



# Board of County Commissioners

2401 SE Monterey Road  
Stuart, Florida 34996

## Agenda Item Summary

PHQJ-1  
COUNTY  
EXHIBIT # 1

File ID: 21-0274

PHQJ-1

Meeting Date: 1/12/2021

**PLACEMENT:** Public Hearings - Quasi-Judicial

### TITLE:

**PUBLIC HEARING TO CONSIDER AMENDMENT TO THE MARTIN COUNTY ZONING ATLAS FOR THE PROPERTY WHICH IS THE SUBJECT OF COMPREHENSIVE PLAN AMENDMENT 19-6, KL WATERSIDE, LLC, FUTURE LAND USE MAP AMENDMENT**

### EXECUTIVE SUMMARY:

This application is a request for a zoning district change on approximately 499.4 acres located south of SW 96th Street and west of Kanner Highway (SR 76). It is being considered concurrent with a proposed amendment to the Future Land Use Map (FLUM), CPA 19-6, KL Waterside. The request is to rezone portions of the property from WGC, (Waterfront General Commercial) and GI to AG-20A (Agricultural) and from A-2 (Agricultural) to LI, (Limited Industrial).

**DEPARTMENT:** Growth Management

**PREPARED BY:** Name: Samantha Lovelady, AICP  
Title: Principal Planner

**REQUESTED BY:** KL Waterside, LLC/ SIP Waterside Member, LLC

**PRESET:**

**PROCEDURES:** None

FILED FOR RECORD  
COMMISSION RECORDS  
MARTIN COUNTY, FL  
Date 1/12/2021  
CAROLYN TIMMANN  
CLERK OF CIRCUIT COURT  
By: [Signature] D.C.

### BACKGROUND/RELATED STRATEGIC GOAL:

Comprehensive Growth Management Plan Policy 4.4A.1. provides that "Parcels being considered for amendment to the future land use designation shall be concurrently evaluated for rezoning to the most appropriate zoning district in the most recently adopted Land Development Regulations."

A concurrent rezoning is required for each Future Land Use Map (FLUM) amendment where the amendment creates an inconsistency with the current zoning designation.

### ISSUES:

Analysis of the proposed rezoning can be found in the staff report attached to this Board item.

### LEGAL SUFFICIENCY REVIEW:

Because this request involves the application of a policy to a specific application and site, it is a quasi

-judicial decision. Quasi-judicial proceedings must be conducted with more formality than a legislative proceeding. In quasi-judicial proceedings, parties are entitled - as a matter of due process- to cross examine witnesses, present evidence, demand that witnesses testify under oath, and demand a decision based on a correct application of the law and competent substantial evidence in the record.

### **RECOMMENDED ACTION:**

#### **RECOMMENDATION**

1. Move that the Board receive and file the Agenda Item Summary and all its attachments including the staff report for the record as Exhibit 1.
2. Move that the Board amend the Martin County Zoning Atlas to change the zoning districts on the approximately 499.4 acres of land from WGC, (Waterfront General Commercial) and GI (General Industrial) to AG-20A (Agricultural); and from A-2 (Agricultural) to LI (Limited Industrial) as set forth in the resolution.

#### **ALTERNATIVE RECOMMENDATIONS**

Move that the Board continue the item to a future date certain.

### **FISCAL IMPACT:**

#### **RECOMMENDATION**

Staff time.

#### **ALTERNATIVE RECOMMENDATIONS**

Staff time.

### **DOCUMENT(S) REQUIRING ACTION:**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Budget Transfer / Amendment | <input type="checkbox"/> Chair Letter          | <input type="checkbox"/> Contract / Agreement |
| <input type="checkbox"/> Grant / Application         | <input type="checkbox"/> Notice                | <input type="checkbox"/> Ordinance            |
| <input type="checkbox"/> Other:                      | <input checked="" type="checkbox"/> Resolution |   |

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# CPA19-6 Neill Parcels REZONING

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## ***A. Application Information***

Request Number: CPA 19-6, KL Waterside

Report Issuance Date: 12-21-2020

Applicant: KL Waterside, LLC  
Jim Harvey, Authorized Agent  
c/o The Kolter Group, LLC  
105 NE 1<sup>st</sup> Street  
Delray Beach, FL 33444

SIP Waterside Member, LLC  
c/o Stonehill Capital Management  
885 3<sup>rd</sup> Avenue, 30<sup>th</sup> Floor  
New York, New York 10022

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

County Project Coordinator: Samantha Lovelady, AICP,  
Principal Planner  
Growth Management Director: Paul Schilling

<u>PUBLIC HEARINGS:</u>	<u>Date</u>	<u>Action</u>
Local Planning Agency:	September 17, 2020	
Board of County Commission Transmittal:	October 13, 2020	
Board of County Commission Adoption:	January 29, 2021	

## ***B. Project description and analysis***

This application is a request for a zoning district change on approximately 499 acres. It is being considered concurrent with a proposed amendment to the Future Land Use Map (FLUM), CPA 19-6, KL Waterside. The proposed zoning district changes are summarized in the table below. Though the applicant is proposing standard zoning districts, a sub-area policy in the Comprehensive Plan currently requires a Planned Unit Development (PUD) zoning district for the urban development on the site. Analysis of the

sub-area policy is found in the staff report for CPA 19-5, KL Waterside Parcels Text Amendment.

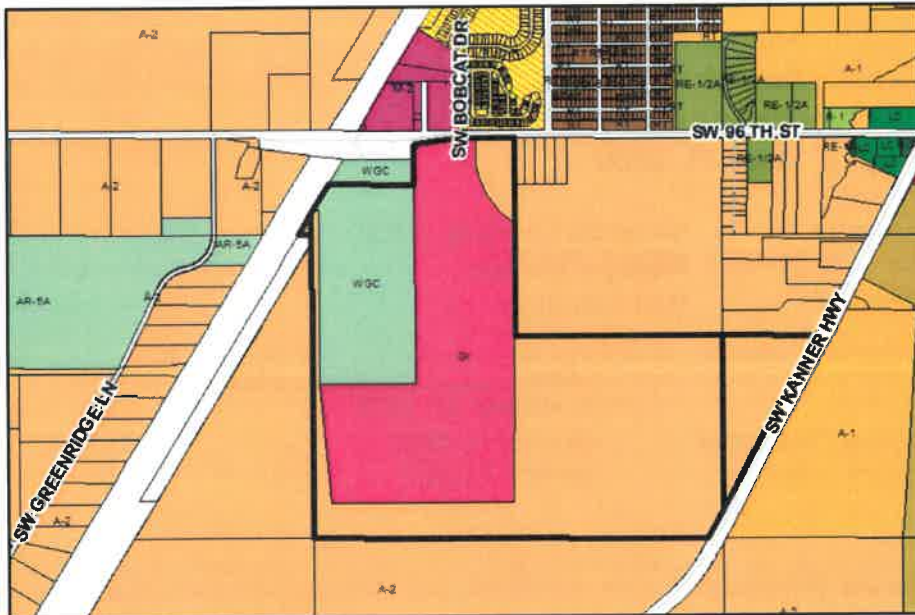
<b><u>Zoning District</u></b>	<b><u>Existing</u></b>	<b><u>Proposed</u></b>
A-2	249.1 acres	6.0 acres
AG-20	0	243.4 acres
GI	175.4 acres	0 acres
LI	0 acres	250 acres
Waterfront General Commercial	74.9 acres	0 acres
Total:	499.4 acres	499.4 acres

**Staff recommendation:**

Staff recommends approval of the proposed zoning district changes concurrent with the recommendation of approval for the proposed future land use designations in CPA 19-6, FLUM. However, a Planned Unit Development zoning district may be more appropriate than the LI zoning district. Currently, a sub-area policy in the Comprehensive Growth Management Plan requires urban development on the 499-acre property to occur through a Planned Unit Development zoning district. A concurrent text amendment in CPA 19-5, Text, is requesting to change Policy 4.1B.2(2)(d) to allow for a Planned Unit Development or a “major or minor development pursuant to the LI zoning district.” Please see the staff report for CPA 19-5 for more analysis.

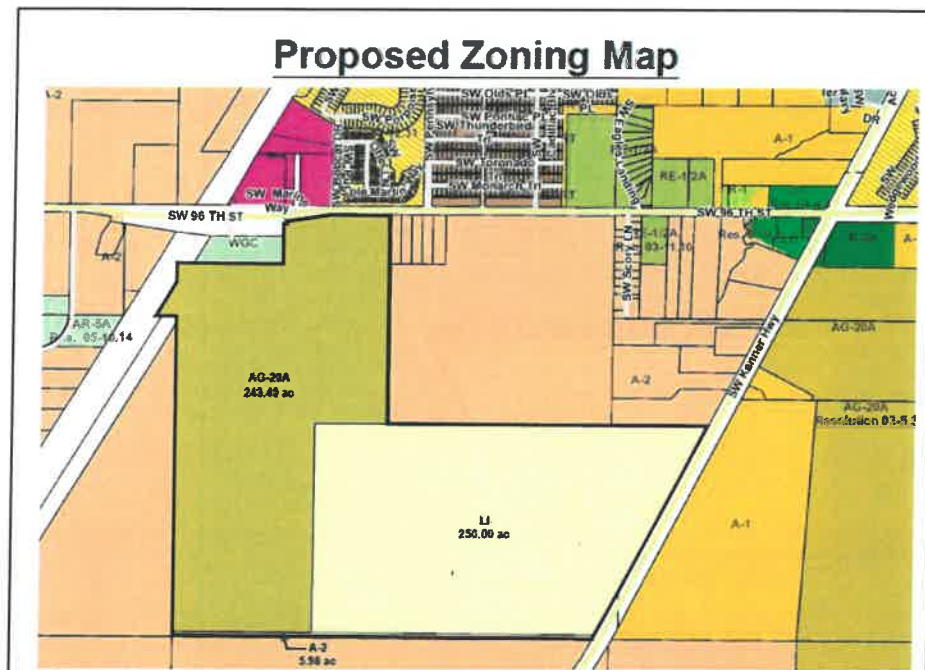
On September 27, 2020 voted 2-2 regarding the rezoning.

**Figure 1, Existing Zoning Districts, WGC, GI and A-2**



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

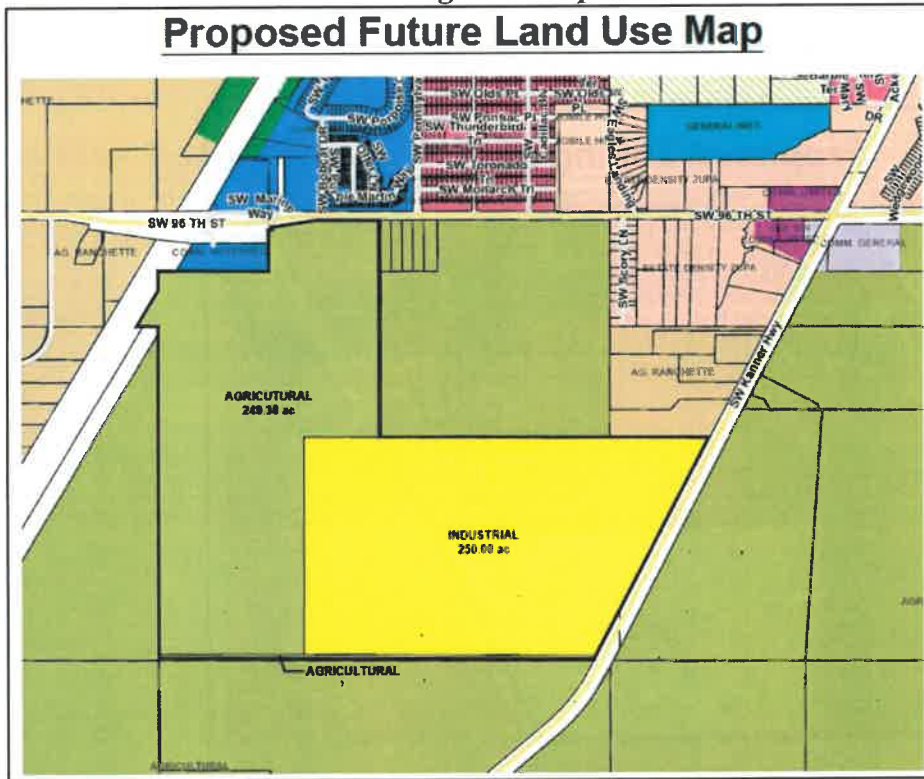
### Figure 2 Proposed Zoning Districts, AG20-A and LI



The proposed zoning districts are consistent with and will implement the proposed future land use designations depicted in Figure 3 below.



Figure 3 Proposed FLUM



### Standards for Amendments to the Zoning Atlas

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

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

*request and initiate an appropriate amendment to the CGMP.*

3. The Martin County Land Development Regulations (LDR), in Section 3.2.E.2., provides the following “Standards for amendments to the Zoning Atlas.” In the review of a proposed amendment to the Zoning Atlas, the Board of County Commissioners shall consider the following:

- a. *Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan; and,*

The proposed zoning districts are consistent with and will implement the proposed future land use designations depicted in Figure 3 above. The change from the existing GI and WGC to AG-20A on the western portion of the property at the same time as the LI zoning district is proposed on the eastern portion of the property will mean a no net loss of agricultural zoning districts. It will also mean a no net increase of urban development. The LI zoning district will not allow Extensive Impact Industries allowed by the GI zoning district and the WGC zoning district. Policy 4.13A.10. Industrial development, describes limited impact industries as research and development, light assembly and manufacturing. It describes extensive impact industries to include heavy assembly plants, manufacturing/processing plants, fabricators of metal products, steam/electricity co-generation plants and uses customarily associated with airports.

The Planned Unit Development zoning district may also be considered because Policy 4.13A.10, also contains the following text:

*“Based on the extensive impacts that industrial development frequently generates, industrial development shall be encouraged to develop under provisions of a PUD zoning district to give the applicant maximum design flexibility and to avoid major unanticipated adverse impacts.”*

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

The requested LI and AG-20A zoning districts implement the proposed future land use designations pursuant to the requirements and standards of the LDR.

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

The requested LI and AG-20A zoning districts implement the proposed future land use designations. However, as stated in the staff report for CPA 19-6:

*“The Industrial designation proposed for the subject site will be directly adjacent to Agricultural lands to the north, south and west. For this reason, staff recommends retaining the requirement for a Planned Unit Development zoning district in CPA 19-5, KL Waterside LLC.”*

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

The recently adopted expansion of the PUSD by 6 acres (CPA 19-22, Publix Supermarket Text) and the companion future land use change represents the only change outside the Primary Urban

Service District, since 2010. The widening of SW Kanner Hwy. occurred between SW Locks Rd. and the edge of the Primary Urban Service District (PUSD). There have not been other changes outside the PUSD and SUSD or even within the subject property. The lands with commercial and industrial future land use designations within the subject site are still farmed as they have been for decades.

This is a relocation, or exchange, of the Industrial future land use with the Agricultural future land use within the subject property. The same is so for the proposed zoning districts. There will be no net loss of agricultural land and no increase in urban uses or urban services than exists today.

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

Staff analysis: The text amendment, CPA19-5, retracts the PUSD and creates a Freestanding Urban Service District within the same property. Approximately the same public services will be provided to the Freestanding Urban Service District as provided to the existing land in the PUSD.

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

Policy 4.13A.10 puts a high priority for accessibility to major arterials and interchanges. This is a relocation of an existing future land use and zoning to another part of the property to a more appropriate and logical location along Kanner Highway. This can be considered a remediation of an existing development pattern, since Kanner Highway is a major arterial and the current location fronts S.W. 96<sup>th</sup> Street, a minor arterial, and residential neighborhoods and a school.

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

CPA 19-22 and this concurrent rezoning have not been presented at a public hearing yet.

**Permitted Uses and Standards:**

Attached to this staff report are excerpts from the Land Development Regulations showing the permitted uses and the development standards for the existing and proposed zoning districts.

Table 3.11.2. shows the permitted uses for the WGC and GI zoning districts assigned to the property today. Table 3.11.2 also lists the permitted uses for the LI zoning district proposed for 250 acres. The "P" indicates that the use is permitted within that zoning district provided that the use can be developed in accordance with, the requirements set forth in Divisions 3 and 4 and all other applicable requirements of Article 3 of the Land Development Regulations.

Table 3.12.1 Development Standards shows the minimum lot sizes, maximum building coverage and minimum open space for the WGC, LI and GI zoning districts.

Table 3.12.2 shows the minimum setbacks for the WGC, LI and GI zoning districts.



### ***C. Staff recommendation***

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

<b>Section</b>	<b>Division or Department</b>	<b>Reviewer</b>	<b>Phone</b>	<b>Assessment</b>
F	Comprehensive Plan	Samantha Lovelady	288-5930	Deny
G	Development Review	NA	288-5930	NA
S	County Attorney	Krista Storey	288-5443	Review Ongoing
T	Adequate Public Facilities	Samantha Lovelady	288-5930	Exempt

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

### ***D. Review Board action***

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

### ***E. Location and site information***

The parcels are on 499.4 acres located south of SW 96<sup>th</sup> Street, between SW Kanner Highway (SR76) and the St. Lucie Canal.

Existing zoning:	A-2, GI and WGC
Future land use:	Agricultural, Industrial and Commercial Waterfront
Commission district:	District 3
Community redevelopment area:	N/A
Municipal service taxing unit:	District 3 Municipal Service Taxing Unit
Planning area:	Mid County

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

#### **Unresolved issues:**

#### **Item #1:**

Compatibility with the Future Land Use Map. The Growth Management Department staff has reviewed the Future Land Use Map Amendment in a separate report, CPA 19-6. Expansion of the Primary Urban Service District and amendments to the sub-area policy are considered in CPA 19-5.

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

**Unresolved issues:**

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

**Additional Information:**

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

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

See above statement.

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

See above statement.

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

See above statement.

***K. Determination of compliance with transportation requirements - Engineering Department***

See above statement.

***L. Determination of compliance with county surveyor - Engineering Department***

See above statement.

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

See above statement.

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

See above statement.

***O. Determination of compliance with utilities requirements - Utilities Department***

See above statement.

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

See above statement.

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

See above statement.

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

See above statement

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

Review is ongoing.

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

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

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

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

***U. Post-approval requirements***

Not applicable.

***V. Local, State, and Federal Permits***

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

***W. Fees***

Not applicable.

***X. General application information***

Applicant and Property Owner: Publix Supermarket, Inc.

***Y. Acronyms***

ADA ..... Americans with Disability Act  
AHJ ..... Authority Having Jurisdiction  
ARDP ..... Active Residential Development Preference  
BCC ..... Board of County Commissioners  
CGMP ..... Comprehensive Growth Management Plan  
CIE ..... Capital Improvements Element  
CIP ..... Capital Improvements Plan  
FACBC ..... Florida Accessibility Code for Building Construction

FDEP ..... Florida Department of Environmental Protection  
FDOT ..... Florida Department of Transportation  
LDR..... Land Development Regulations  
LPA..... Local Planning Agency  
MCC..... Martin County Code  
MCHD..... Martin County Health Department  
NFPA ..... National Fire Protection Association  
SFWMD ..... South Florida Water Management District  
W/WWSA .... Water/Wastewater Service Agreement

## ***Z. Figures/Attachments***

# Resolution

## Rezoning in Conjunction with CPA 19-6 KL Waterside

Prepared by: Samantha Lovelady, AICP  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
MARTIN COUNTY, FLORIDA**

**RESOLUTION NUMBER \_\_\_\_\_**

A RESOLUTION OF MARTIN COUNTY, FLORIDA CHANGING THE ZONING DISTRICT CLASSIFICATIONS FOR K.L. WATERSIDE L.L.C. REGARDING ±499.4 ACRES LOCATED SOUTH OF SW 96<sup>TH</sup> STREET AND WEST OF KANNER HIGHWAY (SR 76).

**WHEREAS**, this Board has made the following determinations of fact:

1. KL Waterside, LLC submitted an application to change the zoning district classifications on ±499.4 acres of land, depicted in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on September 17, 2020. The LPA's recommendations were forwarded to the Board of County Commissioners.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing, this Board held a public hearing on the application on January 12, 2021.
5. At the public hearing, all interested parties were given an opportunity to be heard.
6. All conditions precedent to granting the change in zoning district classification have been met.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

- A. The zoning district classifications of the subject parcel are hereby changed from A-2, Agricultural to LI, Limited Industrial for the property described in Exhibit B, attached hereto, and from WGC, Waterfront General Commercial and GI, General Industrial to AG-20A, Agricultural for the property described in Exhibit C, attached hereto.
- B. Pursuant to Section 5.32.B.3.f., Land Development Regulations, Martin County Code, this rezoning action is hereby determined to meet the requirements for a Certificate of Public Facilities Exemption.



- C. Pursuant to Section 14.1C.5.(2), Comprehensive Growth Management Plan, Martin County Code, regarding preliminary development approvals, the property described in Exhibits A, B, and C, is subject to a determination of level of service capacity at final site plan approval and no rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by this Board.
- D. The effective date of this resolution, if Comprehensive Plan Amendment 19-6, KL Waterside, LLC, FLUM is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If CPA 19-6 is timely challenged, this resolution shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on CPA 19-06 may be issued or commence before it has become effective.
- E. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the Applicants by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF JANUARY, 2021.**

**ATTEST:  
COMMISSIONERS**

**BOARD OF COUNTY  
MARTIN COUNTY, FLORIDA**

**BY: \_\_\_\_\_  
CAROLYN TIMMANN  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER**

**BY: \_\_\_\_\_  
STACEY HETHERINGTON, CHAIR**

**APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:**

**BY: \_\_\_\_\_  
SARAH W. WOODS, COUNTY  
ATTORNEY**

## EXHIBIT A

### Parcel I.D. Number

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

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

14-39-40-000-001-00020-9



### Legal Descriptions in Exhibits B and C:

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

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

## WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

REVISIONS				Prepared For: <b>KOLTER LAND PARTNERS, LLC</b>			
No.	Date	Description	Dwn.	Last Date of Field Survey: <b>03/27/2020</b>			
				<b>SURVEYOR'S CERTIFICATE</b> This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. <i>Digitally signed by Gary Rager</i> <small>D:\C\LS, sm\Farida, In\Temp, sm\GeoPoint Surveying, Inc., sm\Professional Surveyor and Mapper, sm\Gary Rager, email=Gary@geopointsurvey.com Date: 2020.06.10 12:43:24 -0400</small>		<b>GeoPoint</b> Surveying, Inc.	
				<b>Gary Rager</b> Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS4828</b>		4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Drown: SWM Date: 07/22/20 Date File: waterside_NAVD88_8 03-23-20 Check: GAR P.C.: DC-8 Field Book: 2020 11w/28-30, 40 Sections: 13, 14, 18 Twn. 39S Rng. 40E Job #: Water brndry-desc1	
Sheet No. 1 of 2 Sheets							



**GeoPoint**  
Surveying, Inc.

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

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

Drown:SWM	Date: 07/22/20	Date File: waterside_NAVD88_8-03-23-20
Check:GAR	P.C.:DC-8	Field Book: 2020 11w/28-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #:Water bndry-desc1		



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RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**DESCRIPTION:**

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

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

DESCRIPTION: CONTINUED ON PAGE 2

### WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020	

**SURVEYOR'S CERTIFICATE**

This certifies that a survey of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary Rager

Digitally signed by Gary Rager  
DN: cn=Gary Rager, o=GeoPoint Surveying, Inc., email=garyrager@geopointsurvey.com, c=US  
Date: 2020.03.10 15:40:05 -0400

Gary A. Rager

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS4828**

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GeoPoint

Surveying, Inc.

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

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

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


Sheet No. 1 of 3 Sheets

DESCRIPTION: CONTINUED FROM PAGE 1

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

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

**WATERSIDE - PARCEL 2  
SKETCH AND DESCRIPTION**

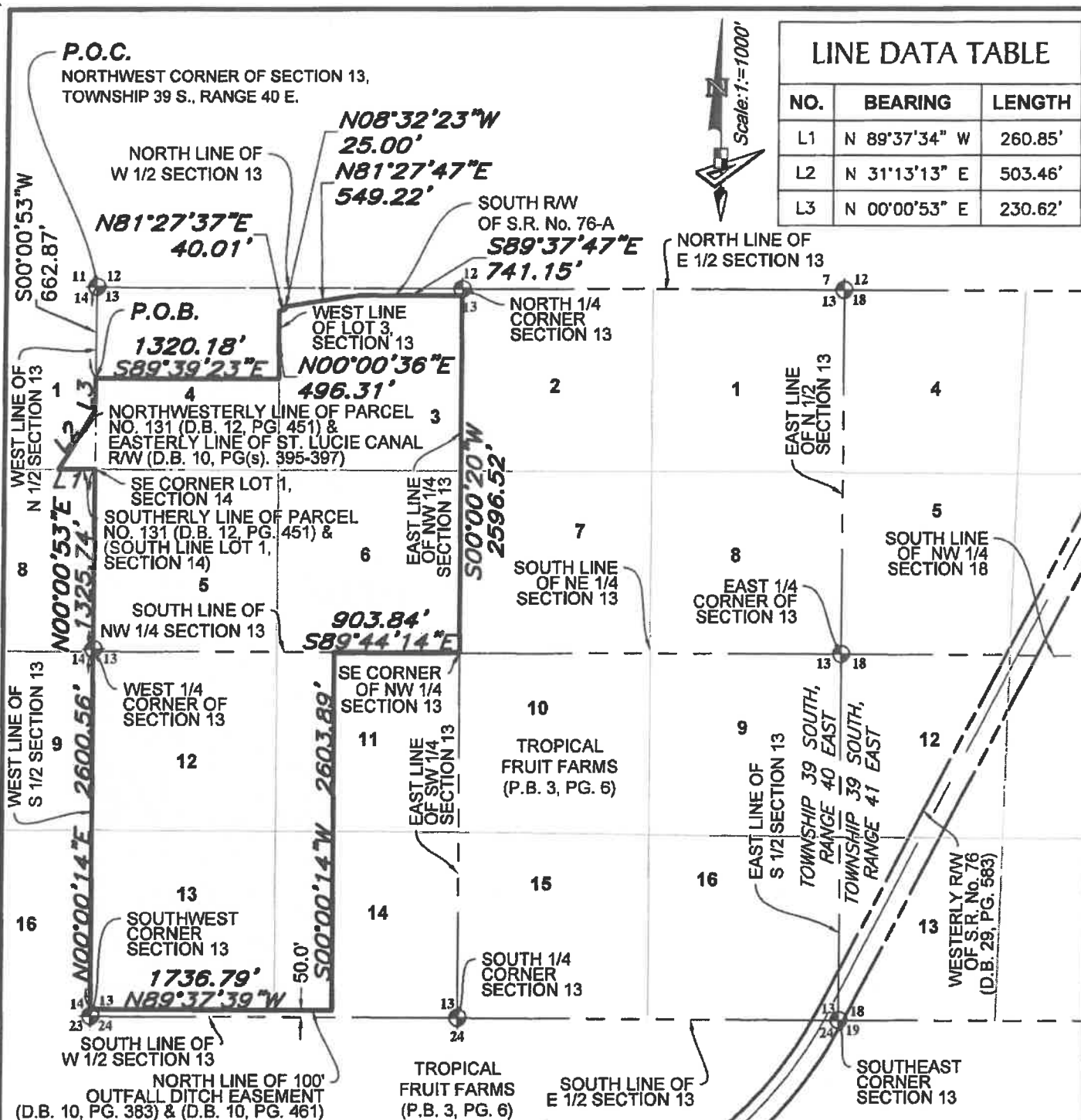
REVISIONS				Prepared For: KOLTER LAND PARTNERS, LLC										
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020										
				 <p><b>GeoPoint</b> Surveying, Inc.</p> <p>4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404</p> <p>Phone: (561) 444-2720 www.geopointsurvey.com Licensed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

Sheet No. 2 of 3 Sheets

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DWG NAME: W:\KOLTER-WATERSIDE\WATERSIDE\SURVEY\SKETCH & DESCRIPTION\WATERSIDE\_PARCEL-2-DESC.DWG PLOTTED BY: RYAN ROCK ON: 8/10/2020 9:27 AM LAST SAVED BY: RYANR ON: 8/8/2020 8:55 AM





## WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

Prepared For: KOLTER LAND PARTNERS, LLC

Last Date of Field Survey: 03/27/2020

### LEGEND

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

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

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

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

P.B. --- PLAT BOOK

D.B. --- DEED BOOK

S.R. --- STATE ROAD

R/W --- RIGHT-OF-WAY

L1 --- LINE SEGMENT

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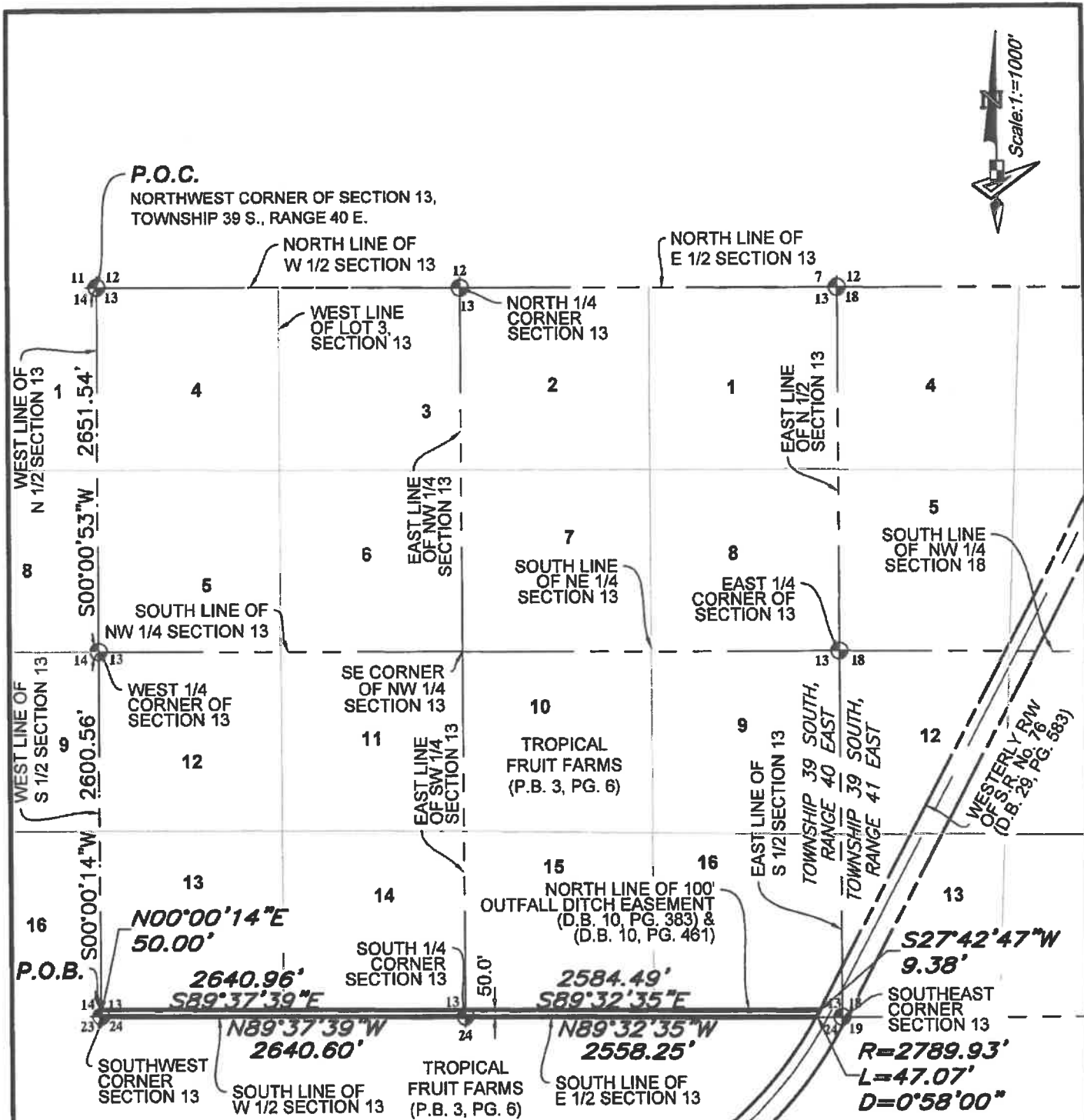
Drawn: SWM Date: 07/22/20 Data File: waterside\_NAVD88\_8 03-23-20

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

Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water\_bndry-desc2

Sheet No. 3 of 3 Sheets

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RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



### WATERSIDE - PARCEL 3 SKETCH AND DESCRIPTION

#### LEGEND

P.O.B. --- POINT OF BEGINNING  
P.O.C. --- POINT OF COMMENCEMENT  
P.B. --- PLAT BOOK  
D.B. --- DEED BOOK

PG./PG(S) --- PAGE(S)  
13-39-40 --- SECTION-TOWNSHIP-RANGE

S.R. --- STATE ROAD  
R --- RADIUS  
L --- ARC LENGTH  
D --- DELTA ANGLE  
R/W --- RIGHT-OF-WAY

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

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Check: GAR P.C.: DC-8 Field Book: 2020 11w/28-30, 40

Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water\_bndry-desc3

Sheet No. 2 of 2 Sheets

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Rezoning  
Application Materials  
In Conjunction with  
CPA 19-6  
KL Waterside  
FLUM



February 4, 2019

Via Electronic Submittal

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

**Re: Neill Parcels - Application for Comprehensive Plan Text Amendment, Future Land Use Map Amendment and Concurrent Rezoning (Our Reference: #18-690)**

Dear Nicki:

Please note the following itemized responses to the comments contained in the attached sufficiency letter dated January 31, 2019:

- Separate application forms, justification statements and electronic copies of same, have been provided for the text amendments, future land use map amendments and rezoning applications. The relevant maps and appendices have remained the same since they are all inter-related.
- The applications have been properly signed and notarized by me as the authorized agent for the owner;
- To avoid confusion, the Parcel Control Number (PCN) on the property appraiser's assessment map has been removed. The future land use map amendment, rezoning applications and the sub-area restriction (i.e. Policy 4.1B.2) applies to the 3 PCNs identified in the application.
- Consistency with CGMP policies for the conversion of agricultural lands has been addressed in the Application Justification for future land use map amendments and the Application Justification for the text amendment to expand the PUSD. The justification response to the Agricultural policies as stated below in italics, has been expanded to include a discussion of the Agricultural lands on the subject property (250 acres +/-) and the surrounding Agricultural lands (200 acres +/-) located north of the subject property that are proposed to be included in the PUSD.

*Policy 4.13A.1. Intent of agricultural designation.*

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

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

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

<p>Approximately 250 acres of the subject property and 200 acres of surrounding agricultural lands to the north are proposed to be converted from Agricultural future</p>
---

Nicki van Vonno  
February 4, 2019  
Page 2 of 2

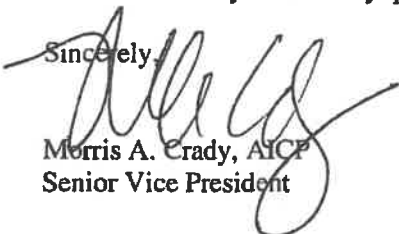
land use to urban uses by inclusion within the Primary Urban Service District (PUSD). The subject property has been farmed for decades, first as citrus groves and then as row crops. The soil characteristics supportive to agricultural crops have been significantly depleted and cannot compete with other agricultural markets due to significant and costly soil amendments including the application of fertilizer and pesticides. There are no active farms or farming activity on the other Agricultural lands to be included in the PUSD except for very limited cattle grazing on lands that have been cleared of native habitat and improved for pasture use.

The proposed land conversion to urban development acknowledges the soil's limited farming potential and the adjacency of urban development patterns along SW 96<sup>th</sup> Street and Kanner Highway (SR 76). Redeveloping the site into urban uses will not adversely affect the hydrology of the area or adjacent farmlands, which are primarily located west of the St. Lucie Canal. Supportive urban services and facilities are either in place, nearby or part of the County's and/or FDOT's long-range plans. Similar to the scenario that occurred south of Cove Road between Kanner Highway and US-1 where the PUSD was expanded by 800 acres in 2004, it is anticipated that future land use amendment applications to urban land uses will be submitted by the individual owners of the agricultural lands to be included in the PUSD.

- The amendment to figure 4-2, Urban Service District, is included in the Maps and Appendices and a GIS shape file has also been included as requested. The expansion of the PUSD includes approximately 250 acres of Agricultural lands on the subject property and approximately 250 acres of Agricultural, Agricultural Ranchette and lands designated Estate Density, which are north of the subject property between Kanner Highway and the St. Lucie Canal.

I trust these responses adequately address the comments in your sufficiency letter. Please feel free to contact me if you have any questions or comments.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President



# MARTIN COUNTY

## BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

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

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

TARYN KRYZDA, CPM County Administrator  
KRISTA A. STOREY Acting County Attorney

TELEPHONE (772) 288-5400  
WEBSITE [www.martin.fl.us](http://www.martin.fl.us)

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January 31, 2019

Morris Crady, AICP  
Lucido & Associates  
701 East Ocean Boulevard  
Stuart, FL 34994

RE: Comprehensive Plan Amendment application for Neill Parcels

Dear Mr. Crady:

Thank you for submitting the application materials for the Comprehensive Plan Amendments for a text amendment and to change the Future Land Use Map. The application has been given two names: CPA 19-5 Neill Parcels, Text and CPA 19-6, Neill Parcels, FLUM. The application materials were reviewed for sufficiency by the Comprehensive Planning Division of the Growth Management Department and were determined to be deficient for the following reasons.

- The application needs to be split up between the Future Land Use Map amendment, the proposed zoning district change, and the text amendment. The three applications will each receive different staff reports.
- The applications need to be signed and notarized by the property owner.
- The Property Appraiser's Assessment map only has one Parcel Control Number (PCNs), while the application states there are three PCNs.
- The proposed Primary Urban Service District map shows parcels that are not under the same ownership as the future land use changes and not listed in the application materials. Please address the consistency with Plan policies of expanding the urban service district on agricultural lands.
- Please show the proposed change to the Urban Service District on Figure 4-2, Urban Service District. Please provide GIS shapefiles for the expansion of the Urban Service District. In addition to the 499 acres proposed for future land use changes, how many acres will the Urban Service District expand?

Section 1-11.B of the Comprehensive Growth Management Plan requires that notice of proposed amendments to the Future Land Use Map be provided in the manner provided for public hearings in Section 10.6 of the Land Development Regulations, Martin County Code. Please note that a sign must be posted on the property no later than ten days after you receive notice that your application has been found sufficient for review.



A staff report will be completed 60 days after the application is found sufficient to begin review. At that time you may choose to address issues raised in the staff report prior to the amendments being scheduled for the Local Planning Agency. Changes to the application cannot be made less than seven days prior to an advertised public hearing. Following the issuance of the staff report, a resubmittal fee may be necessary for substantial changes to the application materials.

If you should have any questions, or need further information, please do not hesitate to contact Samantha Lovelady, who is the County planner who be handling this CPA. She can be reached at 772-288-5664 or email at [slove@martin.fl.us](mailto:slove@martin.fl.us).

Sincerely,

A handwritten signature in blue ink that reads "Nicki van Vonno".

Nicki van Vonno, AICP  
Director  
Growth Management Department



**Martin County**

## Urban Service District - Figure 4-2

Prepared by: MapSource  
Aug 9, 2012



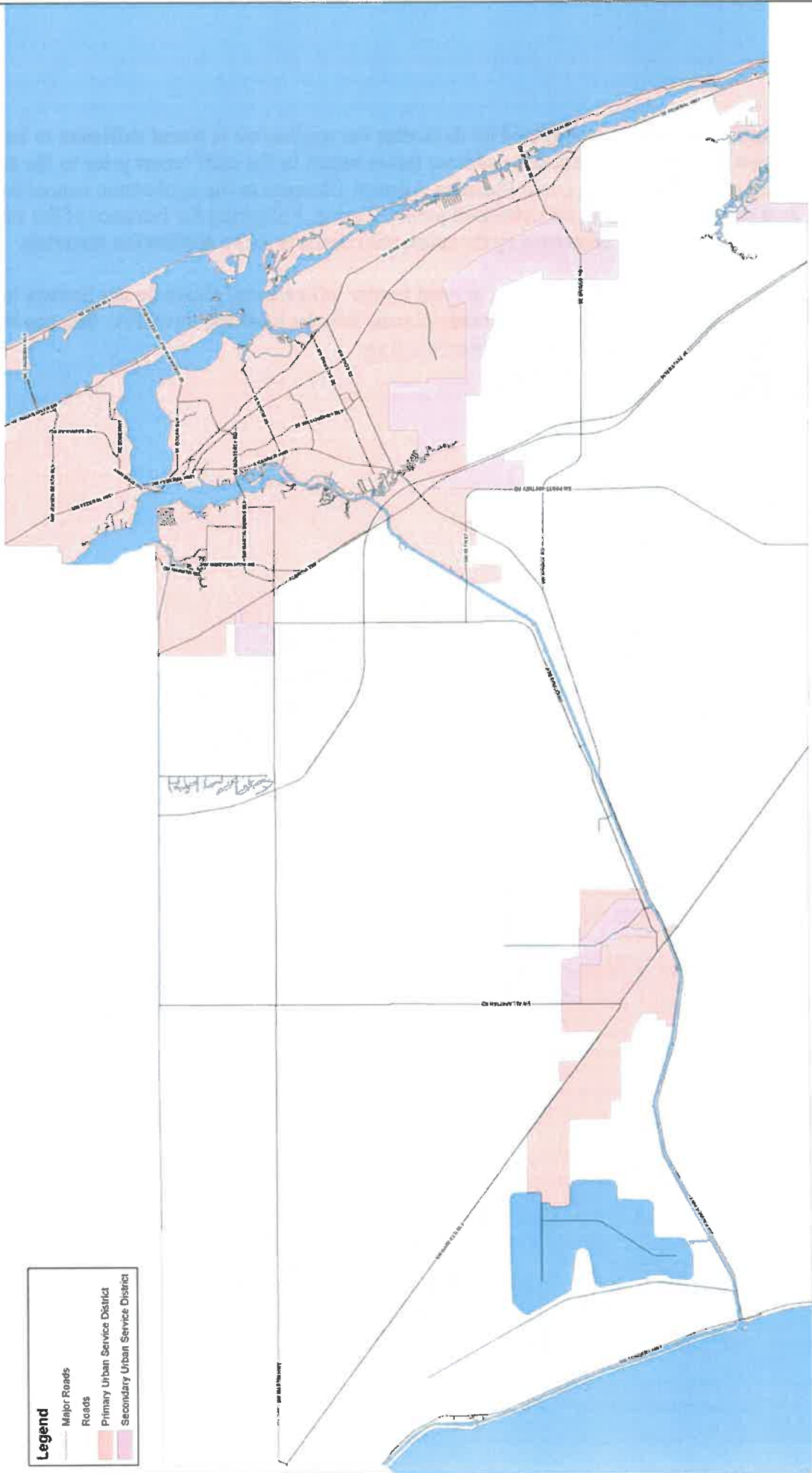
Location Map

This map shows the boundaries of the Urban Service Districts in Martin County, Georgia. The map is based on the 2010 Census of Population and Housing, and is intended to provide a general overview of the district boundaries. The map is not intended to be used for legal purposes, and is not a substitute for a legal description of the district boundaries. The map is intended to provide a general overview of the district boundaries, and is not intended to be used for legal purposes, and is not a substitute for a legal description of the district boundaries.



### Legend

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





January 24, 2019

Via Electronic Submittal

Nicki van Vonno, Director  
Martin County Growth Management Department  
2401 SE Monterey Road  
Stuart, Florida 34996

**Re: Neill Parcels - Application for Comprehensive Plan Text Amendment, Future Land Use Map Amendment and Concurrent Rezoning (Our Reference: #18-690)**

Dear Nicki:

On behalf of the Neill parcels' property owners, we are pleased to submit this application for a Comprehensive Growth Management Plan (CGMP) text and future land use map amendment on approximately 500 acres located south of SW 96<sup>th</sup> Street, between SW Kanner Highway (SR 76) and the St. Lucie Canal.

As more specifically described in the enclosed Application Justifications for the text and future land use map amendments, the proposed text amendment to Policy 4.1B.2. Analysis of availability of public facilities, Subsection 2 (Sub-area development restriction), reduces the existing Industrial and Marine Waterfront Commercial development intensities on the subject property and creates additional development restrictions in exchange for residential capacity.

The proposed PUSD expansion and concurrent future land use map amendments are consistent with the County's Analysis of Public Facilities, Residential Demand Analysis and the Residential Capacity and Vacant Land Analysis reports issued by the County Growth Management Department and presented to the Board of County Commissioners on February 13, 2018. During the presentation, the Board of County Commissioners acknowledged suitable land in the existing PUSD does not exist for the 15-year planning period and directed staff to conduct a planning analysis to identify various options to address the need for additional residential capacity including the expansion of the PUSD.

The expansion of the PUSD proposed by this request is ideally situated to address future residential needs due to its proximity to urban services and facilities, physical suitability, compatibility with adjacent land uses and proposed mix of future land uses consistent with objectives and policies in Goal 4.9 of the CGMP. Specifically, the proposed High and Medium Density residential future land use designations and the range of proposed zoning districts within the Low Density residential land use will increase the supply of vacant residential properties necessary to provide essential housing in proximity to existing employment centers near the I-95/SR 76 interchange. The proposed Industrial and Commercial land use designations will complement the residential uses by creating additional employment opportunities and by providing limited retail services and goods designed to meet the needs of the future residents within the surrounding residential communities.

With this understanding, please find attached the application fee check made payable to the Martin County Commission in the amount of \$14,250.00, which includes \$6,100.00 for the future land use map amendment and concurrent rezoning and \$8,150.00 for the proposed text amendment. Also included are one compact disk (CD) containing the survey and legal

Nicki van Vonno  
January 24, 2019  
Page 2 of 2

descriptions for each parcel in AutoCad and PDF copies of the application materials listed on the attached "Neill Parcels - Maps and Appendices".

The certified list of surrounding property owners within 2,500 feet will be provided prior to the first public hearing. Please feel free to contact me if you have any questions or need additional information.

Sincerely,



Morris A. Crady, AICP  
Senior Vice President

## NEILL PARCELS

### Maps and Appendices

1. Text Amendment Application and Justification
2. FLUM Amendment Application and Justification
3. Ownership Certification by Prestige Title Agency
4. Powers of attorney by property owners
5. Disclosures of Interest Information
6. Location Map
7. Parcel Assessment Map
8. Current Primary Urban Service District
9. Proposed Primary Urban Service District
10. Current Future Land Use Map
11. Proposed Future Land Use Map
12. Current Zoning Map
13. Proposed Zoning Map
14. Soils Survey Map
15. Flood Insurance Rate Map
16. Traffic Impact Study
17. Water and Sewer Availability Worksheet
18. School Impact Worksheet and School Map
19. Legal Descriptions & Sketches (also in CAD format)
20. 2018 Public Facilities Analysis
21. 2018 Residential Capacity & Vacant Land Analysis
22. 2018 Residential Demand Analysis



Martin County, Florida  
Growth Management Department  
COMPREHENSIVE PLANNING DIVISION  
2401 SE Monterey Road, Stuart, FL 34996  
772-288-5495 [www.martin.fl.us](http://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:  
Neill Parcels

### Future Land Use Amendment

Location of Project and Description of Proposal:

See attached Application Justification

Parcel Control Number(s):

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

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

14-39-40-000-001-00020-9

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

499.4 acres

Current Future Land Use Designation:

Indust., Comm. Water., Agric.

Current Zoning Designation:

GI, WGC, A-2

Proposed Future Land Use Designation:

Ind., Comm. Water., Residential

Proposed Zoning Designation:

LI, WGC, RM-3, RM-8, RM-10

### Text Amendment

Proposed Elements to Amend:

See concurrent text amendment application





**Attorney:**

Name or Company Name Fox, McCluskey, et al  
 Company Representative Tyson J. Waters  
 Address 3473 SE Willoughby Blvd.  
 City Stuart State FL Zip 34994  
 Phone 772 - 287 - 4444 Fax 772 - 220 - 1489  
 Email twaters@foxmccluskey.com

**Other Professional:**

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

**B. Applicant or Agent Certification:**

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

*M. A. Crady* 1-31-19  
 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 3<sup>rd</sup> day of January, 2019, by Morris A. Crady.  
 He or she  
☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

*Shirley Lyders*  
 Notary public signature

\_\_\_\_\_  
 Printed name

State of \_\_\_\_\_ at-large



### **Applicant or Agent Certification:**

**Applicant declares:**

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

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

**Applicant/Owner:**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

**Applicant Agent:**

\_\_\_\_\_  
Morris A. Crady

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Agent

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

**SEE SEPARATELY ATTACHED POWERS OF ATTORNEY AND DISCLOSURE OF INTEREST FORMS  
BY THE FIVE PROPERTY OWNERS**

**LIMITED POWER OF ATTORNEY**

By this Limited Power of Attorney I, \_\_\_\_\_, as owner of the property subject to the application submitted to Martin County, hereby make, constitute and appoint \_\_\_\_\_, the true and lawful attorney-in-fact for said application, and in my name, place and stead, to execute and sign any and all documents or instruments pertaining to the following property located in Martin County.

See attached legal description as Exhibit "A"

I, \_\_\_\_\_, Owner, give and grant unto said attorney-in-fact, full power and authority to do and perform any and all acts necessary or incident to the performance and execution of the powers herein expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as owners might or could do with full power of substitution and revocation, hereby ratifying and confirming all that said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I \_\_\_\_\_, Owner, have hereunto set my hand on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**NOTARY ACKNOWLEDGMENT**

STATE OF Florida  
COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 24th day of January, 2019, by Morris A. Coady.  
He or she

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

Shirley Lyders  
Notary public signature

\_\_\_\_\_  
Printed name



State of \_\_\_\_\_ at-large

## Rezoning Application

## APPLICATION JUSTIFICATION

<u>Future Land Use (Zoning)</u>	<u>Existing</u>	<u>Proposed</u>
Agricultural (A-2)	249.1 acres	0
Industrial (LI)	175.4 acres	51.8 acres
Commercial Waterfront (WGC)	74.9 acres	31.3 acres
Low Density Residential (RM-5)	0 acres	297.2 acres
Low Density Residential (RS-5)	0 acres	27.5 acres
Medium Density Residential (RM-8)	0 acres	42.7 acres
High Density Residential (RM-10)	0 acres	30.1 acres
Commercial General (CC)	<u>0 acres</u>	<u>18.8 acres</u>
Total:	499.4 acres	499.4 acres

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

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

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

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

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

The requested rezonings to LI, CC, RM-5, RS-5, RM-8 and RM-10 are consistent with various zoning options designed to implement the corresponding Industrial, Commercial Waterfront, Commercial General, Low Density, Medium Density and High Density future land use designations as directed by the applicable provisions of the CGMP and Land Development Code. Approval of the concurrent requests for future land use map amendments and text amendments to expand the Primary Urban Service District and established sub-area development restrictions makes the requested zoning consistent with the applicable provisions of the CGMP.

## Rezoning Application

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

The requested rezonings to LI, CC, RM-5, RS-5, RM-8 and RM-10 are consistent with various zoning options designed to implement the corresponding Industrial, Commercial Waterfront, Commercial General, Low Density, Medium Density and High Density future land use designations as directed by the applicable provisions of the CGMP and Land Development Code. Compliance with the applicable provisions of the LDRs for each specific zoning district must be documented at the time of site plan application.

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

The requested rezonings will implement the proposed land use designations and allow for urban development consistent with the development trend that has occurred over the past 30 years along the Kanner Highway and the surrounding environs. The mix of proposed uses and compliance with the landscape buffering and density transition policies will maintain compatibility consistent with the character of surrounding land uses.

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

As more specifically described in the concurrent requests for future land use map and text amendments to expand the Primary Urban Service District, the growth in the area over the past 30 years, particularly the improvements to public infrastructure and services, and the development of commercial and residential uses along Kanner Highway, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics.

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

As more specifically described in the concurrent requests for future land use map and text amendments to expand the Primary Urban Service District, all required public facilities and services are in place or planned to be available to support future development.

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

The rezoning applications and concurrent CGMP future land use map and text amendments, are consistent with the pattern of growth that has occurred since the Comprehensive Growth Management Plan (CGMP) land use plan was originally adopted in 1982. The proposed request is a timely response to the County's lack of vacant land in the PUSD and the site's

## Rezoning Application

location is ideally suited with available infrastructure and resources to support future growth. The proposed applications provide a logical and orderly growth pattern consistent with past development trends, which will conserve and enhance the value of existing development and provide equitable treatment to the property owner. The request is consistent with CGMP land use and zoning policies that support a mix of housing types and the efficient and economical use of the county's resources.

In addition to the criteria above, the following policy in the Comprehensive Growth Management Plan also applies to the proposed zoning districts:

*Policy 4.9C.1. At a minimum, the residential zoning classifications shall provide for:*

- (1) A variety of lot sizes, floor areas, setbacks and residential land use mixes, to permit a choice in housing types, designs and price levels in both urban and rural areas;"*

The proposed rezonings are consistent with the policy above because there is a deficit of vacant residential lands within the existing PUSD with appropriate zoning that supports a mix of residential uses, which provide a variety of housing types for most income levels.



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: December 28, 2018 @ 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: James David Neill, as to an undivided one-fifth (1/5) interest; Bearron, LLC, as to an undivided one-fifth (1/5) interest; Center Lake Properties, Ltd., as to an undivided one-fifth (1/5) interest; Richard V. Neill, as to an undivided one-fifth (1/5) interest and George T. Pantuso, Trustee of The Pantuso Family Irrevocable Trust (dated February 1, 2005), as to an undivided one-fifth (1/5) interest as tenants in common by Warranty Deed recorded in O.R. Book 2239, Page 2498.

Legal: See Exhibit "A" attached hereto & made a part hereof.

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,

A handwritten signature in blue ink that reads 'Karen Rae Hyche'.

Karen Rae Hyche  
President





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

## OWNERSHIP REPORT

SEARCH NO. P19-11,420/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:

See Exhibit "A" attached hereto & made a part hereof.

### **PRESTIGE TITLE AGENCY, INC.**

736 Colorado Avenue, Ste. A

Stuart FL 34994

By: Karen Rae Hyche  
Karen Rae Hyche

**EXHIBIT "A"**  
**(LEGAL DESCRIPTION)**

Lot 3, South 1/2 of Lot 4, Lots 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, Section 13; Lot 1 lying Southeast of St. Lucie Canal, Section 14, all in Township 39 South, Range 40 East; and Lots 12 and 13 Northwest of State Road 76, Section 18, Township 39 South, Range 41 East, of Tropical Fruit Farms, according to plat thereof filed August 18, 1913, recorded in Plat Book 3, Page 6, Palm Beach (now Martin) County, Florida.

Less and Excepting: That part of;

Tract 3 in Section 13, Township 39 South, Range 40 East, according to the plat of Tropical Fruit Farms as recorded in Plat Book 3, Page 6 in the public records of Palm Beach County, Florida, said part of said Tract 3 more particularly described as follows:

Commencing at the common corner of Sections 11, 12, 13 and 14, Township 39 South, Range 40 East, run Easterly along the North line of said Section 13 a distance of 1320.16 feet to the West line of said Tract 3 and the Point of Beginning; Thence run Southerly along the West line of said Tract 3 a distance of 160.94 feet; Thence North 81° 43' 46" East a distance of 400.05 feet; Thence North 8° 16' 14" West a distance of 25 feet; Thence North 81° 43' 46" East a distance of 549.08 feet to a point in said existing Southerly Right-of-Way line; Thence North 0° 08' 37" East a distance of 50 feet to the North line of said Section 13; Thence North 89° 51' 23" West along the North line of said Section 13 a distance of 579.15 feet to the Point of Beginning; Less and excepting the existing Right-of-Way of State Road No. S-76A, all as shown on the Right-of-Way Map of Section 89531-2602, State Road No. S-76-A.

INSTR # 2007137  
 OR BK 02239 PG 2498  
 Pgs 2498 - 2500 (3pgs)  
 RECORDED 04/18/2007 01:37:31 PM  
 MARSHA EWING  
 CLERK OF MARTIN COUNTY FLORIDA  
 DEED DOC TAX 35,875.00  
 RECORDED BY K Wintercorn

This instrument Prepared By and Return to  
 RICHARD V. NEILLESQ. of  
 Neff Griffin Tierney Neill & Marquis,  
 P.O. Box 1270, Ft. Pierce, FL 34954  
 (Courthouse Box 58)  
 Property Appraiser's Parcel Identification (Folio Number):  
 14-39-40-000-001-00020.80000  
 18-39-41-000-012-00010.70000

## WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of April, - 2007, by

FRASCO REALTY, L.P., a New Jersey Limited Partnership, By ZAGARA,  
 L.L.C., a New Jersey Limited Liability Company, as General  
 Partner of Frasco Realty, L.P.

whose post office address is: Frasco Realty, L.P., 25 Park Way, Upper Saddle River,  
 NJ 07458, hereinafter called the Grantor, for

JAMES DAVID NEILL, as to an undivided one-fifth (1/5) interest  
 Post Office Box 2547  
 Ft. Pierce, FL 34954

BEARRON, LLC, as to an undivided one-fifth (1/5) interest  
 5500 Orange Avenue  
 Ft. Pierce, FL 34947

CENTER LAKE PROPERTIES, LTD., a Florida limited partnership,  
 as to an undivided one-fifth (1/5) interest  
 Post Office Box 568367  
 Orlando, FL 32856

RICHARD V. NEILL, as to an undivided one-fifth (1/5) interest  
 Post Office Box 1270  
 Ft. Pierce, FL 34954

GEORGE T. PANTUSO, TRUSTEE OF THE PANTUSO FAMILY IRREVOCABLE  
 TRUST (dated February 1, 2005),  
 as to an undivided one-fifth (1/5) interest  
 P. O. Box 14049  
 Ft. Pierce, FL 34979

as tenants in common

hereinafter called the Grantees

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns  
 of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH**, That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantees all that certain land, situate in Martin County, Florida, viz:

**SEE ATTACHED EXHIBIT "A"**

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

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby covenants with the Grantees the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Subject to reservations, restrictions, and easements of record, and taxes for the current year.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of

Witness signature

[Print name: Erica White]

Witness signature

[Print name: MIRIAM SKURA]

FRASCO REALTY, L.P., a New Jersey  
Limited Partnership by  
ZAGARA, L.L.C., a New Jersey  
Limited Liability Company, as General  
Partner of Frasco Realty, L.P.

By: [Signature]  
Matthew J. Frasco Manager  
of Zagara, L.L.C.

STATE OF NEW JERSEY  
COUNTY OF Bergen

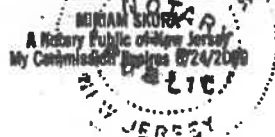
I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MATTHEW J. FRASCO known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. Said person is personally known to me or produced Driver's License as identification.

Witness my hand and official seal in the County and State last aforesaid this 16 day of April, 2007.

(AFFIX SEAL)

# 4483844\_v1

NOTARY PUBLIC, State of New Jersey  
Printed name: MIRIAM SKURA



**EXHIBIT "A"**  
**(LEGAL DESCRIPTION)**

Lot 3, South 1/2 of Lot 4, Lots 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, Section 13; Lot 1 lying Southeast of St. Lucie Canal, Section 14, all in Township 39 South, Range 40 East; and Lots 12 and 13 Northwest of State Road 76, Section 18, Township 39 South, Range 41 East, of Tropical Fruit Farms, according to plat thereof filed August 18, 1913, recorded in Plat Book 3, Page 6, Palm Beach (now Martin) County, Florida.

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**Martin County, Florida - Laurel Kelly, C.F.A***generated on 1/14/2019 11:21:58 AM EST***Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
13-39-40-000-003-00000-1	59906	UNASSIGNED, STUART	\$5,465,500	1/5/2019

**Owner Information**

<b>Owner(Current)</b>	NEILL JAMES DAVID
<b>Owner/Mail Address</b>	PO BOX 2547 FORT PIERCE FL 34954
<b>Sale Date</b>	4/18/2007
<b>Document Book/Page</b>	<u>2239 2498</u>
<b>Document No.</b>	2007137
<b>Sale Price</b>	5125000

**Location/Description**

<b>Account #</b>	59906	<b>Map Page No.</b>	L-IV
<b>Tax District</b>	3003	<b>Legal Description</b>	13 39 40 TROPICAL FRUIT FARMS TR 3 S 1/2 OF 4 TRS 5 6 & 9 THRU 16 (LESS R/W SR 76, CANAL R/W & 50 DITCH R/W)
<b>Parcel Address</b>	UNASSIGNED, STUART		
<b>Acres</b>	455.0000		

**Parcel Type**

<b>Use Code</b>	5200 Cropland Soil Cpcty CLII
<b>Neighborhood</b>	67800 Pratt Whitney Road

**Assessment Information**

<b>Market Land Value</b>	\$5,460,000
<b>Market Improvement Value</b>	\$5,500
<b>Market Total Value</b>	\$5,465,500

For Ref.

1 of 3

**Martin County, Florida - Laurel Kelly, C.F.A**

generated on 1/14/2019 11:38:15 AM EST

**Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
18-39-41-000-012-00010-7	61503	UNASSIGNED, STUART	\$366,000	1/5/2019

Owner Information	
<b>Owner(Current)</b>	NEILL JAMES DAVID
<b>Owner/Mail Address</b>	PO BOX 2547 FORT PIERCE FL 34954
<b>Sale Date</b>	4/18/2007
<b>Document Book/Page</b>	<u>2239 2498</u>
<b>Document No.</b>	2007137
<b>Sale Price</b>	5125000

Location/Description		
<b>Account #</b>	61503	<b>Map Page No.</b>
<b>Tax District</b>	3003	<b>Legal Description</b>
<b>Parcel Address</b>	UNASSIGNED, STUART	18 39 41 TROPICAL FRUIT FARMS LOTS 12 & 13 LYING NW OF SR 76
<b>Acres</b>	30.5000	

Parcel Type	
<b>Use Code</b>	5200 Cropland Soil Cpcty CLII
<b>Neighborhood</b>	67800 Pratt Whitney Road

Assessment Information	
<b>Market Land Value</b>	\$366,000
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$366,000

For Ref. 2 of 3

**Martin County, Florida - Laurel Kelly, C.F.A**

generated on 1/14/2019 12:02:22 PM EST

**Summary**

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
14-39-40-000-001-00020-9	59918	UNASSIGNED, STUART	\$6,960	1/5/2019

Owner Information	
Owner(Current)	NEILL JAMES DAVID
Owner/Mail Address	PO BOX 2547 FORT PIERCE FL 34954
Sale Date	4/18/2007
Document Book/Page	<u>2239 2498</u>
Document No.	2007137
Sale Price	5125000

Location/Description			
Account #	59918	Map Page No.	
Tax District	3003	Legal Description	14 39 40 TROPICAL FRUIT FARMS E 1/2 OF LOT 1 SE OF CANAL
Parcel Address	UNASSIGNED, STUART		
Acres	1.0000		

Parcel Type	
Use Code	5200 Cropland Soil Cpty CLII
Neighborhood	67800 Pratt Whitney Road

Assessment Information	
Market Land Value	\$6,960
Market Improvement Value	
Market Total Value	\$6,960

for Ref. 3 of 3



**James David Neill**  
**P.O. Box 2547**  
**Fort Pierce, Florida 34954**

August , 2018

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

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

Dear Ms. van Vonno:

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

Sincerely,

  
 JAMES DAVID NEILL

STATE OF FLORIDA  
 COUNTY OF ST LUCIE

The foregoing was acknowledged before me this 28<sup>th</sup> day of August, 2018, by JAMES DAVID NEILL who [X] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

  
 NOTARY PUBLIC

(Notarial Seal)

My Commission Expires: 10/21/20



**BEARRON, LLC**  
*a Florida limited liability company*  
**5500 Orange Avenue**  
**Fort Pierce, Florida 34947**

August , 2018

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

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

Dear Ms. van Vonno:

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

Sincerely,

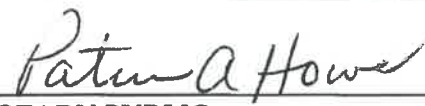
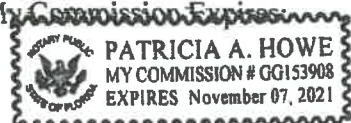
BEARRON, LLC,  
 a Florida limited liability company

By:   
 JOSEPH G. MILLER, Manager

STATE OF Florida  
 COUNTY OF St. Lucie

The foregoing was acknowledged before me this 27 day of August, 2018, by JOSEPH G. MILLER, Manager of BEARRON, LLC, a Florida limited liability company who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notarial Seal)

  
 NOTARY PUBLIC  
 My Commission Expires \_\_\_\_\_  


**CENTER LAKE PROPERTIES, LLLP**  
*a Florida limited liability limited partnership*  
**102 W. Pineloch Street**  
**Orlando, FL, 32806**

August , 2018

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

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

Dear Ms. van Vonno:

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

Sincerely,

CENTER LAKE PROPERTIES, LLLP,  
 a Florida limited liability limited partnership,  
 f/k/a Center Lake Properties, LTD, a Florida  
 limited partnership, by Pineloch Management Corp.,  
 its General Partner

  
 JAMES P. CARUSO, President

STATE OF FLORIDA  
 COUNTY OF ORANGE

The foregoing was acknowledged before me this 27 day of AUGUST, 2018, by JAMES P. CARUSO, President of PINELOCH MANAGEMENT CORP., a Florida corporation, general partner of CENTER LAKE PROPERTIES, LLLP, a Florida limited liability limited partnership, f/k/a Center Lake Properties, LTD, a Florida limited partnership who ☒ is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(Notarial Seal)  
 CARLA S. AUSERMAN  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# FF940534  
 Expires 12/14/2019

  
 NOTARY PUBLIC  
 My Commission Expires:

**Richard V. Neill**  
**P.O. Box 1270**  
**Fort Pierce, Florida 34954**

August , 2018

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

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

Dear Ms. van Vonno:

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

Sincerely,

  
 RICHARD V. NEILL

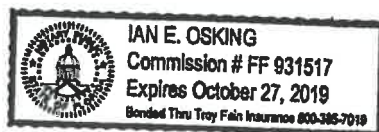
STATE OF Florida  
 COUNTY OF St. Lucie

The foregoing was acknowledged before me this 29<sup>th</sup> day of August, 2018, by RICHARD V. NEILL who [X] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

  
 NOTARY PUBLIC

My Commission Expires:

(Notarial Seal)



**THE PANTUSO FAMILY IRREVOBABLE  
TRUST, DATED FEBRURAY 1, 2005  
P.O. Box 14049  
Fort Pierce, FL, 34979**

August , 2018

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

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

Dear Ms. van Vonno:

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

Sincerely,

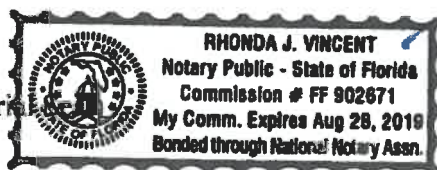
THE PANTUSO FAMILY IRREVOCABLE  
TRUST DATED FEBRUARY 1, 2005

By: [Signature]  
GEORGE T. PANTUSO, Trustee

STATE OF Florida  
COUNTY OF St. Lucie

The foregoing was acknowledged before me this 28 day of August, 2018, by GEORGE T. PANTUSO, TRUSTEE of the PANTUSO FAMILY IRREVOCABLE TRUST DATED FEBRUARY 1, 2005 who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary)



Rhonda J. Vincent  
NOTARY PUBLIC  
My Commission Expires:

### Disclosure of Interest Information

- a. If the property is owned fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary).

Name and Address	% of Ownership
JAMES DAVID NEILL, P.O. Box 2547, Fort Pierce, FL, 34954	20%

- b. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	% of Ownership

- c. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with the percentage of Interest.

Name and Address	% of Ownership

- d. If the property is in the name of a **GENERAL or LIMITED PARTNERSHIP**, list the name of the general and/or limited partners.

Name and Address	% of Ownership

- e. If there is a **CONTRACT FOR PURCHASE**, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	% of Ownership

- f. If any contingency clause or contract terms involve **ADDITIONAL PARTIES**, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	% of Ownership

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Name and Address	% of Ownership

- b. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	% of Ownership
The members of Bearon, LLC are:	
Joseph G. Miller	20%

- c. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with the percentage of Interest.

Name and Address	% of Ownership

- d. If the property is in the name of a **GENERAL or LIMITED PARTNERSHIP**, list the name of the general and/or limited partners.

Name and Address	% of Ownership



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Name and Address	% of Ownership

- d. If the property is in the name of a **GENERAL or LIMITED PARTNERSHIP**, list the name of the general and/or limited partners.

Name and Address	% of Ownership
Pineloch Management Corp., a Florida Corporation, general partner	20%

- e. If there is a **CONTRACT FOR PURCHASE**, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	% of Ownership

- f. If any contingency clause or contract terms involve **ADDITIONAL PARTIES**, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	% of Ownership

### Disclosure of Interest Information

- a. If the property is owned fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary).

Name and Address	% of Ownership
Richard V. Neill, P.O. Box 1270, Fort Pierce, FL, 34954	20%

- b. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	% of Ownership

- c. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with the percentage of Interest.

Name and Address	% of Ownership

- d. If the property is in the name of a **GENERAL or LIMITED PARTNERSHIP**, list the name of the general and/or limited partners.

Name and Address	% of Ownership

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Name and Address	% of Ownership

- f. If any contingency clause or contract terms involve **ADDITIONAL PARTIES**, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	% of Ownership

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Name and Address	% of Ownership

- b. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	% of Ownership

- c. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with the percentage of Interest.

Name and Address	% of Ownership
The beneficiaries of the Pantuso Family Irrevocable Trust are:	
George Pantuso	10%
Susan Pantuso	10%

- d. If the property is in the name of a **GENERAL or LIMITED PARTNERSHIP**, list the name of the general and/or limited partners.

Name and Address	% of Ownership

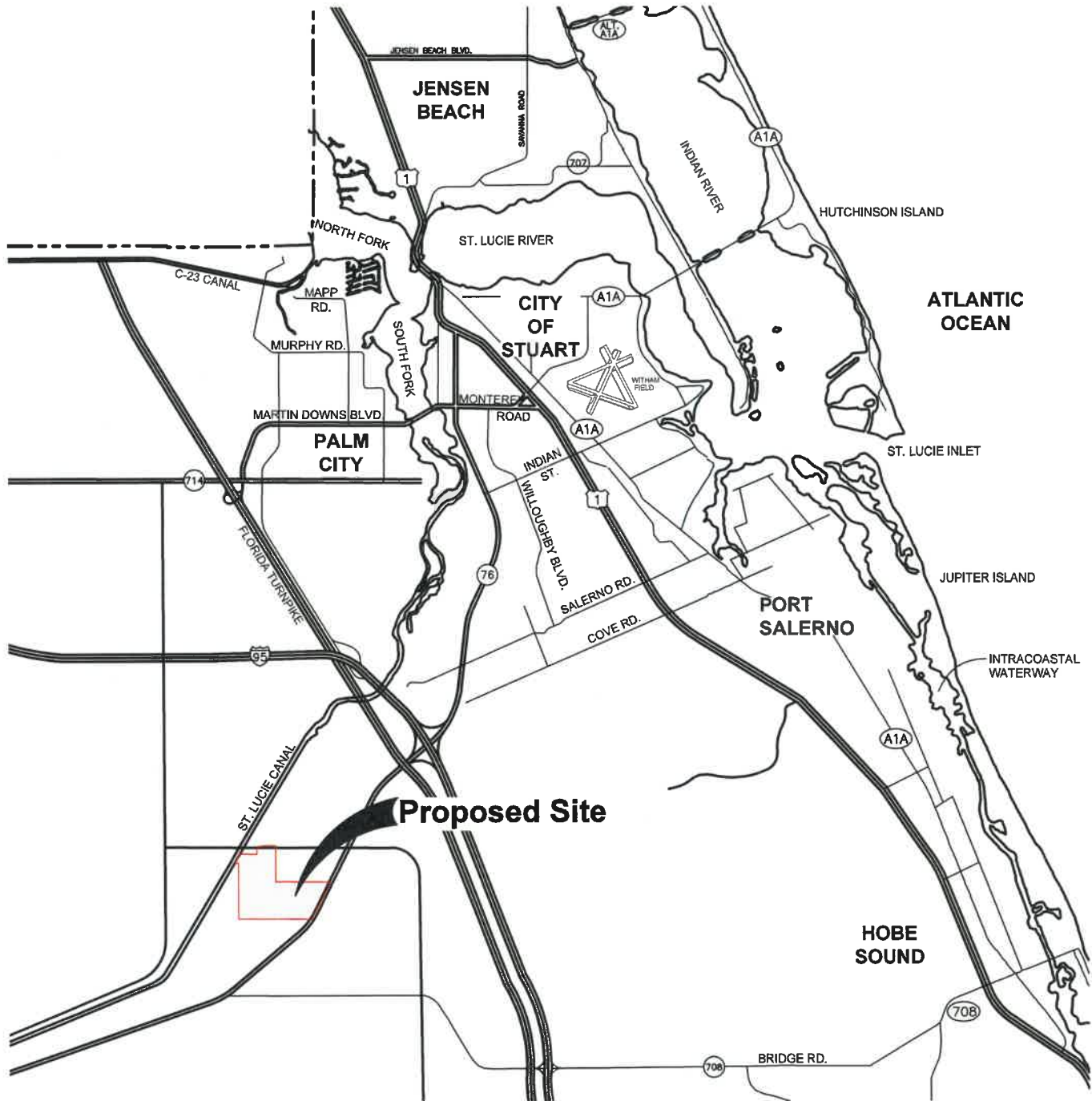
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- f. If any contingency clause or contract terms involve **ADDITIONAL PARTIES**, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	% of Ownership

# Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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

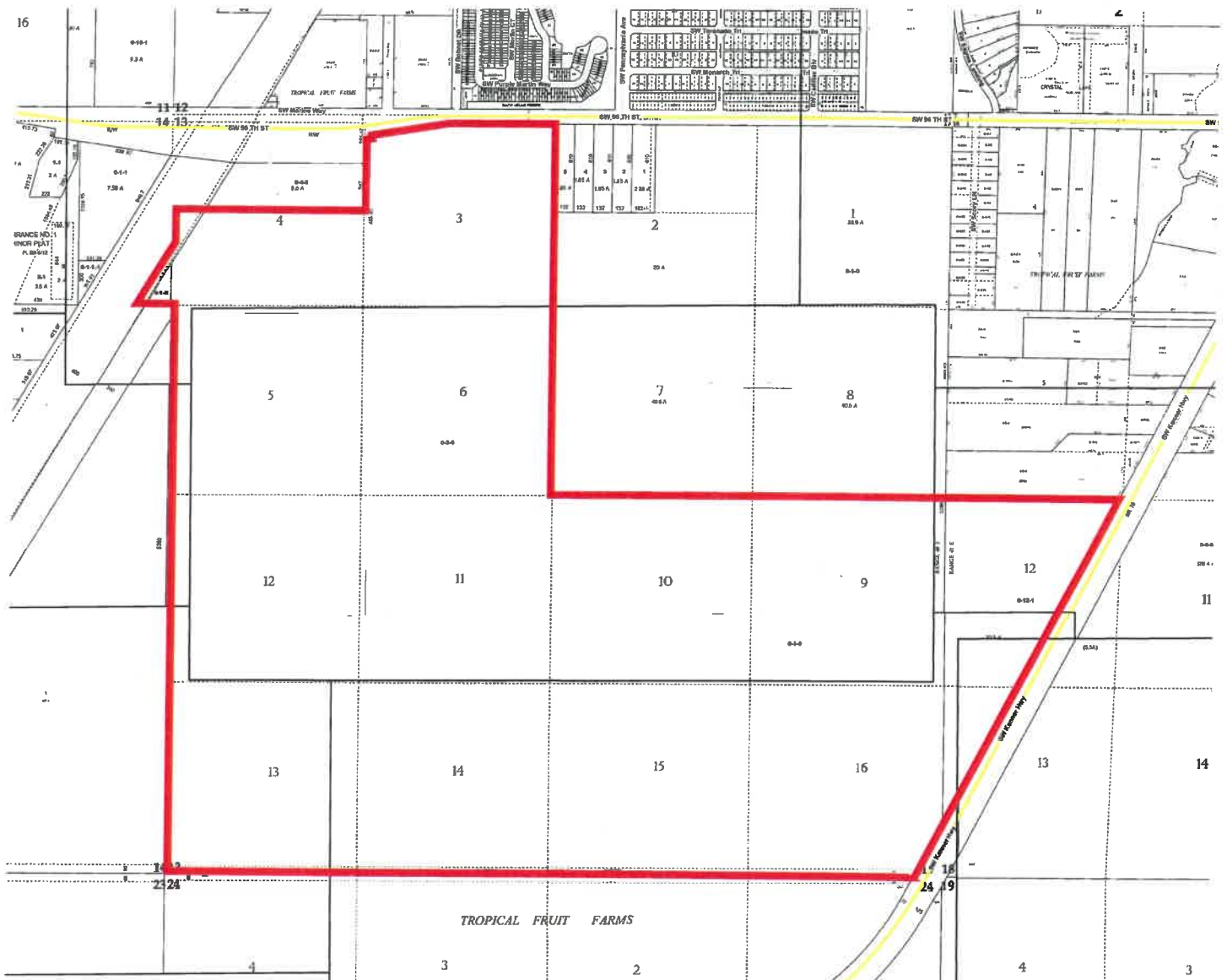


**Neill Parcels**

Martin County, Flor 393



# Property Appraisers Assessment Map



lucido & associates

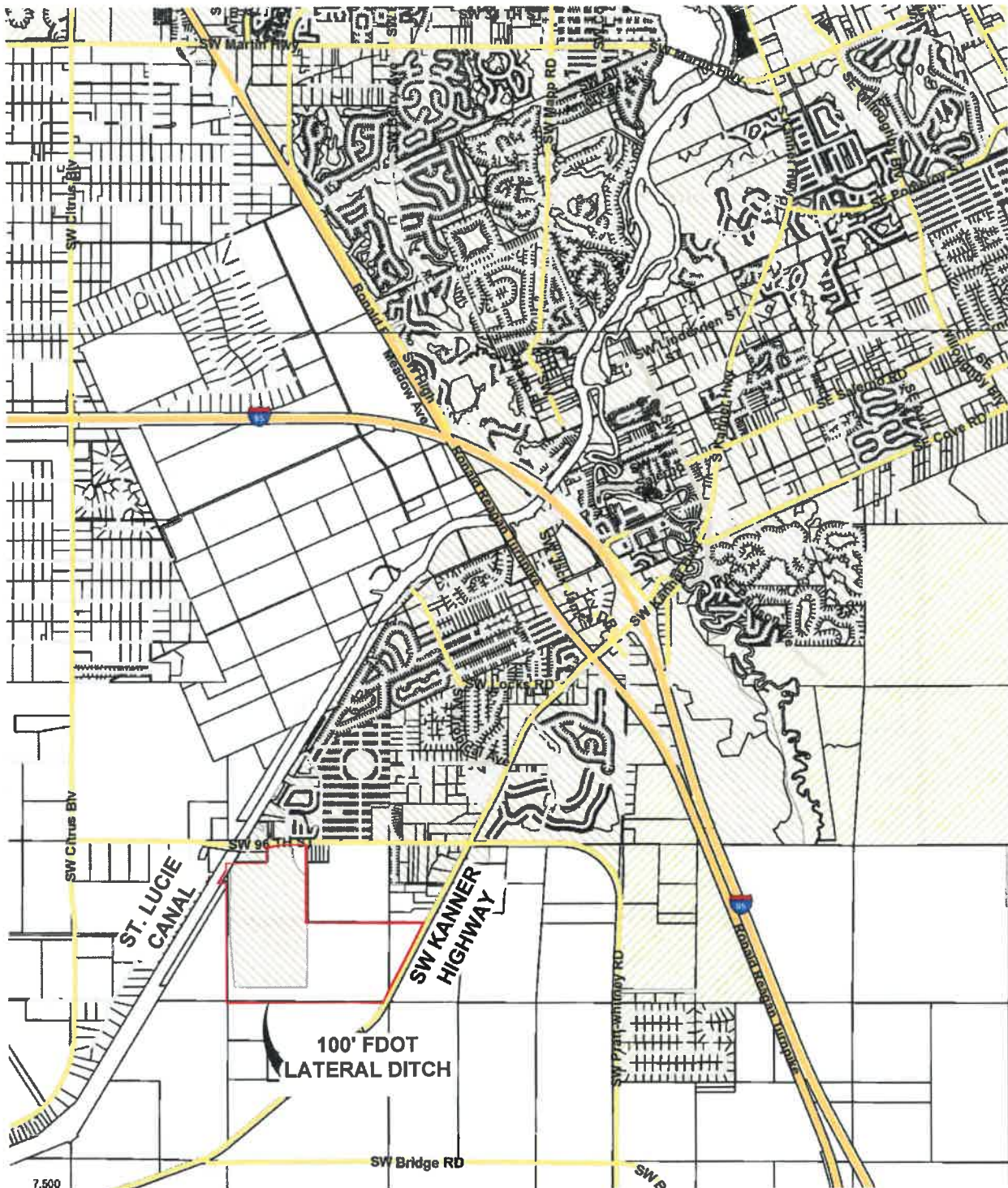
701 E Ocean Blvd., Stuart, Florida 34994

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



**Neill Parcels**  
Martin County, Florida

# Current Urban Service Districts



## Urban Service District Legend

- Primary USD
- Secondary USD



**lucido & associates**

701 E Ocean Blvd, Stuart, Florida 34994

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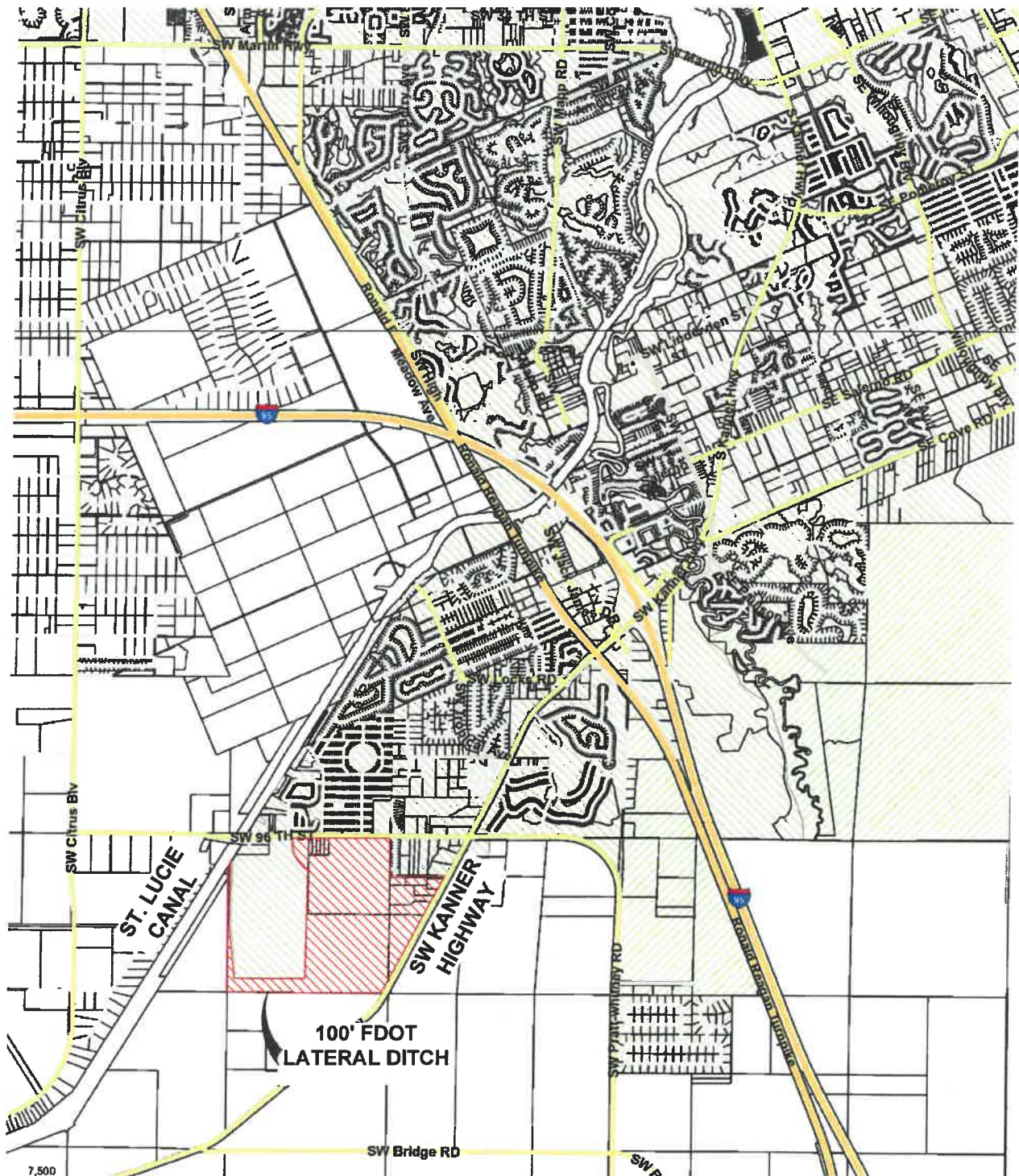


**Neill Parcels**

Martin County, Flor 395



# Proposed Urban Service District



## Urban Service District Legend

- Primary USD
- Secondary USD
- Proposed Urban Service District Expansion



**lucido & associates**

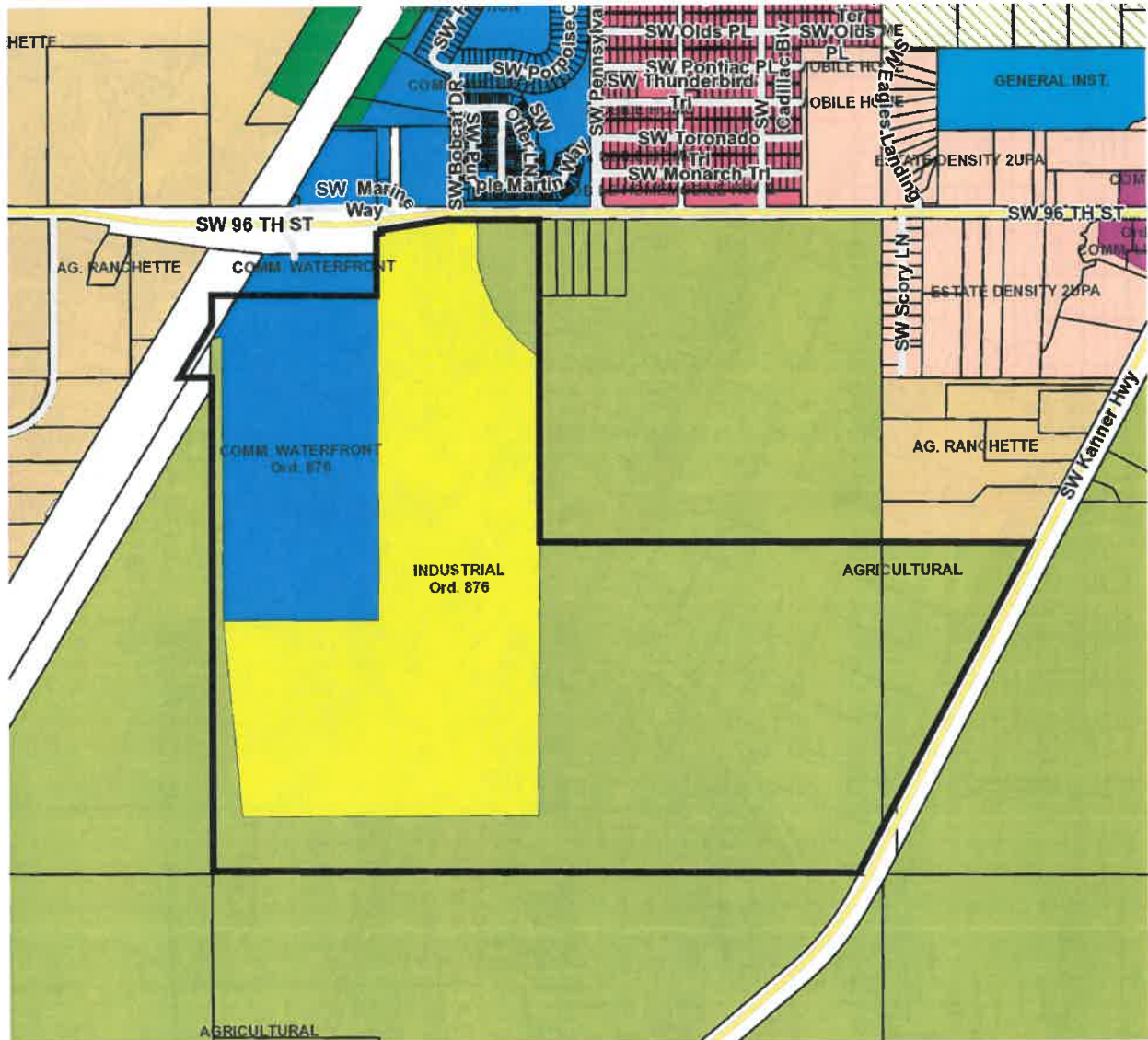
701 E Ocean Blvd., Stuart, Florida 34994

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



**Neill Parcels**  
Martin County, Flor 396

# Current Future Land Use Map



## Future Land Use Legend

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



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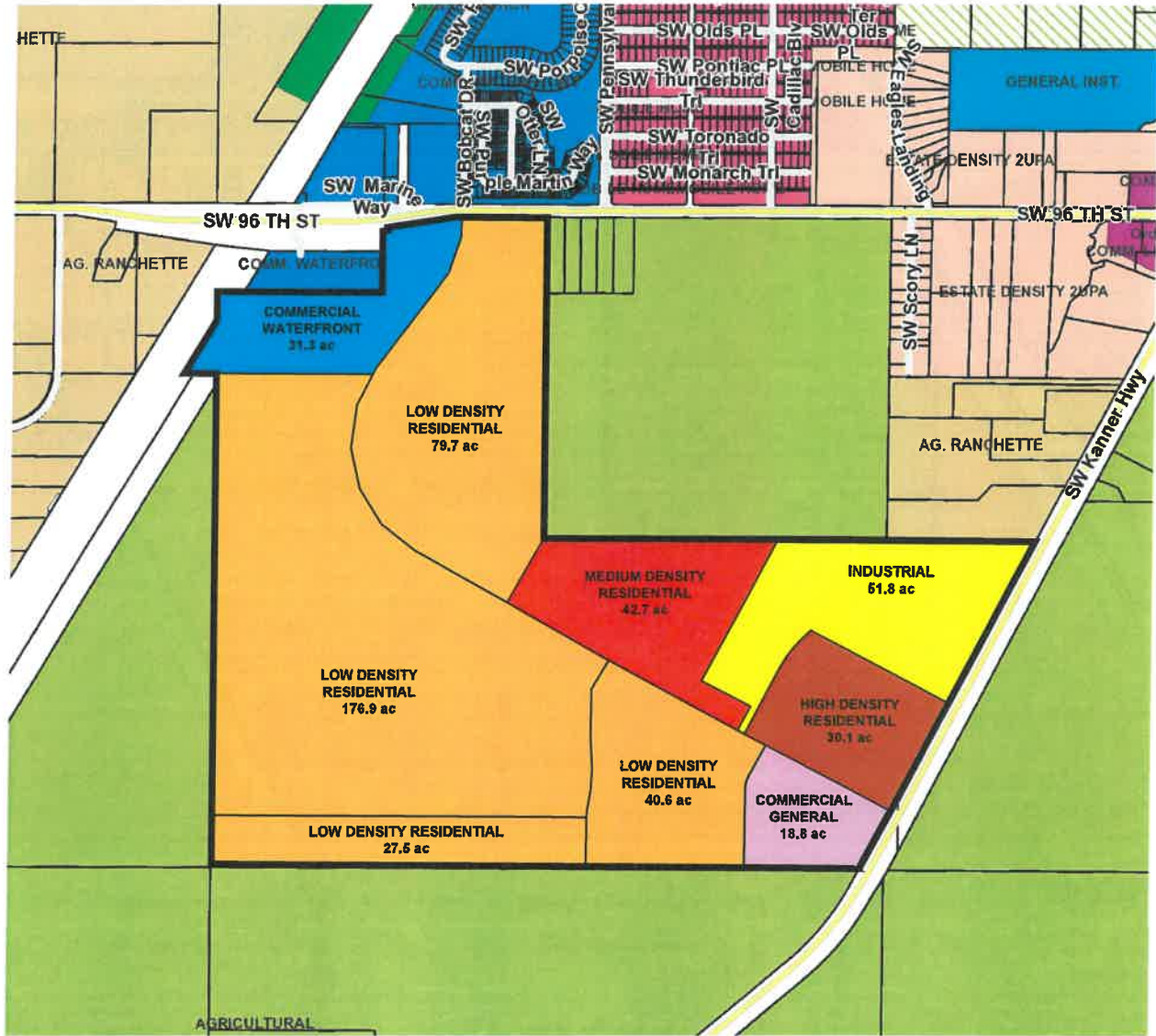
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











**Neill Parcels**  
Martin County, Florida 397



## Proposed Future Land Use Map



### Future Land Use Legend

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



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701 E Ocean Blvd., Stuart, Florida 34994

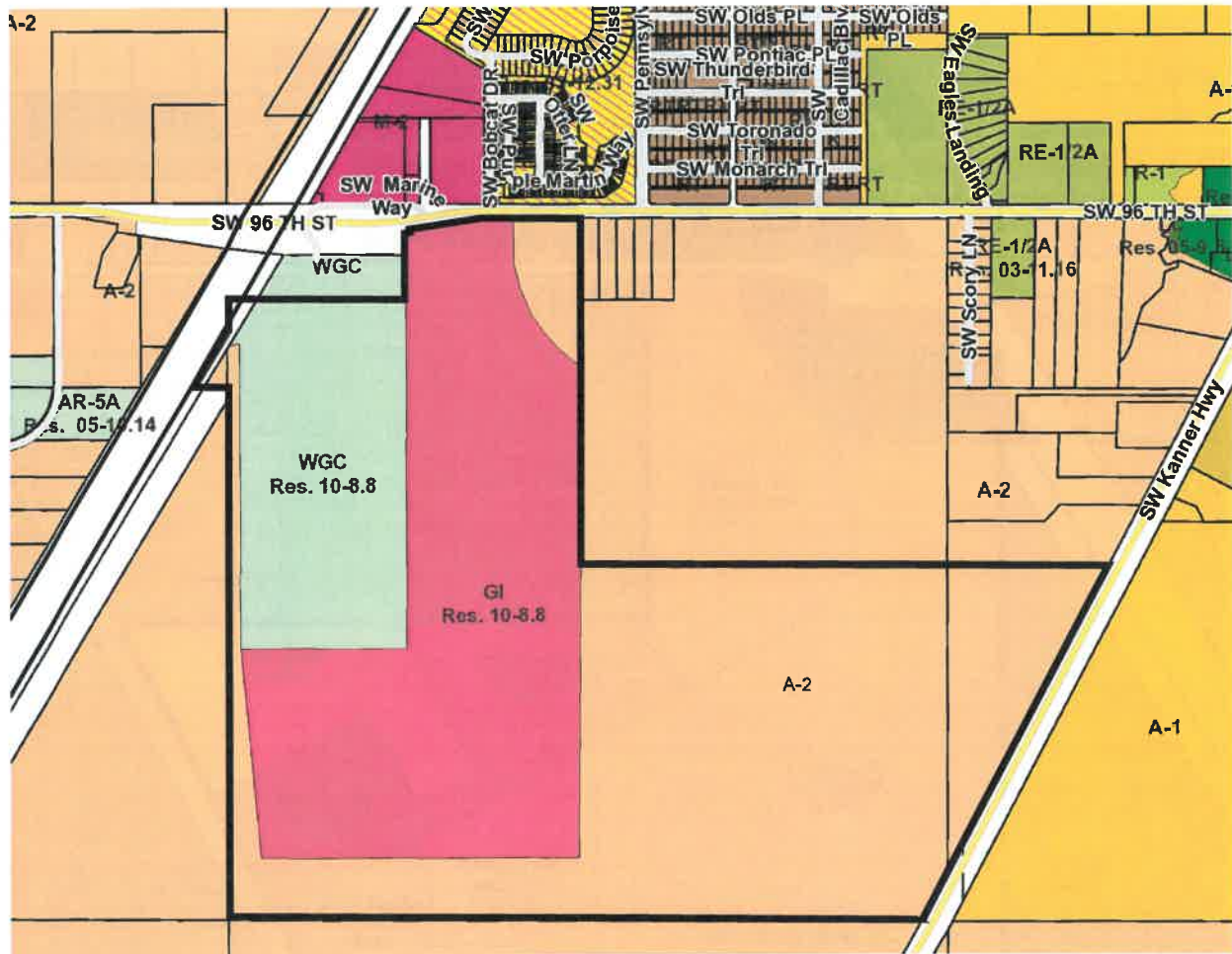
(772) 220-2100, Fax (772) 223-0220



## Neill Parcels

Martin County, Florida 398

# Current Zoning Map



## Zoning Legend

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

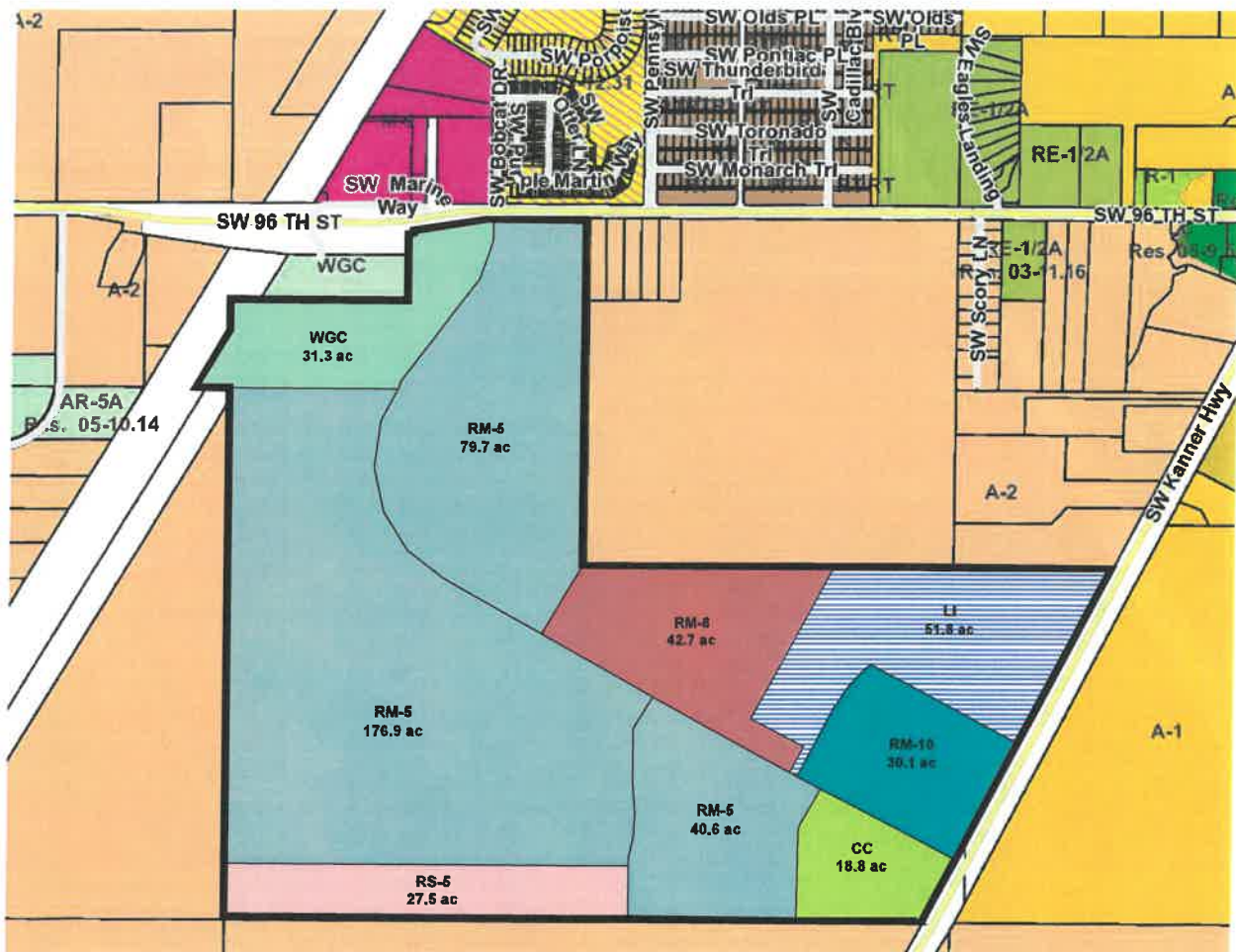
(772) 220-2100, Fax (772) 223-0220



**Neill Parcels**  
Martin County, Flor 399



# Proposed 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)
- I-2 - 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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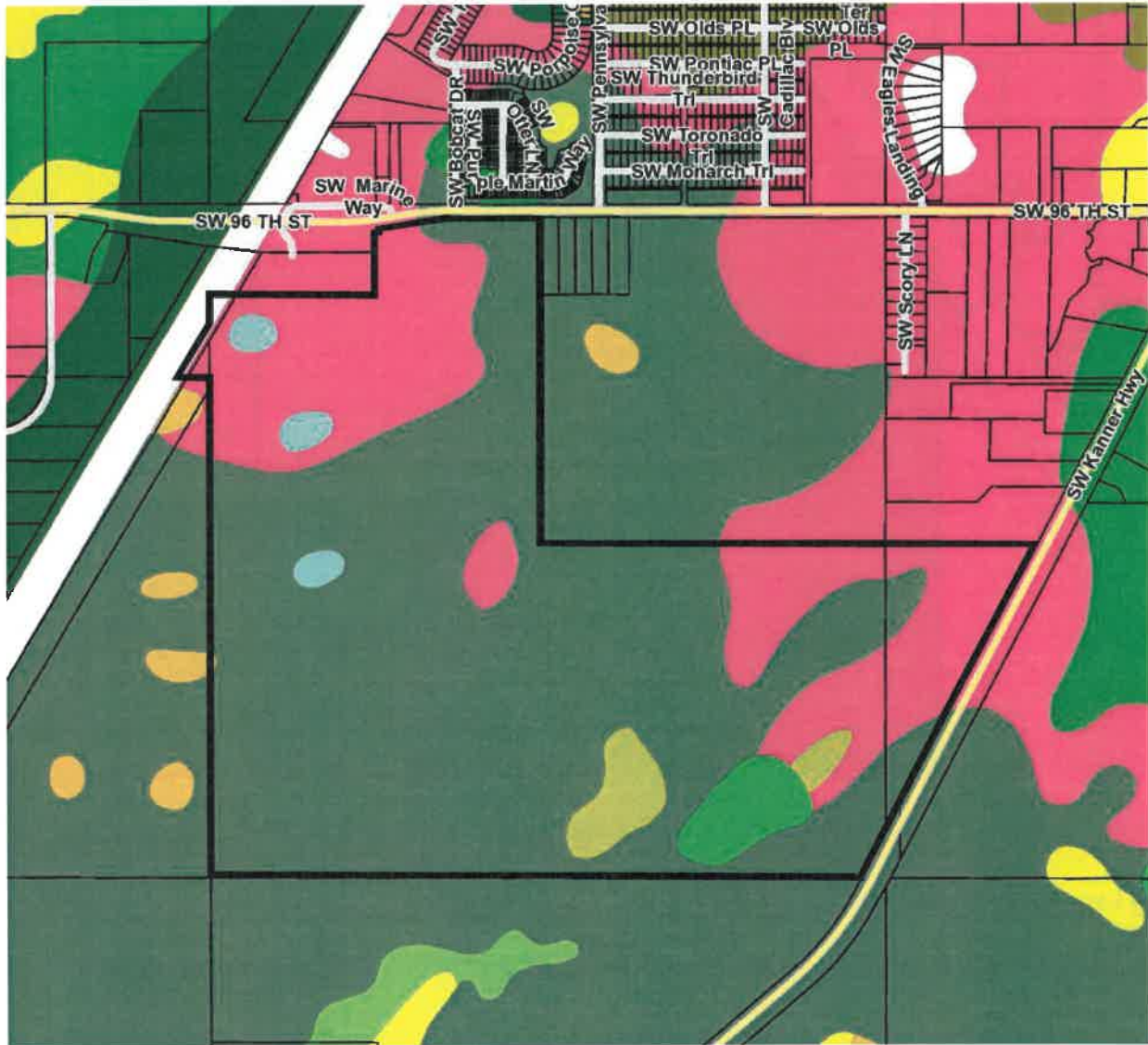
701 E Ocean Blvd., Stuart, Florida 34994

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



**Neill Parcels**  
Martin County, Flor 400

## Soil Type Map



## Soils Type Legend

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



lucido &amp; associates

701 E Ocean Blvd., Stuart, Florida 34994

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



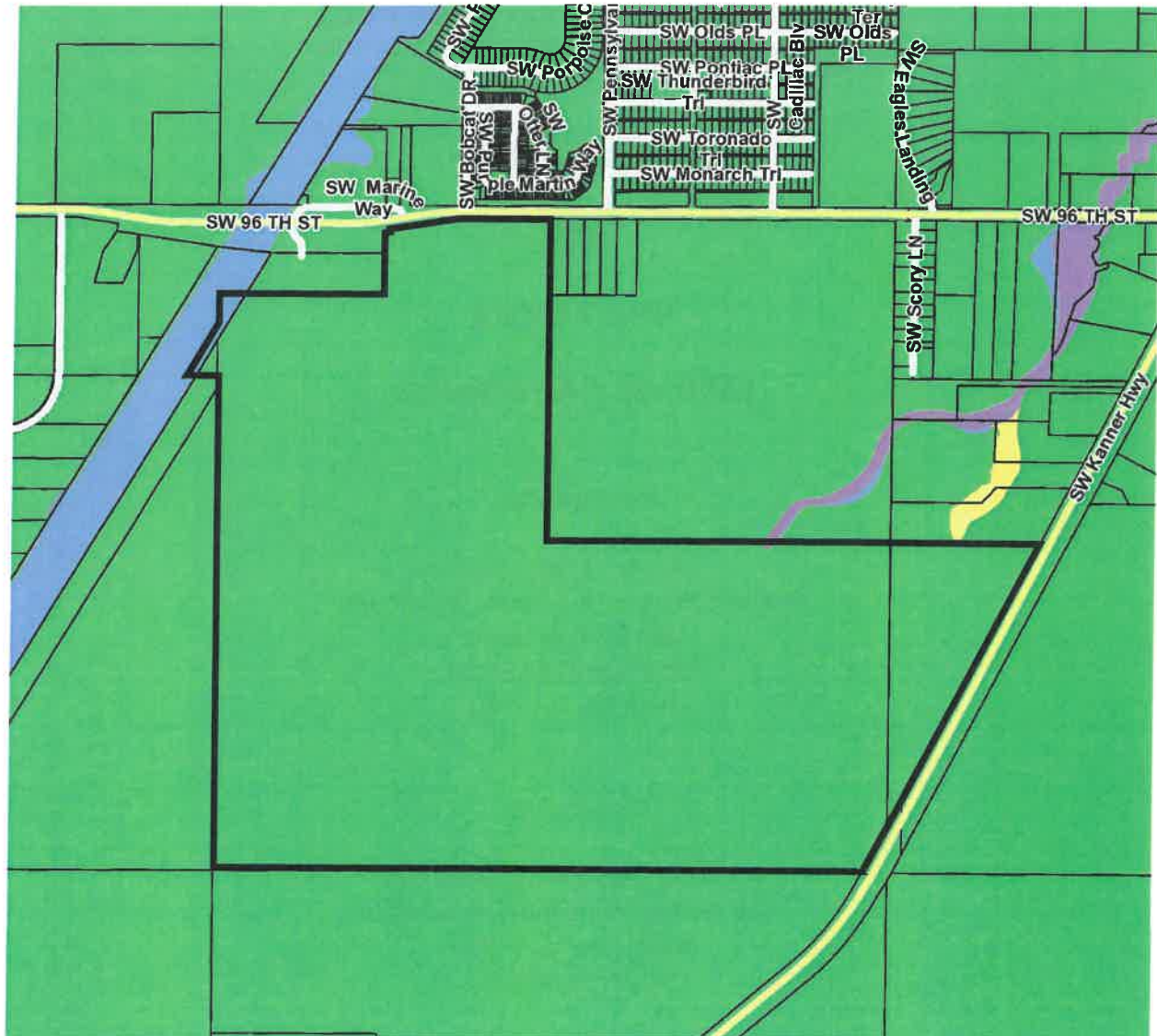
# Neill Parcels

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Martin County, Florida



# FEMA Flood Map



## FEMA Flood Zones

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



**Neill Parcels**

Martin County, Florida

402



**TRAFFIC ANALYSIS**  
**FOR**  
**NEILL PARCELS**  
**LAND USE PLAN ANALYSIS**

Prepared for:

Ms. Ann Mason Neill  
Strategic Planning for Family Wealth LLC  
DBA Strategic MFO  
801 Edgehill Rd South  
Charlotte, NC 28207

Prepared by:

O'Rourke Engineering & Planning  
969 SE Federal Highway, Suite 402  
Stuart, Florida 34994  
(772) 781-7918

January 23, 2019

MR18081.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 1/23/2019 License #: 42684
---	---



January 23, 2019

Ms. Ann Mason Neill  
Strategic Planning for Family Wealth LLC  
DBA Strategic MFO  
801 Edgehill Rd South  
Charlotte, NC 28207

**Re: Neill Parcels - Land Use Plan Analysis**

Dear Ms. Neill:

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

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

Respectfully submitted,  
**O'ROURKE ENGINEERING & PLANNING**

A handwritten signature in blue ink, appearing to read 'Susan E. O'Rourke', is written over a light blue circular stamp.

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

*C6 – Waterside – Report – 1.23.19*

## **INTRODUCTION**

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of 499.4-acres. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Summary of road network
- Assessment of the change in trip generation
- Summary of 2024 traffic volumes
- Assessment of net change in 2040 impact

Each of these components is outlined herein.

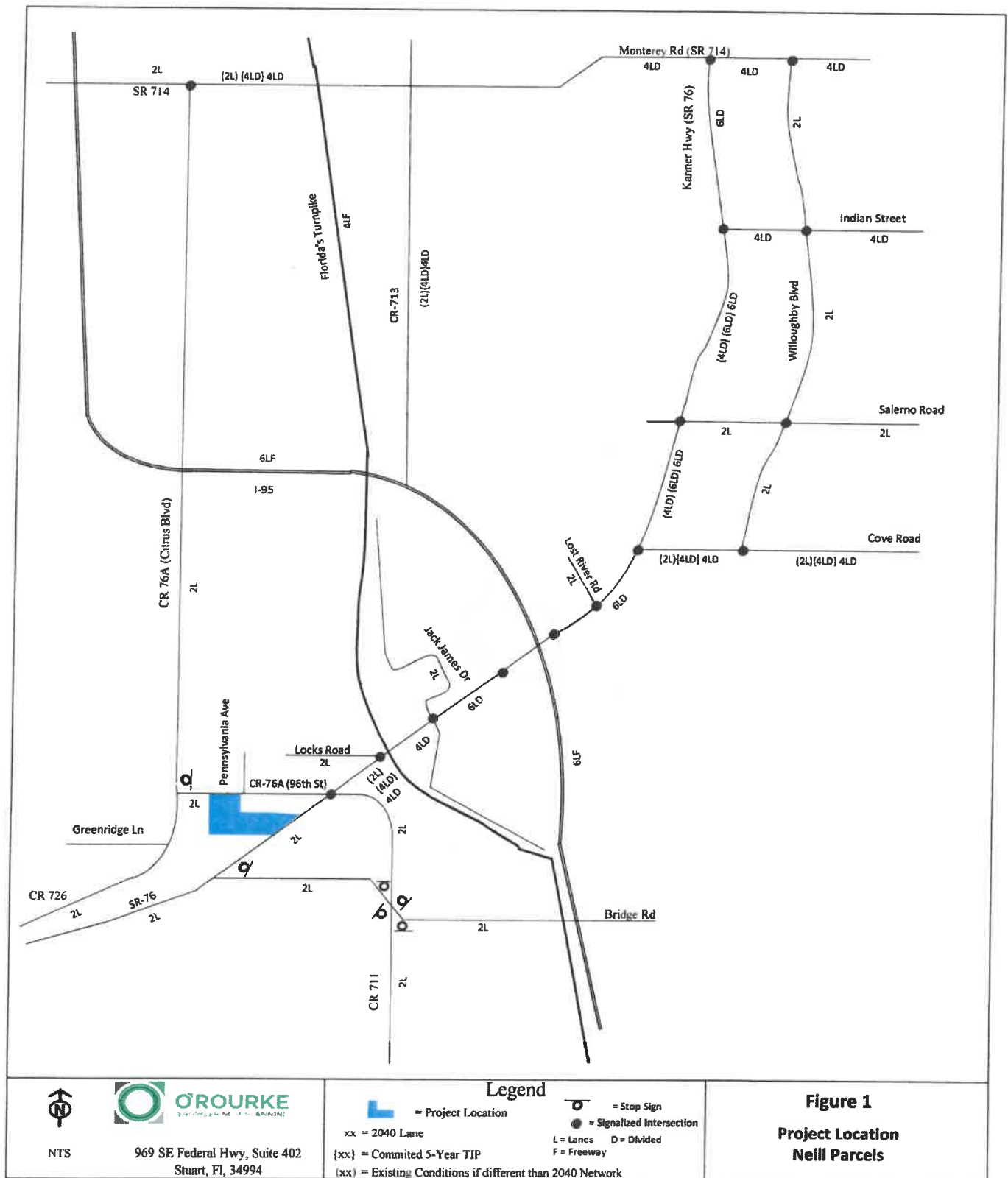
## **PROJECT DESCRIPTION**

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

The existing future land use designation includes 175.4-acres of Industrial, 74.9-acres of Commercial Waterfront, and 249.1-acres of Agricultural. The existing future land use of the Industrial and Commercial Waterfront is capped at 1.6 million square feet of total development. The 249.1-acres of agriculture allows 12 single family dwelling units.

The future land use of the 499.4-acre parcel would be amended to 51.8-acres of Limited Industrial; 18.8-acres of Community Commercial; 31.3-acres of Waterfront General Commercial; 30.1-acres of High Density Residential; 42.7-acres of Medium Density Residential; and 324.7-acres of Low Density Residential. Under these land uses there would be a cap limiting development to 1,300 single family units; 300 multi-family units; 1,000,000 square feet of industrial park; and 65,000 square feet of retail.

The analysis of the project impacts in the five-year period and the long-range scenario, 2040 are discussed herein.



## **ROADWAY NETWORK**

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

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

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

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

SR 76 (Kanner Highway) will be a six-lane, divided major arterial from I-95 to US-1. It is currently under construction to widen the four lane portions of the roadway to six lanes. It has a generally east/west alignment from west of I-95 to I-95 and then travels in a generally north/south alignment. It is a two-lanes along the project frontage.

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

SR-9 (I-95) is a six-lane freeway with a primarily north/south alignment.

**Appendix A** includes the roadway network information to include the county CIP, the 2040 Cost Feasible and Needs Network, and the non-motorized transit facilities.

## **MAXIMUM ALLOWABLE USE/TRIP GENERATION**

To determine the worst-case scenario from a traffic standpoint, the trip generation for allowable uses under each existing and future land use were calculated. The Existing Future Land Use is Agricultural, Commercial Waterfront, and Industrial. The industrial and Commercial Waterfront is capped at 1.6 million square feet which could allow as included in the approved land use 1,250,000 square feet of light industrial park; 250,000 square feet of general office; 50,000 square feet of shopping center; and a 50,000 square foot (50 slip) marina. The agriculture lands allow up to 12 single-family dwelling units. The trip generation for the existing future land use is shown in **Table 1a, 1b, and 1c** for the daily, AM peak hour and PM peak hours, respectively. The internal capture matrices for the existing future land use are provided in **Appendix B**.

The Proposed Future Land Use will be a combination of Low, Medium, and High Density Residential; Community Commercial; Waterfront General Commercial; and Limited Industrial land use categories. Under these land uses there would be a cap limiting development to 1,300 single family units; 300 multi-family units; 1,000,000 square feet of industrial use and 65,000 square feet of retail. **Table 2a, 2b, and 2c** summarizes the trip generation for the proposed future land use for the daily, AM peak hour and PM peak hours, respectively. The internal capture matrices for the existing and proposed future land uses are also included in **Appendix B**. **Table 3** summarizes the net change in trips.

As shown, the existing future land use generates 9,010 daily trips; 1,044 AM Peak hour trips and 1,112 PM Peak hour trips. Under the proposed future land use, the site generates 18,465 daily trips; 1,653 AM Peak hour trips and 1,926 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 9,455 daily trips; 609 AM trips and 814 PM peak hour trips. The directional distribution shows a decrease for inbound trips in the AM peak hour.

Table 1 - Trip Generation Existing FLU

Table 1a: Data

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	12	DU	$T = 0.91(LU/X) + 2.71$	50%	50%	74	74	148	1	2	3	2.0%	73	72	145	-	-	-	0.0%	73	72	145
General Office	710	250,000	SF	$T = 0.97(LU/X) + 2.50$	50%	50%	1,291	1,290	2,581	52	176	228	8.8%	1,239	1,114	2,353	118	117	235	10.0%	1,121	997	2,118
General Light Industrial	110	1,250,000	SF	$T = 4.96(LU/X)$	50%	50%	3,100	3,100	6,200	125	424	549	8.9%	3,975	2,676	5,651	283	282	565	10.0%	3,692	2,394	3,086
Shopping Center	820	50,000	SF	$T = 1.68(LU/X) + 1.57$	50%	50%	1,876	1,876	3,752	682	173	778	20.7%	1,275	1,699	2,974	714	714	1,428	48.0%	561	985	1,546
Marina	420	50	Berths	$T = 2.41(X)$	50%	50%	61	60	121	-	-	-	0.0%	61	60	121	3	3	6	5.0%	58	57	115
<b>TOTALS</b>							6,482	6,460	12,942	779	779	1,558	12.2%	5,633	5,631	11,264	1,118	1,116	2,234	89.9%	4,595	4,595	9,190

Source: ITE 1986 Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	12	DU	$T = 0.71(X) + 4.80$	23%	77%	3	10	13	-	-	-	0.0%	3	10	13	-	-	-	0.0%	3	10	13
General Office	710	250,000	SF	$T = 0.94(LU/X) + 2.49$	86%	14%	224	97	321	1	2	3	1.1%	221	35	258	13	13	26	10.0%	210	22	232
General Light Industrial	110	1,250,000	SF	$T = 0.70(X)$	88%	12%	770	105	875	4	7	11	1.3%	766	98	864	43	43	86	10.0%	723	55	778
Shopping Center	820	50,000	SF	$T = 0.94(X)$	62%	38%	29	18	47	9	5	14	29.8%	20	13	33	8	8	16	48.0%	12	5	17
Marina	420	50	Berths	$T = 0.07(X)$	33%	67%	1	3	4	-	-	-	0.0%	1	3	4	-	-	-	5.0%	1	3	4
<b>TOTALS</b>							1,027	175	1,202	14	14	28	3.3%	1,013	159	1,172	64	64	128	10.9%	949	95	1,044

Source: ITE 1986 Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	12	DU	$T = 0.96(LU/X) + 0.50$	63%	37%	8	5	13	4	2	6	46.3%	4	3	7	-	-	-	0.0%	4	3	7
General Office	710	250,000	SF	$T = 0.95(LU/X) + 0.36$	16%	84%	44	228	272	1	3	4	1.5%	43	225	268	13	14	27	10.0%	30	211	241
General Light Industrial	110	1,250,000	SF	$T = 0.65(X)$	13%	87%	102	686	788	2	9	11	1.4%	100	677	777	38	40	78	10.0%	62	637	699
Shopping Center	820	50,000	SF	$T = 0.74(LU/X) + 2.89$	48%	52%	156	169	325	15	9	24	7.4%	141	160	301	71	73	144	48.0%	70	87	157
Marina	420	50	Berths	$T = 0.21(X)$	60%	40%	7	4	11	2	1	3	27.3%	5	3	8	-	-	-	5.0%	5	3	8
<b>TOTALS</b>							317	1,092	1,409	24	24	48	3.4%	293	1,068	1,361	122	127	249	18.3%	171	941	1,112

Source: ITE 1986 Edition Trip Generation Rates



Table 2 - Trip Generation Proposed FLU

Table 2a: Bulk

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Intermodal Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	1,300	DU	$L_n(T) = 0.91(L_n(X)) + 2.71$	50%	50%	5,305	5,304	11,009	110	116	226	2.1%	5,395	5,388	10,783	-	-	-	0.0%	5,395	5,388	10,783
Medium Density Housing (Low-Density)	240	300	DU	$T = 2.56(X) + 40.85$	50%	50%	1,114	1,113	2,227	22	34	46	2.1%	1,092	1,089	2,181	-	-	-	0.0%	1,092	1,089	2,181
General Light Industrial	110	1,000,000	SF	$T = 4.36(X)$	50%	50%	2,480	2,480	4,960	173	694	867	17.5%	3,307	1,985	4,093	205	204	409	10.0%	2,102	1,781	3,884
Shopping Center	820	63,000	SF	$L_n(T) = 0.68(L_n(X)) + 5.37$	50%	50%	2,243	2,242	4,485	160	231	391	22.1%	1,483	2,011	3,494	839	838	1,677	48.0%	644	1,173	1,817
<b>TOTALS</b>							<b>11,343</b>	<b>11,339</b>	<b>22,681</b>	<b>1,665</b>	<b>1,665</b>	<b>3,330</b>	<b>9.4%</b>	<b>10,277</b>	<b>10,274</b>	<b>20,551</b>	<b>1,644</b>	<b>1,642</b>	<b>3,286</b>	<b>18.3%</b>	<b>9,233</b>	<b>9,232</b>	<b>18,465</b>

Source: ITE 19th Edition Trip Generation Rates

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Intermodal Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	1,300	DU	$T = 0.71(X) + 90$	25%	75%	232	695	927	3	19	22	2.4%	229	677	906	-	-	-	0.0%	229	677	906
Medium Density Housing (Low-Density)	240	300	DU	$L_n(T) = 0.91(L_n(X)) + 5.31$	23%	77%	31	104	135	-	5	5	2.7%	31	101	132	-	-	-	0.0%	31	101	132
General Light Industrial	110	1,000,000	SF	$T = 0.70(X)$	88%	12%	616	84	700	33	12	45	3.0%	597	72	669	34	33	67	10.0%	563	39	602
Shopping Center	820	63,000	SF	$T = 0.94(X)$	63%	37%	38	23	61	18	10	28	45.9%	20	13	33	8	8	16	48.0%	12	5	17
<b>TOTALS</b>							<b>917</b>	<b>907</b>	<b>1,824</b>	<b>44</b>	<b>44</b>	<b>88</b>	<b>4.8%</b>	<b>873</b>	<b>863</b>	<b>1,736</b>	<b>42</b>	<b>41</b>	<b>83</b>	<b>4.8%</b>	<b>831</b>	<b>822</b>	<b>1,653</b>

Source: ITE 19th Edition Trip Generation Rates

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Intermodal Trips				Net External Trips			Pass-by Trips				Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
Single Family Detached	210	1,300	DU	$L_n(T) = 0.91(L_n(X)) + 5.30$	63%	37%	751	441	1,192	57	34	91	7.6%	694	407	1,101	-	-	-	0.0%	694	407	1,101
Medium Density Housing (Low-Density)	240	300	DU	$L_n(T) = 0.91(L_n(X)) + 5.02$	63%	37%	99	58	157	7	5	12	7.6%	92	53	145	-	-	-	0.0%	92	53	145
General Light Industrial	110	1,000,000	SF	$T = 0.63(X)$	13%	87%	82	549	630	24	26	50	3.0%	58	522	580	28	30	58	10.0%	30	492	522
Shopping Center	820	63,000	SF	$L_n(T) = 0.74(L_n(X)) + 7.89$	48%	52%	190	205	395	34	57	91	23.0%	156	148	304	72	74	146	48.0%	84	74	158
<b>TOTALS</b>							<b>1,122</b>	<b>1,253</b>	<b>2,374</b>	<b>122</b>	<b>123</b>	<b>244</b>	<b>18.3%</b>	<b>1,000</b>	<b>1,130</b>	<b>2,130</b>	<b>100</b>	<b>104</b>	<b>204</b>	<b>9.6%</b>	<b>900</b>	<b>1,026</b>	<b>1,926</b>

Source: ITE 19th Edition Trip Generation Rates

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

Description	Gross Trips			Daily Net New Trips		
	In	Out	Total	In	Out	Total
Proposed FLU	11,342	11,339	22,681	9,233	9,232	18,465
Existing FLU	6,402	6,400	12,802	4,505	4,505	9,010
Net Change	4,940	4,939	9,879	4,728	4,727	9,455

**Table 3b- AM Peak Hour**

Description	Gross Trips			AM Net New Trips		
	In	Out	Total	In	Out	Total
Proposed FLU	917	907	1,824	831	822	1,653
Existing FLU	1,027	173	1,200	949	95	1,044
Net Change	-110	734	624	-118	727	609

**Table 3c - PM Peak Hour**

Description	Gross Trips			PM Net New Trips		
	In	Out	Total	In	Out	Total
Proposed FLU	1,122	1,252	2,374	900	1,026	1,926
Existing FLU	317	1,092	1,409	171	941	1,112
Net Change	805	160	965	729	85	814

## **PROJECT ASSIGNMENT**

The project traffic was distributed and assigned using the assignment that was previously approved for the site in 2010. The resultant project percent assignment is shown in **Figure 2**.

## **STUDY AREA**

The study area was defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link. **Table 4a** and **4b** summarize the project % impact on the 2040 long range cost feasible roadway network.

## **LONG RANGE ANALYSIS - 2040**

To determine the impact of the change in traffic for the 2040 long term analysis, the projected 2040 daily volume from the Martin County 2040 Roadway Level of Service Inventory Report were converted to peak hour directional volumes using the K and D factors obtained from the Martin County 2017 Roadway Level of Service Inventory Report. The project traffic was then added to the peak hour directional volumes and compared to the cost feasible service capacities to determine the impacts of the land use plan amendment. As shown, all roads will operate at an acceptable level of service with the 2040 long range cost feasible network. **Table 5** includes the 2040 link analysis. Kanner Highway from Jack James Road to Cove Road exceeds the theoretical capacity. Therefore, an Artplan analysis was conducted to demonstrate concurrency.

**Appendix C** includes the Martin County 2040 Roadway Level of Service Inventory Report.

**Appendix D** includes the Artplan analysis.

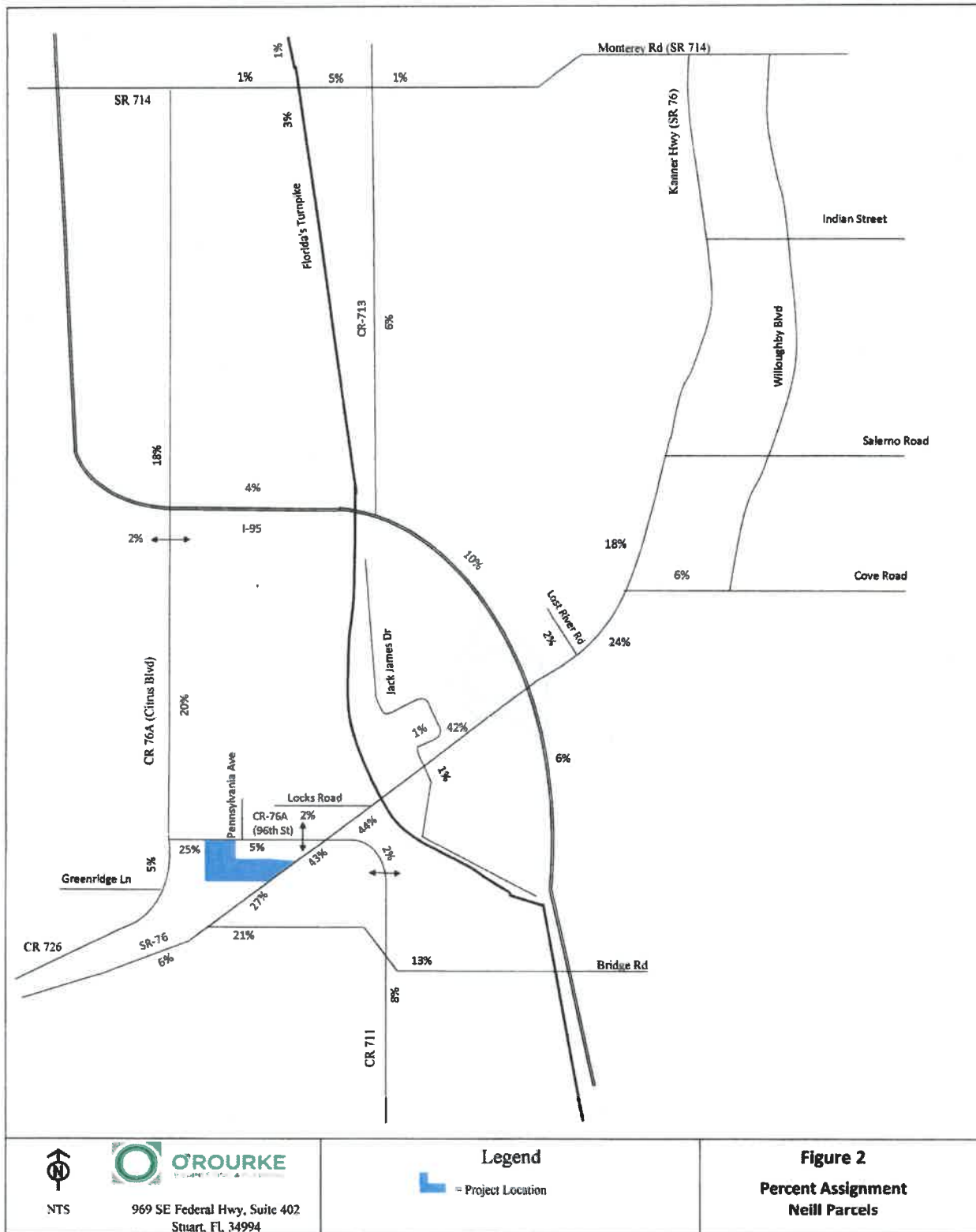


Table 4a: Percent Impact - AM Peak Hour - 2040

Segment	From	To	Direction	Lanes	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent of Capacity	
SR-76 (Kammer Hwy)	SR-710	CR-708	NB	IN	2L	no	740	-7	6%	-0.95%
	SR-710	CR-708	SB	OUT	2L	yes	740	44	6%	5.99%
	CR-708	Project Access	NB	IN	2L	no	1,200	-32	27%	-2.67%
	CR-708	Project Access	SB	OUT	2L	yes	1,200	196	27%	16.33%
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	313	43%	26.08%
	Project Access	CR-711/CR-76A	SB	IN	2L	no	1,200	-31	43%	-2.25%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	2,000	320	44%	16.80%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	no	2,000	-52	44%	-2.60%
	Locks Rd	Jack James	NB	OUT	4LD	yes	2,000	320	44%	16.80%
	Locks Rd	Jack James	SB	IN	4LD	no	2,000	-52	44%	-2.60%
	Jack James	Cove Rd	NB	OUT	6LD	yes	3,020	305	42%	10.10%
	Jack James	Cove Rd	SB	IN	6LD	no	3,020	-50	42%	-1.66%
	Jack James	I-95 SB	NB	OUT	6LD	yes	3,020	305	42%	10.10%
	I-95 SB	I-95 NB	NB	OUT	6LD	no	3,020	-50	42%	-1.66%
	I-95 SB	I-95 NB	SB	IN	6LD	yes	3,020	262	36%	8.68%
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	3,020	189	26%	6.26%
	I-95 NB	Lost River Rd	SB	IN	6LD	no	3,020	-31	26%	-1.03%
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	3,020	174	24%	5.76%
	Lost River Rd	Cove Rd	SB	IN	6LD	no	3,020	-28	24%	-0.93%
	Cove Rd	Salerno Rd	NB	OUT	6LD	yes	3,020	131	18%	4.34%
	Cove Rd	Salerno Rd	SB	IN	6LD	no	3,020	-21	18%	-0.70%
	Salerno Rd	Indian St	NB	OUT	6LD	yes	3,020	131	18%	4.34%
	Salerno Rd	Indian St	SB	IN	6LD	no	3,020	-21	18%	-0.70%
	Indian St	SR-714	NB	OUT	6LD	yes	3,020	131	18%	4.34%
	Indian St	SR-714	SB	IN	6LD	no	3,020	-21	18%	-0.70%
	SR-714	SR-5	NB	OUT	6LD	yes	3,020	131	18%	4.34%
	SR-714	SR-5	SB	IN	6LD	no	3,020	-21	18%	-0.70%
	CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	yes	1,200	145	20%
CR-726		SR-714	SB	IN	2L	no	1,200	-34	20%	-2.09%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	no	1,200	-30	25%	-3.50%
	CR-726	Project Access	WB	OUT	2L	yes	1,200	182	25%	15.17%
	Project Access	Pennsylvania Ave	EB	OUT	2L	yes	1,200	36	3%	3.00%
	Project Access	Pennsylvania Ave	WB	IN	2L	no	1,200	-6	3%	-0.50%
	Pennsylvania Ave	SR-76	EB	OUT	2L	yes	800	36	3%	4.50%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	IN	2L	no	800	-6	3%	-0.75%
	Greenridge Ln	CR-76A	SB	OUT	2L	yes	740	36	5%	4.86%
SR-9 (I-95)	Bridge Rd	SR-76 (Kammer Hwy)	NB	IN	8LF	no	7,320	-7	6%	-0.10%
	Bridge Rd	SR-76 (Kammer Hwy)	SB	OUT	8LF	no	7,320	44	6%	0.60%
	SR-76 (Kammer Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	73	10%	1.00%
	SR-76 (Kammer Hwy)	High Meadow Ave	SB	IN	8LF	no	7,320	-12	10%	-0.16%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	44	6%	1.36%
	I-95	CR-714	SB	IN	4LD	no	3,240	-7	6%	-0.22%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	EB	IN	4LD	no	2,000	-1	1%	-0.05%
	CR-713	Mapp Rd	WB	OUT	4LD	no	2,000	7	1%	0.35%
	Florida's Turnpike	CR-713	EB	IN	4LD	no	2,000	-6	5%	-0.30%
	Florida's Turnpike	CR-713	WB	OUT	4LD	no	2,000	36	5%	1.80%
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	yes	1,800	44	6%	2.44%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	-7	6%	-0.39%
	Willoughby Blvd	SR-5	EB	OUT	4LD	yes	1,800	44	6%	2.44%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	153	21%	20.68%
	SR-76	CR-711	WB	IN	2L	no	740	-25	21%	-3.38%
	CR-711	I-95	EB	OUT	2L	yes	740	95	13%	12.84%
	CR-711	I-95	WB	IN	2L	no	740	-15	13%	-2.03%
CR-711 (Past Whiskey)	Palm Beach County	CR-708	NB	IN	2L	no	740	-9	8%	-1.22%
	Palm Beach County	CR-708	SB	OUT	2L	yes	740	58	8%	7.84%
	CR-708	South Fork High School	NB	IN	2L	no	800	-1	1%	-0.13%
	CR-708	South Fork High School	SB	OUT	2L	no	800	7	1%	0.88%
	South Fork High School	SR-76	NB	IN	2L	no	800	-1	1%	-0.13%
	South Fork High School	SR-76	SB	OUT	2L	no	800	7	1%	0.88%

(1) Based on Existing Counts from FDOT west of I-95 SB = 57% of AADT east of I-95

In: -118  
Out: 727

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

Segment	From	To	Direction	Lanes	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	
SR-76 (Kannur Hwy)	SR-710	CR-708	NB	IN	2L	yes	740	44	6%	5.95%
	SR-710	CR-708	SB	OUT	2L	yes	740	5	6%	0.66%
	CR-708	Project Access	NB	IN	2L	yes	1,200	197	27%	18.42%
	CR-708	Project Access	SB	OUT	2L	no	1,200	22	27%	1.82%
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	37	43%	3.08%
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	1,200	213	43%	26.06%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	no	2,000	27	44%	1.83%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	2,000	231	44%	16.05%
	Locks Rd	Jack James	NB	OUT	4LD	no	2,000	37	44%	1.85%
	Locks Rd	Jack James	SB	IN	4LD	yes	2,000	321	44%	16.05%
	Jack James	Cove Rd	NB	OUT	6LD	no	3,020	36	42%	1.19%
	Jack James	Cove Rd	SB	IN	6LD	yes	3,020	366	42%	10.13%
	Jack James	I-95 SB	NB	OUT	6LD	no	3,020	36	42%	1.19%
	Jack James	I-95 SB	SB	IN	6LD	yes	3,020	366	42%	10.13%
	I-95 SB	I-95 NB	NB	OUT	6LD	no	3,020	31	36%	1.43%
	I-95 SB	I-95 NB	SB	IN	6LD	yes	3,020	262	36%	8.68%
	I-95 NB	Leet River Rd	NB	OUT	6LD	no	3,020	22	36%	0.73%
	I-95 NB	Leet River Rd	SB	IN	6LD	yes	3,020	190	36%	6.29%
	Leet River Rd	Cove Rd	NB	OUT	6LD	no	3,020	20	34%	0.66%
	Leet River Rd	Cove Rd	SB	IN	6LD	yes	3,020	173	34%	5.79%
	Cove Rd	Salerno Rd	NB	OUT	6LD	no	3,020	15	18%	0.50%
	Cove Rd	Salerno Rd	SB	IN	6LD	yes	3,020	131	18%	4.34%
	Salerno Rd	Indian St	NB	OUT	6LD	no	3,020	15	18%	0.50%
	Salerno Rd	Indian St	SB	IN	6LD	yes	3,020	131	18%	4.34%
	Indian St	SR-714	NB	OUT	6LD	no	3,020	15	18%	0.50%
	Indian St	SR-714	SB	IN	6LD	yes	3,020	131	18%	4.34%
	SR-714	SR-5	NB	OUT	6LD	no	3,020	15	18%	0.50%
	SR-714	SR-5	SB	IN	6LD	yes	3,020	131	18%	4.34%
CR-76A (Corns Blvd)	CR-726	SR-714	NB	OUT	2L	no	1,200	17	25%	1.42%
	CR-726	SR-714	SB	IN	2L	yes	1,200	146	26%	12.12%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	yes	1,200	182	25%	15.17%
	CR-726	Project Access	WB	OUT	2L	no	1,200	21	25%	1.72%
	Project Access	Pennsylvania Ave	EB	OUT	2L	no	1,200	4	5%	0.32%
	Project Access	Pennsylvania Ave	WB	IN	2L	yes	1,200	36	5%	2.00%
	Pennsylvania Ave	SR-76	EB	OUT	2L	no	800	4	5%	0.50%
	Pennsylvania Ave	SR-76	WB	IN	2L	yes	800	36	5%	4.50%
CR-726 (Corns Blvd)	Geenridge Ln	CR-76A	NB	DN	2L	no	740	4	5%	0.81%
	Geenridge Ln	CR-76A	SB	OUT	2L	yes	740	36	5%	4.86%
SR-9 (I-95)	Bridge Rd	SR-76 (Kannur Hwy)	NB	DN	BLF	no	7,320	44	6%	0.66%
	Bridge Rd	SR-76 (Kannur Hwy)	SB	OUT	BLF	no	7,320	5	6%	0.07%
	SR-76 (Kannur Hwy)	High Meadows Ave	NB	OUT	BLF	no	7,320	9	10%	0.12%
	SR-76 (Kannur Hwy)	High Meadows Ave	SB	IN	BLF	no	7,320	73	10%	1.00%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,140	9	10%	0.28%
	I-95	CR-714	SB	IN	4LD	yes	3,140	73	10%	2.32%
CR-714 (Marten Hwy)	CR-713	Mapp Rd	EB	DN	4LD	no	2,000	7	1%	0.35%
	CR-713	Mapp Rd	WB	OUT	4LD	no	2,000	1	1%	0.05%
	Florida's Turnpike	CR-713	EB	DN	4LD	no	2,000	36	5%	1.80%
	Florida's Turnpike	CR-713	WB	OUT	4LD	no	2,000	4	5%	0.20%
Cove Rd	SR-76	Wiloughby Blvd	EB	OUT	4LD	no	1,800	5	6%	0.28%
	SR-76	Wiloughby Blvd	WB	IN	4LD	yes	1,800	44	6%	2.44%
	Wiloughby Blvd	SR-5	EB	OUT	4LD	no	1,800	5	6%	0.28%
	Wiloughby Blvd	SR-5	WB	IN	4LD	yes	1,800	44	6%	2.44%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	18	21%	2.43%
	SR-76	CR-711	WB	IN	2L	yes	740	153	21%	20.68%
	CR-711	I-95	EB	OUT	2L	no	740	11	13%	1.49%
	CR-711	I-95	WB	IN	2L	yes	740	95	13%	12.84%
CR-711 (Fruit Whiskey)	Palm Beach County	CR-708	NB	DN	2L	yes	740	58	8%	7.84%
	Palm Beach County	CR-708	SB	OUT	2L	no	740	7	8%	0.95%
	CR-708	South Fork High School	NB	DN	2L	no	800	7	1%	0.88%
	CR-708	South Fork High School	SB	OUT	2L	no	800	1	1%	0.13%
	South Fork High School	SR-76	NB	IN	2L	no	800	7	1%	0.88%
	South Fork High School	SR-76	SB	OUT	2L	no	800	1	1%	0.13%

(1) Based on Existing Counts from FDOT west of I-95 SR = 57% of ADT east of I-95

In: 729  
Out: 85



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

Segment	From	To	Direction	Lanes	Is Project Traffic 2% or More of Capacity?	2040 Model AADT	K Factor	D Factor	2040 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?	
SR-76 (Kanner Hwy)	SR-710	CR-708	SB	OUT	2L	yes	4221	0.08	0.45	153	740	44	6%	5.95%	196	Yes
	CR-708	Project Access	SB	OUT	2L	yes	3105	0.1	0.45	140	1200	196	27%	16.33%	336	Yes
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	3105	0.1	0.55	171	1200	313	43%	26.08%	484	Yes
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	34021	0.12	0.51	858	2000	320	42%	16.90%	1179	Yes
	Locks Rd	Jack James	NB	OUT	4LD	yes	22296	0.08	0.5	932	2000	320	44%	16.00%	1253	Yes
	Jack James	Cove Rd	NB	OUT	6LD	yes	56330	0.1	0.48	2704	3020	305	42%	10.10%	3009	Yes
	Cove Rd	Jack James	NB	OUT	6LD	yes	32087 <sup>(1)</sup>	0.1	0.52	1669	3020	305	42%	10.10%	1974	Yes
	I-95 SB	I-95 NB	NB	OUT	6LD	yes	56330	0.1	0.48	2704	3020	262	36%	8.68%	2966	Yes
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	56330	0.1	0.48	2704	3020	189	24%	6.26%	2893	Yes
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	56330	0.1	0.48	2704	3020	174	24%	5.76%	2878	Yes
	Cove Rd	Salem Rd	NB	OUT	6LD	yes	49310	0.09	0.48	1882	3020	131	18%	4.84%	1993	Yes
	Salem Rd	Indian St	NB	OUT	6LD	yes	37438	0.1	0.52	1947	3020	131	18%	4.34%	2078	Yes
	Indian St	SR-714	NB	OUT	6LD	yes	35510	0.07	0.48	1193	3020	131	18%	4.34%	1324	Yes
	SR-714	SR-5	NB	OUT	6LD	yes	34224	0.08	0.5	1369	3020	131	18%	4.34%	1500	Yes
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	yes	5895	0.08	0.45	212	1200	145	20%	12.08%	357	Yes
CR-76A (96th St)	CR-726	Project Access	WB	OUT	2L	yes	8088	0.08	0.56	362	1200	182	25%	15.17%	544	Yes
	Project Access	Pennsylvania Ave	EB	OUT	2L	yes	8088	0.08	0.44	285	1200	36	5%	3.00%	321	Yes
	Pennsylvania Ave	SR-76	WB	OUT	2L	yes	11365	0.07	0.46	366	800	36	5%	4.50%	402	Yes
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	SB	OUT	2L	yes	5001	0.08	0.59	236	740	36	5%	4.86%	272	Yes
Cove Rd	SR-76	Wiloughby Blvd	EB	OUT	4LD	yes	17205	0.08	0.46	633	1800	44	6%	2.44%	677	Yes
	Wiloughby Blvd	SR-5	EB	OUT	4LD	yes	17686	0.08	0.48	679	1800	44	6%	2.44%	723	Yes
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	975	0.1	0.62	60	740	153	21%	20.68%	213	Yes
	CR-711	I-95	EB	OUT	2L	yes	3949	0.11	0.55	239	740	95	13%	12.84%	334	Yes
CR-711 (Port Whitney)	Palm Beach County	CR-708	SB	OUT	2L	yes	3802	0.11	0.63	255	740	58	8%	7.84%	313	Yes

(1) Based on Existing Counts from FDOT west of I-95 SB = 17% of AADT east of I-95

In: 717  
Out: 717

Table 5b: Link Analysis - PM Peak Hour - 2040

Segment	From	To	Direction	Lanes	Is Project Traffic 2% or More of Capacity?	2040 Model AADT	K Factor	D Factor	2040 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?	
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	yes	4221	0.08	0.45	153	740	44	6%	5.95%	196	Yes
	CR-708	Project Access	NB	IN	2L	yes	3105	0.1	0.45	140	1200	197	27%	16.42%	337	Yes
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	3105	0.1	0.55	171	1200	313	43%	26.08%	484	Yes
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	34021	0.12	0.51	858	2000	321	44%	16.90%	1179	Yes
	Locks Rd	Jack James	SB	IN	4LD	yes	22296	0.08	0.5	932	2000	311	44%	16.05%	1253	Yes
	Jack James	Cove Rd	SB	IN	6LD	yes	56330	0.1	0.52	2929	3020	306	42%	10.13%	3235	Yes (1)
	Jack James	I-95 SB	SB	IN	6LD	yes	32087 (1)	0.1	0.52	1669	3020	306	42%	10.13%	1975	Yes
	I-95 SB	I-95 NB	SB	IN	6LD	yes	56330	0.1	0.52	2929	3020	262	36%	8.68%	3191	Yes (2)
	I-95 NB	Lost River Rd	SB	IN	6LD	yes	56330	0.1	0.52	2929	3020	290	26%	6.29%	3119	Yes (2)
	Lost River Rd	Cove Rd	SB	IN	6LD	yes	56330	0.1	0.52	2929	3020	275	24%	5.79%	3104	Yes (2)
	Cove Rd	Salem Rd	SB	IN	6LD	yes	49110	0.09	0.52	2018	3020	131	18%	4.33%	2149	Yes
	Salem Rd	Indian St	SB	IN	6LD	yes	37438	0.1	0.48	1797	3020	131	18%	4.34%	1928	Yes
	Indian St	SR-714	SB	IN	6LD	yes	35510	0.07	0.48	1193	3020	131	18%	4.34%	1324	Yes
	SR-714	SR-5	SB	IN	6LD	yes	34224	0.08	0.5	1369	3020	131	18%	4.34%	1500	Yes
CR-76A (Citrus Blvd)	CR-726	SR-714	SB	IN	2L	yes	5895	0.08	0.45	212	1200	146	20%	12.17%	358	Yes
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	yes	8088	0.08	0.56	362	1200	182	25%	15.17%	544	Yes
	Project Access	Pennsylvania Ave	WB	IN	2L	yes	8088	0.08	0.44	285	1200	36	5%	3.00%	321	Yes
	Pennsylvania Ave	SR-76	WB	IN	2L	yes	11365	0.07	0.46	366	800	36	5%	4.50%	402	Yes
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	SB	OUT	2L	yes	5001	0.08	0.41	164	740	36	5%	4.86%	200	Yes
CR-713	I-95	CR-714	SB	IN	4LD	yes	16406	0.12	0.32	630	3240	73	30%	2.25%	703	Yes
Cove Rd	SR-76	Wiloughby Blvd	WB	IN	4LD	yes	17205	0.08	0.46	633	1800	44	6%	2.44%	677	Yes
	Wiloughby Blvd	SR-5	WB	IN	4LD	yes	17686	0.08	0.48	679	1800	44	6%	2.44%	723	Yes
CR-708 (Bridge Rd)	SR-76	CR-711	WB	IN	2L	yes	975	0.1	0.62	60	740	153	21%	20.68%	213	Yes
	CR-711	I-95	WB	IN	2L	yes	3949	0.11	0.55	239	740	95	13%	12.84%	334	Yes
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	yes	3802	0.11	0.63	255	740	58	8%	7.84%	313	Yes

Note: The D factors came from the Inventory LOS Report.

Peak directions were determined from TMCs and FDOT Traffic Counts.

The complement of the peak direction D was used for the off-peak direction

(1) Based on Existing Counts from FDOT west of I-95 SB = 57% of AADT east of I-95

(2) LOS Demonstrated with Artplan

In: 729  
Out: 85

## **FIVE YEAR ANALYSIS - 2024**

For Neill Parcels, no more than 400 single family dwelling units or its traffic equivalence will occur prior to year-end of 2024. The trip generation for the 5-year analysis is shown in **Table 6a, 6b, and 6c** for the daily, AM peak hour and PM peak hours, respectively. As shown, the project would generate 3,722 Daily trips, 289 AM peak hour trips, and 384 PM peak hour trips in the first five years of development.

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

To develop total traffic estimates for 2024, existing 2017 traffic was grown to 2024 using historic growth rates. The project traffic was then added to achieve the 2024 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2017 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2017 AADT, peak hour data and growth rate. **Table 8a and Table 8b** show the link analysis for the total traffic conditions with the proposed land use plan amendment in place in 2024. **Appendix C** provides the Martin County 2017 Roadway Level of Service Inventory Report.

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

## **CONCLUSION**

The proposed land use plan amendment will result in an increase in trips of 9,455 daily trips; 609 AM trips and 814 PM peak hour trips under the Existing Future Land Use.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment over what could be developed with the existing future land use. The analysis demonstrates that the roadway has sufficient infrastructure funded in the next five years and the 2040 long range to support the project. Therefore, the project satisfies the requirements for a Land Use Plan Amendment.



**Table 6 - 5-Year Trip Generation**

**Table 6a: Daily**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	400	DU	$\ln(T) = 0.92 \ln(X) + 2.71$	50%	50%	1,861	1,861	3,722

Source: ITE 10th Edition Trip Generation Rates

**Table 6b: AM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	400	DU	$T = 0.71(X) + 4.80$	25%	75%	72	217	289

Source: ITE 10th Edition Trip Generation Rates

**Table 6c: PM Peak Hour**

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Single Family Detached	210	400	DU	$\ln(T) = 0.96 \ln(X) + 0.20$	63%	37%	242	142	384

Source: ITE 10th Edition Trip Generation Rates

Table 7a: Percent Impact - AM Peak Hour - 2024

Segment	From	To	Direction		Lanes E+C	Is Project Traffic 1% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	no	740	4	6%	0.54%
	SR-710	CR-708	SB	OUT	2L	no	740	13	6%	1.76%
	CR-708	Project Access	NB	IN	2L	no	1,200	19	27%	1.58%
	CR-708	Project Access	SB	OUT	2L	yes	1,200	59	27%	4.92%
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	93	43%	7.75%
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	1,200	31	43%	2.58%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	2,000	95	44%	4.75%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	no	2,000	32	44%	1.60%
	Locks Rd	Jack James	NB	OUT	4LD	yes	2,000	95	44%	4.75%
	Locks Rd	Jack James	SB	IN	4LD	no	2,000	32	44%	1.60%
	Jack James	Cove Rd	NB	OUT	6LD	yes	3,020	91	42%	3.01%
	Jack James	Cove Rd	SB	IN	6LD	no	3,020	30	42%	0.99%
	Cove Rd	Salerno Rd	NB	OUT	6LD	no	3,020	39	18%	1.29%
	Cove Rd	Salerno Rd	SB	IN	6LD	no	3,020	13	18%	0.43%
	Salerno Rd	Indian St	NB	OUT	6LD	no	3,020	39	18%	1.29%
	Salerno Rd	Indian St	SB	IN	6LD	no	3,020	13	18%	0.43%
	Indian St	SR-714	NB	OUT	6LD	no	3,020	39	18%	1.29%
	Indian St	SR-714	SB	IN	6LD	no	3,020	13	18%	0.43%
	CR-726	SR-714	NB	OUT	2L	yes	1,200	43	20%	3.58%
	CR-726	SR-714	SB	IN	2L	no	1,200	14	20%	1.17%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	no	1,200	18	25%	1.50%
	CR-726	Project Access	WB	OUT	2L	yes	1,200	54	25%	4.50%
	Project Access	Pennsylvania Ave	EB	OUT	2L	no	1,200	11	5%	0.92%
	Project Access	Pennsylvania Ave	WB	IN	2L	no	1,200	4	5%	0.33%
	Pennsylvania Ave	SR-76	EB	OUT	2L	no	800	11	5%	1.38%
CR-726 (Citrus Blvd)	Pennsylvania Ave	SR-76	WB	IN	2L	no	800	4	5%	0.50%
	Greenridge Ln	CR-76A	NB	IN	2L	no	740	4	5%	0.54%
SR-9 (I-95)	Greenridge Ln	CR-76A	SB	OUT	2L	no	740	11	5%	1.49%
	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	no	7,320	4	6%	0.05%
SR-76 (Kanner Hwy)	Bridge Rd	SR-76 (Kanner Hwy)	SB	OUT	8LF	no	7,320	13	6%	0.18%
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	22	10%	0.30%
	SR-76 (Kanner Hwy)	High Meadow Ave	SB	IN	8LF	no	7,320	7	10%	0.10%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	13	6%	0.40%
	I-95	CR-714	SB	IN	4LD	no	3,240	4	6%	0.12%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	EB	IN	4LD	no	2,000	1	1%	0.05%
	CR-713	Mapp Rd	WB	OUT	4LD	no	2,000	2	1%	0.10%
	Florida's Turnpike	CR-713	EB	IN	4LD	no	2,000	4	5%	0.20%
	Florida's Turnpike	CR-713	WB	OUT	4LD	no	2,000	11	5%	0.55%
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	no	1,800	13	6%	0.72%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	4	6%	0.22%
	Willoughby Blvd	SR-5	EB	OUT	4LD	no	1,800	13	6%	0.72%
	Willoughby Blvd	SR-5	WB	IN	4LD	no	1,800	4	6%	0.22%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	46	21%	6.22%
	SR-76	CR-711	WB	IN	2L	yes	740	15	21%	2.03%
	CR-711	I-95	EB	OUT	2L	yes	740	28	12%	3.78%
	CR-711	I-95	WB	IN	2L	no	740	9	13%	1.22%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	no	740	6	8%	0.81%
	Palm Beach County	CR-708	SB	OUT	2L	yes	740	17	8%	2.36%
	CR-708	South Fork High School	NB	IN	2L	no	800	1	2%	0.13%
	CR-708	South Fork High School	SB	OUT	2L	no	800	4	2%	0.50%
	South Fork High School	SR-76	NB	IN	2L	no	800	1	2%	0.13%
	South Fork High School	SR-76	SB	OUT	2L	no	800	4	2%	0.50%

In 72  
Out 217

Table 7b: Percent Impact - PM Peak Hour - 2024

Segment	From	To	Direction		Lanes E+C	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	yes	740	15	6%	2.03%	
	SR-710	CR-708	SB	OUT	2L	no	740	9	6%	1.22%	
	CR-708	Project Access	NB	IN	2L	yes	1,200	65	27%	5.42%	
	CR-708	Project Access	SB	OUT	2L	yes	1,200	38	27%	3.17%	
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	61	43%	5.08%	
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	1,200	104	43%	8.67%	
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	2,000	62	44%	3.10%	
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	2,000	106	44%	5.30%	
	Locks Rd	Jack James	NB	OUT	4LD	yes	2,000	62	44%	3.10%	
	Locks Rd	Jack James	SB	IN	4LD	yes	2,000	106	44%	5.30%	
	Jack James	Cove Rd	NB	OUT	6LD	no	3,020	60	42%	1.99%	
	Jack James	Cove Rd	SB	IN	6LD	yes	3,020	102	42%	3.38%	
	Cove Rd	Salerno Rd	NB	OUT	6LD	no	3,020	26	18%	0.86%	
	Cove Rd	Salerno Rd	SB	IN	6LD	no	3,020	44	18%	1.46%	
	Salerno Rd	Indian St	NB	OUT	6LD	no	3,020	26	18%	0.86%	
	Salerno Rd	Indian St	SB	IN	6LD	no	3,020	44	18%	1.46%	
	Indian St	SR-714	NB	OUT	6LD	no	3,020	26	18%	0.86%	
	Indian St	SR-714	SB	IN	6LD	no	3,020	44	18%	1.46%	
	SR-714	SR-5	NB	OUT	6LD	no	3,020	26	18%	0.86%	
	SR-714	SR-5	SB	IN	6LD	no	3,020	44	18%	1.46%	
	CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	yes	1,200	28	20%	2.33%
		CR-726	SR-714	SB	IN	2L	yes	1,200	48	20%	4.00%
	CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	yes	1,200	61	25%	5.08%
		CR-726	Project Access	WB	OUT	2L	yes	1,200	36	25%	3.00%
		Project Access	Pennsylvania Ave	EB	OUT	2L	no	1,200	7	5%	0.58%
		Project Access	Pennsylvania Ave	WB	IN	2L	no	1,200	12	5%	1.00%
		Pennsylvania Ave	SR-76	EB	OUT	2L	no	800	7	5%	0.88%
		Pennsylvania Ave	SR-76	WB	IN	2L	no	800	12	5%	1.50%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	IN	2L	no	740	12	5%	1.62%	
	Greenridge Ln	CR-76A	SB	OUT	2L	no	740	7	5%	0.95%	
SR-9 (I-95)	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	no	7,320	15	6%	0.20%	
	Bridge Rd	SR-76 (Kanner Hwy)	SB	OUT	8LF	no	7,320	9	6%	0.12%	
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	14	10%	0.19%	
	SR-76 (Kanner Hwy)	High Meadow Ave	SB	IN	8LF	no	7,320	24	10%	0.33%	
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	9	6%	0.28%	
	I-95	CR-714	SB	IN	4LD	no	3,240	15	6%	0.46%	
CR-714 (Marin Hwy)	CR-713	Mapp Rd	EB	IN	4LD	no	2,000	2	1%	0.10%	
	CR-713	Mapp Rd	WB	OUT	4LD	no	2,000	1	1%	0.05%	
	Florida's Turnpike	CR-713	EB	IN	4LD	no	2,000	12	5%	0.60%	
	Florida's Turnpike	CR-713	WB	OUT	4LD	no	2,000	7	5%	0.35%	
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	no	1,800	9	6%	0.50%	
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	15	6%	0.83%	
	Willoughby Blvd	SR-5	EB	OUT	4LD	no	1,800	9	6%	0.50%	
	Willoughby Blvd	SR-5	WB	IN	4LD	no	1,800	15	6%	0.83%	
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	30	21%	4.05%	
	SR-76	CR-711	WB	IN	2L	yes	740	51	21%	6.89%	
	CR-711	I-95	EB	OUT	2L	yes	740	18	13%	2.43%	
	CR-711	I-95	WB	IN	2L	yes	740	31	13%	4.19%	
CR-711 ( Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	yes	740	19	8%	2.57%	
	Palm Beach County	CR-708	SB	OUT	2L	no	740	11	8%	1.49%	
	CR-708	South Fork High School	NB	IN	2L	no	800	5	2%	0.63%	
	CR-708	South Fork High School	SB	OUT	2L	no	800	3	2%	0.38%	
	South Fork High School	SR-76	NB	IN	2L	no	800	5	2%	0.63%	
	South Fork High School	SR-76	SB	OUT	2L	no	800	3	2%	0.38%	

In: 242  
Out: 142

Table 8a: Link Analysis - AM Peak Hour - 2024

Segment	From	To	Direction	Lanes E+C	Is Project Traffic 2% or More of Capacity?	2017 AADT	K Factor	D Factor	2017 Volume Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	CR-708	Project Access	SB	OUT	2L	2966	0.1	0.45	133	1.02	152	1200	59	27%	4.92%	212	Yes
	Project Access	CR-711/CR-76A	NB	OUT	2L	2966	0.1	0.55	177	1.02	203	1200	93	43%	7.75%	296	Yes
	Project Access	CR-711/CR-76A	SB	IN	2L	2966	0.1	0.45	133	1.02	153	1200	31	43%	2.58%	184	Yes
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	13039	0.12	0.51	773	1.026	925	2000	95	44%	4.75%	1020	Yes
	Locks Rd	Jack James	NB	OUT	4LD	20579	0.08	0.5	787	1.023	923	2000	95	44%	4.75%	1016	Yes
CR-76A (Citrus Blvd)	Jack James	Cove Rd	NB	OUT	6LD	44854	0.1	0.48	2153	1.024	2542	3020	91	42%	3.01%	2633	Yes
	CR-726	SR-714	NB	OUT	2L	4115	0.08	0.45	148	1.055	215	1200	43	20%	3.58%	258	Yes
CR-76A (Hamm St)	CR-726	Project Access	WB	OUT	2L	3833	0.08	0.56	168	1.032	209	1200	54	25%	4.50%	263	Yes
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	827	0.1	0.62	46	1.054	66	740	46	21%	6.27%	112	Yes
	SR-76	CR-711	WB	IN	2L	827	0.1	0.38	31	1.054	45	740	15	21%	2.03%	60	Yes
CR-711 (Dolph Whiskey)	I-95	EB	OUT	2L	yes	3581	0.11	0.55	178	1.08	305	740	28	13%	3.78%	333	Yes
	CR-711	CR-708	SB	OUT	2L	4016	0.11	0.61	218	1.08	374	740	17	8%	2.30%	391	Yes

In: 72  
Out: 217  
Years Grown: 7

Table 8b: Link Analysis - PM Peak Hour - 2024

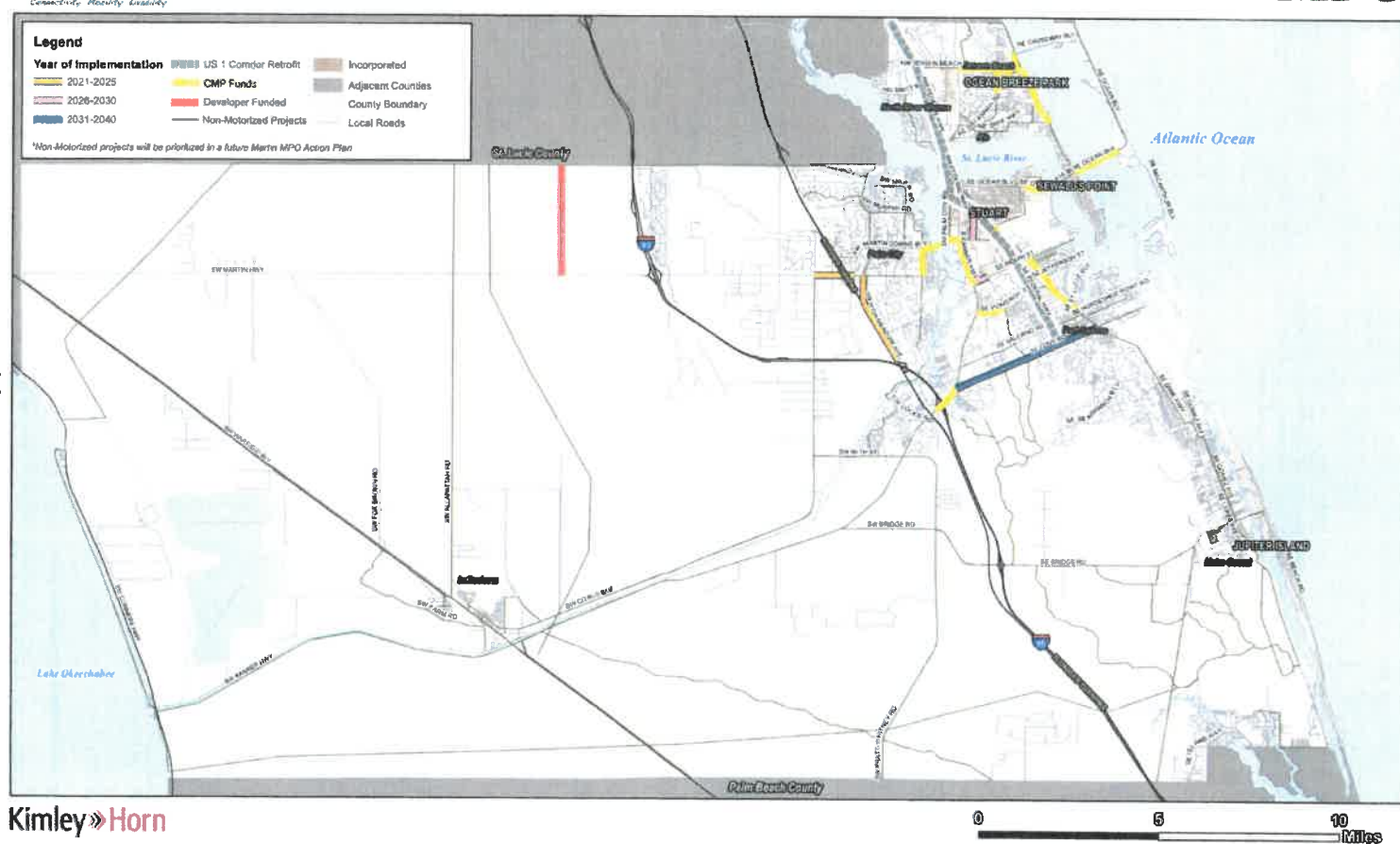
Segment	From	To	Direction	Lanes E+C	Is Project Traffic 2% or More of Capacity?	2017 AADT	K Factor	D Factor	2017 Volume Peak Hour Peak Direction	Growth Rate	2024 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	3576	0.08	0.45	129	1.036	165	740	15	6%	1.03%	180	Yes
	CR-708	Project Access	NB	IN	2L	2966	0.1	0.45	133	1.02	153	1200	65	27%	5.42%	218	Yes
	CR-708	Project Access	SB	OUT	2L	2966	0.1	0.55	177	1.02	203	1200	38	27%	3.17%	241	Yes
	Project Access	CR-711/CR-76A	NB	OUT	2L	2966	0.1	0.45	133	1.02	153	1200	61	43%	5.08%	214	Yes
	Project Access	CR-711/CR-76A	SB	IN	2L	2966	0.1	0.55	177	1.02	203	1200	104	43%	8.67%	307	Yes
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	13039	0.12	0.49	767	1.026	918	2000	62	44%	3.10%	980	Yes
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	13039	0.12	0.51	773	1.026	925	2000	106	44%	5.30%	1031	Yes
	Locks Rd	Jack James	NB	OUT	4LD	20579	0.08	0.5	787	1.023	923	2000	62	44%	3.10%	985	Yes
	Locks Rd	Jack James	SB	IN	4LD	20579	0.08	0.5	787	1.023	923	2000	106	44%	5.30%	1029	Yes
	Jack James	Cove Rd	SB	IN	6LD	44854	0.1	0.52	2353	1.028	2778	3020	102	42%	3.38%	2880	Yes
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	4115	0.08	0.45	148	1.055	215	1200	43	20%	3.58%	258	Yes
	CR-726	Project Access	EB	IN	2L	3833	0.08	0.56	168	1.032	209	1200	61	25%	5.08%	270	Yes
CR-76A (96th St)	CR-726	Project Access	WB	OUT	2L	3833	0.08	0.44	135	1.032	168	1200	36	25%	3.00%	204	Yes
	SR-76	CR-711	EB	OUT	2L	827	0.1	0.38	31	1.054	45	740	30	21%	4.05%	75	Yes
CR-708 (Bridge Rd)	SR-76	CR-711	WB	IN	2L	827	0.1	0.62	46	1.054	66	740	51	21%	6.89%	117	Yes
	CR-711	I-95	EB	OUT	2L	3581	0.11	0.45	177	1.08	303	740	18	13%	2.43%	321	Yes
CR-711 (Dolph Whiskey)	I-95	WB	IN	2L	yes	3581	0.11	0.55	178	1.08	305	740	31	13%	4.15%	336	Yes
	CR-711	CR-708	NB	IN	2L	4016	0.11	0.61	218	1.08	374	740	19	8%	2.57%	393	Yes

In: 242  
Out: 142  
Years Grown: 7

## **APPENDIX A**

### **Roadway Network Data/Non-Motorized and Transit Data**

Figure 2. Multimodal Cost Feasible Plan







**Table 1. Multimodal Cost Feasible Plan**

<b>Project</b>	<b>Description</b>	<b>Estimated Implementation Timeframe</b>
US 1	Corridor Retrofit Project	2021-2040
Congestion Management Process Strategies / Livable Communities Initiative	CMP / LCI Funds	2021-2040
Bicycle and Pedestrian Facilities <sup>(1)</sup>	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 <sup>(2)</sup>	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

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

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

**Figure 7-2. Roadway Needs Plan**

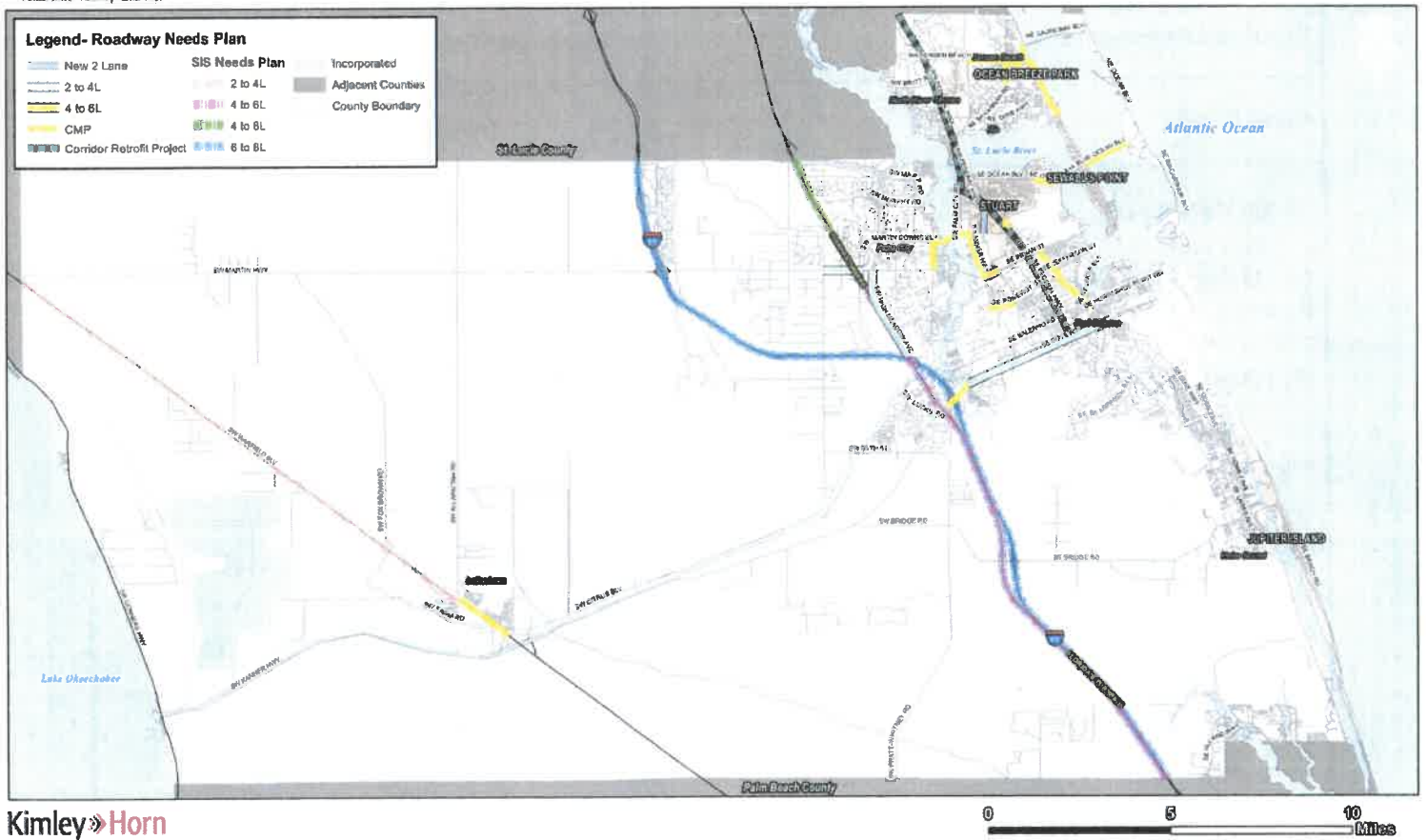




Table 7-7. Roadway Needs Plan

Road Name	From	To	Type	Existing + Committed Lanes	Future Lanes	Length (Miles)
<b>New 2 Lane Road</b>						
Willoughby Boulevard	Monterey Road	SR 5 (US 1)	New 2 Lane Road		2	0.84
<b>Widen from 2 to 4 Lane</b>						
Cove Road	SR 76 (Kanner Highway)	Willoughby Blvd	Widen to 4L from 2L	2	4	2.13
Cove Road	Willoughby Blvd	SR 5 (US 1)	Widen to 4L from 2L	2	4	1.07
Cove Road	SR 5 (US 1)	CR A1A	Widen to 4L from 2L	2	4	1.12
CR 713 (High Meadow Avenue)	I-95	CR 714 (Martin Highway)	Widen to 4L from 2L	2	4	2.64
SR 714 (Martin Highway)	CR 76A (Citrus Boulevard)	Martin Downs Boulevard	Widen to 4L from 2L	2	4	0.88
<b>Widen from 4 to 6 Lane</b>						
Indian Street	SR 76 (Kanner Highway)	Willoughby Boulevard	Widen to 6L from 4L	4	6	0.45
<b>Corridor Retrofit Project</b>						
SR 5 (US 1)	Cove Road	St. Lucie County Line				10.38
<b>Congestion Management Process (CMP)</b>						
CR 707 (Indian River Drive)	CR 707 (Dixie Highway)	CR 707A (Jensen Beach Boulevard)		2		1.75
CR 707A (Jensen Beach Boulevard)	CR 723 (Savannah Road)	Skyline Drive		2		0.46
CR 707A (Jensen Beach Boulevard)	Pineapple Way	CR 707		2		0.14
CR 723 (Savannah Road)	NE 24th Street	CR 707A (Jensen Beach Boulevard)		2		0.77
CR A1A (Dixie Highway)	Salem Road	Indian Street		2		2.16
Maple Road	CR 714 (Martin Highway)	SR 714 (Martin Downs Boulevard)		2		0.77
Pineapple Way	CR 707A (Jensen Beach Boulevard)	SR 732		2		0.51
Pomeroy Street	SR 76 (Kanner Highway)	Willoughby Blvd		2		0.77
SR 710 (Warfield Boulevard)	CR 609 (Allapattah Road)	Citrus Boulevard		2		1.71
SR 714 (Monterey Road)	SR 5 (US 1)	CR A1A		4		0.24
SR 714 (Palm City Bridge)	Maple Road	SR 76 (Kanner Highway)		4		1.07
SR 732 (Jensen Beach Boulevard)	Green River Parkway	CR 723 (Savannah Road)		4		1.05
SR 76 (Kanner Highway)	Indian Street	SR 714		6		1.59
SR 76 (Kanner Highway)	Jack James Drive	Cove Road		6		0.85
SR A1A (Ocean Boulevard)	Sewalls Point Road	MacArthur Road		2		1.35
SR A1A (Ocean Boulevard)	Monterey Road	St. Lucie Boulevard		4		0.77

Table 7-8. SIS Needs Plan

Road Name	From	To	Type	Existing + Committed Lanes	Future Lanes	Length (Miles)
<b>Widen from 2 to 4 Lane</b>						
SR 710 (Warfield Boulevard)	Martin Powerplant	CR 609 (Allapattah Road)	Widen to 4L from 2L	2	4	3.82
SR 710 (Warfield Boulevard)	Okeechobee/Martin County Line	Martin Powerplant	Widen to 4L from 2L	2	4	6.14
<b>Widen from 4 to 6 Lane</b>						
SR 91 (Florida's Turnpike)	Jupiter/Indiantown Road	SR 714/Stuart	Widen to 6L from 4L	4	6	18.79
<b>Widen from 4 to 8 Lane</b>						
SR 91 (Florida's Turnpike)	SR 714/Stuart	St. Lucie County	Widen to 8L from 4L	4	8	3.45
<b>Widen from 6 to 8 Lane</b>						
I-95	Palm Beach County Line	Bridge Road	Widen to 8L from 6L (Add 2 Special Use Lanes)	6	8	7.48
I-95	S of Bridge Road	S of High Meadows Avenue	Widen to 8L from 6L (Add 2 Special Use Lanes)	6	8	6.44
I-95	S of High Meadows Avenue	St. Lucie County	Widen to 8L from 6L (Add 2 Special Use Lanes)	6	8	10.88

**Evaluation and Appraisal Report of the Martin County Comprehensive Growth Management Plan, July 2008**

The Evaluation and Appraisal Report (EAR) is an assessment associated with the State growth management process and could be defined as a mechanism for determining whether the goals, objectives, and policies of the County's Comprehensive Growth Management Plan are being met. The Local Growth Management Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II of the Florida Statutes (F.S.) requires local governments to evaluate and assess the overall performance of their Comprehensive Plans at least every seven years. The focus of the plan related to transportation planning are contained in the Future Land Use and Traffic Circulation Elements. The intersections listed below are the improvements identified in the plan that will be done to help reduce congestion and improve traffic flow along the study segment of SR 714.

- SR 714 at Citrus Boulevard
- SR 714 at SW 42<sup>nd</sup> Avenue
- SR 714 at Florida's Turnpike
- SR 714 at Armellini Avenue
- SR 714 at Deggeller Court/Leighton Farm Road

**Palm Beach MPO 2040 LRTP**

The Palm Beach MPO 2040 LRTP was adopted in October 2014 by the Palm Beach MPO to guide long-term transportation improvements in the County. Table 7-3 depicts the projects in the Palm Beach 2040 Cost Feasible Plan that potentially could affect Martin County.

**Table 7- 3. Palm Beach MPO 2040 Cost Feasible Plan Projects**

PROJECT	FROM	TO	DESCRIPTION
<b>2016 - 2020</b>			
SR 710	Martin/ Palm Beach County Line	West of Indiantown Road	Widen from 2 lanes to 4 lanes
<b>2026 - 2030</b>			
Express Bus via I-95	Indiantown Road	West Palm Beach Intermodal Center	New Express Bus Service
<b>2031 - 2040</b>			
I-95 Managed Lanes	Indiantown Road	Martin/ Palm Beach County Line	Add Managed Lanes

## SR-714 (SW Martin Highway) Widening

Category  
CIP Rating Score  
Project Number  
Location  
District

Concurrency  
34  
1123A  
Palm City  
5

Project Limits SW Citrus Boulevard and SW Armellini Avenue

Related Projects  
Lead Dept/Division  
Year Project Initiated

Engineering / Traffic  
circa FY90



### BACKGROUND

In FY11, the Martin Metropolitan Planning Organization completed its update to the Congestion Management Process, which included interim modifications at the signalized intersections along the corridor. Martin County, in conjunction with the FDOT, included the intersections improvements into its CIP in FY13. However, in FY16, the intersection improvements were replaced with the roadway widening, mainly due to cost efficiency and project schedule. See FDOT project numbers 436970.1 and 438344.1.

### DESCRIPTION

The widening of the two-lane undivided highway to a four-lane divided highway from west of SW Citrus Boulevard to the east approach of the bridge over Florida's Turnpike. The project includes intersection improvements at SW Citrus Boulevard, at SW 42nd Avenue, at SW Deggler Court / SW Leighton Farm Avenue, as widening the bridge over Florida's Turnpike.

### PROJECT ORIGINATION

Levels of Service/Comprehensive Plan Requirements

### JUSTIFICATION

The peak hour directional traffic volume on this roadway exceeds its service capacity. The County's adopted level of service provided by this roadway has failed.

Expenditures	Total	To Date		Funded					Unfunded
				FY18	FY19	FY20	FY21	FY22	FY23-FY27
Design	1,835,000	1,835,000							
Land	3,833,370				3,833,370				
Construction	18,139,940						18,139,940		
Expenditure Total	23,808,310	1,835,000	0	0	3,833,370	0	18,139,940	0	0
Revenues	Total	To Date	Carryover						FY23-FY27
				FY18	FY19	FY20	FY21	FY22	
State Funds	23,808,310	1,835,000			3,833,370		18,139,940		
Revenue Total	23,808,310	1,835,000	0	0	3,833,370	0	18,139,940	0	0
Total Unfunded									0

### OPERATING BUDGET IMPACT

This corridor is the maintenance responsibly of the FDOT; however, Martin County has agreements in place that provide the FDOT's compensation to offset Martin County's maintenance of traffic signals and streetlights on this State corridor. This project is in the preliminary stage of a State Environmental Impact Report (SEIR); it is not known at this time whether new traffic signals or streetlights are anticipated that would impact the operating budget.