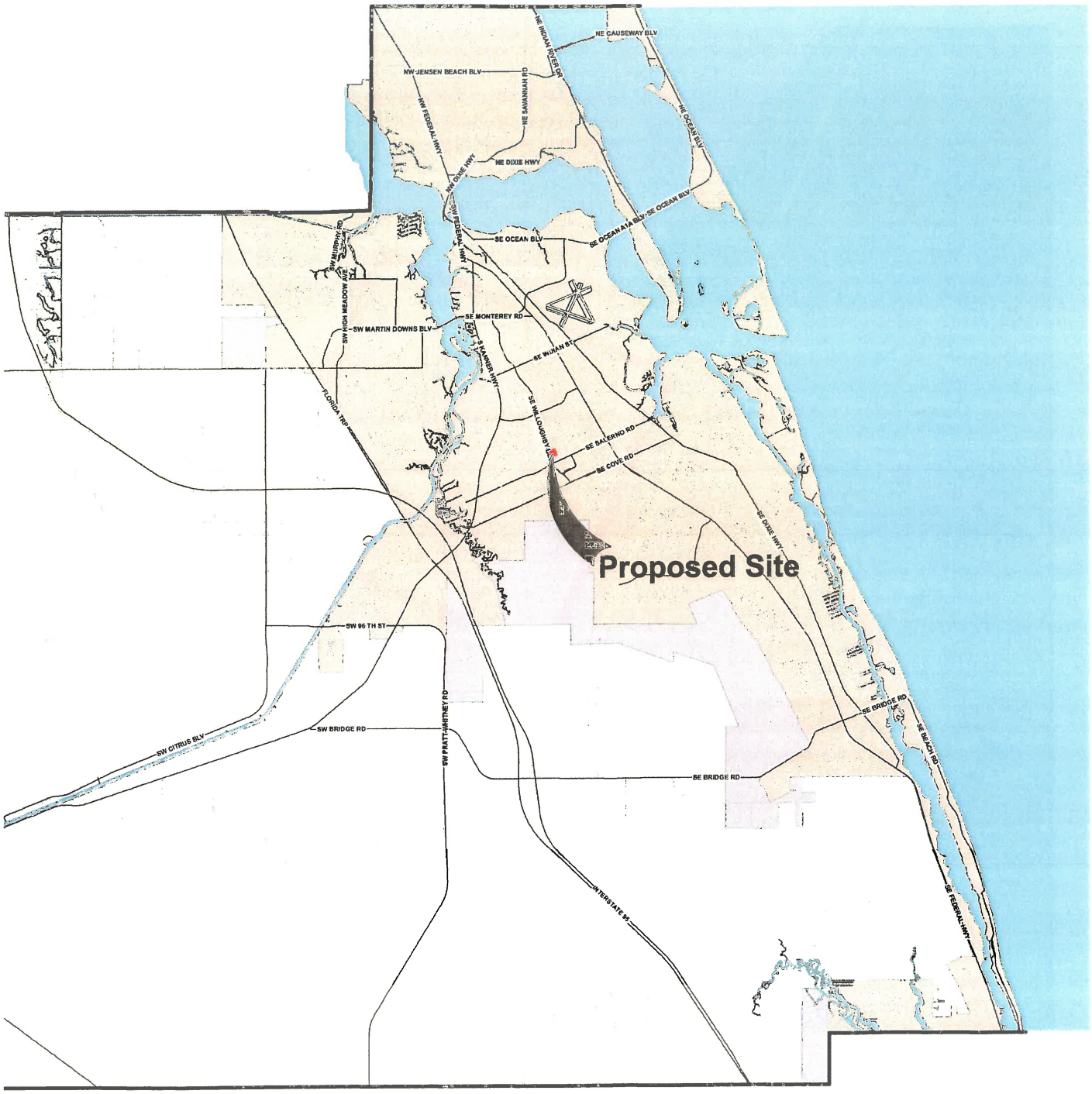
## Realty Trust Parcels

Martin County, Florida

# Urban Service District




**Legend**

- Major Roads
- Roads
- Primary Urban Service District
- Secondary Urban Service District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## Realty Trust Parcels

Martin County, Florida

Comprehensive Plan Amendment

**APPLICATION JUSTIFICATION**

**1.0 Comprehensive Growth Management Plan Future Land Use Amendment Criteria.** According to Section 1.11.C(2) of the Comprehensive Growth Management Plan (CGMP), staff can recommend approval of the requested change from Rural Density to Commercial Office Residential on the 9.5-acre subject property provided it is consistent with all other elements of the CGMP and at least one of the following four criteria has been demonstrated by the applicant to exist:

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

**1.1** *"(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or*

**1.2** *"(b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics;or…"*

The proposed request clearly meets these policy criteria.

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

The transition of this area from rural to urban development began in 1982 when the County adopted the Comprehensive Plan and included this area within the Primary Urban Service District. In the mid to late 1980's Martin Memorial South Hospital was constructed and Indian River State College opened the Chastain campus on Salerno Road. Over the past 30 years, the college and surrounding medical services, such as skilled nursing facilities, medical offices and physical rehabilitation services, have expanded significantly. In addition, regional water and wastewater services were expanded along with major drainage and roadway improvements including Salerno Road, Cove Road and Willoughby Boulevard. These uses and improvements have created a hub of life-science and education facilities, which have become one of the major employment centers in the County, and created the opportunity for urban "in-fill" development on the subject property.

Most recently, i.e. 2017, the County changed the future land use/zoning on the property to the south from Rural Density to Commercial Office Residential/COR-2 and changed the future land use/zoning on the property to the north (across Darling Street) from Rural Density to Estate Density/RE-1/2A.

## Comprehensive Plan Amendment

The growth in the area and investment in public infrastructure have clearly altered the character of the area such that the Rural Density land use policies do not apply to the subject property and the proposed request is now reasonable and consistent with area land use characteristics.

### TABLE 1: RELEVANT FUTURE LAND USE AMENDMENTS SINCE 1982

| CPA Number | Location | From | To |
|---|---|---|---|
| 82-4 | South of Salerno Road and east of Tower Drive, 40 acres (Martin Memorial Hospital) | Rural Density Residential | Institutional General |
| 91-1 | South of Salerno Road and west of Community Drive, 23.92 acres (Coastal Health Park PUD) | Institutional General | Commercial/ Office/Residential |
| 08-7 | West of Willoughby Blvd. and north of Cove Road, 35.9 acres (Willoughby Research Park) | Rural Density Residential | Commercial/ Office/Residential |
| 08-4 | East of Kanner Highway between Cove Road and Salerno Road, 47.14 acres (Wright Parcel) | Rural Density Residential | Estate Density Residential |
| 08-5 | North of Cove Road between Ault Ave. and Burnett Ave., 37.7 acres (Grusmark) | Rural Density Residential | Estate Density Residential |
| 07-1E | South of Salerno Road and west of Pepperwood Drive, 9.19 acres (Council on Aging) | Rural Density Residential | Institutional General |
| 04-15 | Text amendment to expand Primary Urban Service District south of Cove Road, 870 acres | N/A | N/A |
| 95-20 | South of Salerno Road and west of Ault Ave., 54 acres (Legacy Cove) | Rural Density Residential | Estate Density Residential |
| 95-21 | Southeast corner of Cove Road and Willoughby Blvd., 38.2 acres (Cove Road Land Trust) | Estate Density Residential | Limited Commercial and Commercial/ Office/ Residential |
| 95-22 | North of Cove Road and west of Ault Ave., 37.83 acres (Legacy Cove) | Rural Density Residential | Estate Density Residential |
| 95-23 | North of Cove Road and west of Ault Ave., 36.68 acres (Legacy Cove) | Rural Density Residential | Estate Density Residential |
| 17-2 | Northeast corner of Salerno Road and Willoughby Blvd., 9.4 ac.(VNA) | Rural Density Residential | Commercial Office Residential |

| | | | |
|---|---|---|---|
| 17-8 | North of Darling Street and East of Willoughby Blvd., 10 ac. (Fernlea) | Rural Density Residential | Estate Density Residential |

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

It could be argued that the existing Rural Density is an inappropriately assigned land use designation.

The subject property was originally designated Rural Density in 1982 because of the lack of growth and public infrastructure to support urban development and because, at that time, it was on the "fringe" of the Primary Urban Service District (PUSD).

In 2004, based on growth and the availability of public facilities and services, the County expanded the PUSD to include 870 acres of land south of Cove Road thereby moving the fringe far beyond the subject property. All lands surrounding the property are now used for, or have been designated for higher intensity use leaving the subject property as a Rural Density enclave in the "heart" of the PUSD.

As per Comprehensive Growth Management Plan (CGMP) Policy 4.13A.5(1), the Rural Density land use is intended for the fringe of the "Secondary" Urban Service District (SUSD) where public facilities and services cannot be provided cost-effectively. The subject property is literally miles from the SUSD in the heart of the Primary Urban Service District. The County, Martin Memorial Hospital, Indian River State College and private landowners have invested several million dollars over the past 30 years to improve public drainage facilities, expand surrounding roadways and extend water and wastewater treatment facilities to support urban development in this area.

Based on the property's location within the "heart" of the Primary Urban Service District and the availability of a full range of public facilities and services, the Rural Density land use category on the subject property no longer complies with Rural Density land use policies and is therefore inconsistent with the Comprehensive Growth Management Plan. For these reasons, the change in land use to Commercial Office Residential would make the property's future land use designation consistent with the Comprehensive Growth Management Plan land use policies and thereby, correct an "inappropriately assigned" land use designation.

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

This criterion is not applicable to the subject request. However, the proposed amendment clearly meets at least 2, if not 3 of the 4 criteria. Staff can recommend approval of the requested change provided at least <u>one</u> of the four criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

## 2.0 Physical Characteristics of the Site.

The 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, 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.

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

The following CGMP policies support the proposed land use amendment:

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

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

## Comprehensive Plan Amendment

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

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

*"Policy 4.9E.1. Forms of buffering between land uses. Buffering between incompatible land uses may take the form of:*

*(1) Physical barriers, such as berms, hedges or other landscape cover, walls or fences aesthetically designed for screening purposes; or indigenous densely vegetated open space;"*

*Policy 4.13A.8.*

*(1) Commercial Office/Residential development (COR). Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:*

*(a) Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building.*

*Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures.*

*The intensity of lot use, defined as floor area ratio (FAR), shall be governed by the parking standards of the Land Development Regulations. The maximum building coverage shall be 40 percent, and the minimum net lot size permitted in COR districts shall be 10,000 square feet. The minimum open space shall be 40 percent and the maximum building height shall be 30 feet. Multiple-family residential uses are encouraged to develop in areas designated for office development at densities compatible with criteria cited in Policy 4.13A.7.(5) for High Density Residential development. The Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material*

*and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments.*

*A bed and breakfast or other facilities for transient lodging, catering to seasonal residents, shall be permitted. Kitchen facilities shall be permitted to accommodate occupants visiting for periods exceeding the general motel trip duration of one to four nights. Approved transient lodging facilities existing as of the effective date of the CGMP shall be considered permitted in such an area.*

*Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.*

*Residential use shall be allowed in the COR future land use designation as part of a mixed-use project as allowed under Goal 4.3 in any of the seven CRAs designated in Policy 4.2B.4. Residential densities shall be as provided in Policy 4.3A.3.*

The subject property is located near a signalized intersection of two major roadways, in the heart of the Primary Urban Service District (PUSD) and all public facilities and services are currently available or planned to be available when development occurs.

The change to Commercial Office Residential future land use is consistent with the Comprehensive Growth Management Plan (CGMP) policies above and compatible with the pattern of growth that has occurred over the past 30 years since the CGMP future land use plan was originally adopted in 1982. The proposed request provides equitable treatment to the property owner consistent with the CGMP policies and furthers the CGMP policy directives to provide limited commercial uses near residential neighborhoods within the PUSD where all public facilities are available.

**2.3 Urban Sprawl.**

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

The existing Rural Density future land use promotes urban sprawl because it is an inefficient use of urban land and fails to provide a clear separation between urban and rural land uses. It is in direct conflict with policies intended to avoid urban sprawl and encourage in-fill development.

The proposed Commercial Office Residential future land use will provide neighborhood commercial services and uses and potential housing alternatives that will discourage the proliferation of urban sprawl. In fact, the subject parcel is an excellent example of urban "in-fill" property. The land use change is a remedy for urban sprawl because it is an economical use of existing infrastructure that preserves the urban boundary.

**2.4 Availability of Public Facilities And Services.**

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

The subject site is within the heart of the Primary Urban Service District and all mandatory public facilities and services are currently in place or planned to be available when development occurs. The following documents are included in the application to substantiate these findings:

Water and Sewer Availability Worksheet prepared by Lucido & Associates in coordination with the Martin County Utilities Department;
Traffic Study prepared by Shaun Mackenzie, P.E.; and
School Impact Worksheet prepared by Lucido & Associates.

**2.5 Justification Statement for Rezoning Application from A-1 to COR-1**

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.

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. |

*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:*

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030

169001
February 2019
Revised July 2019
© MacKenzie Engineering and Planning, Inc.
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).

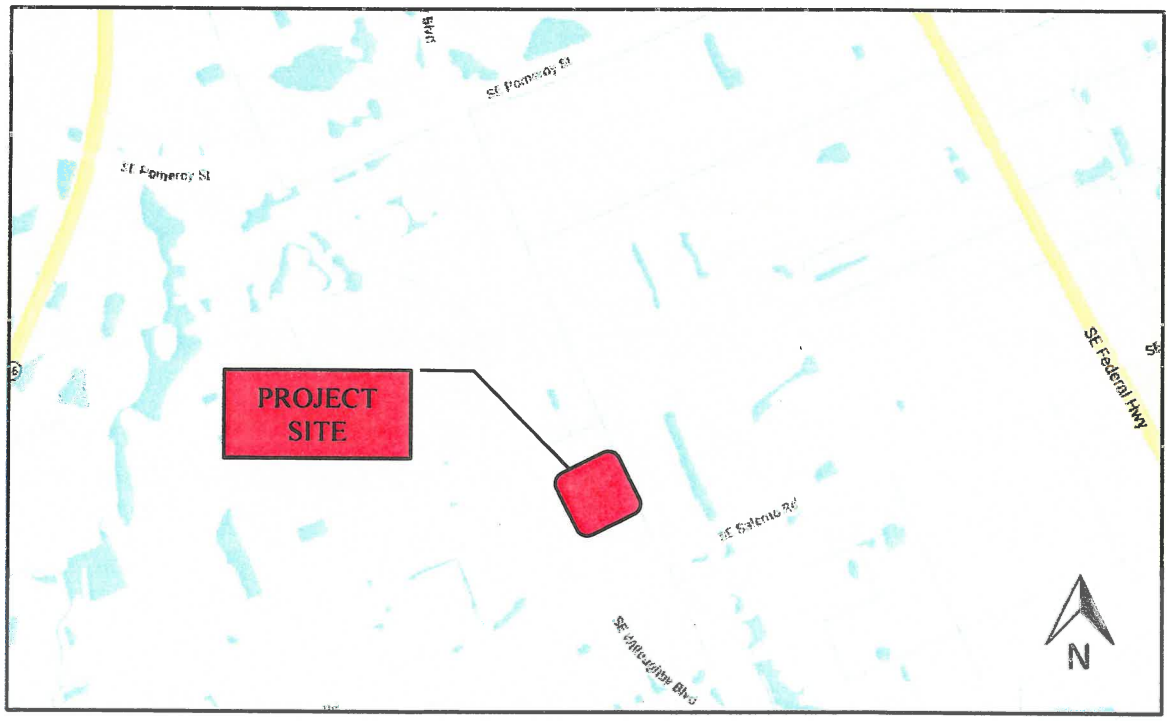
The amendment proposes to change the future land use from Rural Density to Commercial Office/ Residential (COR). The property details and proposed changes are shown below in Table 1. Figure 1 illustrates the general site location.

Table 1. Proposed Land Use Change

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

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).

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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 in/out | AM Peak Hour Rate | PM Peak Hour in/out | PM Peak Hour Equation |
|---|---|---|---|---|---|---|---|---|
| Single Family Detached | 210 | DU | Ln(T) = 0.92*Ln(X)+2.71 | 0% | 25/75 | T = 0.71 (X) + 4.8 | 63/37 | Ln(T) = 0.96 Ln(X)+0.2 |
| Medical Office | 720 | 1000 SF | T = 38.42(X) + - 87.62 | 10% | 78/22 | Ln(T) = 0.89 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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## *TRAFFIC DISTRIBUTION*

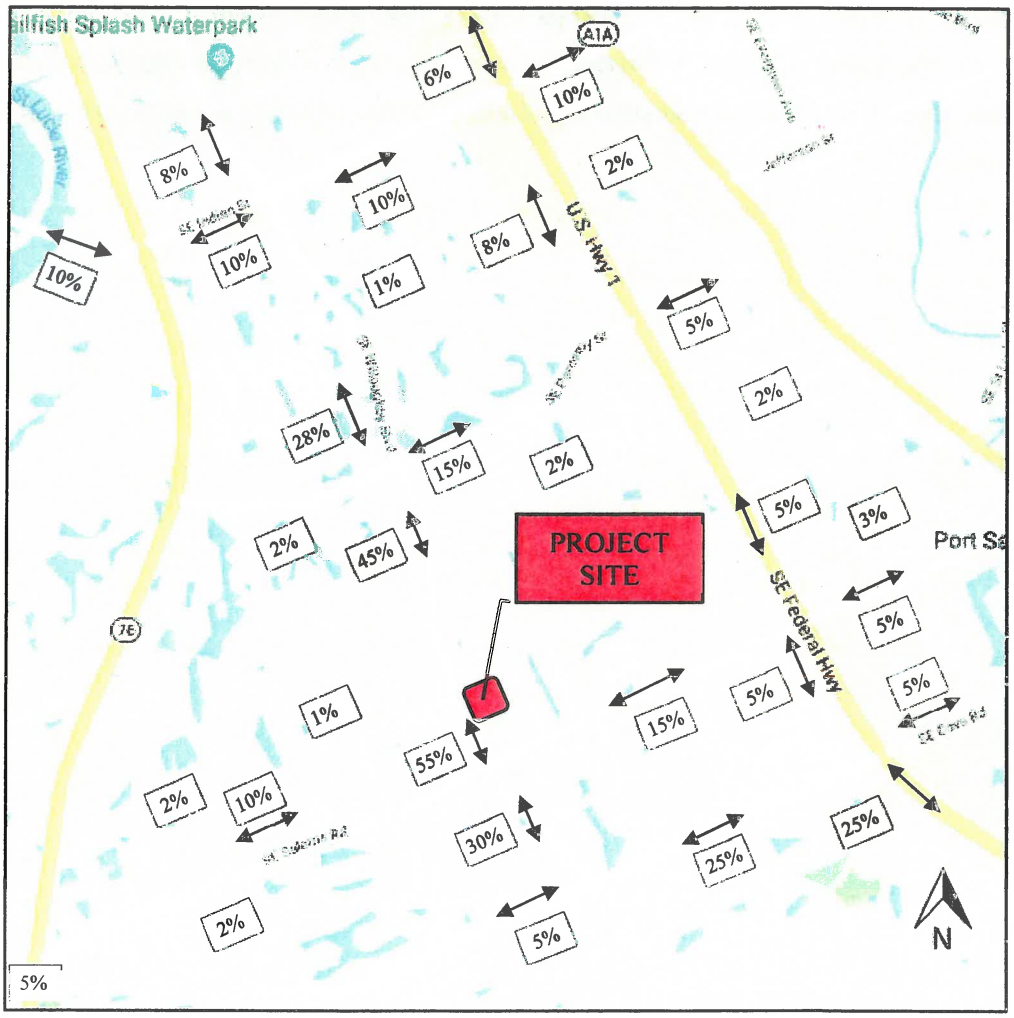
Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

| | | |
|---|---|---|
| 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 |
| SR-5 (US-1) | Seabranch Blvd | Cove Rd | 6 | 3,020 | 25% | 35 | 91 | 1.16% | 3.01% | Yes |
| | 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.

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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 | | 2040 Total Volume | Meets Service Volume |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | PM Peak Hour | | PM Peak Hour | | PM Peak Hour | | | |
| | | | | | | 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 |
| Pomeroy St | 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) | Seabranch 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 |
| Willoughby Blvd | Cove Rd | Salerno Rd | 2 | 880 | 5% | 7 | 18 | 233 | 296 | 240 | 314 | 314 | YES |
| | 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 | | 2040 Total Volume | Meets Service Volume |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | PM Peak Hour | | PM Peak Hour | | PM Peak Hour | | | |
| | | | | | | 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 |
| Pomeroy St | 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) | Seabranch 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 |
| Willoughby Blvd | Cove Rd | Salerno Rd | 2 | 880 | 5% | 7 | 18 | 233 | 296 | 240 | 314 | 314 | YES |
| | 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.

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# *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 Total | AM Peak Hour In | AM Peak Hour Out | PM Peak Hour Total | PM Peak Hour In | PM Peak Hour 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 in/out | AM Peak Hour Rate | PM Peak Hour in/out | PM Peak Hour Equation |
|---|---|---|---|---|---|---|---|---|
| Single Family Detached | 210 | DU | Ln(T) = 0.92*Ln(X)+2.71 | 0% | 25/75 | T = 0.71 (X) + 4.8 | 63/37 | Ln(T) = 0.96 Ln(X)+0.2 |
| Medical Office | 720 | 1000 SF | T = 38.42(X) + - 87.62 | 10% | 78/22 | Ln(T) = 0.89 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<br>WELLESLEY HILLS MA 02481 |
| **Sale Date** | 6/16/2006 |
| **Document Book/Page** | 2153 1359 |
| **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<br>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)

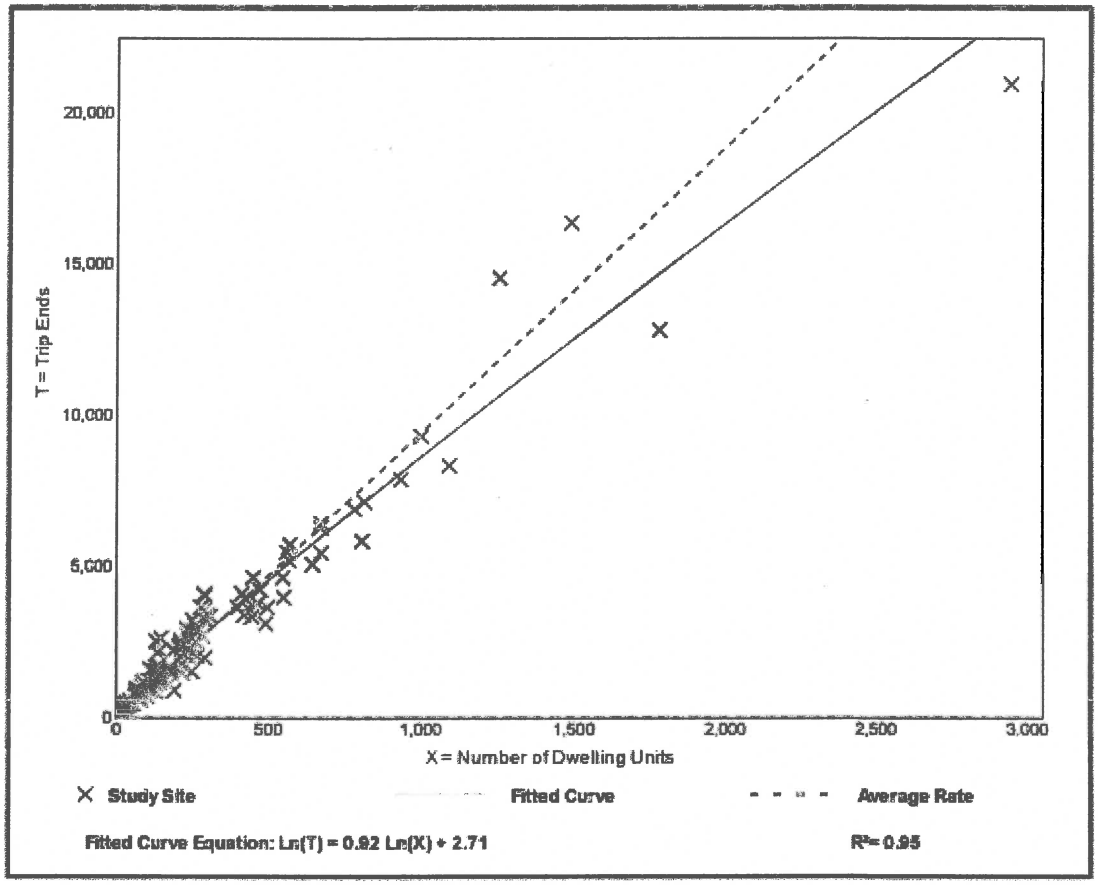
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**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



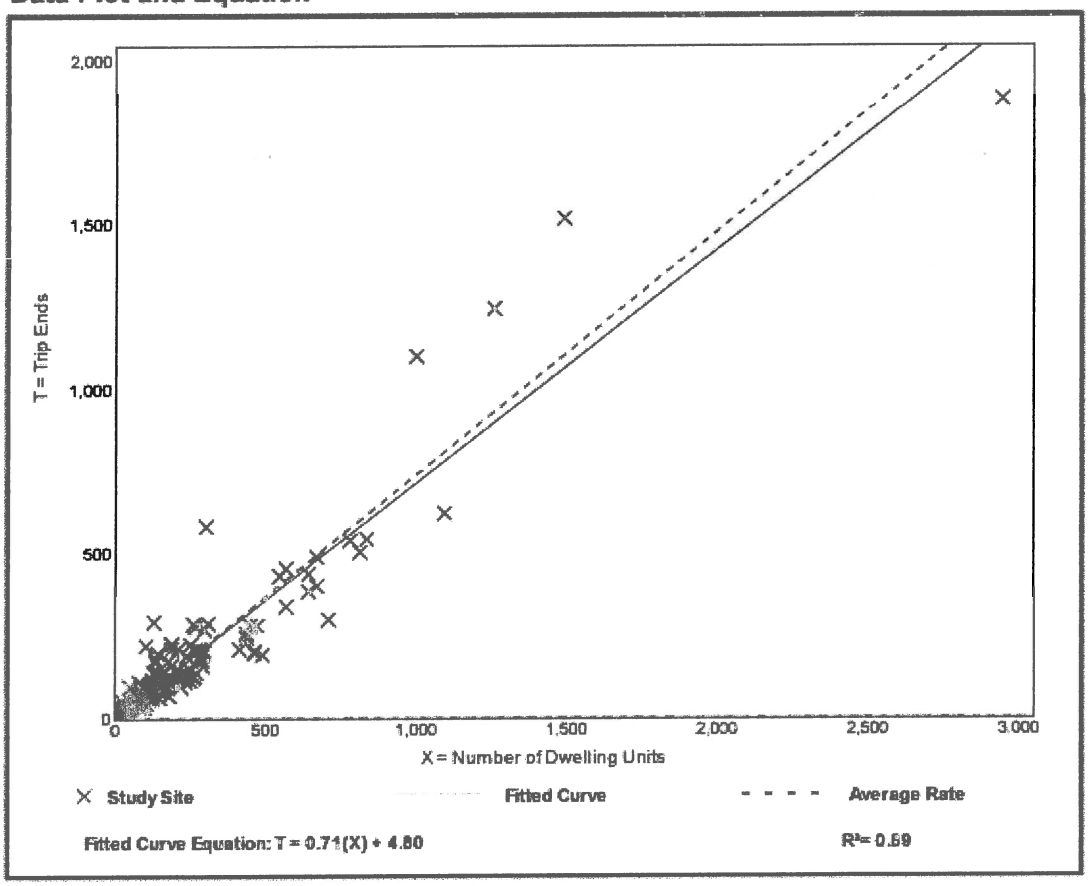
# Single-Family Detached Housing
(210)

**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



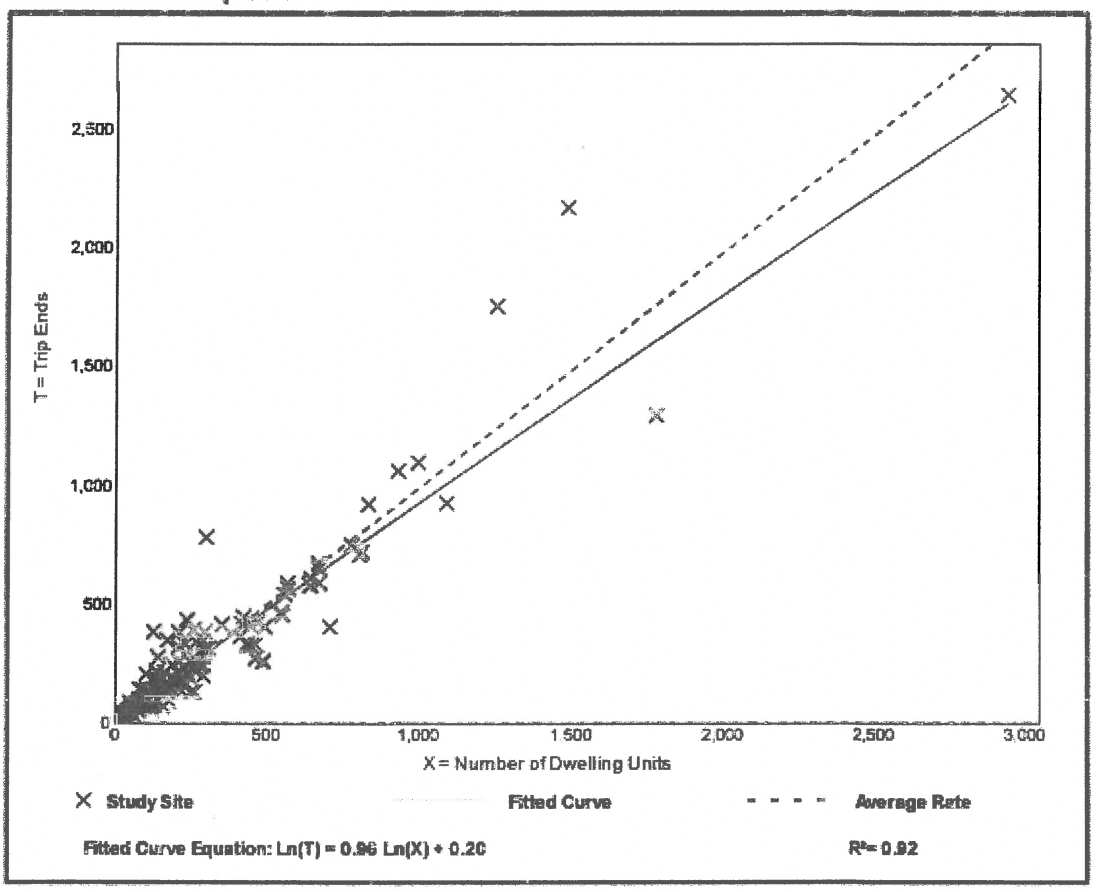
# Single-Family Detached Housing
(210)

| | |
|---|---|
| **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)

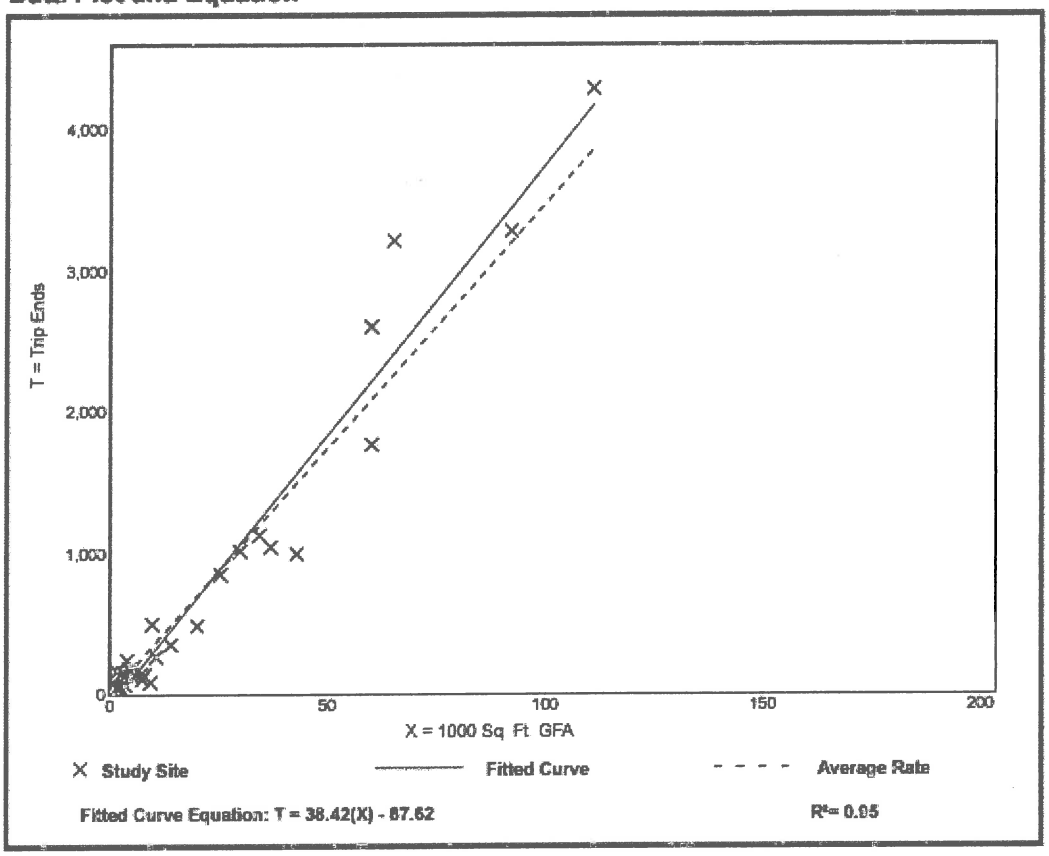
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**
**On a: Weekday**

**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



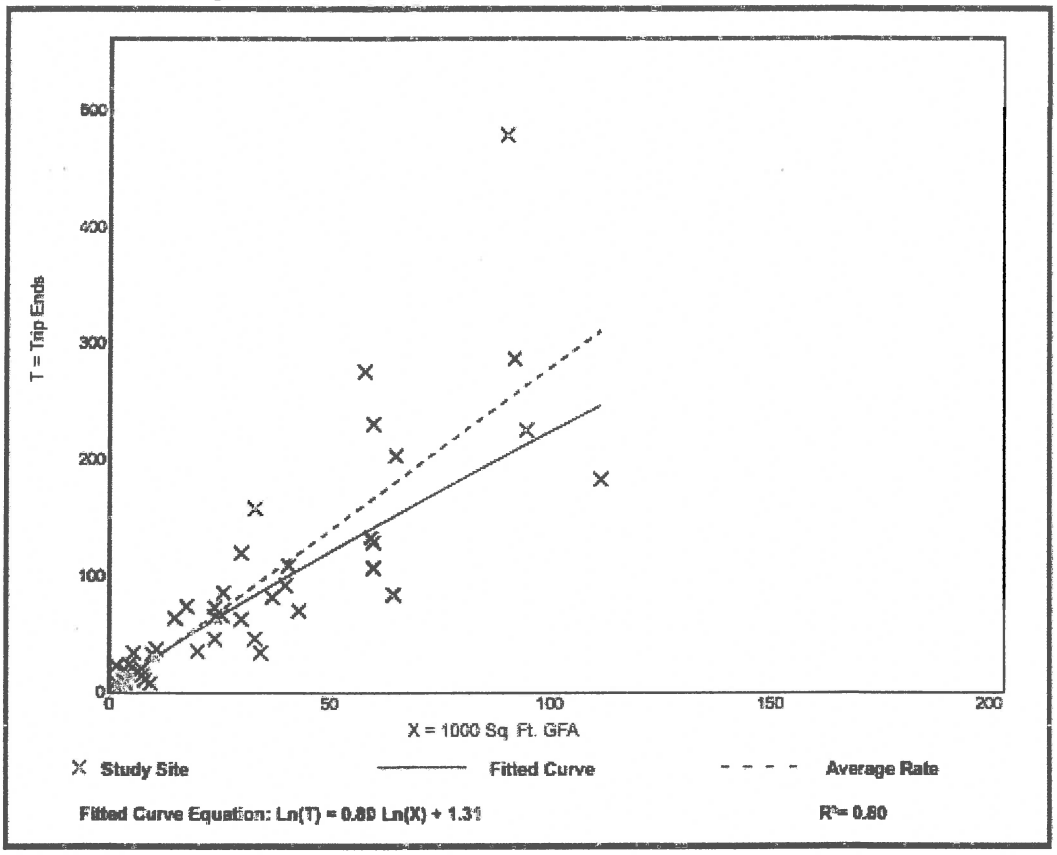
# Medical-Dental Office Building
## (720)

| | |
|---|---|
| **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



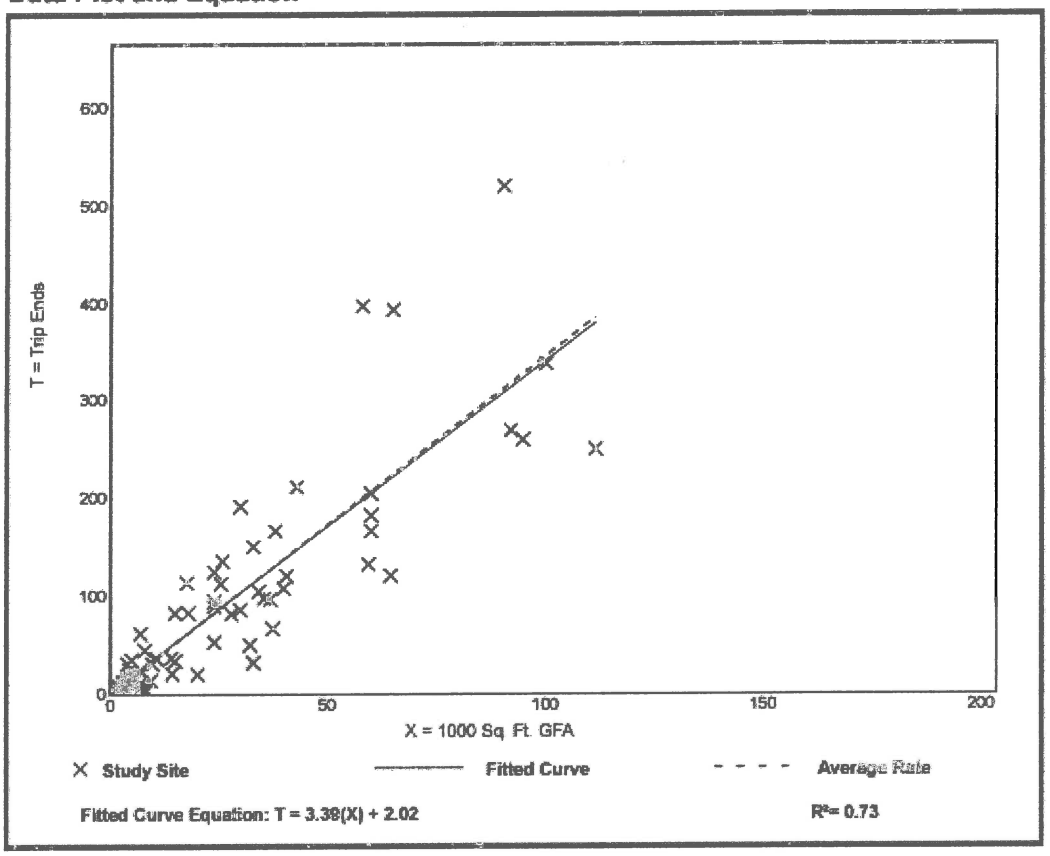
# Medical-Dental Office Building
## (720)

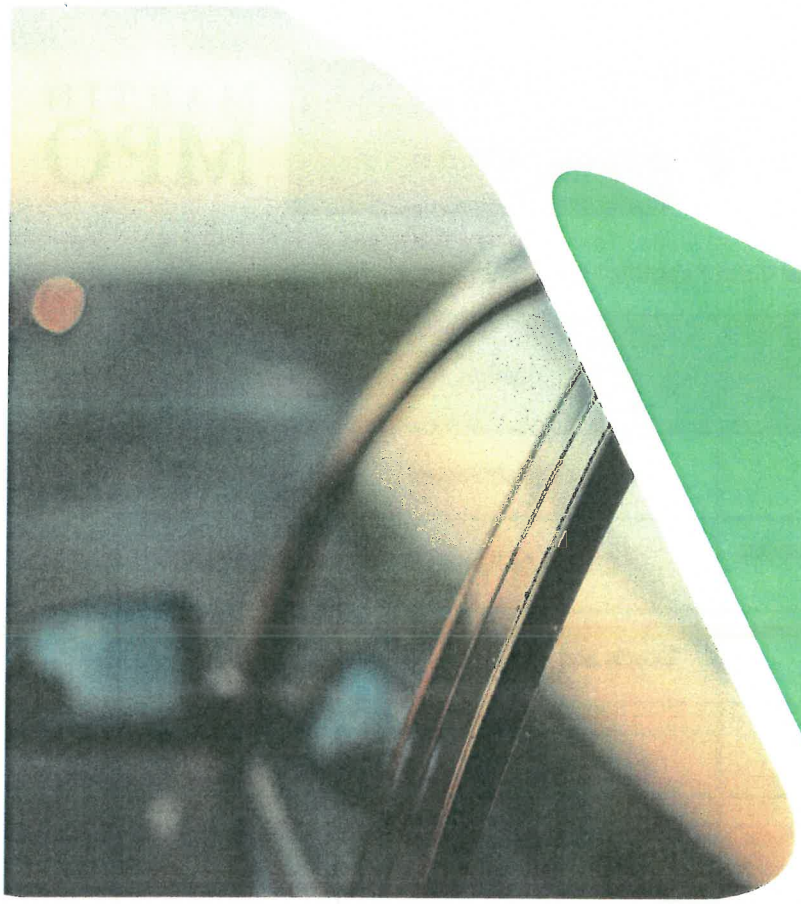
| | |
|---|---|
| **Vehicle Trip Ends vs:** | **1000 Sq. Ft. GFA** |
| **On a:** | **Weekday,** |
| | **Peak Hour of Adjacent Street Traffic,** |
| | **One Hour Between 4 and 6 p.m.** |
| **Setting/Location:** | **General Urban/Suburban** |
| Number of Studies: | 65 |
| 1000 Sq. Ft. GFA: | 28 |
| Directional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

The Firefly Group

Prepared for

MARTIN MPO

043096004.14

**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.

DRAFT

Florida Department of TRANSPORTATION

TREASURE COAST, FLORIDA DISTRICT 4 ROAD CONSTRUCTION PROJECTS



## 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:

**Walter H. Keller, Inc.**
Consulting Engineers and Planners
Coral Springs • Sewall's Point

**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 Length | % New | Adj % | VMT | New Rds (Ln Ft) |
|---|---|---|---|---|---|---|---|
| Residential: | | | | | | | |
| 800 FT² & 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 FT² | 1000 s.f. | 13.34 | 5.63 | 90% | 35% | 23.96 | 13.77 |
| Office 100,000 to 199,999 FT² | 1000 s.f. | 11.38 | 5.63 | 90% | 35% | 20.44 | 11.75 |
| Office 200,000 to 399,999 FT² | 1000 s.f. | 11.44 | 5.63 | 90% | 35% | 20.55 | 11.81 |
| Office 400,000 TO 599,999 FT² | 1000 s.f. | 11.10 | 5.63 | 90% | 35% | 19.94 | 11.46 |
| Office 600,000 TO 799,999 FT² | 1000 s.f. | 10.93 | 5.63 | 90% | 35% | 19.63 | 11.28 |
| Office 800,000 TO 999,999 FT² | 1000 s.f. | 10.83 | 5.63 | 90% | 35% | 19.45 | 11.18 |
| Office 1,000,000 Ft² 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 FT² | 1000 s.f. | 84.76 | 1.50 | 52% | 35% | 23.44 | 13.47 |
| Retail 50,000 to 99,999 FT² | 1000 s.f. | 67.92 | 2.50 | 52% | 35% | 31.30 | 17.99 |
| Retail 100,000 to 199,999 FT² | 1000 s.f. | 53.28 | 3.00 | 61% | 35% | 34.57 | 19.87 |
| Retail 200,000 to 399,999 FT² | 1000 s.f. | 41.80 | 4.00 | 74% | 35% | 43.86 | 25.21 |
| Retail 400,000 TO 599,999 FT² | 1000 s.f. | 36.27 | 5.73 | 77% | 35% | 56.73 | 32.60 |
| Retail 600,000 TO 799,999 FT² | 1000 s.f. | 32.80 | 6.87 | 79% | 35% | 63.11 | 36.27 |
| Retail 800,000 TO 999,999 FT² | 1000 s.f. | 30.33 | 8.00 | 80% | 35% | 68.81 | 39.55 |
| Retail 1,000,000 Ft² or Larger | 1000 s.f. | 28.06 | 8.00 | 81% | 35% | 64.46 | 37.05 |
| Gasoline/Service Station | Fuel Pstn | 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 Transporation 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 $K_{30}$ | 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 | 5,683 | 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).


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 |
|---|---|---|---|---|---|---|---|---|---|
| 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 | 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/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 |
|---|---|---|---|---|---|---|---|---|---|
| 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% |
| Seabranch 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 | Seabranch Blvd | 2000 | 24,010 | 0.08 | 0.61 | 1,128 | C | 1.2% |
| SR-5 (US-1) | Seabranch 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/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 |
|---|---|---|---|---|---|---|---|---|---|
| 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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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 2040 Roadway Level of Service Inventory Report



| Road Name | From | To | # Lane Each Direct | Class for los lookup (unclar. I, II, NS) | Div | E+C Lanesage (# Lane Each Direct) | Urban Transit Rural | Road attrib. for LOS lookup | Road Class | 2040 Road Class | Type | 2040 Type | Generalized Service Capacity | 2040 Generalized Service Capacity | 2006 AADT | 2007 AADT | 2008 AADT | 2009 AADT | 2010 AADT | 2011 AADT | 2012 AADT | 2013 AADT | Annual Historical Growth Rate (Linear Regression) | Model 2010 AADT | Model 2040 AADT | Model Growth Rate (30 Years) | Annual Model Growth Rate | Growth Rate | Projected 2040 Daily Volume | V/C |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Baker Rd | SR-5 | CR-723 | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 15600 | | 4,578 | 4,080 | 4,214 | 3,915 | 4,972 | 4,718 | 4,726 | 4,688 | 0.26% | 8,017 | 12,486 | 55.74% | 1.86% | 1.86% | 7040 | 0.45 |
| Berry Ave | Golden Bear Wy | CR-714 | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 2,623 | 2,699 | 2,620 | 3,100 | 2,748 | 3,032 | 2,944 | 2,963 | 0.20% | N/A | N/A | 0.00% | 0.00% | 0.20% | 3122 | 0.21 |
| Berry Ave | CR-714 | Sunset Tr | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 1,274 | 1,793 | 1,507 | 1,500 | 1,543 | 1,461 | 1,533 | 1,513 | 0.00% | 481 | 1,609 | 234.51% | 7.82% | 7.82% | 4706 | 0.32 |
| Britt Rd | Pine Lake Dr | SR-5 | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 4,986 | 4,962 | 4,787 | 4,498 | 5,043 | 4,799 | 4,943 | 4,828 | -0.07% | 2245 | 4650 | 107.13% | 3.57% | 3.57% | 9090 | 0.61 |
| Citrus Blvd. | CR-714 (Martin Hwy) | Port St. Lucie Blvd. | 1 | UN | U | | Transit | UN_U_Transit_1 | UN-1 | | Transitional 2-Ln Uninter /Undivided Flow | | 24400 | | | | | 3,443 | 3,410 | 3,548 | 3,412 | 3,401 | 0.00% | 5722 | 13575 | 137.24% | 4.57% | 4.57% | 7602 | 0.31 |
| Commerce Ave | Salerno Rd | Monroe St | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 6,251 | 6,335 | 6,338 | 5,771 | 6,003 | 5,891 | 5,795 | 5,877 | -0.14% | 9150 | 14074 | 53.81% | 1.79% | 1.79% | 8723 | 0.59 |
| Commerce Ave | Monroe St | Indian St | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 6,136 | 6,340 | 6,117 | 6,060 | 6,260 | 6,157 | 6,006 | 6,251 | 0.00% | 11749 | 14074 | 19.79% | 0.66% | 0.66% | 7364 | 0.50 |
| Country Club Dr | Palm Beach County | Island Way | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 2,638 | 2,695 | 2,446 | 4,372 | 2,763 | 2,495 | 2,469 | 2,540 | -0.12% | 1673 | 1926 | 15.12% | 0.50% | 0.50% | 2886 | 0.19 |
| Country Club Dr | Island Way | Little Club Dr | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 3,210 | 3,094 | 2,899 | 5,433 | 5,314 | 3,331 | 3,102 | 3,083 | 0.00% | 8792 | 10252 | 16.61% | 0.55% | 0.55% | 3544 | 0.24 |
| County Line Rd | Little Club Dr | SR-5 | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 2,896 | 2,753 | 2,641 | 4,765 | 4,658 | 2,691 | 2,623 | 2,580 | -0.11% | 14627 | 14330 | -2.03% | -0.07% | 0.50% | 2928 | 0.20 |
| County Line Rd | Savanna Rd | CR-707 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 710 | 733 | 686 | 607 | 638 | 580 | 614 | 611 | -0.26% | N/A | N/A | 0.00% | 0.00% | 0.50% | 693 | 0.04 |
| Cove Rd | SR-76 | Willoughby Blvd | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 12,855 | 12,429 | 11,985 | 12,453 | 12,422 | 12,664 | 12,811 | 13,051 | 0.06% | 14767 | 16815 | 35.38% | 1.18% | 1.18% | 17205 | 1.08 |
| Cove Rd | Willoughby Blvd | SR-5 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-2 | | 2-Ln Divided Non-State | | 16725 | | | | | 13,981 | 13,741 | 13,832 | 14,004 | 14,198 | 0.11% | 10513 | 13547 | 28.86% | 0.96% | 0.96% | 17886 | 1.07 |
| Cove Rd | SR-5 | CR-A1A | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 12,953 | 12,461 | 12,313 | 11,280 | 11,554 | 11,706 | 11,514 | 12,095 | -0.14% | 11154 | 13134 | 17.75% | 0.59% | 0.59% | 14027 | 0.88 |
| Cove Rd | CR-A1A | End | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 5,174 | 5,171 | 5,335 | 4,972 | 5,141 | 5,108 | 5,015 | 5,210 | -0.03% | 337 | 233 | -30.86% | -1.03% | 0.50% | 5913 | 0.37 |
| CR-609 (Allapattah Rd) | SR-710 | CR-714 | 1 | UN | U | | Rural | UN_U_Rural_1 | UN-1 | | Uninterrupted Rural Hwy: 2-Ln Undivided | | 14300 | | 1,706 | 1,125 | 1,177 | 1,179 | 1,295 | 1,324 | 1,387 | 1,499 | 0.14% | 2818 | 5944 | 110.93% | 3.70% | 3.70% | 2996 | 0.21 |
| CR-609 (Allapattah Rd) | CR-714 | St Lucie County | 1 | UN | U | | Rural | UN_U_Rural_1 | UN-1 | | Uninterrupted Rural Hwy: 2-Ln Undivided | | 14300 | | 1,344 | 1,516 | 1,426 | 1,491 | 1,510 | 1,481 | 1,366 | 1,391 | 0.13% | 1382 | 12812 | 827.06% | 27.57% | 27.57% | 11745 | 0.82 |
| CR-707 (Beach Rd) | Palm Beach County | CR-708 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 1,663 | 1,606 | 1,616 | 1,694 | 1,615 | 1,739 | 1,616 | 1,514 | -0.11% | 2128 | 2781 | 30.69% | 1.02% | 1.02% | 1932 | 0.12 |
| CR-707 (Dixie Hwy) | CR-723/CR-707 | CR-707 (Indian River Dr) | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 8,563 | 8,794 | 8,669 | 8,130 | 6,855 | 6,056 | 5,314 | 5,330 | -0.60% | 4966 | 7222 | 45.43% | 1.51% | 1.51% | 7509 | 0.47 |
| CR-707 (Indian River Dr) | CR-707 (Dixie Hwy) | CR-707A(Jensen Beach Blvd.) | 1 | UN | U | | Urban | UN_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 12,614 | 11,957 | 11,693 | 10,763 | 10,223 | 10,319 | 10,765 | 10,374 | -0.32% | 5038 | 7140 | 41.72% | 1.39% | 1.39% | 14270 | 0.90 |
| CR-707 (Indian River Dr) | CR-707A | SR-732 | 1 | UN | U | | Urban | UN_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 6,159 | 5,384 | 6,000 | 6,269 | 6,220 | 5,943 | 5,889 | 5,437 | -0.09% | 3896 | 5613 | 44.07% | 1.47% | 1.47% | 7594 | 0.48 |
| CR-707 (Indian River Dr) | SR-732 | St. Lucie County | 1 | UN | U | | Urban | UN_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 5,021 | 6,061 | 5,415 | 5,140 | 5,161 | 5,320 | 5,584 | 5,670 | 0.07% | 6938 | 10874 | 56.73% | 1.89% | 1.89% | 8565 | 0.54 |
| CR-707A (Jensen Beach Blvd) | CR-723 | Skyline Dr | 2 | II | D | | Urban | II_D_Urban_2 | 2-2D | | Class II: 4-Ln Divided | | 32400 | | 21,484 | 22,356 | 20,832 | 22,537 | 21,263 | 21,604 | 22,926 | 21,561 | 0.03% | 13295 | 16392 | 23.29% | 0.78% | 0.78% | 26081 | 0.80 |
| CR-707A (Jensen Beach Blvd) | Skyline Dr | Pineapple Way | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 20,750 | 20,679 | 19,369 | 18,743 | 20,562 | 19,605 | 21,620 | 20,384 | 0.03% | 13466 | 17564 | 30.43% | 1.01% | 1.01% | 25967 | 0.65 |
| CR-707A (Jensen Beach Blvd) | Pineapple Wy | CR-707 | 1 | UN | U | | Urban | UN_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 12,025 | 11,442 | 10,177 | 9,723 | 9,493 | 9,602 | 10,700 | 10,205 | -0.24% | 5096 | 7188 | 41.05% | 1.37% | 1.37% | 13975 | 0.88 |
| CR-708 (Bridge Rd) | SR-76 | CR-711 | 1 | UN | U | | Rural | UN_U_Rural_1 | UN-1 | | Uninterrupted Rural Hwy: 2-Ln Undivided | | 14300 | | 828 | 743 | 615 | 655 | 658 | 619 | 602 | 671 | -0.26% | 8539 | 12836 | 50.32% | 1.68% | 1.68% | 975 | 0.07 |
| CR-708 (Bridge Rd) | CR-711 | I-95 | 1 | UN | U | | Rural | UN_U_Rural_1 | UN-1 | | Uninterrupted Rural Hwy: 2-Ln Undivided | | 14300 | | 2,497 | 2,353 | 2,402 | 2,829 | 2,420 | 2,457 | 2,365 | 2,521 | 0.00% | 11854 | 19318 | 62.95% | 2.10% | 2.10% | 3949 | 0.28 |
| CR-708 (Bridge Rd) | I-95 | Powerline Ave | 1 | UN | U | | Transit | UN_U_Transit_1 | UN-1 | | Transitional 2-Ln Uninter /Undivided Flow | | 24400 | | 7,598 | 7,619 | 6,945 | 6,188 | 6,576 | 6,229 | 6,481 | 6,718 | -0.29% | 17169 | 20682 | 20.46% | 0.68% | 0.68% | 7955 | 0.33 |
| CR-708 (Bridge Rd) | Powerline Ave | SR-5 | 1 | NS | D | | Urban | NS_D_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 8,833 | 9,071 | 8,475 | 7,553 | 7,762 | 7,577 | 7,785 | 8,017 | -0.26% | 17235 | 20406 | 18.40% | 0.61% | 0.61% | 9345 | 0.59 |
| CR-708 (Bridge Rd) | SR-5 | CR-A1A | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 9,590 | 9,890 | 9,559 | 8,863 | 7,332 | 8,823 | 9,019 | 8,865 | -0.22% | 4499 | 6313 | 40.32% | 1.34% | 1.34% | 12082 | 0.76 |
| CR-708 (Bridge Rd) | CR-A1A | Gomez Ave | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 8,556 | 8,909 | 8,915 | 7,993 | 7,980 | 8,010 | 8,069 | 8,072 | -0.18% | 7011 | 9450 | 34.79% | 1.16% | 1.16% | 10599 | 0.67 |
| CR-708 (Bridge Rd) | Gomez Ave | CR-707 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 4,653 | 5,051 | 4,965 | 4,696 | 4,563 | 4,555 | 4,751 | 4,908 | -0.07% | 4558 | 6787 | 48.90% | 1.63% | 1.63% | 7068 | 0.44 |
| CR-711 (Pratt Whitney Rd) | Palm Beach County | CR-708 | 1 | UN | U | | Rural | UN_U_Rural_1 | UN-1 | | Uninterrupted Rural Hwy: 2-Ln Undivided | | 14300 | | 2,143 | 2,342 | 2,522 | 2,553 | 2,476 | 2,664 | 2,504 | 2,562 | 0.31% | 4096 | 6299 | 53.78% | 1.79% | 1.79% | 3802 | 0.27 |

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

## Martin County 2040 Roadway Level of Service Inventory Report



| Road Name | From | To | # Lane Each Direct | Class for los lookup (under, I, II, NS) | Div | E+C Lanemge (# Lane Each Direct) | Urban Transit Rural | Road attrib. for LOS lookup | Road Class | 2040 Road Class | Type | 2040 Type | Generalized Service Capacity | 2040 Generalized Service Capacity | 2006 AADT | 2007 AADT | 2008 AADT | 2009 AADT | 2010 AADT | 2011 AADT | 2012 AADT | 2013 AADT | Annual Historical Growth Rate (Linear Regression) | Model 2010 AADT | Model 2040 AADT | Model Growth Rate (30 Years) | Annual Model Growth Rate | Growth Rate | Projected 2040 Daily Volume | V/C |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fork Rd | Pine Lake Dr | SR-5 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 1,370 | 1,359 | 1,336 | 1,428 | 1,164 | 1,244 | 1,283 | 1,240 | -0.26% | N/A | N/A | 0.00% | 0.00% | 0.50% | 1407 | 0.09 |
| Fox Brown Rd | SR-710 | CR-714 | 1 | UN | U | | Rural | UN_U_Rural_1 | UN-1 | | Uninterrupted Rural Hwy 2-Ln Undivided | | 14300 | | 429 | 467 | 477 | 543 | 346 | 354 | 299 | 301 | -0.71% | 194 | 538 | 177.32% | 5.91% | 5.91% | 781 | 0.05 |
| Goldenrod Rd | Britt Rd | SR-732 | 2 | II | D | | Urban | II_D_Urban_2 | 2-2D | | Class II: 4-Ln Divided | | 32400 | | 4,317 | 5,320 | 4,473 | 4,989 | 5,650 | 4,978 | 4,888 | 5,127 | 0.19% | N/A | N/A | 0.00% | 0.00% | 0.50% | 5819 | 0.18 |
| Goldenrod Rd | SR-732 | SR-5 | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 7,115 | 7,390 | 6,487 | 6,676 | 6,101 | 6,633 | 6,534 | 6,459 | -0.20% | N/A | N/A | 0.00% | 0.00% | 0.50% | 7331 | 0.50 |
| Goldenrod Rd | SR-5 | Westmoreland Blvd | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 4,114 | 3,399 | 3,618 | 3,445 | 3,402 | 3,494 | 3,521 | 3,498 | -0.15% | N/A | N/A | 0.00% | 0.00% | 0.50% | 3970 | 0.27 |
| Gomez Ave | CR-708 | Crossrip St | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 4,311 | 4,052 | 3,870 | 3,893 | 3,739 | 3,719 | 3,481 | 3,473 | -0.34% | N/A | N/A | 0.00% | 0.00% | 0.50% | 3942 | 0.27 |
| Gomez Ave | Crossrip St | Osprey St | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 1,273 | 1,211 | 1,125 | 1,137 | 1,123 | 1,054 | 1,106 | 1,094 | -0.15% | N/A | N/A | 0.00% | 0.00% | 0.50% | 1242 | 0.08 |
| Green River Parkway | CR-707 | Baker Rd | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 15600 | | | | | | | 4,039 | 4,791 | 5,063 | 4.47% | 4682 | 5560 | 18.75% | 0.63% | 4.47% | 11174 | 0.72 |
| Green River Parkway | Baker Rd | SR-732 | 1 | I | U | | Urban | I_U_Urban_1 | 1-1U | | Class I: 2-Ln Undivided | | 17700 | | | | | | | 4,859 | 5,307 | 5,974 | 3.74% | 8670 | 12179 | 40.47% | 1.35% | 3.74% | 12007 | 0.68 |
| Green River Parkway | SR-732 | St. Lucie County | 1 | UN | U | | Urban | UN_U_Urban_1 | UN-1 | | 2-Ln Uninter /Undivided Flow | | 24200 | | 4,665 | 5,128 | 4,814 | 4,576 | 4,843 | 5,178 | 6,402 | 6,810 | 0.73% | 9149 | 12908 | 41.09% | 1.37% | 1.37% | 9328 | 0.39 |
| Horseshoe Point Rd | CR-A1A | Kubin Ave | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 6,118 | 5,952 | 5,891 | 5,690 | 5,561 | 5,715 | 5,575 | 5,689 | -0.12% | N/A | N/A | 0.00% | 0.00% | 0.50% | 6457 | 0.41 |
| Indian St | SR-76 | Willoughby Blvd | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 17,289 | 16,402 | 14,974 | 14,750 | 15,317 | 15,569 | **15,569** | **15,569** | -0.13% | 16659 | 37291 | 123.85% | 4.13% | 4.13% | **32923** | 0.83 |
| Indian St | Willoughby Blvd | SR-5 | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 21,975 | 21,042 | 18,974 | 19,172 | 19,174 | 19,746 | 18,983 | 18,886 | -0.21% | 15989 | 26440 | 65.36% | 2.18% | 2.18% | 29996 | 0.75 |
| Indian St | SR-5 | Commerce Ave | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 22,170 | 21,590 | 19,489 | 19,255 | 19,699 | 19,929 | 19,845 | 19,410 | -0.19% | 25470 | 28713 | 12.73% | 0.42% | 0.50% | 22030 | 0.55 |
| Indian St | Commerce Ave | CR-A1A | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 23,781 | 23,160 | 20,577 | 20,791 | 21,087 | 21,274 | 21,757 | 21,523 | -0.13% | 20138 | 23956 | 18.96% | 0.63% | 0.63% | 25196 | 0.63 |
| Indian St | CR-A1A | St Lucie Blvd | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 9,093 | 8,632 | 6,639 | 8,080 | 7,402 | 7,003 | 6,667 | 6,816 | -0.44% | 7718 | 8755 | 13.44% | 0.45% | 0.50% | 7738 | 0.49 |
| Indian River Dr | Palmer St | CR-707 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 6,983 | 7,789 | 6,653 | 6,316 | 6,872 | 6,571 | 6,319 | 6,602 | -0.20% | **5246** | **7292** | 39.00% | 1.30% | 1.30% | 8919 | 0.56 |
| Island Way | Palm Beach County | Jupiter Road | 1 | UN | U | | Transit | UN_U_Transit_1 | UN-1 | | Transitional 2-Ln Uninter /Undivided Flow | | 24400 | | 4,147 | 3,624 | 3,333 | 3,755 | 4,228 | 3,649 | 3,610 | 3,815 | -0.05% | N/A | N/A | 0.00% | 0.00% | 0.50% | 4330 | 0.18 |
| Island Way | Jupiter Road | Country Club Wy | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 4,610 | 4,452 | 4,113 | 5,402 | 4,772 | 4,299 | 4,339 | 4,433 | -0.08% | N/A | N/A | 0.00% | 0.00% | 0.50% | 5031 | 0.32 |
| Jack James Rd | SR-76 | Blue Water Wy | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 3,068 | 2,548 | 2,477 | 2,122 | 2,234 | 2,440 | 2,394 | 2,487 | -0.27% | N/A | N/A | 0.00% | 0.00% | 0.50% | 2823 | 0.19 |
| Jefferson St | CR-A1A | St Lucie Blvd | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 981 | 977 | 911 | 886 | 855 | 865 | 868 | 842 | -0.36% | 9131 | 10447 | 14.41% | 0.48% | 0.50% | 956 | 0.06 |
| Lares Avenue | CR-708 | CR-A1A | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 3,534 | 3,850 | 2,856 | 2,806 | 2,789 | 2,827 | 2,842 | 2,975 | -0.41% | N/A | N/A | 0.00% | 0.00% | 0.50% | 3377 | 0.21 |
| Little Club Wy | Country Club Dr | Wooden Bridge Wy | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 2,547 | 2,364 | 2,212 | 4,434 | 4,218 | 2,233 | 2,233 | 2,158 | -0.12% | N/A | N/A | 0.00% | 0.00% | 0.50% | 2449 | 0.15 |
| Locks Rd | Canal St | SR-76 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 5,673 | 3,675 | 3,511 | 3,768 | 3,590 | 3,413 | 3,432 | 3,490 | -0.58% | N/A | N/A | 0.00% | 0.00% | 0.50% | 3961 | 0.25 |
| MacArthur Blvd | Sailfish Point | SR-A1A | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 5,826 | 5,913 | 4,750 | 4,856 | 4,916 | 5,395 | 5,171 | 5,221 | -0.16% | 5853 | 6980 | 19.26% | 0.64% | 0.64% | 6126 | 0.38 |
| Mapp Rd | South End | CR-714 | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 5,588 | 5,458 | 5,218 | 5,414 | 5,159 | 5,771 | 5,661 | 5,306 | 0.03% | 10068 | 13897 | 38.03% | 1.27% | 1.27% | 7122 | 0.48 |
| Mapp Rd | CR-714 | SR-714 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 14,152 | 13,299 | 12,804 | 13,149 | 12,925 | 13,737 | 13,510 | 13,302 | -0.04% | 10362 | 12417 | 19.83% | 0.66% | 0.66% | 15676 | 0.98 |
| Mapp Rd | SR-714 | Matheson Ave | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 5,523 | 3,811 | 5,114 | 5,148 | 4,969 | 4,846 | 4,954 | 4,993 | 0.07% | 6994 | 8359 | 19.52% | 0.65% | 0.65% | 5870 | 0.40 |
| Mapp Rd | Matheson Ave | North End | 1 | NS | U | | Urban | NS_U_Urban_1 | 1-1U | | Class I: 2-Ln Undivided | | 17700 | | 7,674 | 7,667 | 7,539 | 7,537 | 7,425 | 7,379 | 7,284 | 7,107 | -0.12% | 5893 | 7528 | 27.74% | 0.92% | 0.92% | 8882 | 0.50 |
| Market Place | SR-5 | Commerce Ave | 1 | II | D | | Urban | II_D_Urban_1 | 2-1D | | Class II: 2-Ln Divided | | 15540 | | 2,520 | 2,957 | 3,351 | 3,248 | 3,404 | 3,253 | 3,199 | 4,154 | 0.73% | N/A | N/A | 0.00% | 0.00% | 0.73% | 4970 | 0.32 |
| Matheson Ave | SR-714 | Mapp Rd | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 6,491 | 9,666 | 6,283 | 5,976 | 6,212 | 6,119 | 5,864 | 5,630 | -0.49% | 5470 | 8827 | 61.37% | 2.05% | 2.05% | 8740 | 0.59 |
| Monroe St | SR-5 | Commerce Ave | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 2,327 | 2,113 | 1,898 | 1,830 | 1,843 | 1,817 | 1,769 | 1,694 | -0.41% | N/A | N/A | 0.00% | 0.00% | 0.50% | **1923** | 0.13 |
| Murphy Rd | Mapp Rd | High Meadow Ave | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 5,798 | 5,062 | 5,559 | 6,912 | 5,277 | 5,453 | 5,535 | 5,714 | 0.00% | 9438 | 12016 | 27.32% | 0.91% | 0.91% | 7119 | 0.48 |

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

## Martin County 2040 Roadway Level of Service Inventory Report



| Road Name | From | To | # Lane Each Direct | Class for los lookup (unifer, I, II, NS) | Div | E+C Lanesage (# Lane Each Direct) | Urban Transit Rural | Road attrib for LOS lookup | Road Class | 2040 Road Class | Type | 2040 Type | Generalized Service Capacity | 2040 Generalized Service Capacity | 2006 AADT | 2007 AADT | 2008 AADT | 2009 AADT | 2010 AADT | 2011 AADT | 2012 AADT | 2013 AADT | Annual Historical Growth Rate (Linear Regression) | Model 2010 AADT | Model 2040 AADT | Model Growth Rate (30 Years) | Annual Model Growth Rate | Growth Rate | Projected 2040 Daily Volume | V/C |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Murphy Rd | High Meadow Ave | St Lucie County | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 12,898 | 12,034 | 10,069 | 8,016 | 7,315 | 7,398 | 7,454 | 7,797 | -0.84% | 13320 | 18081 | 35.74% | 1.19% | 1.19% | 10305 | 0.65 |
| Ocean Blvd | Flagler Ave | Palm Beach Rd | 1 | II | D | | Urban | II_D_Urban_1 | 2-1D | | Class II: 2-Ln Divided | | 176600 | | 12,380 | 11,442 | 8,293 | 9,094 | 10,052 | 9,875 | 9,335 | 9,830 | -0.31% | 14437 | 16819 | 16.50% | 0.55% | 0.55% | 11290 | 0.06 |
| Ocean Blvd | Palm Beach Rd | SR-714 | 2 | NS | D | | Urban | NS_D_Urban_2 | NS-2D | | 4-Ln Divided Non-State | | 30420 | | 13,761 | 13,454 | 10,554 | 11,675 | 12,613 | 12,210 | 12,623 | 12,166 | -0.11% | 10107 | 13714 | 35.69% | 1.19% | 1.19% | 16074 | 0.53 |
| Osprey St | SR-5 | CR-A1A | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 5,329 | 4,912 | 4,703 | 4,682 | 4,844 | 4,661 | 4,418 | 4,597 | -0.21% | 6784 | 7990 | 17.78% | 0.59% | 0.59% | 5332 | 0.36 |
| Osprey St | CR-A1A | Gomez Ave | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 2,109 | 1,963 | 1,844 | 1,921 | 1,995 | 1,848 | 1,966 | 1,882 | -0.09% | 4283 | 5363 | 25.22% | 0.84% | 0.84% | 2309 | 0.16 |
| Palm Beach Rd | SR-714 | Ocean Blvd | 1 | NS | D | | Urban | NS_D_Urban_1 | NS-1D | | 2-Ln Divided Non-State | | 14740 | | 8,527 | 8,655 | 8,071 | 7,870 | 7,765 | 7,798 | 8,181 | 8,626 | -0.04% | 9891 | 11054 | 11.76% | 0.39% | 0.50% | 9791 | 0.66 |
| Palm City Rd | SR-714 | SR-5 | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 15600 | | 7,610 | 7,635 | 6,907 | 6,934 | 6,896 | 6,848 | 6,808 | 6,574 | -0.24% | 12496 | 14685 | 17.52% | 0.58% | 0.58% | 7610 | 0.49 |
| Palmer St | CR-707 | Indian River Dr | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 3,033 | 2,971 | 2,763 | 2,714 | 2,739 | 2,762 | 2,612 | 2,684 | -0.24% | 6135 | 8779 | 43.10% | 1.44% | 1.44% | 3725 | 0.25 |
| Pine Lake Dr | Fork Rd | Britt Rd | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 1,963 | 2,139 | 1,827 | 1,951 | 1,823 | 1,715 | 1,816 | 1,779 | -0.27% | N/A | N/A | 0.00% | 0.00% | 0.50% | 2019 | 0.13 |
| Pineapple Wy | CR-707A(Jensen Beach Blvd.) | SR-732 | 1 | II | U | | Urban | II_U_Urban_1 | 2-1U | | Class II: 2-Ln Undivided | | 14800 | | 11,989 | 10,875 | 9,720 | 9,763 | 10,366 | 10,342 | 10,050 | 10,664 | -0.15% | N/A | N/A | 0.00% | 0.00% | 0.50% | 12104 | 0.82 |
| Pomeroy St | SR-76 | Willoughby Blvd | 1 | II | D | | Urban | II_D_Urban_1 | 2-1D | | Class II: 2-Ln Divided | | 15540 | | 3,943 | 4,782 | 6,038 | 6,872 | 7,283 | 7,138 | 7,632 | 8,061 | 1.55% | 6878 | 16532 | 140.36% | 4.68% | 4.68% | 18244 | 1.17 |
| Pomeroy St | Willoughby Blvd | SR-5 | 1 | II | D | | Urban | II_D_Urban_1 | 2-1D | | Class II: 2-Ln Divided | | 15540 | | 4,323 | 4,639 | 5,724 | 6,284 | 6,301 | 6,793 | 6,528 | 7,324 | 1.09% | 7752 | 15577 | 100.94% | 3.36% | 3.36% | 13978 | 0.90 |
| North River Shores St | Spruce Ridge Dr | SR-5 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 1,998 | 1,909 | 1,893 | 2,058 | 2,073 | 2,034 | 2,039 | 2,150 | 0.19% | N/A | N/A | 0.00% | 0.00% | 0.50% | 2440 | 0.15 |
| Salerno Rd | SR-76 | Willoughby Blvd | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 8,476 | 8,440 | 7,334 | 6,790 | 7,199 | 6,866 | 7,337 | 6,967 | -0.31% | 6033 | 8699 | 44.19% | 1.47% | 1.47% | 9738 | 0.61 |
| Salerno Rd | Willoughby Blvd | SR-5 | 1 | II | D | | Urban | II_D_Urban_1 | 2-1D | | Class II: 2-Ln Divided | | 15540 | | 11,222 | 10,718 | 10,036 | 8,688 | 8,870 | 8,699 | 8,767 | 8,711 | -0.42% | 10549 | 14746 | 39.79% | 1.33% | 1.33% | 11830 | 0.76 |
| Salerno Rd | SR-5 | Commerce Ave | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 10,551 | 10,400 | 9,594 | 9,304 | 9,225 | 9,090 | 9,435 | 9,147 | -0.24% | 4360 | 5159 | 18.33% | 0.61% | 0.61% | 10656 | 0.67 |
| Salerno Rd | Commerce Ave | CR-A1A | 1 | II | D | | Urban | II_D_Urban_1 | 2-1D | | Class II: 2-Ln Divided | | 15540 | | 8,787 | 8,550 | 7,850 | 7,712 | 7,660 | 7,634 | 7,551 | 7,365 | -0.27% | 11861 | 13013 | 9.71% | 0.32% | 0.50% | 8359 | 0.54 |
| Savanna Rd | CR-707A | County Line Rd | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 1,372 | 1,255 | 1,122 | 1,052 | 1,068 | 1,025 | 1,081 | 1,029 | -0.41% | N/A | N/A | 0.00% | 0.00% | 0.50% | 1168 | 0.07 |
| Seabranch Blvd | Doubletree Dr | SR-5 | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 6,778 | 6,748 | 6,408 | 6,675 | 7,135 | 6,757 | 6,655 | 6,633 | 0.00% | 9774 | 12934 | 32.33% | 1.08% | 1.08% | 8583 | 0.22 |
| Sewells Pt Rd | SR-A1A | Palmer St | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 9,265 | 9,602 | 8,049 | 7,713 | 8,325 | 8,512 | 8,582 | 8,721 | -0.12% | 8570 | 12549 | 46.43% | 1.55% | 1.55% | 12365 | 0.78 |
| Silver Fox Ln | Farm Rd | SR-710 | 1 | UN | U | | Rural | UN_U_Rural_1 | UN-1 | | Uninterrupted Rural Hwy: 2-Ln Undivided | | 14300 | | 263 | 222 | 288 | 266 | 190 | 229 | 207 | 194 | -0.60% | N/A | N/A | 0.00% | 0.00% | 0.50% | 220 | 0.02 |
| Skyline Dr | CR-707A | CR-707 | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 2,292 | 2,114 | 2,057 | 2,045 | 2,163 | 2,000 | 2,105 | 1,952 | -0.16% | N/A | N/A | 0.00% | 0.00% | 0.50% | 2216 | 0.14 |
| SR-15 (Connors Hwy) | Palm Beach County | SR-76 | 1 | UN | U | | Rural | UN_U_Rural_1 | UN-1 | | Uninterrupted Rural Hwy: 2-Ln Undivided | | 8400 | | 5,049 | 5,199 | 4,822 | 3,660 | 4,233 | 4,167 | 4,196 | 4,758 | -0.22% | 4323 | 5599 | 29.52% | 0.98% | 0.98% | 6022 | 0.72 |
| SR-15 (Connors Hwy) | SR-76 | Okeechobee County | 1 | UN | U | | Rural | UN_U_Rural_1 | UN-1 | | Uninterrupted Rural Hwy: 2-Ln Undivided | | 8400 | | 3,914 | 3,659 | 3,145 | 2,530 | 2,858 | 2,669 | 2,709 | 2,839 | -0.55% | 2671 | 3241 | 21.34% | 0.71% | 0.71% | 3384 | 0.40 |
| SR-5 (US-1) | Palm Beach County | CR-A1A | 2 | UN | D | | Transit | UN_D_Transit_2 | UN-2 | | Transitional 4-Ln Uninter /Divided Flow | | 62900 | | 18,332 | 19,411 | 18,150 | 19,654 | 18,749 | 18,809 | 18,657 | 18,220 | -0.03% | 30777 | 43109 | 40.07% | 1.34% | 1.34% | 24790 | 0.39 |
| SR-5 (US-1) | CR-A1A | CR-708 | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 14,479 | 15,011 | 14,172 | 14,805 | 15,141 | 14,656 | 14,064 | 14,528 | -0.02% | 29614 | 40449 | 36.59% | 1.22% | 1.22% | 19312 | 0.49 |
| SR-5 (US-1) | CR-708 | Osprey St | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 22,108 | 23,159 | 22,437 | 22,891 | 22,088 | 21,910 | 21,883 | 22,183 | -0.05% | 27724 | 38014 | 37.12% | 1.24% | 1.24% | 29593 | 0.74 |
| SR-5 (US-1) | Osprey St | Seabranch Blvd | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 22,605 | 22,936 | 22,330 | 22,361 | 22,683 | 21,863 | 21,276 | 21,687 | 0.10% | 33950 | 46234 | 36.18% | 1.21% | 1.21% | 28749 | 0.72 |
| SR-5 (US-1) | Seabranch Blvd | Cove Rd | 3 | I | D | | Urban | I_D_Urban_3 | 1-3D | | Class I: 6-Ln Divided | | 59900 | | 35,242 | 33,355 | 30,241 | 28,946 | 29,398 | 28,494 | 28,074 | 28,708 | -0.34% | 43859 | 62126 | 41.65% | 1.39% | 1.39% | 39469 | 0.66 |
| SR-5 (US-1) | Cove Rd | Salerno Rd | 3 | I | D | | Urban | I_D_Urban_3 | 1-3D | | Class I: 6-Ln Divided | | 59900 | | 30,042 | 32,921 | 31,805 | 32,698 | 32,039 | 32,049 | 31,901 | 32,269 | 0.05% | 41955 | 54613 | 30.17% | 1.01% | 1.01% | 41031 | 0.68 |
| SR-5 (US-1) | Salerno Rd | Monroe St | 3 | I | D | | Urban | I_D_Urban_3 | 1-3D | | Class I: 6-Ln Divided | | 59900 | | 42,362 | 40,584 | 38,286 | 38,735 | 38,163 | 37,984 | 37,891 | 38,472 | -0.15% | 42839 | 55466 | 29.48% | 0.98% | 0.98% | 48678 | 0.81 |
| SR-5 (US-1) | Monroe St | Indian St | 3 | I | D | | Urban | I_D_Urban_3 | 1-3D | | Class I: 6-Ln Divided | | 59900 | | 43,932 | 42,584 | 39,776 | 40,338 | 40,076 | 39,181 | 39,952 | 40,597 | -0.14% | 40178 | 51020 | 26.98% | 0.90% | 0.90% | 50457 | 0.84 |
| SR-5 (US-1) | Indian St | SR-714 | 3 | I | D | | Urban | I_D_Urban_3 | 1-3D | | Class I: 6-Ln Divided | | 59900 | | 46,681 | 45,229 | 43,541 | 42,827 | 43,121 | 42,735 | 42,036 | 43,646 | -0.13% | 45432 | 50358 | 10.84% | 0.36% | 0.50% | 49538 | 0.83 |

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

## Martin County 2040 Roadway Level of Service Inventory Report



| Road Name | From | To | # Lane Each Direct | Class for los lookup (inter. I II NS) | Div | E+C Lanesgs (# Lane Each Direct) | Urban Transit Rural | Road attrib. for LOS lookup | Road Class | 2040 Road Class | Type | 2040 Type | Generalized Service Capacity | 2040 Generalized Service Capacity | 2006 AADT | 2007 AADT | 2008 AADT | 2009 AADT | 2010 AADT | 2011 AADT | 2012 AADT | 2013 AADT | Annual Historical Growth Rate (Linear Regression) | Model 2010 AADT | Model 2040 AADT | Model Growth Rate (30 Years) | Annual Model Growth Rate | Growth Rate | Projected 2040 Daily Volume | V/C |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SR-76 (Kanner Hwy) | CR-711/CR76A | Locks Rd | 1 | I | U | | Urban | I_U_Urban_1 | 1-1U | | Class I: 2-Ln Undivided | | 17700 | | 15,583 | 12,639 | 11,605 | 11,399 | 11,879 | 11,989 | 11,422 | 11,772 | -0.34% | 15158 | 18375 | 21.22% | 0.71% | 0.71% | 14021 | 0.79 |
| SR-76 (Kanner Hwy) | Locks Rd | Jack James | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 19,759 | 19,629 | 19,128 | 19,126 | 18,947 | 18,568 | 18,375 | 18,781 | -0.12% | 18769 | **23782** | 26.71% | 0.89% | 0.89% | 23296 | 0.59 |
| SR-76 (Kanner Hwy) | Jack James | Cove Rd | 2 | I | D | 3 | Urban | I_D_Urban_2 | 1-2D | 1-3D | Class I: 4-Ln Divided | Class I: 6-Ln Divided | 39800 | 59900 | 41,722 | 41,118 | 38,147 | 38,027 | 39,213 | 39,143 | 39,547 | 40,838 | -0.04% | 43301 | **61552** | 42.15% | 1.40% | 1.40% | 56330 | 0.94 |
| SR-76 (Kanner Hwy) | Cove Rd | Salerno Rd | 2 | I | D | 3 | Urban | I_D_Urban_2 | 1-2D | 1-3D | Class I: 4-Ln Divided | Class I: 6-Ln Divided | 39800 | 59900 | 30,402 | 30,205 | 29,232 | 29,348 | 29,850 | 29,328 | 30,025 | 30,411 | 0.00% | 34701 | 50801 | 46.40% | 1.55% | **1.55%** | 43110 | 0.72 |
| SR-76 (Kanner Hwy) | Salerno Rd | Indian St | 2 | I | D | 3 | Urban | I_D_Urban_2 | 1-2D | 1-3D | Class I: 4-Ln Divided | Class I: 6-Ln Divided | 39800 | 59900 | 26,631 | 25,923 | 24,675 | 26,621 | 26,884 | 26,700 | 26,112 | 25,887 | 0.01% | 28207 | 42192 | 49.58% | 1.65% | 1.65% | 37438 | 0.63 |
| SR-76 (Kanner Hwy) | Indian St | SR-714 | 2 | I | D | 3 | Urban | I_D_Urban_2 | 1-2D | 1-3D | Class I: 4-Ln Divided | Class I: 6-Ln Divided | 39800 | 59900 | 23,633 | 22,321 | 22,286 | 23,612 | 24,048 | 23,800 | 23,454 | 22,929 | 0.04% | 23309 | **37520** | 60.97% | 2.03% | 2.03% | 35510 | 0.89 |
| SR-76 (Kanner Hwy) | SR-714 | SR-5 | 3 | I | D | | Urban | I_D_Urban_3 | 1-3D | | Class I: 6-Ln Divided | | 59900 | | 32,625 | 28,406 | 28,715 | 27,060 | 25,526 | 27,064 | 27,300 | 25,298 | -0.31% | 29408 | 40937 | 39.20% | 1.31% | 1.31% | 34224 | 0.57 |
| SR-A1A (Ocean Blvd) | SR-714 | St Lucie Blvd | 2 | II | D | | Urban | II_D_Urban_2 | 2-2D | | Class II: 4-Ln Divided | | 33800 | | 15,762 | 17,164 | 17,600 | 16,929 | 16,856 | 17,133 | 17,799 | 17,810 | 0.14% | 15158 | 22476 | 48.28% | 1.61% | 1.61% | 25549 | 0.76 |
| SR-A1A (Ocean Blvd) | St Lucie Blvd | Sewalls Point Rd | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 20,648 | 20,497 | 17,711 | 17,765 | 19,347 | 20,347 | 20,350 | 21,025 | 0.09% | 21926 | 31673 | 44.45% | 1.48% | 1.48% | 29437 | 0.74 |
| SR-A1A (Ocean Blvd) | Sewalls Point Rd | Macarthur Blvd | 1 | I | U | | Urban | I_U_Urban_1 | 1-1D | | Class I: 2-Ln Divided | | 18585 | | #REF! | 12,167 | 11,636 | 11,385 | 12,273 | 12,716 | 11,526 | 13,067 | 0.16% | 11513 | 14698 | 27.66% | 0.92% | 0.92% | 16320 | 0.88 |
| SR-A1A (Ocean Blvd) | MacArthur Blvd | SR-732 | 1 | UN | U | | Urban | UN_U_Urban_1 | UN-1 | | 2-Ln Uninter /Undivided Flow | | 24200 | | 7,302 | 7,977 | 6,705 | 6,909 | 7,179 | 7,252 | 7,297 | 7,161 | -0.03% | 9568 | 12465 | 30.28% | 1.01% | 1.01% | 9112 | 0.38 |
| SR-A1A (Ocean Blvd) | SR-732 | St Lucie County | 1 | UN | U | | Urban | UN_U_Urban_1 | UN-1 | | 2-Ln Uninter /Undivided Flow | | 24200 | | 12,245 | 12,484 | 11,506 | 11,735 | 12,264 | 13,179 | 12,694 | 11,919 | 0.04% | 8192 | 10006 | 22.14% | 0.74% | 0.74% | 14294 | 0.59 |
| St Lucie Blvd | CR-A1A | Indian St | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 3,396 | 3,445 | 3,110 | 3,372 | 3,175 | 2,935 | 2,855 | 2,818 | -0.36% | **3222** | **5325** | 65.27% | 2.18% | 2.18% | 4473 | 0.28 |
| St Lucie Blvd | Indian St | SR-A1A | 1 | NS | U | | Urban | NS_U_Urban_1 | NS-1 | | 2-Ln Undivided Non-State | | 15930 | | 9,435 | 8,663 | 6,756 | 8,713 | 7,419 | 6,977 | 6,607 | 6,821 | -0.46% | 9086 | 12040 | 32.51% | 1.08% | 1.08% | 8817 | 0.55 |
| Westmoreland Blvd | St Lucie County | SR-5 | 1 | II | D | | Urban | II_D_Urban_1 | 2-1D | | Class II: 2-Ln Divided | | 15540 | | 13,073 | 10,971 | 11,685 | 11,286 | 11,303 | 11,297 | 11,204 | 11,130 | -0.18% | 9595 | 13095 | 36.48% | 1.22% | 1.22% | 14784 | 0.95 |
| Willoughby Blvd | Cove Rd | Salerno Rd | 1 | I | U | | Urban | I_U_Urban_1 | 1-1U | | Class I: 2-Ln Undivided | | 17700 | | 3,046 | 2,923 | 2,481 | 2,880 | 2,875 | 2,736 | 2,917 | 2,924 | 0.00% | 3723 | 7076 | 90.06% | 3.00% | 3.00% | 5294 | 0.30 |
| Willoughby Blvd | Salerno Rd | Pomeroy St | 1 | I | U | | Urban | I_U_Urban_1 | 1-1U | | Class I: 2-Ln Undivided | | 17700 | | 8,145 | 7,230 | 7,618 | 7,200 | 7,149 | 7,039 | 7,210 | 6,718 | -0.23% | 5939 | 9734 | 63.90% | 2.13% | 2.13% | 10582 | 0.60 |
| Willoughby Blvd | Pomeroy St | Indian St | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 8,896 | 8,559 | 8,892 | 8,539 | 8,419 | 8,378 | 8,608 | 8,498 | -0.08% | 8495 | 14180 | 66.92% | 2.23% | 2.23% | 13616 | 0.34 |
| Willoughby Blvd | Indian St | SR-714 | 2 | I | D | | Urban | I_D_Urban_2 | 1-2D | | Class I: 4-Ln Divided | | 39800 | | 11,492 | 11,157 | 11,439 | 10,630 | 10,786 | 10,706 | 11,121 | 11,797 | -0.02% | 16020 | 12047 | -24.80% | -0.83% | 0.50% | 13390 | 0.34 |
| Wright Blvd | SR-5 | Dixie Highway | 1 | II | D | | Urban | II_D_Urban_1 | 2-1D | | Class II: 2-Ln Divided | | 16380 | | 9,090 | 8,718 | 8,218 | 7,607 | 8,461 | 8,478 | 9,139 | 8,690 | 0.02% | 8377 | 9100 | 8.63% | 0.29% | 0.29% | 9365 | 0.57 |
| SR 9 (I-95) | N of SR 706 (Indiantown Road) | | 3 | | D | | Transit | _D_Transit_3 | FR-1-3D | | Transitional 6-Ln Freeway | | 85600 | | 82,500 | 84,000 | 103,500 | 65,000 | 66,000 | 66,000 | 68,000 | 67,000 | -0.51% | 62690 | 81813 | 30.50% | 1.02% | 1.02% | 85394 | 1.00 |
| SR 9 (I-95) | N of CR 708 (Bridge Road) | | 3 | | D | | Transit | _D_Transit_3 | FR-1-3D | | Transitional 6-Ln Freeway | | 85600 | | 64,500 | 62,500 | 70,000 | 69,500 | 67,500 | 66,500 | 71,000 | 73,000 | 0.21% | 58316 | 77809 | 33.43% | 1.11% | 1.11% | 94961 | 1.11 |
| SR 9 (I-95) | N of SR 76 (Kanner Highway) | | 3 | | D | | Transit | _D_Transit_3 | FR-1-3D | | Transitional 6-Ln Freeway | | 85600 | | 68,500 | 68,000 | 62,500 | 64,000 | 61,000 | 55,500 | 61,000 | 54,500 | -0.34% | 71193 | 94956 | 33.38% | 1.11% | 1.11% | 70872 | 0.83 |
| SR 9 (I-95) | S of SR 714 (Martin Highway) | | 3 | | D | | Transit | _D_Transit_3 | FR-1-3D | | Transitional 6-Ln Freeway | | 85600 | | 52,000 | 47,500 | 46,500 | 48,000 | 50,000 | 39,000 | 48,500 | 48,500 | -0.12% | 51846 | 80245 | 54.78% | 1.83% | 1.83% | 72410 | 0.85 |
| SR 91 | S of SR 714 (Martin Highway) | | 2 | | D | | Transit | _D_Transit_2 | FR-1-2D | | Transitional 4-Ln Freeway | | 57600 | | 35,600 | 39,200 | 36,000 | 35,000 | 36,000 | 36,000 | 35,000 | 32,000 | -0.18% | 36513 | 47591 | 30.34% | 1.01% | 1.01% | 46922 | 0.81 |
| SR 91 | SR 714 (Stuart) | Becker Road | 2 | | D | | Transit | _D_Transit_2 | FR-1-2D | | Transitional 4-Ln Freeway | | 57600 | | | 43,100 | 42,100 | 40,700 | 41,100 | 41,000 | 40,000 | 37,000 | -0.27% | 41752 | 61211 | 46.61% | 1.55% | 1.55% | 52520 | 0.91 |
| | | | | | | | | | | | | | | | | | **13,767** | **13,537** | **13,630** | **13,307** | **13,441** | **13,522** | | | | | | | | |

*N/A = Roadway Segment that does not appear in the Travel Demand Model (TCRPM4)*

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

Print Form

*Martin County School Board*
*500 East Ocean Boulevard*
*Stuart, FL 34994*

# 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 | | | | | | | | | | | |

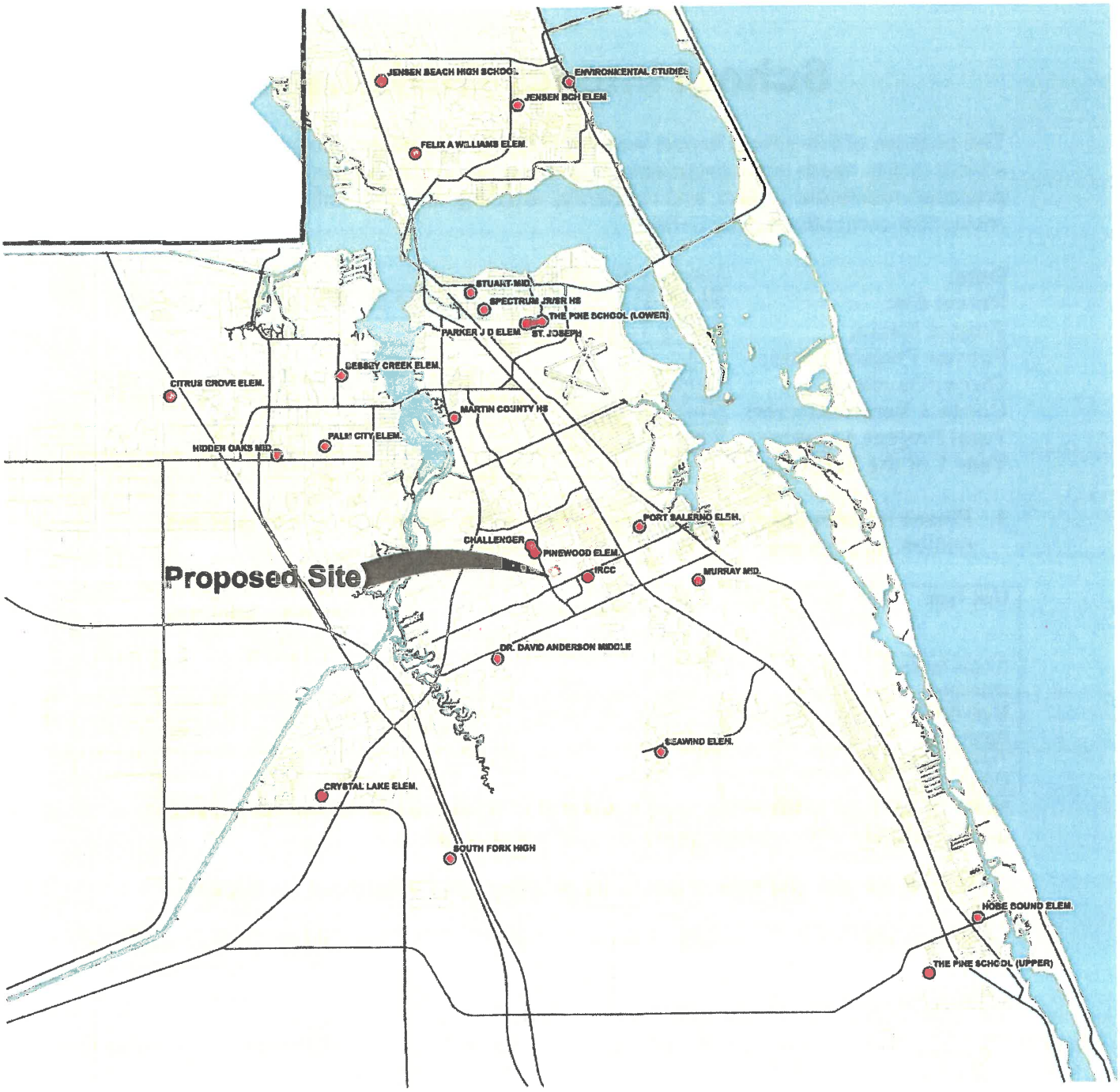
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

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




lucido & associates

NORTH

**Realty Trust Parcels**

Martin County, Florida

## WATER AND SEWER AVAILABILITY WORKSHEET

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

1. General Information

Date: 02/19/2019

Contact name: Morris A. Crady Phone: 772-220-2100 E-Mail: mcrady@lucidodesign.com

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 X No ____

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

Are reuse distribution lines available to serve the property? Yes X 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 X 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 X Not in compliance ____

Allocations to other local governments: N/A

Reserved capacity: 0

4. Consumptive Use Analysis

| | Designate mgd X or mgy __ |
|---|---|
| A. Current year CUP allocation: | 18.800 |
| B. Consumption in the previous calendar year: | 11.984 |
| C. Reserved capacity __ or growth projection X | 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 of county
Potable water supplier and wastewater collection: If there are different suppliers for any proposed amendment areas, use additional work sheets.

2. Infrastructure Information
Permitted capacity of the water and wastewater treatment plant: obtain from the utility.
Distribution lines: indicate if distribution lines are available to serve the property. If not available, indicate who will fund the improvements and when the improvements will be completed.
Reuse distribution lines: Indicates if reuse distribution lines are available to serve the property.
If not available, indicate if they will be provided. If the lines are to be provided, indicate who will fund the improvements and when the improvements will be completed.

3. SFWMD Consumptive Use Permit (CUP) Information
CUP information: Obtain from the utility.
Allocations to other local governments: If the supplier provides water to other local Governments, enter the names of the other local governments and the supply allocation for each.
Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances.

4. Consumptive Use Analysis
Designated mgd or mgy: Indicate which unit of measure is used. The figures may be cited in units of either million gallons per year (mgy) or million gallons per day (mgd), but you must be consistent throughout the worksheet.

A. Current-year CUP allocation: Provide the annual groundwater withdrawal allowed under SFWMD-issued CUP for the current calendar year. If you receive water from another local government, enter the allocation established by agreement or by the secondary user CUP by SFWMD. It is important to consider the duration of the CUP and the CUP allocation in the last year of permit. If your CUP allocation is less in the final-year than in the current year, consider using the final year figure as a more conservation approach for planning purposes.

B. Consumption in the previous calendar year: This figure may be taken from the EN-50 forms (SFWMD), from FDEP monthly operating reports, or form 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 proposes 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 is due to an annexation determined to be accounted for in the growth projection, 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

Lucido & Associates 701 SE Ocean Boulevard Stuart, Florida 34994
tel 772.220.2100 fax 772.223.0220 web www.lucidodesign.com

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<br>Growth Management Department<br>Comprehensive Planning Division, 2nd Fl.<br>2401 S.E. Monterey Road<br>Stuart, Florida 34996 | Growth Management Director<br>Growth Management Department<br>Martin County<br>2401 S.E. Monterey Road<br>Stuart, Florida 34996 |

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

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 225-2109, Fax (772) 223-9228

NORTH

**Realty Trust Parcels**

Martin County, Florida

# CPA 19-9
# REALTY TRUST PARCELS

## Proposed FLUM Change

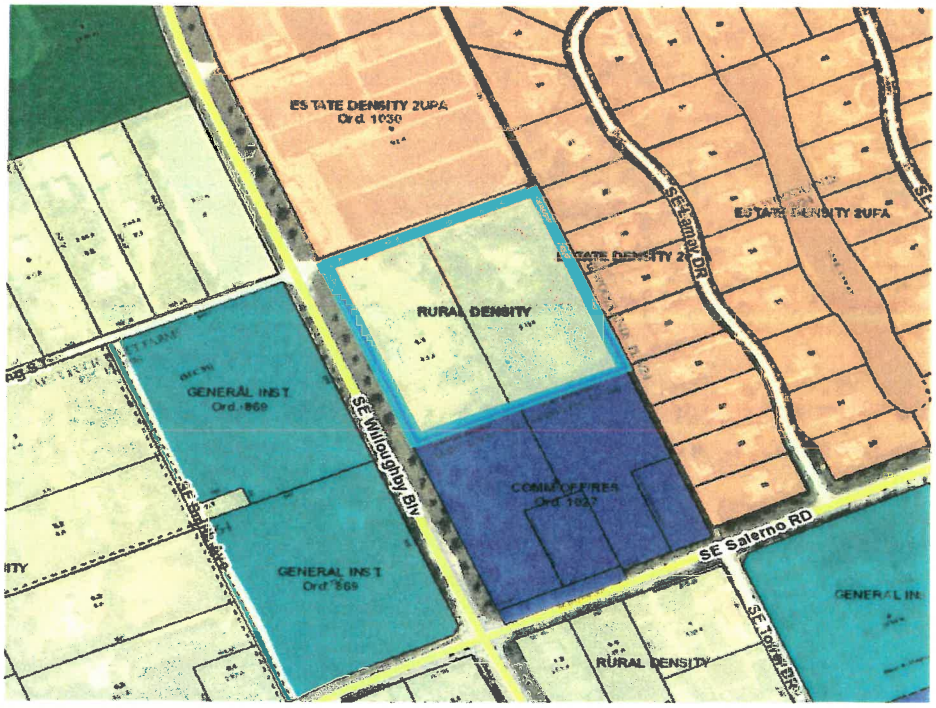
- Applicant: Real Estate Investment Realty Trust & 1750 SE Darling St Realty Trust, represented by Lucido and Associates
- FLUM amendment from Rural Density Residential (up to 0.5 units per acre) to Commercial Office/Residential (COR)
- Subject site: 9.54 acres, located on SE Darling St., east of SE Willoughby Blvd., in Stuart.

## Commercial Office/Residential

- Has potential to allow both residential and commercial units
- Development restricted to offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses
- Freestanding retail sales/services excluded. However, restaurants, and certain limited commercial uses, may occupy 25 % of the commercial square footage
- Allows commercial uses, but with less intensity compared to other land use designations

# Compatibility to neighboring parcels

North: Residential Estate Density (2upa), active nursery
South: COR, vacant lot
East: Residential Estate Density (2upa), active residential
West: General Institutional, vacant lot



# Staff Recommendation: Approve

- Appropriate buffering and screening will be provided to ensure that none of the neighboring parcels are negatively impacted
- COR can have a max density of 10 upa, implemented by COR-2 zoning. However, the applicant requests COR-1 zoning, which only has a max density of 5 residential upa
- Considering all these factors, staff recommends changing the parcel from Rural Density Residential (up to 0.5 units per acre) to COR future land use

| | | | |
|---|---|---|---|
| Ad Number: | GCI0235013-01 | Advertiser: | Martin County Board Of County Com... |
| Insertion Number: | N/A | Agency: | N/A |
| Size: | 3 Col x 10 in | Section-Page-Zone(s): | A-21-All |
| Color Type: | N/A | Description: | Aug 15 LPA |

The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Wednesday, July 31, 2019




**Public Service Announcement**

Effective July 31, 2019 Dr. Lauren Schwar[illegible] neurological surgeon, will no longer be a pa[illegible] 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 neurological 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.

PALM BEACH NEUROSCIENCE INSTITUTE

TR-GCI0246419-01



WEDNESDAYS
LOCALS NIGHT
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TR-GCI0246419-01



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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:

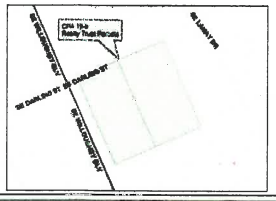
1. CPA 19-07, Grove XXIII Golf Course: A request to amend the text of Chapter 4, Future Land Use Element and Chapter 10, Sanitary Sewer Services Element of the Comprehensive Growth Management Plan.
2. The proposed adoption of an ordinance related to Martin County Land Development Regulations. The title 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 Vonno, 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.

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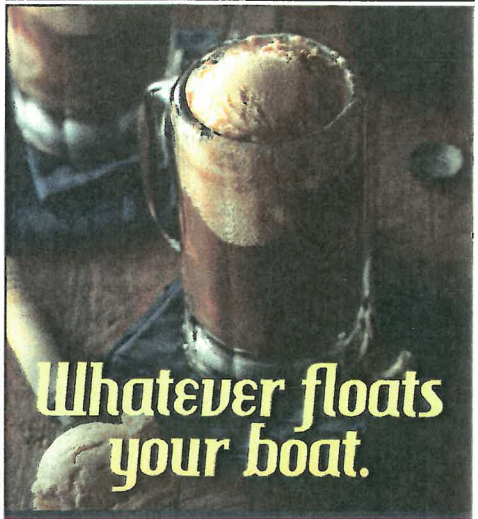

Whatever floats your boat.

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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138136

NPH-3
Exhibit 3

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA
1050 SE 10th Street • Stuart, Florida 34994 • Telephone (772) 223-3105, Ext. 134• Facsimile: (772) 221-4912

Maria Jose
Martin County Growth Management
2401 SE Monterey Rd.
Stuart, Florida 34996

8.15.19

RE: MCSD District Comment to LPA Regarding Realty Trust Parcels
CPA 19-9

Please share with LPA Members:

Unfortunately, I am unable to attend this evenings LPA meeting, so I wanted to give a brief comment on the Districts General School Capacity Analysis:

Although the analysis does show that the zoned High School may exceed capacity, the determination on whether mitigation is required would be made at the time of the Final Site Plan application with residential units. Therefore we have No Objection to the current Future Land Use Map change request.

Sincerely,

**Kimberly Everman**
**Capital Projects/Planning Specialist**
**Martin County School District**
**772-223-3105 x134**

**Laurie J. Gaylord, Superintendent**
School Board Members: Tina McSoley • Michael DiTerlizzi • Rebecca Negron • Marsha Powers • Christia Li Roberts

*"An Equal Opportunity Agency"*

NPH 3
Exhibit 4

# AFFIDAVIT ATTESTING TO NOTIFICATION

I, MORRIS A. CRADY, being first duly sworn, depose and say:

1. That I am Senior Vice President of Lucido & Associates, the authorized agent for Real Estate Investment Realty Trust and 1750 SE Darling Street Realty Trust, owner of the property located in Stuart, Martin County, Florida that is the subject of Martin County Comprehensive Plan Amendment Application (CPA #19-9), which application requires public hearing notification to surrounding property owners; and

2. That the notice letter for the public hearings before the Local Planning Agency on August 15, 2019 and the Board of County Commissioners on August 27, 2019 was sent by U.S. Mail on July 29, 2019 to the property owners within 1,000 feet of the subject property, which letter is attached hereto and made a part hereof; and

3. That the notice letter was mailed to the surrounding property owners included on the certified list of the property owners within 1,000 feet of the subject property, dated June 26, 2019 by Prestige Title Agency, which list is attached hereto and made a part hereof; and

4. That any notice letters returned to sender or otherwise undeliverable as of the public hearing date are attached.

Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

SWORN TO AND SUBSCRIBED before me this 7th day of August, 2019, by MORRIS A. CRADY, who [ X ] is personally known to me or [ ] has produced _____ as identification.

(Notarial Seal)

Shirley Lyders
NOTARY PUBLIC
My Commission Expires:

SHIRLEY LYDERS
Commission # FF 940385
Expires March 31, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

LIBRARY
OF THE
UNIVERSITY OF
CALIFORNIA
SAN DIEGO

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

Lucido & Associates 701 SE Ocean Boulevard Stuart, Florida 34994
tel 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

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<br>Growth Management Department<br>Comprehensive Planning Division, 2nd Fl.<br>2401 S.E. Monterey Road<br>Stuart, Florida 34996 | Growth Management Director<br>Growth Management Department<br>Martin County<br>2401 S.E. Monterey Road<br>Stuart, Florida 34996 |

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

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220

NORTH

**Realty Trust Parcels**

Martin County, Florida