High Meadow Avenue Resurfacing & Bike Lanes

Category	Non-concurrency
CIP Rating Score	58
Project Number	101711
Location	Palm City
District	Five
Project Limits	CR-714/SW Martin Highway to SW Murphy Road
Related Projects	
Lead Dept/Division	Engineering/Capital Projects
Year Project Initiated	2014

DESCRIPTION

Milling, resurfacing and widening for 4' bike lane approximately 1.8 miles along SW High Meadow Avenue (from CR-714/SW Martin Highway to SW Murphy Road). High Meadow is a two lane, county maintained, major arterial roadway.

BACKGROUND

The roadway is currently deficient containing evidence of rutting, longitudinal transverse cracking and delamination. This project was a MPO Project Priority #1 in 2014 and Martin County has been approved for State of Florida Department of Transportation (FDOT) funding assistance through the Local Agency Program (LAP) for FY19. Grant funds do not cover design/survey/contingency. *The grant identified is programmed into the FDOT work program.*

PROJECT ORIGINATION

Infrastructure Needs

JUSTIFICATION

In 2015, the pavement condition rating for this road was Mill & Resurface. Once pavement conditions drop below a Preservative Maintenance rating, the roads deteriorate at an increasingly rapid rate. The Transportation Element of the Comprehensive Plan requires that the County provide bicycle lanes on new or resurfaced collectors and arterials (Policy 5.4A.3) Policy 5.4A.6 - Prioritize needed sidewalks & bicycle facilities. Policy 5.4A.7 - Identify & seek funding for sidewalk and bicycle facilities.

				Funded					Unfunded
Expenditures	**Total**	**To Date**		**FY18**	**FY19**	**FY20**	**FY21**	**FY22**	**FY23-FY27**
Design	75,000	75,000							
Construction	1,324,115				1,324,115				
Expenditure Total	**1,399,115**	**75,000**	**0**	**0**	**1,324,115**	**0**	**0**	**0**	**0**
Revenues	**Total**	**To Date**	**Carryover**	**FY18**	**FY19**	**FY20**	**FY21**	**FY22**	**FY23-FY27**
Road MSTU	186,000	75,000	49,000	62,000					
Grant	1,213,115				1,213,115				
Revenue Total	**1,399,115**	**75,000**	**49,000**	**62,000**	**1,213,115**	**0**	**0**	**0**	**0**
								Total Unfunded	0

OPERATING BUDGET IMPACT

Maintenance costs during the first three years after resurfacing and restriping will be minimal. Annual maintenance costs for routine repairs is estimated at $2,000 per year.

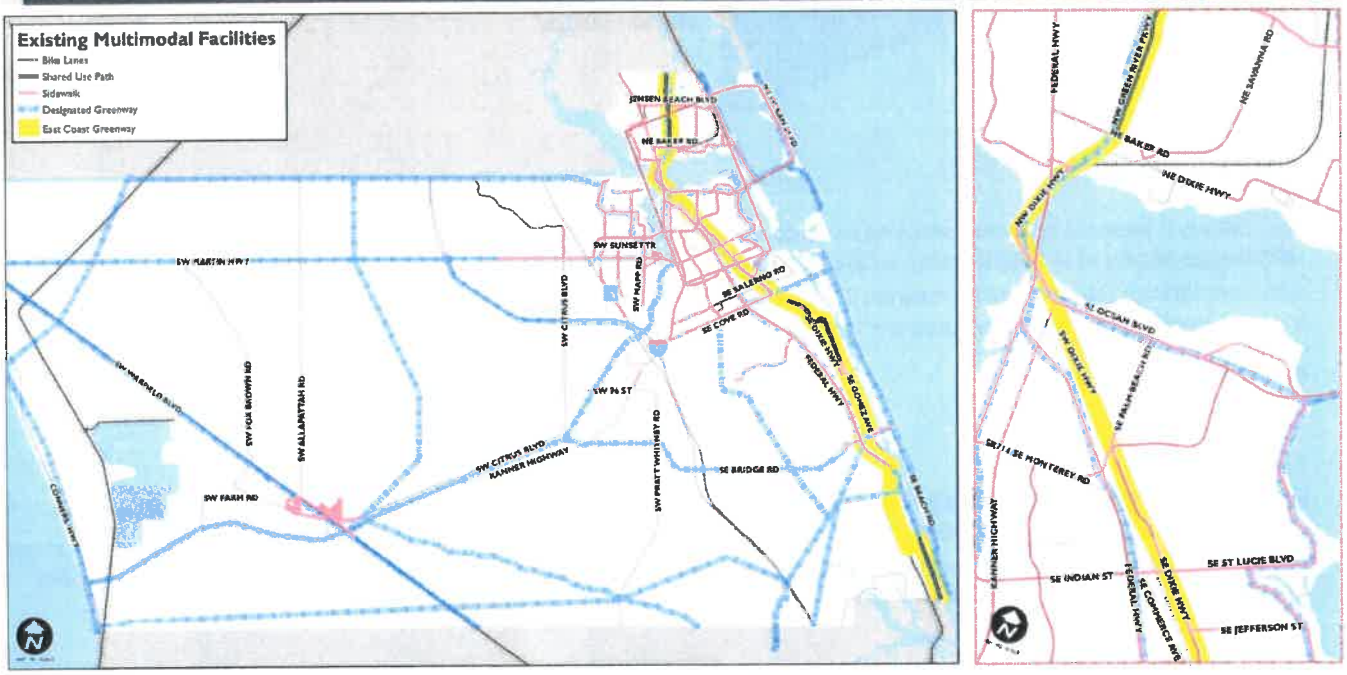


Figure 2-2. Existing Multimodal Facilities

Figure 2-2 provides an overview of existing and designated bicycle and pedestrian facilities. This includes roadways with existing bike lanes, shared use paths, and sidewalks along major roadways. As illustrated, nearly all the existing bike lanes and shared use paths are located within the eastern portion of the County and serve to connect the urbanized areas. Also shown in Figure 2-2 is the proposed East Coast Greenways (ECG), which are trails of regional and statewide significance and connect to Palm Beach and St. Lucie Counties. The light-green network represents the Designated Greenways – these greenways do not necessarily represent existing bike facilities, rather they identify corridors along which to provide a facility.

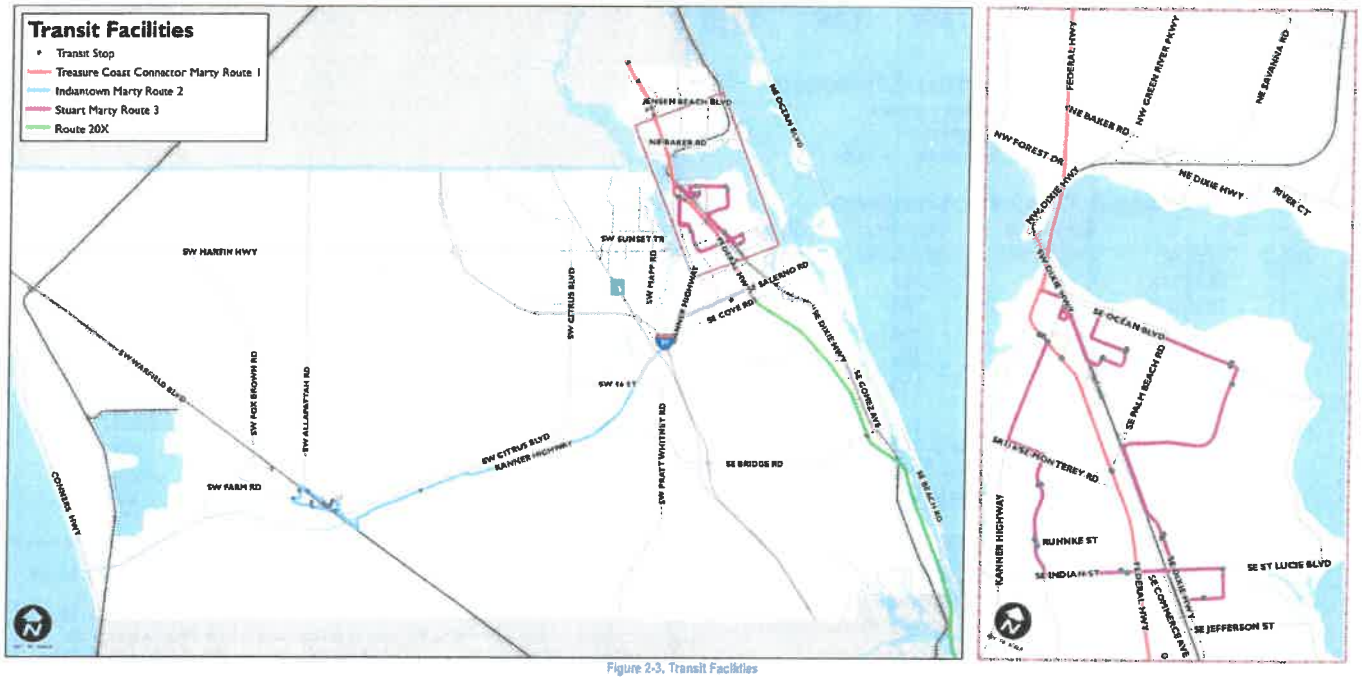


Figure 2-3. Transit Facilities

Figure 2-3 illustrates the locations of the transit routes and stops in Martin County. Four bus routes serve Martin County: Route 1/US 1 Corridor, Route 2/Indiantown, Route 3/Stuart, and Route 20X. Route 1/US 1 Corridor provides service from Port Salerno north to St. Lucie County while Route 20X provides commuter service south to Palm Beach County. Route 2/Indiantown serves as a connector between Indiantown and the urbanized east coast of Martin County, while Route 3/Stuart provides a circulator service within the Stuart urbanized area.

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments
(Alter corresponding state volumes by the indicated percent.)
Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment
Multiply the corresponding directional volumes in this table by 1.2

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	420	840	1,190	1,640
2	Divided	1,810	2,560	3,240	3,590
3	Divided	2,720	3,840	4,860	5,380

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

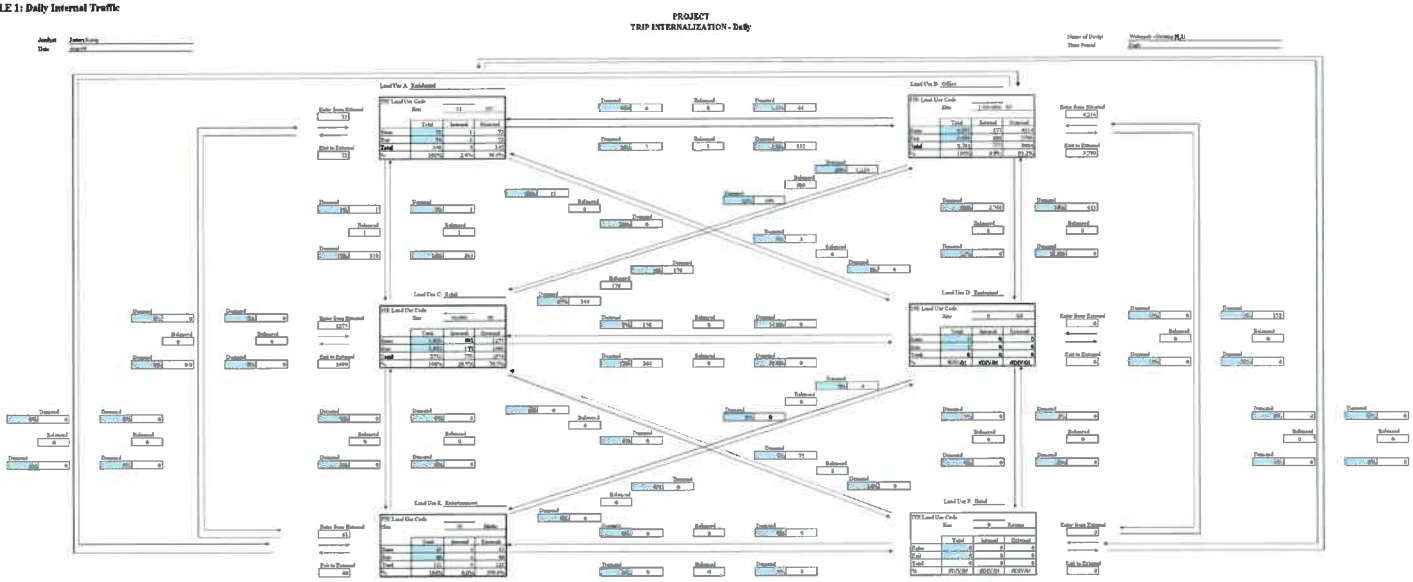
Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

APPENDIX B

Internal Capture Matrices

TABLE 1: Daily Internal Traffic

PROJECT
TRIP INTERNALIZATION - Daily



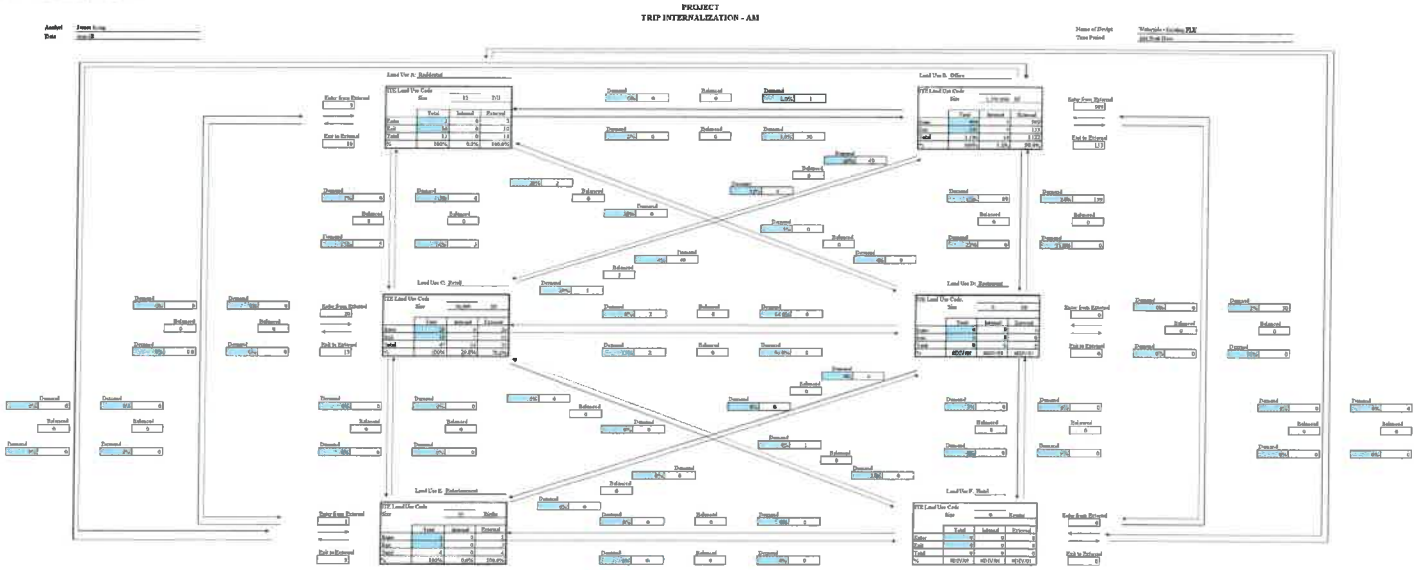
Net Extracted Trips for Multi-Use Development

	Land Use A		Land Use B		Land Use C		Land Use D		Land Use E		Land Use F		Total	
Enter	95		482		1275		1		83		0		5621	
Exit	71		2798		1699		0		68		0		5621	Internal
Total	145		3280		2974		0		151		0		11242	Capture
Single/Use Two-Way Estimate	145		8797		2774		0		151		0		12067	12.2%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: AM Internal Traffic - Phase 1

PROJECT
TRIP INTERNALIZATION - AM

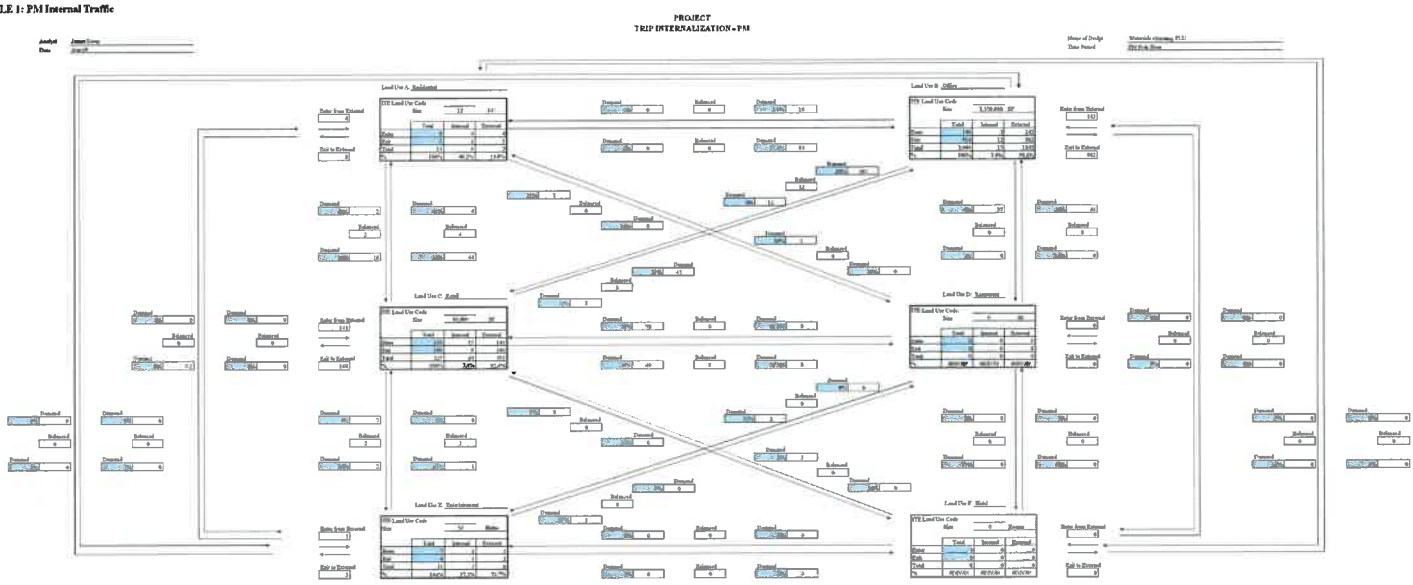


	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total	
Home	2	889	30	0	1	0	1013	
Work	20	123	19	0	1	0	170	Internal
Total	22	2122	50	0	2	0	3172	Captures
Sampled Vehicle Trip Gen Estimate	2.1	1136	47	0	0	0	3,209	2.2%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic

PROJECT
TRIP INTERNALIZATION - PM



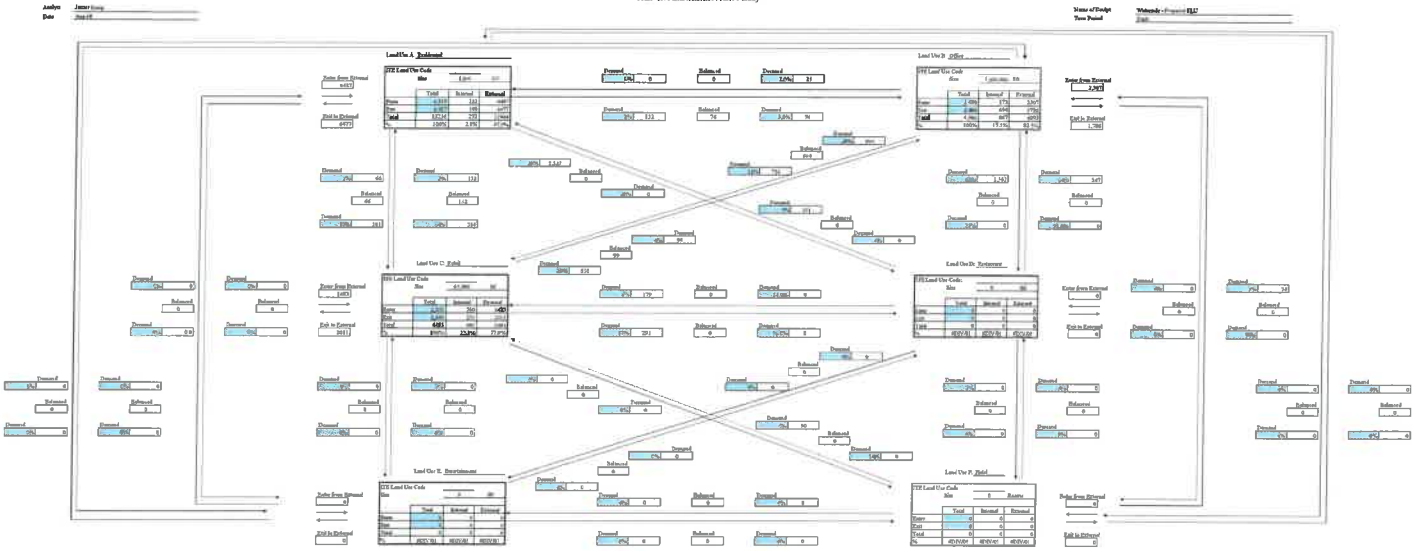
Net External Trips for Multi-Use Development

	Land Use A		Land Use B		Land Use C		Land Use D		Land Use E		Land Use F		Total	
Entr	4		1,455		141		6		3		1	0	1,607	
Exit	3		951		100		6		3		1	0	1,065	Inbound
Total	7		2,411		241		0		6		1	0	2,671	Outbound
Single-Use Trip Gen Estimate	13		2,686		243		0		11		1	0	2,955	9.4%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, 2nd ed. 2004

TABLE 1: Daily Internal Traffic

PROJECT
TRIP INTERNALIZATION - Daily

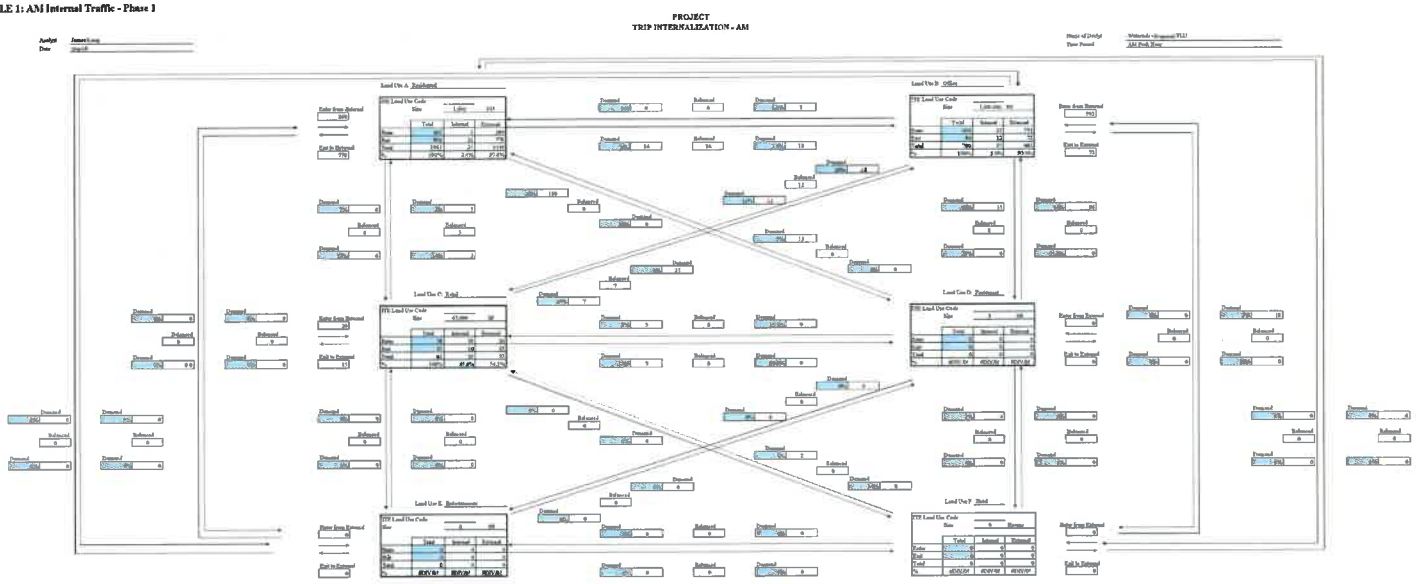


	Net Internal Trips For Multi Use Development												
	Land Use A		Land Use B		Land Use C		Land Use D		Land Use E		Land Use F		Total	
Home	9497		1245		1481		0		0		0		12223	
Exit	6473		1785		2811		0		0		0		11069	Internal
Total	12645		3030		4293		0		0		0		20697	Capture
Internal Trip Gen Estimate	19290		4960		6913		0		0		0		31163	0.0%

Source: Internal as provided in 9 on the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: AM Internal Traffic - Phase 1

PROJECT
TRIP INTERNALIZATION - AM

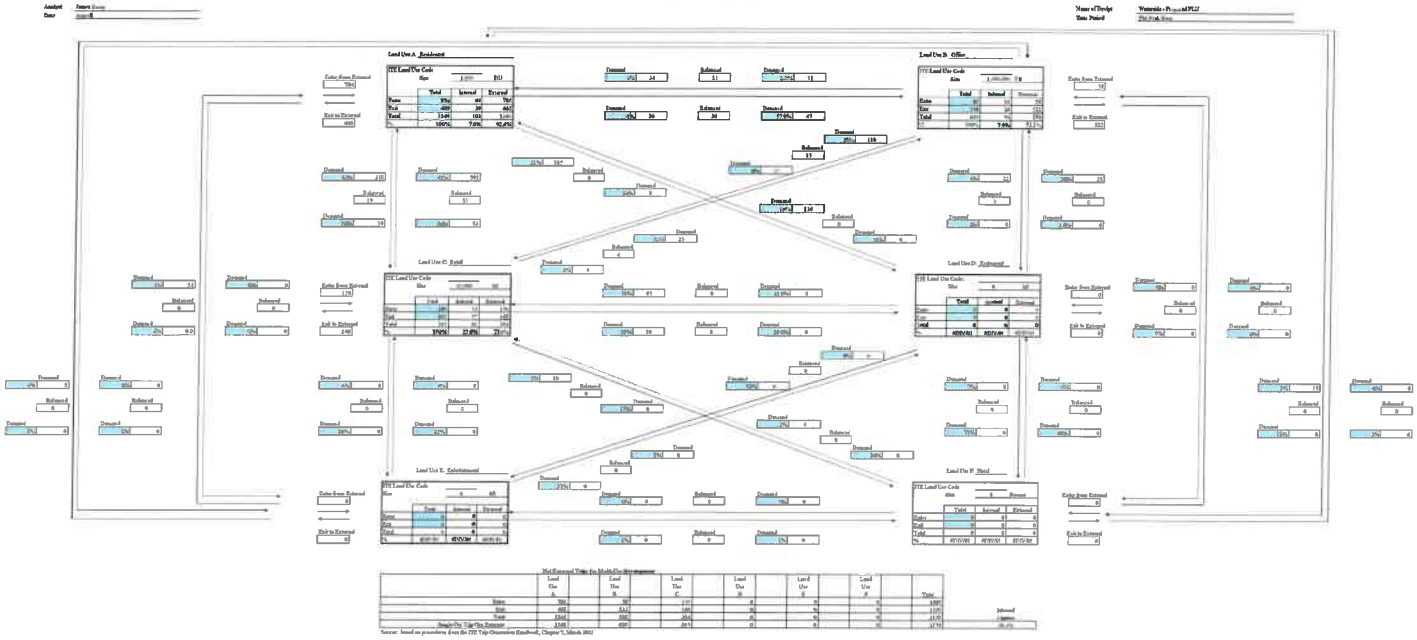


	Land Use A		Land Use B		Land Use C		Land Use D		Land Use E		Land Use F		Total	
Enter	340		95		26		0		0		0		472	
Exit	776		71		13		0		0		0		861	Internal
Total	1116		166		39		0		0		0		1322	Capture
Single-Use Trip Gen Estimate	1064		768		61		0		0		0		1824	0.0%

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

TABLE 1: PM Internal Traffic

PROJECT
TRIP INTERNALIZATION - PM



Net Estimated Trips Per Month Per Development

	Land Use A	Land Use B	Land Use C	Land Use D	Land Use E	Land Use F	Total
Enter	384	507	197	0	0	0	1087
Exit	402	533	149	0	0	0	1137
Total	1362	1882	2654	0	0	0	5898
Single-Use Trip Gen Estimate	1548	4000	3973	0	0	0	9521

Source: based on procedures from the ITE Trip Generation Handbook, Chapter 7, March 2001

APPENDIX C

Martin County 2040
Roadway Level of Service Inventory Report
and
Martin County 2017
Roadway Level of Service Inventory Report

Road Name	From	To	# Lane Each Direct	Class for Ave Lanes (Urban, L, R, MR)	Div	S+C Lanes, or # Lns Each Direct	Urban Transit Road	Base area, or # Lns Existing	Road Class	2045 Road Class	Type	2045 Type	Generalized Service Capacity	2045 Generalized Service Capacity	2004 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2045 Daily Volume	V/C
Baker Rd	SR 5	CR-723	1	II	U		Urban	a_U_Urban_1	2-NU		Class II 2-Ln Undivided		15600		4,575	4,080	4,214	3,945	4,072	4,746	4,726	4,888	0.58%	8,012	12,486	55.74%	1.85%	1.85%	7240	0.46
Berry Ave	Golden Bear Way	CR-714	[illegible]	II	U		Urban	b_U_Urban_1	2-NU		Class II 2-Ln Undivided		14600		2,673	2,880	2,825	3,109	3,246	3,032	2,944	3,063	0.20%	N/A	N/A	0.00%	0.00%	0.20%	3120	0.21
Berry Ave	CR 714	Sunset Tr	1	II	U		Urban	c_U_Urban_1	2-NU		Class II 2-Ln Undivided		14600		1,274	1,793	1,507	1,500	1,543	1,451	1,533	1,513	0.00%	481	1,609	234.51%	7.82%	7.82%	4788	0.32
Britt Rd	Pine Lane Dr	SR-5	[illegible]	II	U		Urban	d_U_Urban_1	2-NU		Class II 2-Ln Undivided		14600		4,885	4,562	4,787	4,484	5,043	4,759	4,942	4,926	-0.57%	2245	4893	102.13%	3.57%	3.57%	9000	0.61
Citrus Blvd	CR-714 (Salerno Rd)	Port St. Lucie Blvd	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Urban Undivided Flow		24400					3,443	3,446	3,548	3,412	3,401	0.03%	5722	13525	134.34%	4.57%	4.57%	7602	0.31
Commerce Ave	Salerno Rd	Monroe St	1	II	U		Urban	e_U_Urban_1	2-NU		Class II 2-Ln Undivided		14600		6,251	6,335	6,338	5,771	6,003	5,491	5,785	5,677	-0.14%	11153	14374	28.91%	1.79%	1.79%	6723	0.54
Commerce Ave	Monroe St	Indian St	1	II	U		Urban	f_U_Urban_1	2-NU		Class II 2-Ln Undivided		14600		6,135	6,340	6,117	6,060	6,280	6,157	6,036	6,251	0.02%	11740	14024	19.79%	0.66%	0.66%	7384	0.50
Country Club Dr	Palm Beach County	Island Way	1	II	U		Urban	g_U_Urban_1	2-NU		Class II 2-Ln Undivided		14600		2,638	2,885	2,449	2,572	2,783	2,485	2,489	2,540	-0.12%	1672	1636	-15.12%	0.50%	0.50%	2686	0.19
Country Club Dr	Island Way	Little Club Dr	1	II	U		Urban	h_U_Urban_1	2-NU		Class II 2-Ln Undivided		14600		3,310	3,084	2,889	3,433	3,314	3,331	3,102	3,353	0.00%	6792	10282	51.41%	0.55%	0.55%	3644	0.24
County Line Rd	Little Club Dr	SR-5	1	II	U		Urban	i_U_Urban_1	2-NU		Class II 2-Ln Undivided		14600		2,686	2,783	2,641	2,785	2,698	2,681	2,623	2,583	-0.19%	14627	14030	-2.03%	-0.07%	-0.59%	1206	0.08
County Line Rd	Bayview Rd	CR-707	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		710	733	692	602	639	583	614	618	-0.26%	N/A	N/A	0.00%	0.00%	0.00%	663	0.04
Cove Rd	SR-5	Willoughby Blvd	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		12,635	12,439	11,885	12,483	12,422	12,604	12,811	13,051	0.58%	14787	16815	35.36%	1.18%	1.18%	17205	1.09
Cove Rd	Willoughby Blvd	SR-5	2	NS	U		Urban	NS_U_Urban_1	NS-2		2-Ln Divided Non-State		40725					13,451	13,341	13,832	14,024	14,988	0.91%	10913	13647	25.06%	0.84%	0.84%	17983	1.07
Cove Rd	SR-5	CR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		12,065	12,481	12,513	11,280	11,954	11,708	11,644	12,095	-0.14%	11154	13134	17.75%	0.59%	0.59%	14097	0.89
Cove Rd	CR-A1A	End	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		5,174	5,171	5,325	4,872	5,149	5,109	5,015	5,219	-0.33%	233	233	-30.88%	-1.03%	0.00%	5913	0.37
CR-609 (Allapattah Rd)	SR-710	CR-714	1	UN	U		Rural	UN_U_Rural_1	UN-1		Unclassified Rural Hwy 2-Ln Undivided		14300		1,788	1,125	1,177	1,169	1,285	1,324	1,367	1,469	0.14%	2616	3984	152.30%	3.70%	3.70%	2986	0.21
CR-609 (Allapattah Rd)	CR-714	St Lucie County	[illegible]	UN	U		Rural	UN_U_Rural_1	UN-1		Unclassified Rural Hwy 2-Ln Undivided		14300		1,344	1,548	1,426	1,481	1,598	1,481	1,388	1,381	0.12%	1352	5812	429.89%	27.57%	27.57%	1740	0.82
CR-707 (Beach Rd)	Palm Beach County	CR-708	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		1,863	1,630	1,610	1,684	1,815	1,739	1,616	1,544	-0.11%	2139	2701	26.29%	1.22%	1.22%	1912	0.12
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-708 (Indian River Dr)	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		3,883	6,704	8,889	9,120	8,886	8,056	5,314	5,330	-3.60%	4906	7222	45.49%	1.51%	1.51%	7020	0.47
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A(Jensen Beach Blvd)	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		12,614	11,382	11,663	10,760	10,223	10,318	10,765	10,374	-0.32%	5536	7442	-41.22%	-1.38%	1.38%	14270	0.90
CR-707 (Indian River Dr)	CR-707A	SR-732	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		5,158	5,384	5,600	6,289	6,120	5,543	5,889	5,437	-0.03%	3884	5819	44.52%	1.47%	1.47%	7354	0.46
CR-707 (Indian River Dr)	SR-732	St. Lucie County	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		5,021	5,001	5,415	5,140	5,101	5,330	5,584	5,670	0.07%	4838	7384	52.73%	1.65%	1.65%	8555	0.54
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	2	C	D		Urban	C_D_Urban_2	3-SD		Class II 4-Ln Divided		37400		21,494	22,106	20,832	22,537	21,383	21,604	22,828	21,581	0.05%	13295	16382	23.26%	0.79%	0.79%	26281	0.60
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	2	[illegible]	D		Urban	d_D_Urban_2	3-SD		Class II 4-Ln Divided		38600		36,750	38,679	39,389	38,743	38,582	38,605	39,430	38,394	0.05%	13408	17384	30.42%	0.97%	1.01%	35867	0.93
CR-707A (Jensen Beach Blvd)	Pineapple Way	CR-707	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		12,026	11,442	10,977	9,723	9,480	8,602	10,700	10,209	-0.24%	5090	7188	41.22%	1.37%	1.37%	13973	0.88
CR-708 (Bridge Rd)	SR-76	CR-711	1	UN	U		Rural	UN_U_Rural_1	UN-1		Unclassified Rural Hwy 2-Ln Undivided		14300		826	749	675	655	689	619	602	671	-0.39%	6534	12836	50.32%	1.68%	1.68%	875	0.07
CR-708 (Bridge Rd)	CR-711	I-95	1	UN	U		Rural	UN_U_Rural_1	UN-1		Unclassified Rural Hwy 2-Ln Undivided		14300		2,487	2,363	2,403	2,629	2,400	2,457	2,365	2,321	0.03%	11054	20210	82.80%	2.10%	2.10%	3849	0.25
CR-708 (Bridge Rd)	I-95	Powerline Ave	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Urban Undivided Flow		24400		2,588	2,618	2,945	2,985	2,676	2,329	2,481	2,146	-0.29%	17188	20882	20.48%	0.68%	0.68%	7855	0.33
CR-708 (Bridge Rd)	Powerline Ave	SR-5	1	NS	D		Urban	NS_D_Urban_1	NS-1		2-Ln Undivided Non-State		15800		8,933	8,071	8,475	7,853	7,762	7,577	7,785	8,017	-0.38%	17205	20408	18.49%	0.61%	0.61%	9345	0.59
CR-708 (Bridge Rd)	SR 5	CR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		8,080	8,880	8,908	8,803	7,332	8,075	8,069	8,005	-0.22%	4489	8313	85.23%	2.84%	1.34%	12002	0.76
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		8,706	6,689	8,042	7,980	7,980	8,010	8,088	8,072	-0.19%	7011	9480	35.23%	1.18%	1.18%	10880	0.69
CR-708 (Bridge Rd)	Gomez Ave	CR-707	[illegible]	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15800		4,853	5,054	5,065	4,684	4,583	4,303	4,751	4,938	-0.05%	4866	6787	39.50%	1.32%	1.32%	7000	0.44
CR-711 (Post Whitney Rd)	Palm Beach County	CR-708	1	UN	U		Rural	UN_U_Rural_1	UN-1		Unclassified Rural Hwy 2-Ln Undivided		14300		2,143	2,542	2,522	2,153	2,478	2,684	2,504	2,582	0.31%	4206	6260	53.78%	1.79%	1.79%	3862	0.27

Build Italic: volume has been assumed or adjusted to account for recently constructed or committed projects
Bracket volume denotes generated LOS volume and deserves additional analysis

Road Name	From	To	# Lanes Each Direct.	Class for 1st lookup (within, I, II, NS)	U/D	# Lanes lookup (if Lane Each Direct)	Urban Transit Rural	Road cond. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type
CR-711 (Pratt Whitney Rd)	CR 708	South Fork High School	1	I	U		Transit	I_U_Transit_1	1-1U		Class I Transitional 2-Ln Undivided	
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	1	I	U		Transit	I_U_Transit_1	1-1U		Class I Transitional 2-Ln Undivided	
CR-713 (High Meadow Ave)	I-95	CR-714	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State	
CR 713 (High Meadow Ave)	CR-714	SR-714	1	I	U		Urban	I_U_Urban_1	1-1U		Class I 2-Ln Undivided	
CR 713 (High Meadow Ave)	SR 714	Murphy Rd	1	I	U		Urban	I_U_Urban_1	1-1U		Class I 2-Ln Undivided	
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided	
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided	
CR-714 (Martin Hwy)	CR-609	I-95	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided	
CR-714 (Martin Hwy)	Florida's Turnpike	CR-711	1	II	U	2	Urban	II_U_Urban_1	2-1U	2-2D	Class II 2-Ln Undivided	Class II 4-Ln Divided
CR-714 (Martin Hwy)	CR 713	Berry Ave	1	II	U	2	Urban	II_U_Urban_1	2-1U	2-2D	Class II 2-Ln Undivided	Class II 4-Ln Divided
CR-714 (Martin Hwy)	Berry Ave	Mapp Rd	1	II	U	2	Urban	II_U_Urban_1	2-1U	2-2D	Class II 2-Ln Undivided	Class II 4-Ln Divided
CR-714 (Veteran's Memorial Bridge)	**Mapp Rd**	**SR-76**	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided	
CR 723 (Savannah Rd)	CR-707	NE 24th St	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State	
CR 723 (Savannah Rd)	NE 24th St	CR-707A (Jensen Beach Blvd)	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State	
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided	
CR-726 (Citrus Blvd)	Greenridge Ln	CR-708	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided	
CR-76A (Citrus Blvd)	CR-726	SR-714	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninterr Undivided Flow	
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninterr Undivided Flow	
CR-76A (SW 96th St)	Pennsylvania Ave	SR 76	1	I	U		Transit	I_U_Transit_1	1-1U		Class I Transitional 2-Ln Undivided	
CR-A1A (Dixie Hwy)	SR-5	CR-708	1	II	U		Urban	II_U_Urban_1	2-1U		Class II 2-Ln Undivided	
CR-A1A (Dixie Hwy)	CR-708	Osprey St	1	I	U		Urban	I_U_Urban_1	1-1U		Class I 2-Ln Undivided	
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Uninterr Undivided Flow	
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Uninterr Undivided Flow	
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	1	II	D		Urban	II_D_Urban_1	2-1D		Class II 2-Ln Divided	
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	1	II	D		Urban	II_D_Urban_1	2-1D		Class II 2-Ln Divided	
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	1	II	D		Urban	II_D_Urban_1	2-1U		Class II 2-Ln Undivided	
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	2	II	D		Urban	II_D_Urban_2	2-2D		Class II 4-Ln Divided	
CR-A1A (Dixie Hwy)	Indian St	SR-714	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided	
CR-A1A (Dixie Hwy)	SR 714	SE Fifth St	1	II	U		Urban	II_U_Urban_1	2-1U		Class II 2-Ln Undivided	
Osceola St	CR-A1A	Colorado Ave	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State	
Dixie Hwy	Joan Jefferson Wy	Wright Blvd	1	II	U		Urban	II_U_Urban_1	2-1U		Class II 2-Ln Undivided	
Dr Martin Luther King Jr Blvd	Ferris Rd	SR-710	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State	
Palm Rd	Dr Martin Luther King Jr Dr	Palm Wy	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State	

Road Name	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
CR-711 (Pratt Whitney Rd)	14800		3,173	3,073	3,380	3,540	3,437	3,664	3,443	3,509	0.32%	5288	6381	20.74%	0.69%	0.69%	4184	0.28
CR-711 (Pratt Whitney Rd)	16200		4,981	3,957	4,901	4,946	4,781	4,844	4,738	4,872	0.21%	6554	8455	28.99%	0.97%	0.97%	6288	0.39
CR-713 (High Meadow Ave)	15600		14,985	14,847	14,708	14,279	13,762	13,484	13,521	13,900	-1.11%	18538	22251	20.03%	0.67%	0.67%	16400	1.05
CR 713 (High Meadow Ave)	17700		12,485	11,914	11,459	10,471	9,425	9,388	9,433	9,530	-4.47%	11454	13403	16.14%	0.50%	0.50%	10558	0.61
CR 713 (High Meadow Ave)	17700		14,911	13,988	13,412	11,585	10,898	11,195	10,777	11,557	-0.46%	15873	18711	17.88%	0.59%	0.59%	13602	0.77
CR-714 (Martin Hwy)	14000		2,447	2,788	2,585	2,485	2,476	2,454	2,400	2,500	-0.57%	4035	5083	25.94%	0.86%	0.86%	3084	0.22
CR-714 (Martin Hwy)	14000		2,730	2,758	2,621	2,863	2,715	2,712	2,625	2,736	-0.08%	4872	6701	38.39%	1.31%	1.31%	3708	0.26
CR-714 (Martin Hwy)	14000		3,716	3,818	3,871	3,984	4,016	3,924	3,837	4,070	0.03%	7700	22380	190.65%	6.30%	6.30%	11818	0.84
CR-714 (Martin Hwy)	14800	32400	11,535	11,829	11,484	11,826	11,447	11,948	11,616	11,580	-0.02%	18718	37585	100.38%	3.01%	3.01%	21075	0.65
CR-714 (Martin Hwy)	14800	32400	12,435	11,739	9,843	10,000	10,034	10,216	9,843	9,712	-3.31%	10034	23136	130.57%	4.35%	4.35%	21135	0.65
CR-714 (Martin Hwy)	14800	32400	12,648	12,105	10,907	11,179	11,280	11,144	10,864	14,907	-3.09%	11,260	22404	98.97%	3.30%	3.30%	26463	0.82
CR-714 (Veteran's Memorial Bridge)	39800										#DIV/0!			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CR 723 (Savannah Rd)	15930		11,829	11,869	10,569	11,311	11,909	8,910	8,457	8,440	-0.53%	12772	16565	29.69%	1.00%	1.00%	10714	0.67
CR 723 (Savannah Rd)	15930		13,383	13,246	12,318	12,888	12,836	10,534	10,501	10,244	-0.46%	7876	10647	**35.05%**	1.20%	1.20%	13867	0.86
CR-726 (Citrus Blvd)	14000		2,803	2,743	2,338	2,777	2,198	2,283	2,488	2,257	-0.27%	1363	4156	204.92%	6.83%	6.83%	6419	0.45
CR-726 (Citrus Blvd)	14000		2,846	2,419	2,273	2,536	2,386	2,383	2,107	2,098	-0.33%	1979	5015	153.61%	5.12%	5.12%	5001	0.36
CR-76A (Citrus Blvd)	24400		3,389	3,130	3,082	3,343	3,481	3,381	3,297	3,321	0.11%	3184	5980	88.13%	2.87%	2.87%	5886	0.24
CR-76A (SW 96th St)	24400		3,878	4,257	3,095	3,549	3,325	3,446	3,972	3,375	-0.18%	3477	4320	155.15%	5.17%	5.17%	8088	0.33
CR-76A (SW 96th St)	16800		6,355	6,663	6,986	7,243	6,751	7,226	6,774	8,591	0.05%	5748	10374	80.48%	2.68%	2.68%	11385	0.70
CR-A1A (Dixie Hwy)	14800		3,187	3,030	2,730	2,320	2,464	2,488	2,418	2,457	-0.42%	4042	6107	51.09%	1.70%	1.70%	3587	0.24
CR-A1A (Dixie Hwy)	17700		7,481	6,950	6,834	6,449	6,387	6,307	6,387	6,387	-0.25%	4896	7648	64.21%	2.14%	**2.14%**	10089	0.57
CR-A1A (Dixie Hwy)	24300		6,107	6,812	6,416	6,509	5,288	6,144	5,113	5,303	-8.38%	5097	9723	90.76%	3.03%	3.03%	8457	0.35
CR-A1A (Dixie Hwy)	24300		6,419	5,149	5,761	5,678	5,712	5,754	5,860	5,882	-0.15%	5686	11042	94.81%	3.16%	3.16%	10549	0.44
CR-A1A (Dixie Hwy)	15640		11,452	11,359	11,319	10,735	10,563	10,869	10,872	11,038	-0.10%	13562	15295	12.77%	0.43%	0.50%	12513	0.81
CR-A1A (Dixie Hwy)	15540		15,956	15,998	14,903	14,377	14,897	14,749	14,313	14,821	-0.18%	10867	12772	17.64%	0.59%	0.59%	17380	1.11
CR-A1A (Dixie Hwy)	14800		12,789	12,465	11,788	11,557	11,580	11,735	11,880	12,084	-0.08%	3391	4073	34.88%	1.16%	1.16%	15856	1.07
CR-A1A (Dixie Hwy)	32400		16,843	16,588	15,869	14,744	15,083	15,503	13,891	16,049	-0.09%	12059	14494	20.19%	0.67%	0.67%	18865	0.58
CR-A1A (Dixie Hwy)	39800		13,514	13,004	13,518	12,298	12,766	13,340	13,522	14,335	0.08%	15254	15687	2.84%	0.09%	0.50%	16270	0.41
CR-A1A (Dixie Hwy)	14800		6,058	5,811	6,521	5,087	5,339	5,599	5,403	5,798	-0.02%	13643	15037	10.14%	0.34%	0.50%	6076	0.42
Osceola St	15930		2,574	2,939	2,836	2,638	2,983	2,630	2,436	2,485	-0.13%	1723	2253	30.76%	1.03%	1.03%	3136	0.20
Dixie Hwy	15800		9,033	8,372	8,273	7,597	8,369	8,534	7,886	8,236	-0.22%	16073	20777	28.80%	0.96%	0.96%	10234	0.66
Dr Martin Luther King Jr Blvd	15930		1,977	1,934	1,908	1,993	1,782	1,764	1,723	1,769	-0.98%	N/A	N/A	0.00%	0.00%	0.50%	2007	0.13
Palm Rd	15930		3,198	2,879	2,945	2,800	2,534	2,303	2,238	2,297	-0.54%	N/A	N/A	0.00%	0.00%	0.50%	2873	0.18

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

Martin County 2040 Roadway Level of Service Inventory Report

Road Name	From	To	# Lanes Each Direct	Class for lookup (I, II, UN)	Div	Exit Lanes	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	New Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
SR-5 (US-1)	SR-714	SR-5A	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		42,025	41,173	38,011	37,643	37,381	37,580	37,600	36,847	-0.19%	30479	37190	22.03%	0.73%	0.73%	44154	0.74
SR-5 (US-1)	SR-5A (Cut-off Rd)	SR-76	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		35,594	36,068	36,155	35,609	36,105	35,403	35,386	35,457	-0.08%	20115	25931	28.91%	0.96%	0.96%	44930	0.75
SR-5 (US-1)	SR-76	Palm City Rd	3	II	D		Urban	II_D_Urban_3	2-3D		Class II 6-Ln Divided		50000		47,959	46,058	45,160	44,700	45,598	45,180	46,340	46,372	0.60%	31513	40856	29.70%	0.99%	0.99%	58348	1.17
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	3	II	D		Urban	II_D_Urban_3	2-3D		Class II 6-Ln Divided		50000		53,367	54,402	52,870	51,673	52,724	51,180	53,640	53,348	-0.02%	52745	63076	19.59%	0.65%	0.65%	62738	1.25
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		60,617	54,885	56,154	56,309	57,628	57,073	57,412	57,104	-0.11%	52740	63078	19.50%	0.65%	0.65%	67170	1.12
SR-5 (US-1)	Wright Blvd	Baker Rd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		54,134	54,868	52,321	52,280	54,300	51,498	52,121	52,839	-0.07%	53070	60137	21.48%	0.72%	0.72%	63048	1.05
SR-5 (US-1)	Baker Rd	Britt Rd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		56,804	57,798	55,699	54,582	55,812	53,489	53,778	53,361	-0.14%	54035	63560	17.68%	0.59%	0.59%	61844	1.03
SR-5 (US-1)	Britt Rd	SR-732	3	I	D		Urban	I_D_Urban_3	1-3D		Class I 6-Ln Divided		59900		62,404	60,039	55,586	56,320	57,388	56,082	55,234	57,070	-0.15%	51173	59825	16.19%	0.50%	0.50%	64651	1.08
SR-5 (US-1)	SR-732	Westmoreland Blvd	4	I	D		Urban	I_D_Urban_4	1-4D		Class I 8-Ln Divided		80100		69,636	69,490	64,019	63,736	64,489	63,786	62,684	60,066	-0.18%	75296	89161	18.35%	0.62%	0.62%	72450	0.90
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	4	I	D		Urban	I_D_Urban_4	1-4D		Class I 8-Ln Divided		80100		65,158	67,687	60,447	60,691	62,429	60,395	60,445	59,875	-0.16%	68771	79657	15.84%	0.53%	0.53%	67270	0.84
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided		8400		8,030	7,307	6,769	4,474	6,596	5,972	6,123	6,510	-1.80%	3307	4416	33.54%	1.13%	1.13%	7192	0.86
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided		8400		8,749	8,969	8,070	7,373	8,093	8,274	8,304	8,965	-0.37%	5718	7536	39.58%	1.39%	1.39%	10576	1.26
SR-710 (Warfield Blvd)	**CR-609 (Allapattah)**	**Van Buren**	1	I	U		Transit	I_U_Transit_1	1-1D		Class I Transitional 2-Ln Divided		14400		11,022	10,698	9,982	9,914	9,843	9,258	9,595		-0.31%	9753	15586	59.71%	1.99%	1.99%	14942	1.04
SR-710 (Warfield Blvd)	**Van Buren**	**CR-726 (Citrus)**	1	II	D		Transit	II_D_Transit_1	2-2D		Class II Transitional 4-Ln Divided		6500		11,022	10,698	9,847	9,914	9,843	9,258	9,595		-0.31%	9182	16584	80.80%	2.69%	2.69%	17107	2.63
SR-710 (Warfield Blvd)	**CR-726**	**SR-76 (Kanner)**	2	UN	D		Transit	UN_D_Transit_2	UN-2		Transitional 4-Ln Uninterr Divided Flow		40800		11,667	11,022	9,094	9,648	9,673	9,373	9,823		-0.88%	8706	12739	42.24%	1.41%	1.41%	12301	0.29
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	1	UN	U	2	Transit	UN_U_Transit_1	UN-1	UN-2	Transitional 2-Ln Uninterr Undivided Flow	Transitional 4-Ln Uninterr Divided Flow	17300	40800	7,982	8,514	9,004	6,359	6,125	5,778	5,805	6,404	-0.76%	6234	8620	38.67%	1.29%	1.29%	8648	[illegible]
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninterr Undivided Flow		24400		10,950	11,031	10,234	9,879	9,788	9,340	9,421	9,650	-0.28%	6330	10110	57.69%	1.92%	1.92%	14667	0.60
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	1	I	D		Urban	I_D_Urban_1	1-1D		Class I 2-Ln Divided		18600		14,645	14,600	14,003	15,609	15,616	15,634	15,367	15,352	0.14%	14759	23501	58.60%	1.96%	1.96%	23482	1.26
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		20,243	19,548	19,524	19,084	19,217	19,079	19,337	18,980	-0.08%	11925	14433	21.03%	0.70%	0.70%	22584	0.57
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		30,459	31,614	29,148	29,030	30,847	29,149	29,528	28,654	-0.17%	26817	28270	5.43%	0.18%	0.18%	30374	0.76
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		30,949	34,039	29,318	29,213	30,463	30,621	31,528	28,903	0.17%	36089	38598	7.36%	0.25%	0.50%	33479	0.81
SR-714 (Palm City Bridge)	**Mapp Rd**	**SR-76**	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		37800		47,008	48,455	46,384	43,995	43,842	44,597	44,026	43,881	0.11%	54740	48657	-11.11%	-0.37%	0.80%	46805	1.25
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		38,875	28,624	27,738	26,988	26,589	26,385	26,924	27,099	-0.05%	35110	36123	2.76%	-0.09%	0.50%	31770	0.80
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		26,833	25,537	24,620	24,582	24,774	24,340	25,318	25,699	-0.05%	27467	29507	7.43%	0.25%	0.50%	29157	0.73
SR-714 (Monterey Rd)	Monterey Extension	SR-5	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		18,351	16,557	16,883	16,880	17,180	17,159	17,052	17,514	-0.01%	16333	22994	40.78%	1.36%	1.36%	24079	0.61
SR-714 (Monterey Rd)	SR-5	CR-A1A	2	II	D		Urban	II_D_Urban_2	2-2D		Class II 4-Ln Divided		32400		24,073	30,516	31,480	22,284	23,000	23,363	23,416	23,391	0.11%	28553	35941	25.85%	0.86%	0.86%	28829	0.89
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	2	II	D		Urban	II_D_Urban_2	2-2D		Class II 4-Ln Divided		33800		13,531	13,659	12,881	14,146	15,338	15,868	16,082	15,863	0.56%	16758	21812	29.93%	1.00%	1.00%	21409	0.63
SR-732 (Causeway Blvd)	CR-707	SR-A1A	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Uninterr Undivided Flow		24000		12,591	13,082	11,820	11,679	12,547	12,784	12,827	12,639	0.03%	10211	13451	31.83%	1.06%	1.06%	16600	0.68
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		28,144	27,348	25,738	24,664	25,406	25,816	25,540	25,124	-0.16%	24324	28393	16.61%	0.55%	0.60%	29557	0.74
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2	I	D		Urban	I_D_Urban_2	1-2D		Class I 4-Ln Divided		39800		25,789	20,441	23,886	23,018	25,113	24,155	25,454	24,877	0.13%	15815	21142	33.69%	1.12%	1.12%	32198	0.81
SR-76 (Kanner Hwy)	SR-15	SR-710	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided		14300		2,374	2,046	1,604	1,521	1,761	1,567	1,727	1,864	-0.27%	3662	5001	26.22%	0.87%	0.87%	2430	0.17
SR-76 (Kanner Hwy)	SR-710	CR-708	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy 2-Ln Undivided		14300		4,720	3,717	2,849	2,898	3,160	2,804	2,805	3,100	-0.58%	12050	16847	40.17%	1.34%	1.34%	4221	0.30
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninterr Undivided Flow		24400		3,450	3,237	2,457	2,940	2,958	2,453	2,880	2,736	-0.38%	3764	4303	13.42%	0.45%	0.50%	3105	0.13

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

C-3

Road Name	From	To	# Lanes Grab Sheet	Class for Int. Lookup (Arterial, C, R, Rd)	Div	0+C Lookup (# Lanes Grab Sheet)	Urban Transit Area?	Road width, for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Peak/Peak Service Capacity	Daily Unbalanced Service Capacity	2040 AADT	2039 AADT	2038 AADT	2037 AADT	2036 AADT	2011 AADT	2012 AADT	2013 AADT	Average Historical Growth Rate (Linear Regression)	Model 2014 AADT	Model 2040 AADT	Model Growth Rate (20 Years)	Actual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
SR 76 (Kanner Hwy)	CR 714/CR 76A	Locks Rd	2	I	D		Urban	4_U_Urban_1	1-SP		Class I 4-Ln Undivided		17700		16,380	12,489	11,805	11,386	11,679	11,869	11,422	11,272	-0.34%	15158	16975	21.22%	-0.74%	0.71%	14021	0.79
SR 76 (Kanner Hwy)	Locks Rd	Jack Jones	2	I	D		Urban	4_D_Urban_2	1-2D		Class I 4-Ln Divided		38600		19,728	16,629	16,139	16,126	16,847	16,538	16,373	16,741	-0.12%	16799	23782	38.71%	0.85%	0.88%	23006	0.59
SR 76 (Kanner Hwy)	Jack Jones	Cove Rd	2	I	D	3	Urban	4_D_Urban_2	1-2D	1-3D	Class I 4-Ln Divided	Class I 6-Ln Divided	38600	58000	41,722	41,108	39,147	38,637	38,213	39,143	39,547	40,628	-0.04%	42301	41353	-2.24%	1.40%	1.40%	46330	0.84
SR 76 (Kanner Hwy)	Cove Rd	Salerno Rd	2	I	D	3	Urban	4_D_Urban_2	1-2D	1-3D	Class I 4-Ln Divided	Class I 6-Ln Divided	38600	58000	35,400	33,280	29,252	30,348	29,898	29,329	30,625	32,411	-1.27%	34001	38801	14.42%	1.35%	3.59%	40110	0.72
SR 76 (Kanner Hwy)	Salerno Rd	Indian St	2	I	D	3	Urban	4_D_Urban_2	1-2D	1-3D	Class I 4-Lp Divided	Class I 6-Ln Divided	38600	58000	28,651	25,425	24,925	26,624	26,884	26,700	26,113	25,987	0.01%	18203	47592	49.58%	1.69%	1.85%	37435	0.63
SR 76 (Kanner Hwy)	Indian St	SR 714	2	I	D	3	Urban	4_D_Urban_2	1-2D	1-3D	Class I 4-Ln Divided	Class I 6-Ln Divided	38600	58000	33,633	22,921	22,298	23,412	24,846	23,600	23,484	23,309	0.04%	25309	37322	40.87%	2.03%	2.02%	39610	0.69
SR 76 (Kanner Hwy)	SR 714	SR 5	3	I	D		Urban	6_D_Urban_3	1-3D		Class I 6-Ln Divided		58000		32,618	28,486	28,115	27,680	28,836	27,584	27,500	28,258	-0.31%	26404	40837	38.20%	1.31%	1.31%	34224	0.57
SR A1A (Ocean Blvd)	SR 714	St Lucie Blvd	2	II	D		Urban	3_D_Urban_2	2-2D		Class II 4-Ln Divided		32000		16,782	17,164	17,699	16,939	16,836	17,133	17,799	17,810	0.14%	15415	23495	45.38%	1.61%	1.91%	23549	0.74
SR A1A (Ocean Blvd)	St Lucie Blvd	Seventh Street Rd	2	II	D		Urban	6_D_Urban_3	1-2D		Class I 4-Ln Divided		38600		20,848	20,497	21,311	21,765	19,347	20,247	20,369	21,325	0.09%	21938	34673	58.45%	1.48%	1.48%	28437	0.74
SR A1A (Ocean Blvd)	Seventh Street Rd	Monterey Blvd	1	I	U		Urban	4_U_Urban_1	1-3U		Class I 3-Ln Divided		16800		8,889	12,167	11,684	11,388	12,272	12,216	11,526	13,087	0.16%	11513	14888	27.88%	0.56%	0.88%	16300	0.88
SR A1A (Ocean Blvd)	Monterey Blvd	SR 732	1	UN	U		Urban	UN_U_Urban_1	UN-1		3-Ln Undivided Flex		24000		7,282	7,877	6,708	6,808	7,176	7,262	7,387	7,161	-0.03%	6868	12488	30.38%	-1.04%	1.04%	8112	0.33
SR A1A (Ocean Blvd)	SR 732	St Lucie County	1	UN	U		Urban	UN_U_Urban_1	UN-1		3-Ln Undivided Flex		24000		12,248	12,484	11,308	11,736	12,364	12,178	12,684	11,918	0.04%	8482	18058	22.14%	0.74%	0.74%	14294	0.59
SR Lake Blvd	CR A1A	Indian St	2	NS	U		Urban	NS_U_Urban_1	NS-2		3-Ln Undivided Non-State		16800		3,788	3,448	3,148	3,372	3,175	2,938	3,685	3,818	-0.39%	3321	3325	0.12%	2.18%	2.18%	4473	0.26
SR Lake Blvd	Indian St	SR A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		3-Ln Undivided Non-State		16800		9,438	8,983	8,731	8,713	7,498	5,977	6,607	6,821	-8.48%	9086	12040	32.51%	1.08%	1.08%	8817	0.25
Warfield Blvd	St Lucie County	SR 5	1	R	D		Urban	R_D_Urban_1	3-1D		Class II 2-Ln Divided		19100		13,073	10,841	11,885	11,286	11,103	11,207	11,204	11,130	-0.16%	9886	13085	38.48%	1.23%	1.23%	14764	0.95
Willoughby Blvd	Cove Rd	Salerno Rd	4	I	D		Urban	4_U_Urban_1	1-4U		Class I 3/4 Undivided		17700		3,038	2,823	2,481	2,843	2,979	2,726	2,917	2,964	0.02%	2723	4375	60.66%	3.82%	3.82%	5234	0.30
Willoughby Blvd	Salerno Rd	Pomeroy St	4	I	D		Urban	4_U_Urban_1	1-4U		Class I 2-Ln Undivided		17700		6,145	5,270	5,616	5,203	5,169	5,038	5,218	5,178	0.29%	3820	9234	63.07%	2.13%	2.13%	10540	0.60
Willoughby Blvd	Pomeroy St	Indian St	2	I	D		Urban	4_D_Urban_2	1-2D		Class I 4-Lp Divided		38600		8,488	8,189	8,497	8,534	8,478	8,379	8,608	8,495	-0.08%	3405	14185	69.62%	2.23%	2.23%	13816	0.34
Willoughby Blvd	Indian St	SR 714	2	I	D		Urban	4_D_Urban_2	1-2D		Class I 4-Ln Divided		38600		11,482	10,957	11,439	10633	10,705	10,732	11,171	11,299	-0.02%	10800	13042	-20.69%	-0.83%	0.88%	13380	0.34
Wright Blvd	SR 5	Dixie Highway	2	II	D		Urban	6_D_Urban_3	2-1D		Class II 2-Ln Divided		14300		8,280	8,716	8,218	7,607	8,481	8,459	9,139	8,680	0.02%	6977	9100	4.63%	0.28%	0.28%	8388	0.57
SR 9 (I-95)	N of SR 708 (Indiantown Road)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		65800		88,508	94,000	100,500	95,000	89,000	69,000	69,000	67,000	-4.54%	62880	84813	35.50%	1.62%	1.62%	87084	1.00
SR 9 (I-95)	N of CR 708 (Bridge Road)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		65800		66,000	62,000	70,000	69,000	67,000	65,500	71,000	73,000	0.21%	56016	77839	33.43%	1.11%	1.11%	84881	1.11
SR 9 (I-95)	N of SR 76 (Kanner Highway)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		65800		69,000	68,000	64,000	64,000	64,000	55,500	61,000	58,500	-0.34%	71183	94056	33.38%	1.11%	1.11%	70822	0.93
SR 9 (I-95)	S of SR 714 (Martin Highway)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		65800		52,000	47,000	46,000	46,000	50,000	38,000	46,500	46,500	-0.13%	51648	82045	58.78%	1.69%	1.83%	72415	0.85
SR 91	S of SR 714 (Martin Highway)		2		D		Transit	_D_Transit_2	FR-1-2D		Transitional 4-Ln Freeway		37900		[illegible]	38,000	38,000	36,000	36,000	30,000	35,000	32,000	-0.19%	28515	42391	38.34%	1.01%	1.01%	40802	0.91
SR 91	SR 714 (Bridge St)	Becker Road	2		D		Transit	_D_Transit_2	FR-1-2D		Transitional 4-Ln Freeway		37900		45,193	42,100	40,700	41,100	41,000	40,000	40,000	37,000	-0.27%	41752	61211	46.64%	1.52%	1.52%	33500	0.91
																42,587	43,000	43,000	43,000	43,000	43,000	43,000								

Add = Roadway Segment that does not appear in the Travel Demand Model (TDM)

Model data: volume has been assumed or adjusted to account for recently constructed or committed projects
Shaded volume includes generated LOS volume and requires additional analysis.

Martin County 2017 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2017 AADT	Peak Hour Factor K_{30}	Directional Distribution D_{100}	2017 Peak Hour Directional Volume	2017 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	750	5,114	0.08	0.56	234	C	2.2%
Berry Ave	Golden Bear Wy	CR-714	750	3,609	0.08	0.57	174	C	5.1%
Berry Ave	CR-714	Sunset Tr	750	1,918	0.08	0.55	88	C	6.1%
Britt Rd	Pine Lake Dr	SR-5	750	4,666	0.08	0.54	189	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	1200	4,860	0.12	0.82	444	A/B	8.0%
Commerce Ave	Salerno Rd	Monroe St	750	6,074	0.10	0.59	355	C	0.8%
Commerce Ave	Monroe St	Indian St	750	6,750	0.11	0.56	383	D	1.9%
Country Club Dr	Palm Beach County	Island Way	750	2,730	0.08	0.56	127	C	1.8%
Country Club Dr	Island Way	Little Club Dr	750	4,545	0.08	0.57	149	C	8.0%
County Line Rd	Little Club Dr	SR-5	750	2,746	0.08	0.53	109	C	1.8%
Cove Rd	SR-76	Willoughby Blvd	880	14,326	0.08	0.54	635	C	2.4%
Cove Rd	Willoughby Blvd	SR-5	880	15,819	0.08	0.52	665	C	2.7%
Cove Rd	SR-5	CR-A1A	750	13,638	0.08	0.64	654	D	3.0%
Cove Rd	CR-A1A	End	675	5,167	0.08	0.55	260	C	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	740	1,867	0.09	0.58	88	A/B	5.6%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	740	1,933	0.09	0.56	91	A/B	8.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	675	1,724	0.09	0.70	103	C	3.3%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	750	5,435	0.08	0.61	242	C	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	675	10,784	0.11	0.50	593	D	0.9%
CR-707 (Indian River Dr)	CR-707A	SR-732	675	6,131	0.09	0.60	233	C	3.0%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	675	6,430	0.09	0.57	247	C	3.2%

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

Martin County 2017 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2017 AADT	Peak Hour Factor K_{30}	Directional Distribution D_{100}	2017 Peak Hour Directional Volume	2017 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	1630	21,602	0.10	0.53	967	D	0.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	1630	21,413	0.09	0.69	1,276	D	1.2%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	675	8,505	0.08	0.59	442	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	740	827	0.10	0.62	46	A/B	5.4%
CR-708 (Bridge Rd)	CR-711	I-95	740	3,581	0.11	0.55	178	A/B	6.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	1200	9,381	0.09	0.53	392	A/B	6.0%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	880	10,485	0.09	0.52	456	C	6.9%
CR-708 (Bridge Rd)	SR-5	CR-A1A	675	9,267	0.11	0.53	546	D	1.1%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	675	8,426	0.09	0.53	370	D	1.1%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	750	4,533	0.09	0.55	258	C	0.5%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	740	4,016	0.11	0.61	218	A/B	6.0%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	800	4,134	0.11	0.59	288	C	4.2%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	800	5,645	0.10	0.93	442	C	3.2%
CR-713 (High Meadow Ave)	I-95	CR-714	1190	13,068	0.12	0.68	1,009	D	0.5%
CR-713 (High Meadow Ave)	CR-714	SR-714	880	11,118	0.09	0.50	423	C	3.9%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	880	12,813	0.08	0.52	531	C	3.8%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	740	3,233	0.07	0.53	117	A/B	6.6%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	740	3,231	0.08	0.61	143	A/B	4.2%
CR-714 (Martin Hwy)	CR-609	I-95	740	5,418	0.08	0.58	237	A/B	7.4%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	2000	19,811	0.11	0.53	1,207	C	8.0%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	2000	21,927	0.11	0.52	1,486	C	8.0%

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

Martin County 2017 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2017 AADT	Peak Hour Factor K_{30}	Directional Distribution D_{rec}	2017 Peak Hour Directional Volume	2017 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	2000	23,206	0.11	0.60	1,538	C	8.0%
CR-723 (Savanna Rd)	CR-707	NE 24th St	880	8,872	0.08	0.69	606	C	1.3%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	880	10,388	0.09	0.52	415	C	0.5%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	740	3,459	0.08	0.59	119	A/B	8.0%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	740	2,561	0.08	0.59	104	A/B	5.1%
CR-76A (Citrus Blvd.)	CR-726	SR-714	1200	4,115	0.08	0.55	164	A/B	5.5%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	1200	3,833	0.08	0.56	168	A/B	3.2%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	800	8,395	0.07	0.54	319	C	6.2%
CR-A1A (Dixie Hwy)	SR-5	CR-708	750	3,160	0.09	0.62	173	C	6.5%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	880	7,177	0.11	0.53	437	C	3.0%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	1190	6,253	0.08	0.56	282	A/B	4.7%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	1190	6,792	0.08	0.54	284	A/B	4.5%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	790	11,814	0.09	0.52	559	D	1.7%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	750	16,923	0.09	0.55	777	E	3.2%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	750	13,538	0.10	0.52	718	D	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	1630	17,855	0.09	0.55	819	D	2.7%
CR-A1A (Dixie Hwy)	Indian St	SR-714	2000	15,931	0.09	0.53	786	C	2.7%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	675	6,464	0.10	0.54	350	D	2.8%
Crossrip St	CR-A1A	Gomez Ave	675	2,781	0.10	0.59	169	C	3.2%
Dixie Hwy	Joan Jefferson Wy	Wright Blvd	750	8,172	0.12	0.64	605	D	0.5%
Dr Martin Luther King Jr Blvd	Farm Rd	SR-710	675	2,122	0.09	0.64	97	C	4.7%

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

Martin County 2017 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2017 AADT	Peak Hour Factor K_{30}	Directional Distribution D_{100}	2017 Peak Hour Directional Volume	2017 Generalized LOS	Avg. Annual Growth Rate
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	2000	28,402	0.08	0.52	1,301	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	2000	31,762	0.10	0.53	1,673	C	2.7%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	2000	33,984	0.10	0.59	1,990	D	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	2000	23,578	0.08	0.56	1,164	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	2000	24,684	0.10	0.56	1,316	C	0.5%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	2000	17,573	0.09	0.58	869	C	0.5%
SR-714 (Monterey Rd)	SR-5	CR-A1A	1630	22,358	0.09	0.64	1,337	D	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	1910	19,201	0.09	0.61	829	C	3.3%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	1190	13,234	0.09	0.57	674	C	0.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2000	25,977	0.10	0.51	1,324	C	0.8%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2000	24,703	0.09	0.53	1,252	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	740	2,427	0.09	0.58	99	A/B	5.5%
SR-76 (Kanner Hwy)	SR-710	CR-708	740	3,576	0.08	0.55	151	A/B	3.6%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1200	2,966	0.10	0.55	177	A/B	2.0%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	2000	13,039	0.12	0.51	773	C	2.6%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	2000	20,579	0.08	0.50	787	C	2.3%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	3020	44,854	0.10	0.52	2,353	C	2.4%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	3020	31,465	0.09	0.52	1,470	C	0.9%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	3020	28,733	0.10	0.52	1,430	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	3020	21,056	0.07	0.52	793	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	3020	24,908	0.08	0.50	1,118	C	0.5%

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

APPENDIX D

Artplan Analysis

ARTPLAN 2012 Conceptual Planning Analysis

Project Information

Analyst	James Kemp	**Arterial Name**	SR-76 (Kanner Hwy)	**Study Period**	**Dir Hr Demand Vol**
Date Prepared	8/29/2018 1:21:49 PM	**From**	Cove Rd	**Modal Analysis**	Auto Only
Agency	O'Rourke Engineering	**To**	Jack James	**Program**	ARTPLAN 2012
Area Type	Other Urbanized	**Peak Direction**	Southbound	**Version Date**	12/12/2012
Arterial Class	1				
File Name	C:\Users\SOR2\Documents\Projects\Martin County\Waterside (Neill's Farm)\Kanner Hwy - SB_PM - 1.23.19 - Updated Turn %.xap				
User Notes	PM Peak Hour				

Arterial Data

K	0.09	**PHF**	0.95	**Control Type**	FullyActuated
D	0.565	**% Heavy Vehicles**	2	**Base Sat. Flow Rate**	1950

Automobile Intersection Data

Cross Street	Cycle Length	Thru g/C	Arr. Type	INT # Dir.Lanes	% Left Turns	% Right Turns	Left Turn Lanes	Left Turn Phasing	# Left Turn Lanes	LT Storage Length	Left g/C	Right Turn Lanes
Lost River	160	0.63	4	3	4	7	Yes	Protected	1	235	0.11	Yes
I-95 NB	160	0.43	4	4	0	25	No	None	N/A	N/A	N/A	Yes
I-95 SB	160	0.56	4	3	0	34	No	None	N/A	N/A	N/A	Yes
Jack James	160	0.51	4	2	23	13	Yes	ProtPerm	1	385	0.15	Yes

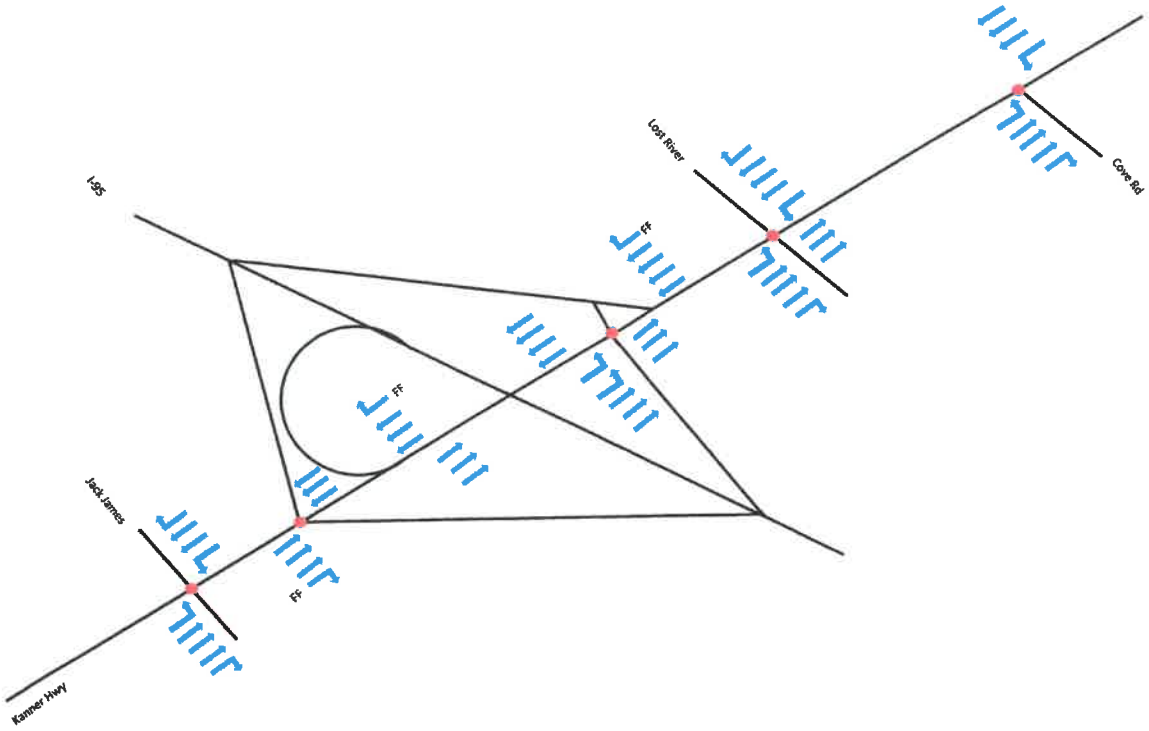
Automobile Segment Data

Segment #	Length	AADT	Hourly Vol.	SEG # Dir.Lanes	Posted Speed	Free Flow Speed	Median Type	On-Street Parking	Parking Activity
1 (to Lost River)	1660	30000	3104	3	50	55	Restrictive	No	N/A
2 (to I-95 NB)	1200	30000	3119	4	50	55	Restrictive	No	N/A
3 (to I-95 SB)	1100	30000	2459	4	50	55	Restrictive	No	N/A
4 (to Jack James)	525	20000	1811	3	50	55	Restrictive	No	N/A

Automobile LOS

Segment #	Thru Mvmt Flow Rate	Adj. Sat. Flow Rate	v/c	Control Delay	Int. Approach LOS	Queue Ratio	Speed (mph)	Segment LOS
1 (to Lost River)	2908	5511	0.838	9.20	A	0.63	35.61	B
2 (to I-95 NB)	2462	5783	0.990	43.56	D	0.00	14.03	F
3 (to I-95 SB)	1708	3408	0.895	17.42	B	0.00	23.45	C
4 (to Jack James)	1220	3450	0.693	18.36	B	#	13.98	F

Arterial Length	0.8949	**Weighted g/C**	0.50	**FFS Delay**	100.82	**Threshold Delay**	0.00	**Auto Speed**	20.60	**Auto LOS**	D



NTS

O'ROURKE ENGINEERING & PLANNING

969 SE Federal Hwy, Suite 402
Stuart, FL 34994

Job Number:

Date:

Legend

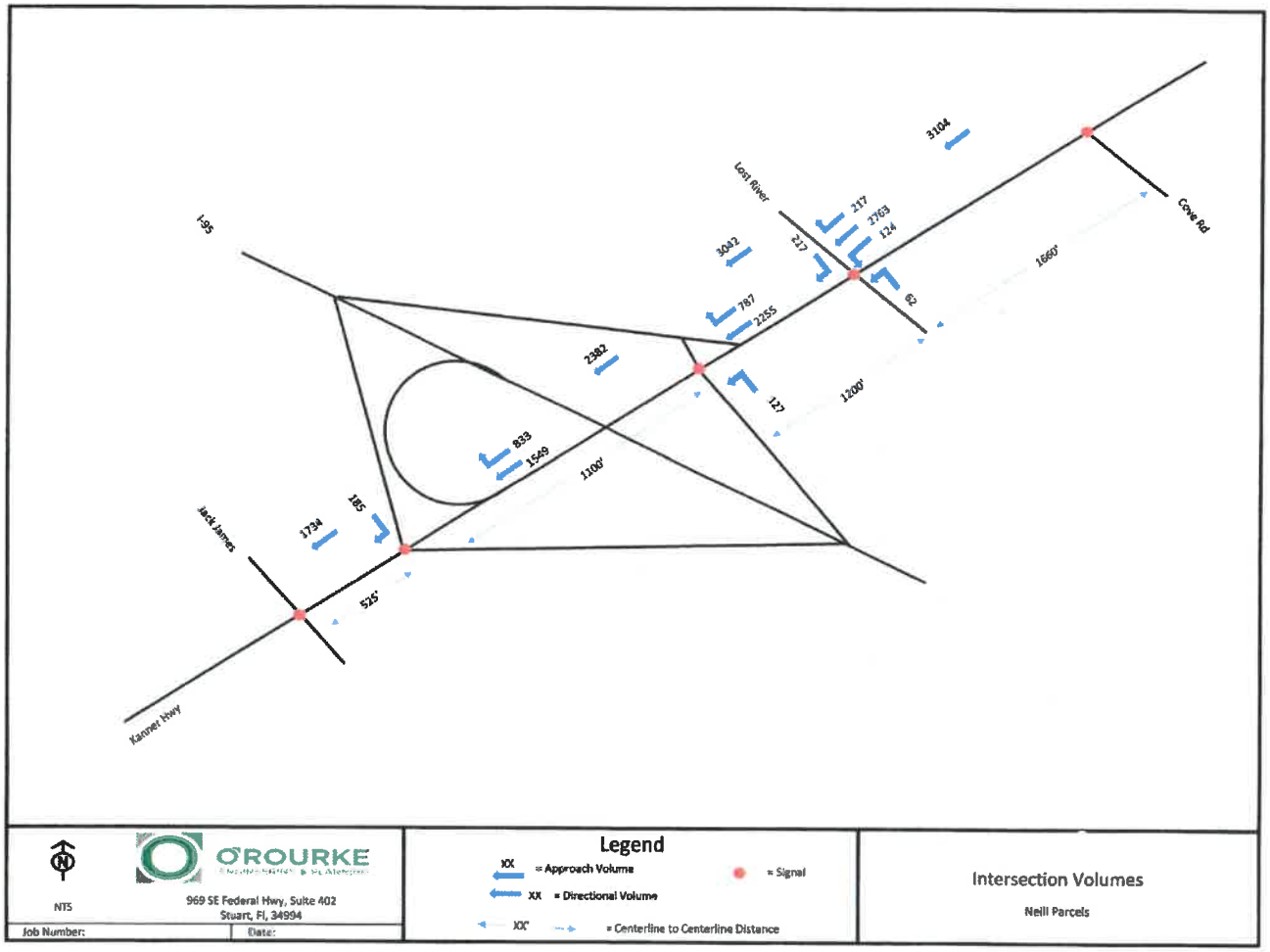
● = Signal

FF = Free Flow Right-Turn Lane

Lane Configuration

Neill Parcels

C6 - Kanner Hwy Lane Configuration


I-95
Lost River
Cove Rd
Jack James
Kanner Hwy
3104
217
2763
124
3042
217
62
787
2255
2382
127
1200'
1660'
833
1549
1100'
185
1734
525'
Legend
XX = Approach Volume
XX = Directional Volume
XX' = Centerline to Centerline Distance
= Signal
NTS
O'ROURKE
969 SE Federal Hwy, Suite 402
Stuart, Fl, 34994
Job Number:
Date:
Intersection Volumes
Neill Parcels

WATER AND SEWER AVAILABILITY WORKSHEET

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

A. General Information

Date: 12/12/18

Contact name: Leo Repetti, PE Phone: 772-320-3065

E-Mail: LRepetti@martin.fl.us

Local government: Martin County

Potable water supplier/source: Martin County Utilities & Solid Waste Department

Wastewater collection: Martin County Utilities & Solid Waste Department

B. Infrastructure Information

Water treatment plant permit numbers:

North Plant: 00081025-079-WC

Tropical Farms Plant: 0143244-003-WC

Permitting agency: FDEP

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

Are distribution lines available to serve the property? Yes X No__

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

Are reuse distribution lines available to serve the property? Yes ___ No X If not, indicate if, how and when the lines will be provided: _____

C. SFWMD Consumptive Use Permit (CUP) Information

CUP number:

Consolidated Permit: 43-00102-W Expiration date: 07/27/2035

Total CUP duration (years): 20 years

CUP allocation in last year of permit: 25.41 MGD (MMADF)

Current status of CUP: In compliance X Not in compliance __

Allocations to other local governments: N/A

Reserved capacity: 0.508 MGD

D. Consumptive Use Analysis (Designate mgd X or mgy __)

A. Current year CUP allocation:	**18.800**
B. Consumption in the previous calendar year:	**11.808**
C. Reserved capacity X or growth projection	**0.508**
D. Projected consumption by proposed comprehensive plan amendment areas	**0.400**
E. Amount available for all other future uses (A-B-C-D-E):	6.084

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

WORKSHEET INSTRUCTIONS

1. General Information
   Date: Enter worksheet completion date.
   Contact name: Enter the contact information for the person who prepared the worksheet. Local government: Enter your city of county
   Potable water supplier: If there are different suppliers for any proposed amendment areas, use additional work sheets.

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

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

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

   A. Current-year CUP allocation: Provide the annual groundwater withdrawal allowed under SFWMD-issued CUP for the current calendar year. If you receive water from another local government, enter the allocation established by agreement or by the secondary user CUP by SFWMD. It is important to consider the duration of the CUP and the CUP allocation in the last year of permit. If your CUP allocation is less in the final-year than in the current year, consider using the final year figure as a more conservation approach for planning purposes.
   B. Consumption in the previous calendar year: This figure may be taken from the EN-50 forms (SFWMD), from FDEP monthly operating reports, or form other acceptable documentation. Cite your source.
   C. Reserved capacity or growth projection: Enter an amount based on your reserved capacity or growth projection. Check which alternative you selected. Attach the calculation for the alternative selected.

Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances. If your supplier provides water to other local governments, add the amount of the previous year's allocation that was not used.

Growth projection: Enter the water use attributable to this year's growth and cite your data source(s). Sources for growth projections include the comprehensive land use plan, the CUP, the most current SFWMD water supply assessment, or the utility's water supply plan. If your supplier provides water to other local governments, include the amount of the previous year's allocation that was not used.

D. Projected consumption: Attach a description of formulas, including figures and assumptions, used to derive this figure. This worksheet may be used to analyze individual amendments or multiple amendments. If using a single worksheet for multiple amendments, include the projected consumption for all amendments. If using more than one worksheet, provide a separate summary sheet with the cumulative total for all worksheets. The project consumption should be based on new growth attributable to the proposed amendment.

If the proposes change is due to annexation, it is presumed to be new growth unless there are data and analysis that identify the annexation as existing development or as part of the growth projection entered on line C. If the annexation is presumed to be new growth, the projected consumption should be calculated based on the maximum development potential of the amendment area. If the proposed change is not due to annexation is due to an annexation determined to be accounted for in the growth projection, calculate the difference in projected consumption based on the difference between the maximum development potential under the current designation and the proposed designation.

E. Amount available for all other future uses: This line automatically calculates the amount available for all other future uses by subtracting lines B, C and D from A. If the amount in line E is zero or a negative number, explain how potable water will be made available for future development. For example a reuse system may be coming on line that will reduce per capita consumption of potable water.

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

School Impact Worksheet

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

Date: January 23, 2019
Parcel ID#: 13-39-40-000-003-00000-1,18-39-41-000-012-0,14-39-40-00
Project Name: Neill Parcels 0-001-00020-9
Former Project Name: N/A
Owner/Developer: See attached
Contact Name/Number: Morris Crady - 772.220.2100
Total Project Acreage: 499.4 +/-
Year 1 of the Build-Out: N/A

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

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached	1300				400			400			500
Multi-family	300										300
Apartment											
Townhouse											
Other											

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

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

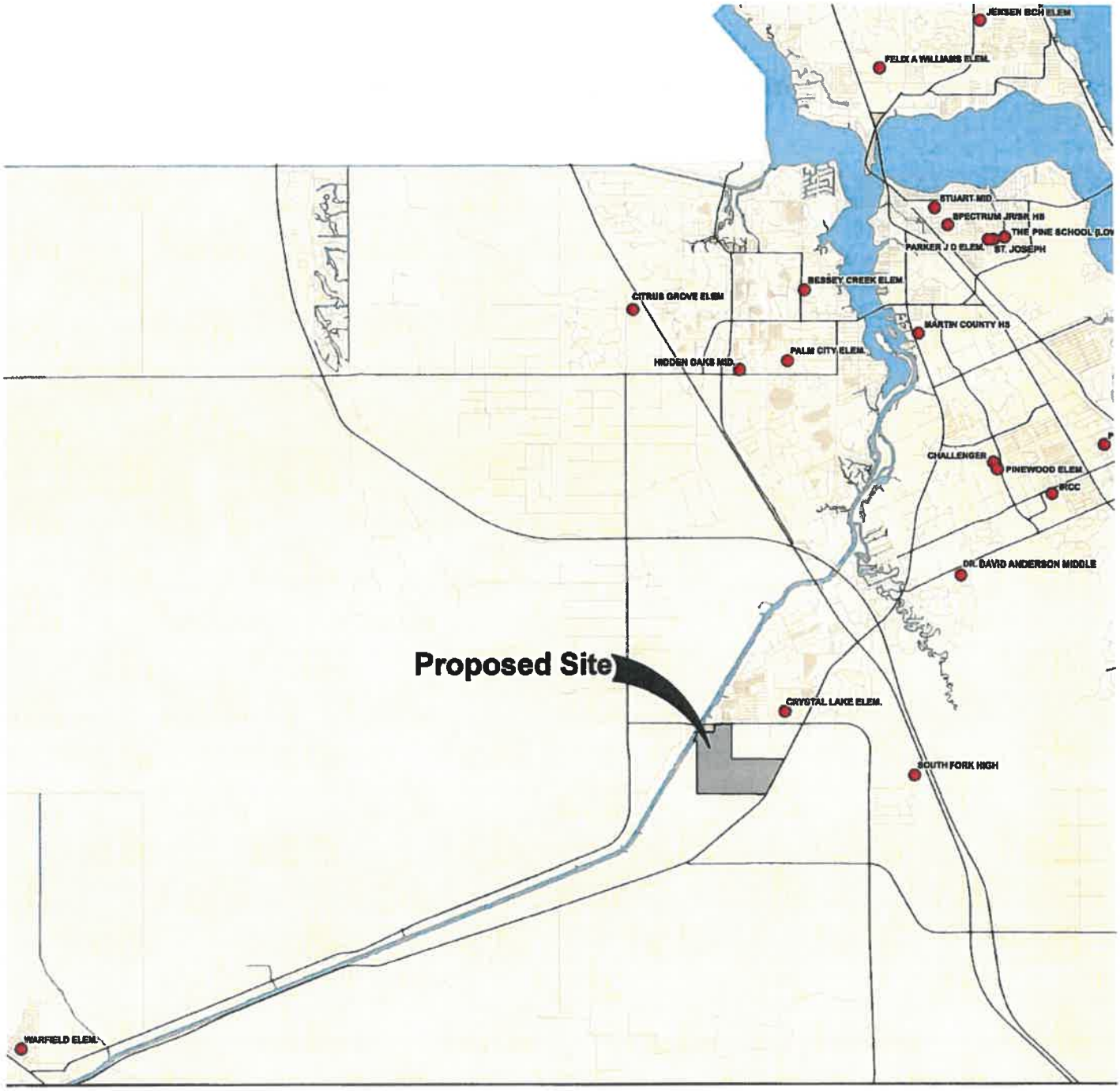
Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price ($) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	1300	2,301	$500,000	0
Multi-family	300	800	$200,000	
Apartment				
Townhouse				0
Other				

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

Owners
(attachment to School Impact Worksheet)

1. James David Neill
2. Richard V. Neill
3. Bearron, LLC
4. Center Lake Properties, LLLP
5. George T. Pantuso, Trustee of the Pantuso Family Irrevocable Trust dated February 1, 2005

School Location Map



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

NORTH

Neill Parcels

Martin County, Florida

"EXHIBIT _____"

PARCEL 1 WATERFRONT GENERAL COMMERCIAL

DESCRIPTION:

A PARCEL OF LAND LYING IN LOT 3, AND THE SOUTH HALF OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'47" EAST ALONG THE NORTH LINE OF SAID SECTION 13 AND THE CENTER LINE OF STATE ROAD NUMBER 76–A, A DISTANCE OF 1950.00 FEET; THENCE BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 76–A AND THE POINT OF BEGINNING; THENCE CONTINUE TO BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 160.00 FEET; THENCE BEAR SOUTH 18°32'27" WEST, A DISTANCE OF 311.72 FEET; THENCE BEAR SOUTH 36°41'16" WEST, A DISTANCE OF 955.63 FEET; THENCE BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 54.11 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID SOUTH HALF OF LOT 4; THENCE BEAR NORTH 89°41'00" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 1254.30 FEET TO THE WEST LINE OF SAID SOUTH HALF OF LOT 4; THENCE BEAR NORTH 00°00'53" EAST ALONG THE WEST LINE OF THE SOUTH HALF OF LOT 4 AND THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 662.87 FEET TO THE NORTH LINE OF THE SAID SOUTH HALF LOT 4; THENCE BEAR SOUTH 89°39'23" EAST, A DISTANCE OF 1320.18 TO THE EAST LINE OF THE SAID SOUTH HALF OF LOT 4; THENCE BEAR NORTH 00°00'36" EAST ALONG THE EAST LINE OF THE NORTH HALF OF SAID LOT 4 AND THE WEST LINE OF SAID LOT 3, A DISTANCE OF 496.31 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76–A (RIGHT OF WAY WIDTH VARIES); THENCE BEAR NORTH 81°27'37" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 40.01 FEET; THENCE BEAR NORTH 08°32'23" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE BEAR NORTH 81°27'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 549.21 FEET; THENCE BEAR SOUTH 89°37'47" EAST ALONG SAID SOUTH RIGHT WAY LINE, A DISTANCE OF 50.58 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH

THAT PART OF LOT 1 LYING SOUTHEAST OF ST. LUCIE CANAL, SECTION 14, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;

ALL OF THE ABOVE SUBJECT TO PERPETUAL EASEMENTS TO THE UNITED STATES OF AMERICA FOR ST. LUCIE CANAL RIGHT OF WAY AND TO THE STATE OF FLORIDA FOR DRAINAGE CANAL RIGHT OF WAY.

CONTAINING 31.3 ACRES MORE OR LESS

SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

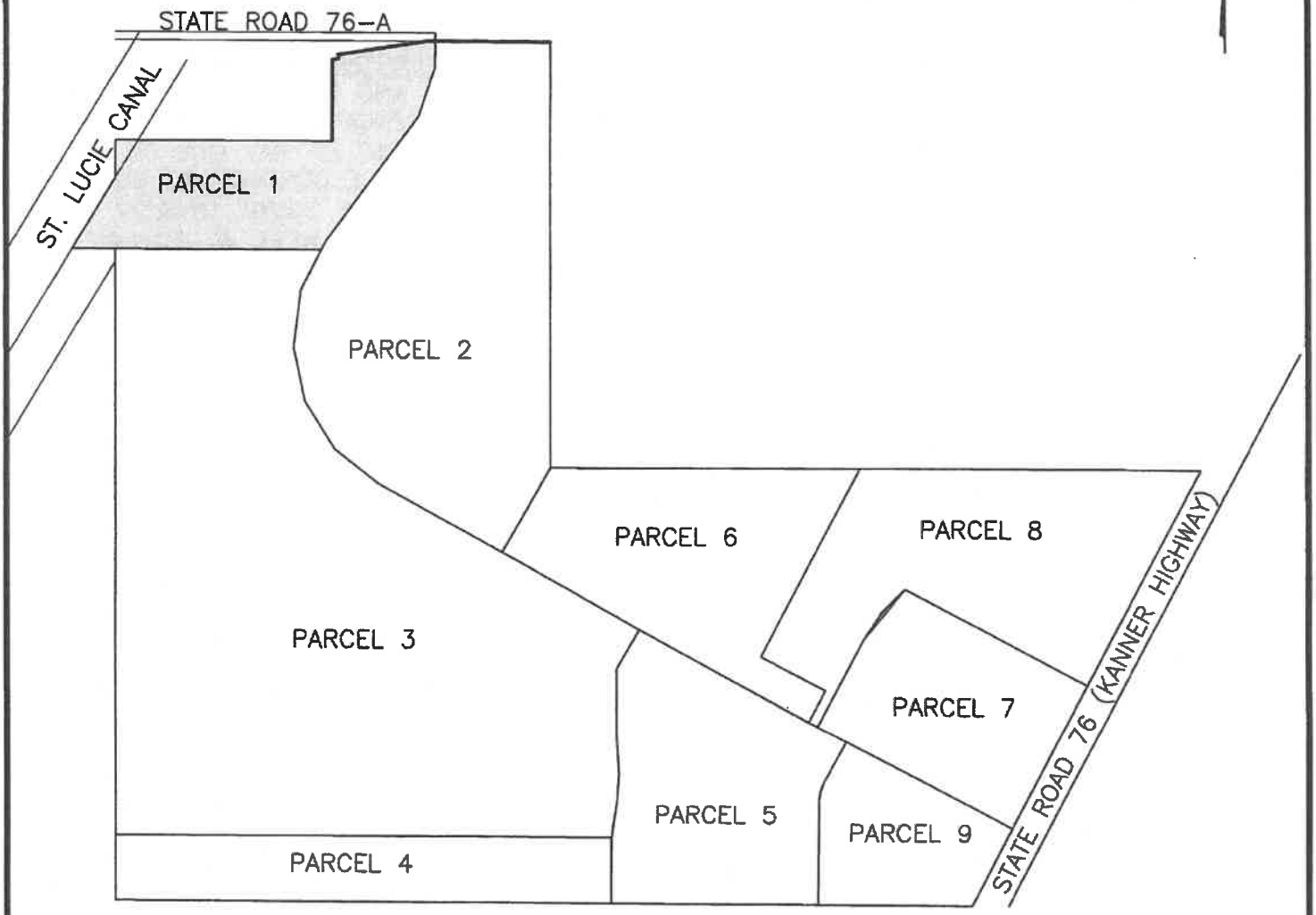
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

REVIEWED BY:_____
DATE:_____

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO.	CADD FILE:	SKETCH DATE:	SHEET 1 O

KEY MAP



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

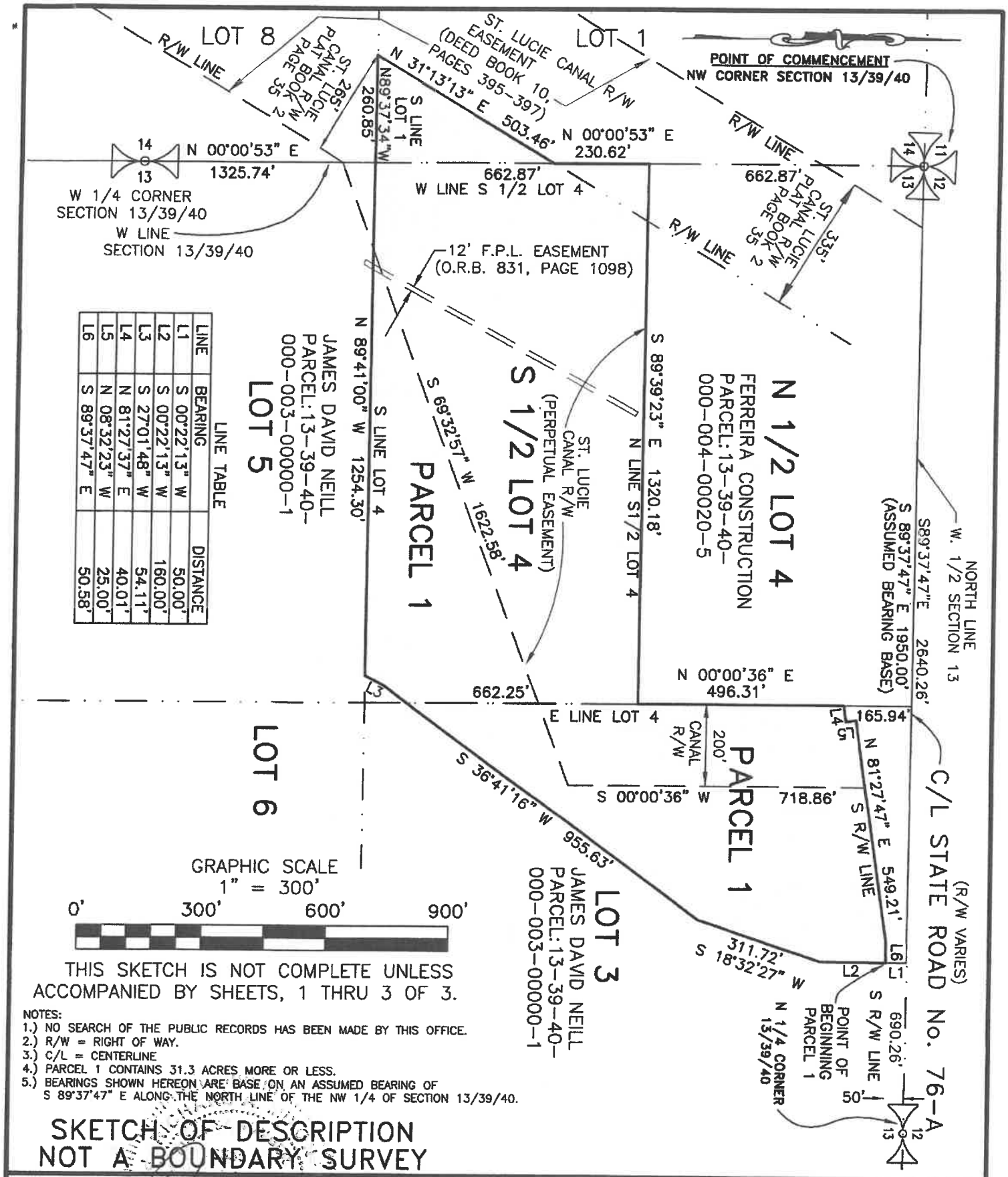
SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

GRAPHIC SCALE
1" = 1000'
0' 1000' 2000' 3000'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE:	SKETCH DATE:	SHEET 2 OF 3



LINE	BEARING	DISTANCE
L1	S 00°22'13" W	50.00'
L2	S 00°22'13" W	160.00'
L3	S 27°01'48" W	54.11'
L4	N 81°27'37" E	40.01'
L5	N 08°32'23" W	25.00'
L6	S 89°37'47" E	50.58'

LINE TABLE

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) R/W = RIGHT OF WAY.
3.) C/L = CENTERLINE
4.) PARCEL 1 CONTAINS 31.3 ACRES MORE OR LESS.
5.) BEARINGS SHOWN HEREON ARE BASE ON AN ASSUMED BEARING OF S 89°37'47" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13/39/40.

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

RICHARD A. MIXON
MIXON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA CERTIFICATE NO. LS 3335

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205 | CADD FILE: GULF ATL | SKETCH DATE:12/11/18 | SHEET 3 OF

"EXHIBIT _____"

PARCEL 2 LOW DENSITY RESIDENTIAL

DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 3, 4, 5, 6, 11, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'47" EAST ALONG THE NORTH LINE OF SAID SECTION 13 AND THE CENTER LINE OF STATE ROAD NUMBER 76-A, A DISTANCE OF 1950.00 FEET; THENCE BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 76-A AND THE POINT OF BEGINNING; THENCE CONTINUE TO BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 160.00 FEET; THENCE BEAR SOUTH 18°32'27" WEST, A DISTANCE OF 311.72 FEET; THENCE BEAR SOUTH 36°41'16" WEST, A DISTANCE 955.63 FEET; THENCE BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 335.53 FEET; THENCE BEAR SOUTH 07°16'48" WEST, A DISTANCE OF 350.47 FEET; THENCE BEAR SOUTH 12°25'30" EAST, A DISTANCE OF 333.97 FEET; THENCE BEAR SOUTH 31°56'21" EAST, A DISTANCE OF 343.91 FEET, THENCE BEAR SOUTH 51°36'38" EAST, A DISTANCE OF 339.39 FEET; THENCE BEAR SOUTH 60°28'51" EAST, A DISTANCE OF 856.31 FEET TO THE POINT OF INTERSECTION WITH A LINE PERPENDICULAR TO THE PRECEDING COURSE AND WHICH BEARS SOUTH 29°31'09" WEST FROM THE COMMON CORNER BETWEEN SAID LOTS 6, 7, 10, AND 11; THENCE BEAR NORTH 29°31'09" EAST ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 595.35 FEET TO SAID COMMON CORNER; THENCE BEAR NORTH 00°00'20" EAST ALONG THE EAST LINE OF SAID LOTS 3 AND 6, A DISTANCE OF 2596.52 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 76-A (50' R/W); THENCE BEAR NORTH 89°37'47" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 690.57 FEET TO THE POINT OF BEGINNING;

CONTAINING 79.7 ACRES MORE OR LESS

SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

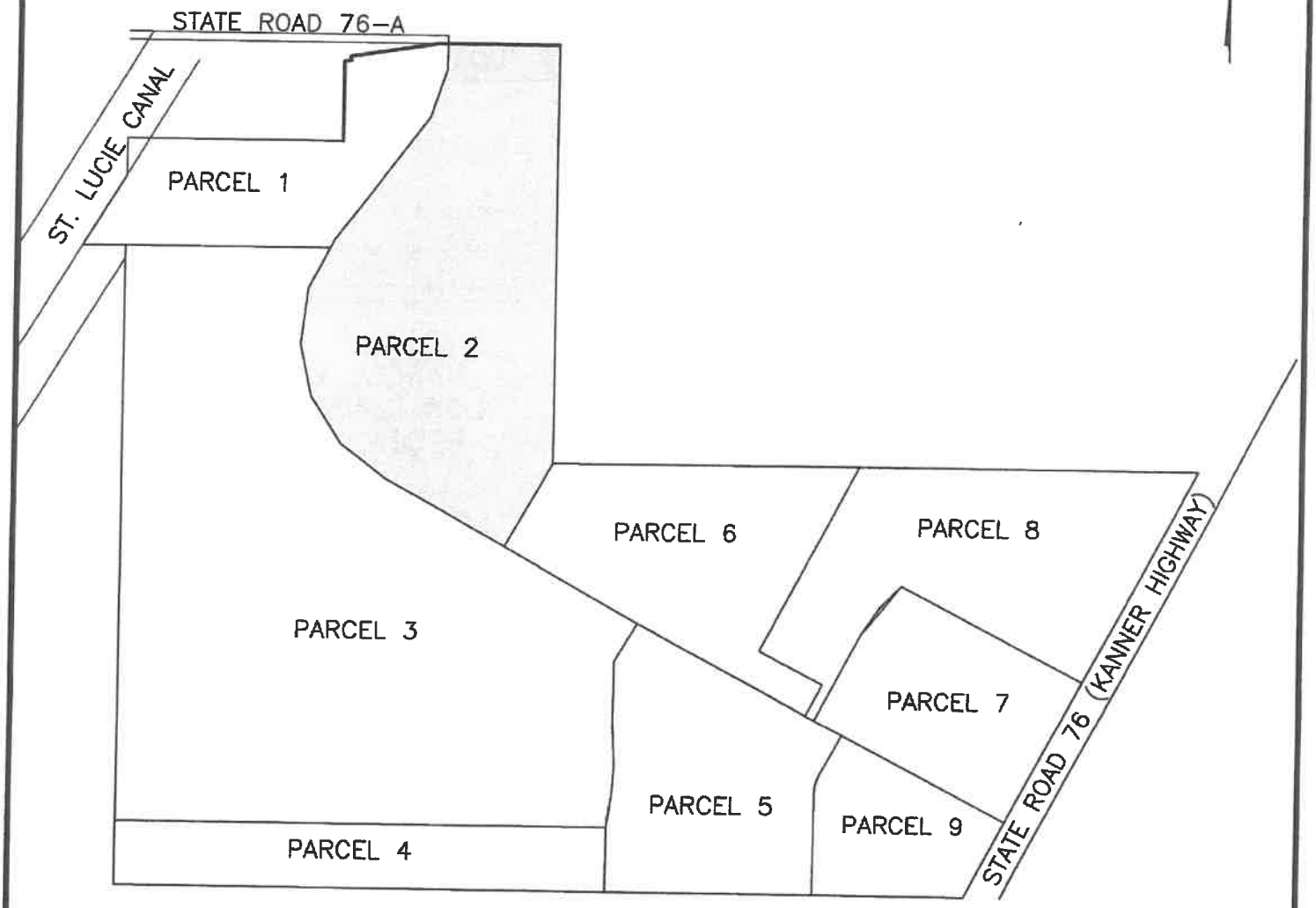
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

REVIEWED BY:_____
DATE:_____

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO.	CADD FILE:	SKETCH DATE:	SHEET 1 OF

KEY MAP



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

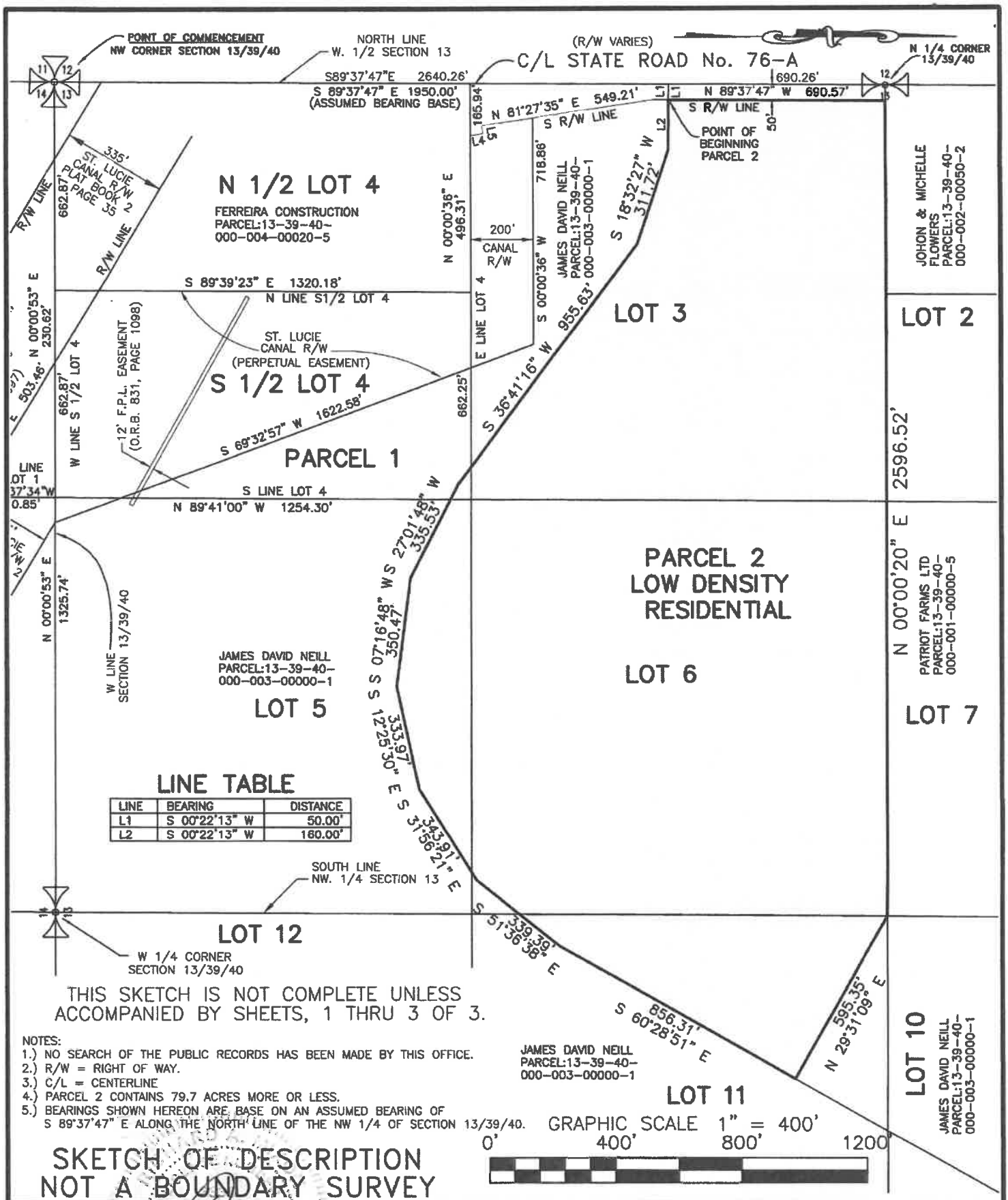
SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

GRAPHIC SCALE
1" = 1000'
0' 1000' 2000' 3000'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE:	SKETCH DATE:	SHEET 2 OF 3



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°22'13" W	50.00'
L2	S 00°22'13" W	160.00'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) R/W = RIGHT OF WAY.
3.) C/L = CENTERLINE
4.) PARCEL 2 CONTAINS 79.7 ACRES MORE OR LESS.
5.) BEARINGS SHOWN HEREON ARE BASE ON AN ASSUMED BEARING OF S 89°37'47" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13/39/40.

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

RICHARD A. MIXON
MIXON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA CERTIFICATE NO. LS 3335

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205 | CADD FILE: GULF ATL | SKETCH DATE:12/11/18 | SHEET 3 OF

"EXHIBIT _____"

PARCEL 3 LOW DENSITY RESIDENTIAL

DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 5, 6, 10, 11, 12, 13, 14, AND 15, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'47" EAST ALONG THE NORTH LINE OF SAID SECTION 13 AND THE CENTER LINE OF STATE ROAD NUMBER 76-A, A DISTANCE OF 1950.00 FEET; THENCE BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 76-A AND THE POINT OF BEGINNING; THENCE CONTINUE TO BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 160.00 FEET; THENCE BEAR SOUTH 18°32'27" WEST, A DISTANCE OF 311.72 FEET; THENCE BEAR SOUTH 36°41'16" WEST, A DISTANCE 955.63 FEET; THENCE BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 54.11 FEET TO THE SOUTH LINE OF LOT 4 OF SAID PLAT OF TROPICAL FARMS AND THE POINT OF BEGINNING; THENCE CONTINUE TO BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 281.42 FEET; THENCE BEAR SOUTH 07°16'48" WEST, A DISTANCE OF 350.47 FEET; THENCE BEAR SOUTH 12°25'30" EAST, A DISTANCE OF 333.97 FEET; THENCE BEAR SOUTH 31°56'21" EAST, A DISTANCE OF 343.91 FEET; THENCE BEAR SOUTH 51°36'38" EAST, A DISTANCE OF 339.39 FEET; THENCE BEAR SOUTH 60°28'51" EAST, A DISTANCE OF 1810.34 FEET, THENCE BEAR SOUTH 30°24'16" WEST, A DISTANCE OF 274.66 FEET; THENCE BEAR SOUTH 00°14'31" WEST, A DISTANCE OF 398.17 FEET; THENCE BEAR SOUTH 03°16'50" EAST, A DISTANCE OF 244.30 FEET; THENCE BEAR SOUTH 03°15'52" WEST, A DISTANCE OF 168.70 FEET; THENCE BEAR SOUTH 09°48'35" WEST, A DISTANCE OF 169.52 FEET; THENCE BEAR SOUTH 05°02'56" WEST, A DISTANCE OF 56.44 FEET; THENCE BEAR NORTH 89°30'11" WEST, A DISTANCE OF 366.92 FEET; THENCE BEAR NORTH 89°41'05" WEST, A DISTANCE OF 2640.59 FEET TO THE WEST LINE OF SAID SECTION 13; THENCE BEAR NORTH 00°00'14" EAST ALONG SAID WEST LINE, A DISTANCE OF 2253.19 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 13; THENCE BEAR NORTH 00°00'53" EAST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 1325.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE BEAR SOUTH 89°41'00" EAST, A DISTANCE OF 1254.30 TO THE POINT OF BEGINNING;

CONTAINING 176.9 ACRES MORE OR LESS

SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

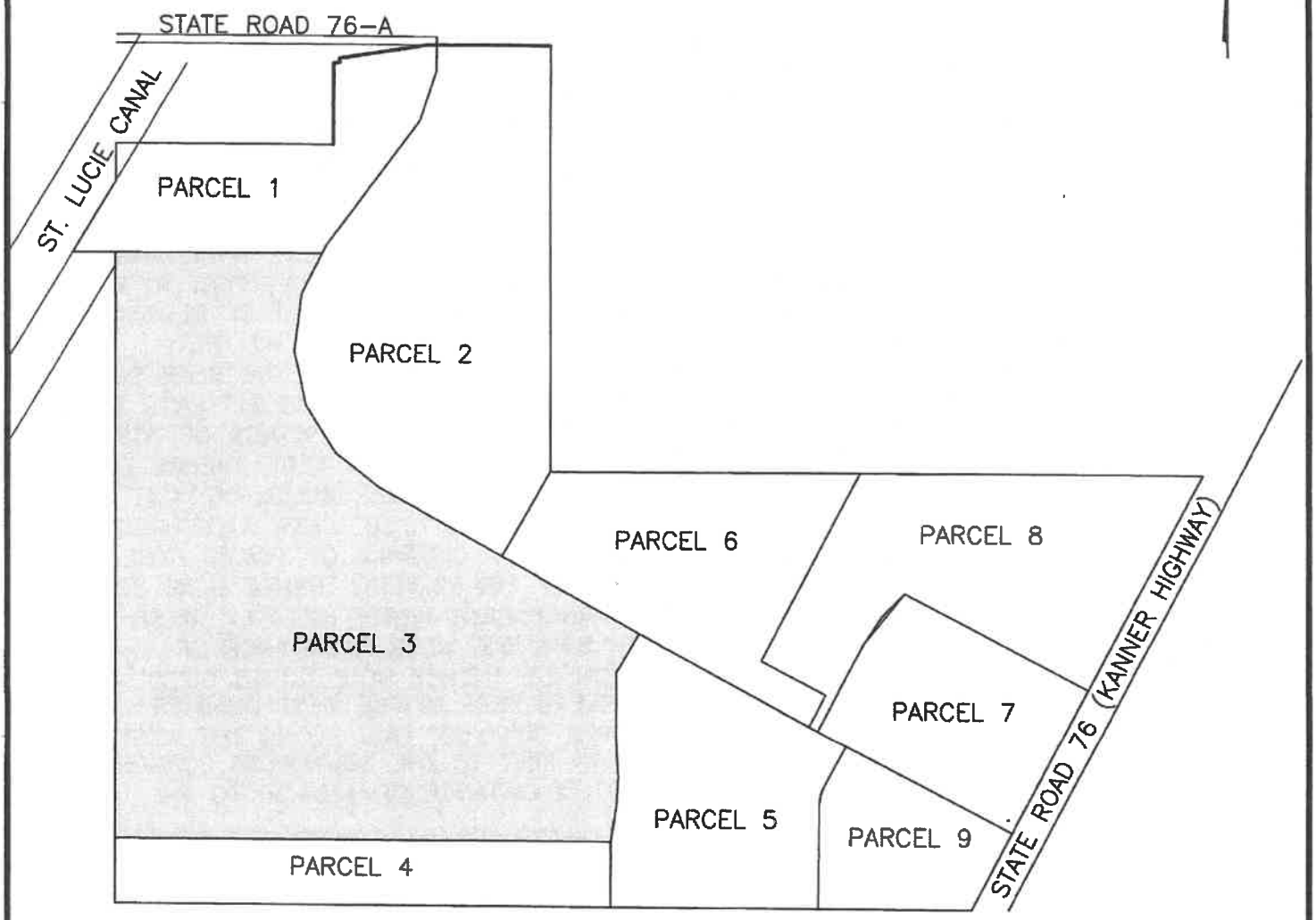
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 4 OF 4.

REVIEWED BY:_____
DATE:_____

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 1 OF

KEY MAP



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

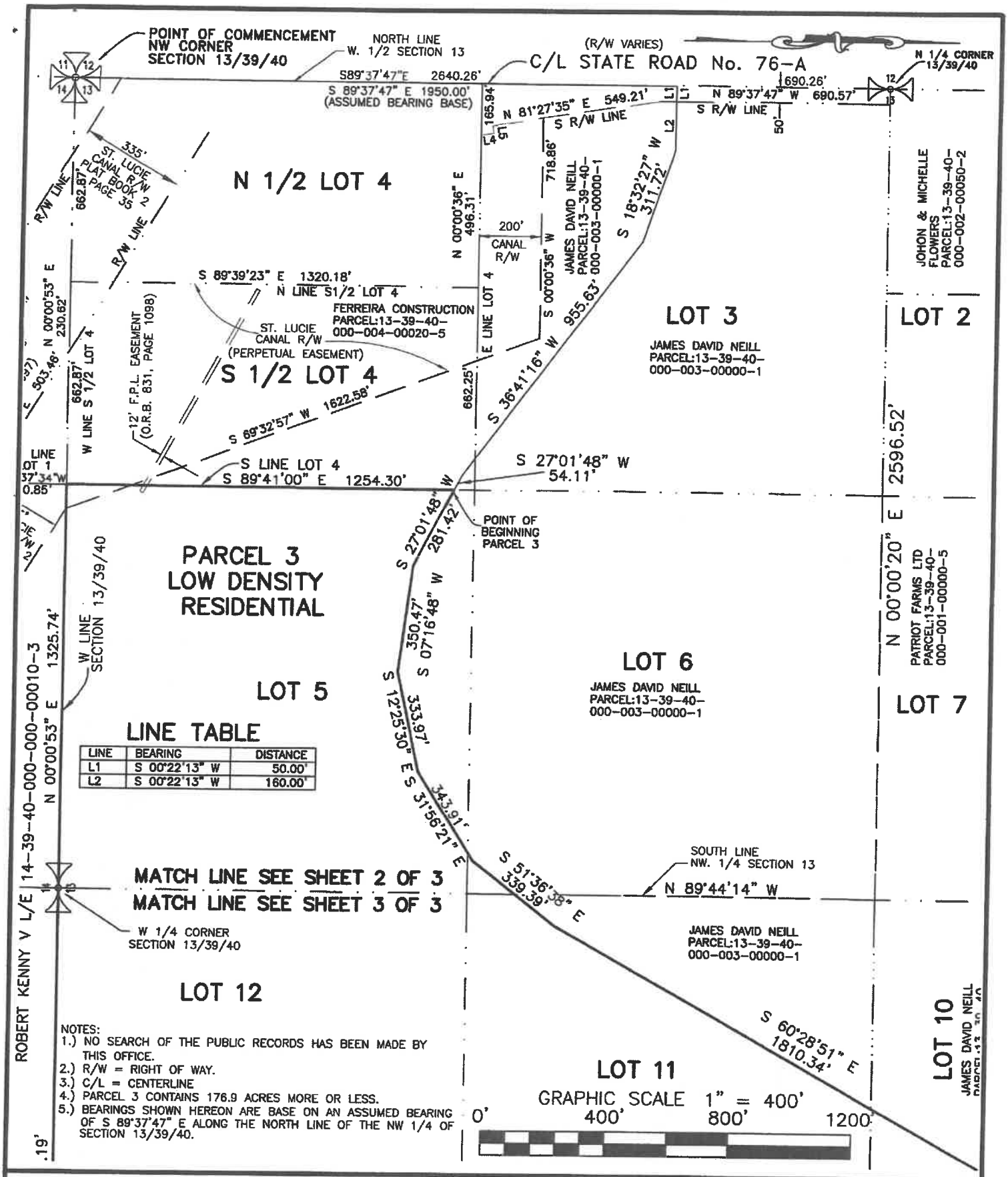
SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

GRAPHIC SCALE
1" = 1000'
0' 1000' 2000' 3000'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 4 OF 4.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE:	SKETCH DATE:	SHEET 2 OF 4



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°22'13" W	50.00'
L2	S 00°22'13" W	160.00'

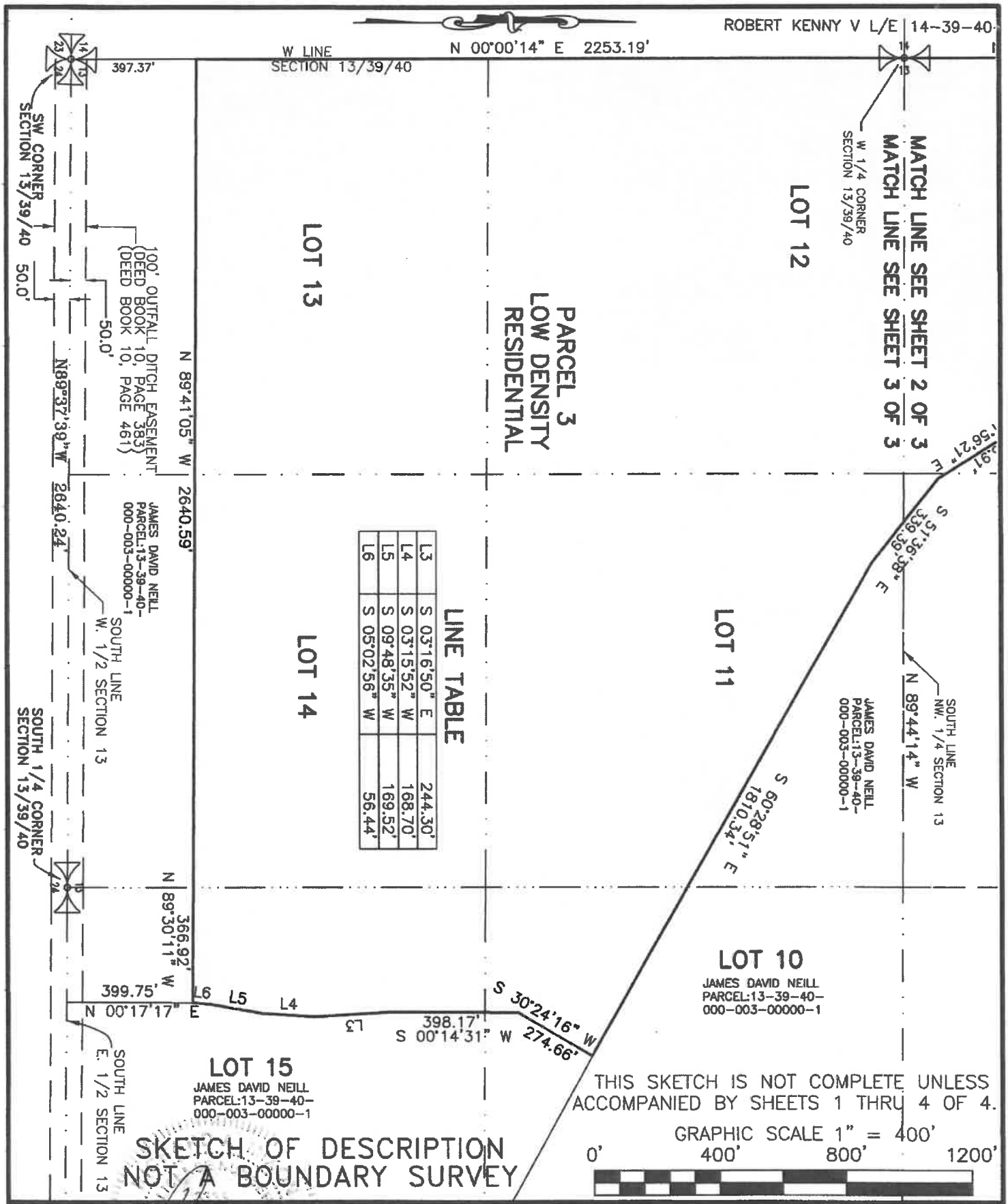
NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) R/W = RIGHT OF WAY.
3.) C/L = CENTERLINE
4.) PARCEL 3 CONTAINS 176.9 ACRES MORE OR LESS.
5.) BEARINGS SHOWN HEREON ARE BASE ON AN ASSUMED BEARING OF S 89°37'47" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13/39/40.

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 4 OF 4.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205 | CADD FILE: GULF ATL | SKETCH DATE:12/11/18 | SHEET 3 OF 4



LINE TABLE		
L3	S 03°16'50" E	244.30'
L4	S 03°15'52" W	168.70'
L5	S 09°48'35" W	169.52'
L6	S 05°02'56" W	56.44'

RICHARD A. MIXON
MIXON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA CERTIFICATE NO. LS 3335

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 4 OF

"EXHIBIT _____"

PARCEL 4 LOW DENSITY RESIDENTIAL

DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 13, 14, AND 15, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'47" EAST ALONG THE NORTH LINE OF SAID SECTION 13 AND THE CENTER LINE OF STATE ROAD NUMBER 76-A, A DISTANCE OF 1950.00 FEET; THENCE BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 76-A; THENCE CONTINUE TO BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 160.00 FEET; THENCE BEAR SOUTH 18°32'27" WEST, A DISTANCE OF 311.72 FEET; THENCE BEAR SOUTH 36°41'16" WEST, A DISTANCE 955.63 FEET; THENCE BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 335.53 FEET; THENCE BEAR SOUTH 07°16'48" WEST, A DISTANCE OF 350.47 FEET; THENCE BEAR SOUTH 12°25'30" EAST, A DISTANCE OF 333.97 FEET; THENCE BEAR SOUTH 31°56'21" EAST, A DISTANCE OF 343.91 FEET; THENCE BEAR SOUTH 51°36'38" EAST, A DISTANCE OF 339.39
FEET; THENCE BEAR SOUTH 60°28'51" EAST, A DISTANCE OF 1810.34 FEET, THENCE BEAR SOUTH 30°24'16" WEST, A DISTANCE OF 274.66 FEET; THENCE BEAR SOUTH 00°14'31" WEST, A DISTANCE OF 398.17 FEET; THENCE BEAR SOUTH 03°16'50" EAST, A DISTANCE OF 244.30 FEET; THENCE BEAR SOUTH 03°15'52" WEST, A DISTANCE OF 168.70 FEET; THENCE BEAR SOUTH 09°48'35" WEST, A DISTANCE OF 169.52 FEET; THENCE BEAR SOUTH 05°02'56" WEST, A DISTANCE OF 56.44 FEET THE POINT OF BEGINNING;
THENCE BEAR NORTH 89°30'11" WEST, A DISTANCE OF 366.92 FEET; THENCE BEAR NORTH 89°41'05" WEST, A DISTANCE OF 2640.59 FEET TO THE WEST LINE OF SAID SECTION 13; THENCE BEAR SOUTH 00°00'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 397.37 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'39" EAST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 2640.60 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°32'35" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 364.94 FEET; THENCE BEAR NORTH 00°17'17" EAST, A DISTANCE OF 399.75 TO THE POINT OF BEGINNING;

SUBJECT TO EASEMENTS TO THE STATE OF FLORIDA FOR DRAINAGE CANAL RIGHT OF WAY;

CONTAINING 27.5 ACRES MORE OR LESS;

SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

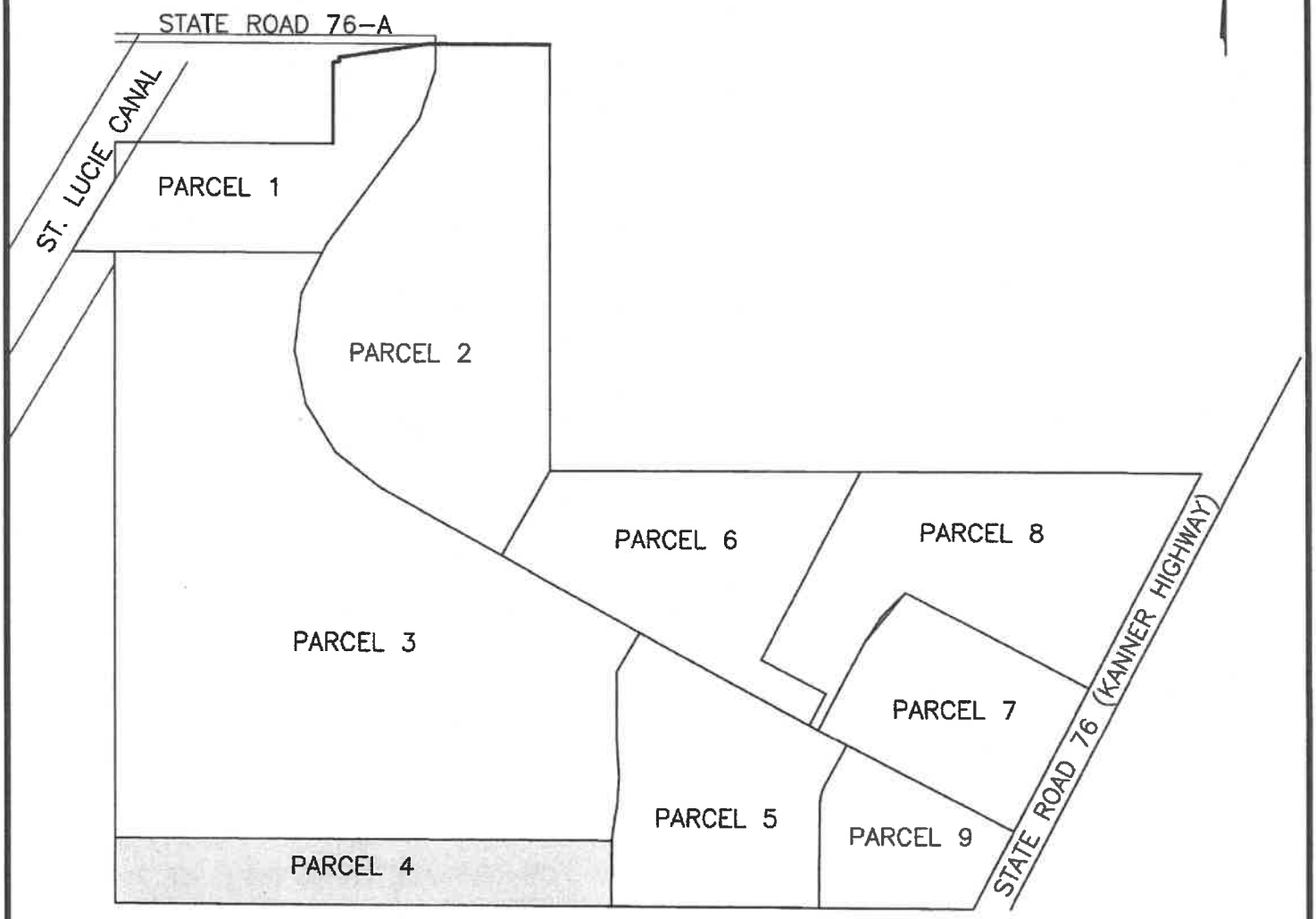
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

REVIEWED BY:_____
DATE:_____

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 1 OF

KEY MAP



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

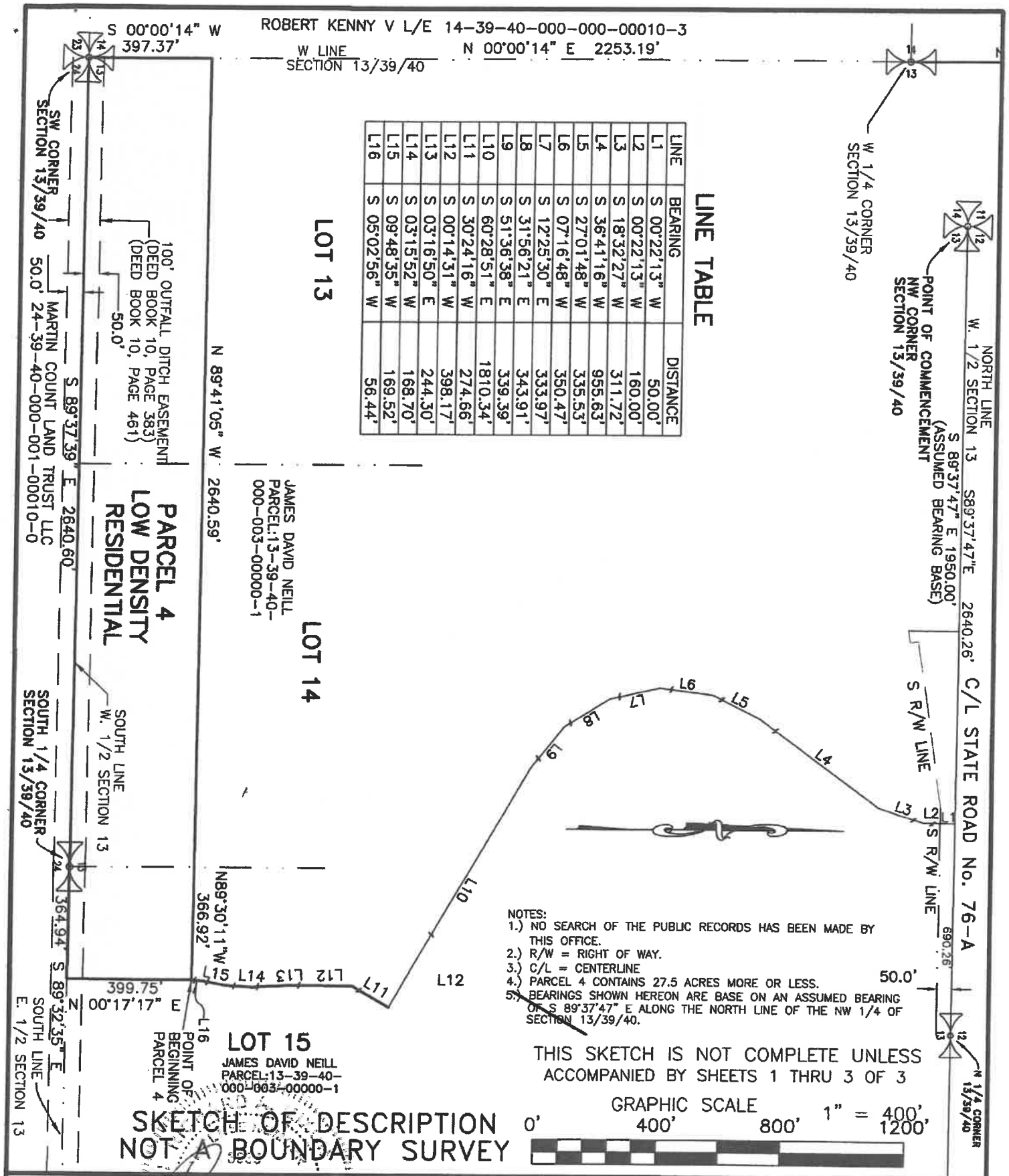
SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

GRAPHIC SCALE
1" = 1000'
0' 1000' 2000' 3000'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE:	SKETCH DATE:	SHEET 2 OF



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°22'13" W	50.00'
L2	S 00°22'13" W	160.00'
L3	S 18°32'27" W	311.72'
L4	S 36°41'16" W	955.63'
L5	S 27°01'48" W	335.53'
L6	S 07°16'48" W	350.47'
L7	S 12°25'30" E	333.97'
L8	S 31°56'21" E	343.91'
L9	S 51°36'38" E	339.39'
L10	S 60°28'51" E	1810.34'
L11	S 30°24'16" W	274.66'
L12	S 00°14'31" W	398.17'
L13	S 03°16'50" E	244.30'
L14	S 03°15'52" W	168.70'
L15	S 09°48'35" W	169.52'
L16	S 05°02'56" W	56.44'

RICHARD A. MIXON
MIXON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA CERTIFICATE NO. LS 3335

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 3 OF 3

"EXHIBIT _____"

PARCEL 5 LOW DENSITY RESIDENTIAL

DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 10, 15 AND 16, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'47" EAST ALONG THE NORTH LINE OF SAID SECTION 13 AND THE CENTER LINE OF STATE ROAD NUMBER 76–A, A DISTANCE OF 1950.00 FEET; THENCE BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 76–A; THENCE CONTINUE TO BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 160.00 FEET; THENCE BEAR SOUTH 18°32'27" WEST, A DISTANCE OF 311.72 FEET; THENCE BEAR SOUTH 36°41'16" WEST, A DISTANCE 955.63 FEET; THENCE BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 335.53 FEET; THENCE BEAR SOUTH 07°16'48" WEST, A DISTANCE OF 350.47 FEET; THENCE BEAR SOUTH 12°25'30" EAST, A DISTANCE OF 333.97 FEET; THENCE BEAR SOUTH 31°56'21" EAST, A DISTANCE OF 343.91 FEET; THENCE BEAR SOUTH 51°36'38" EAST, A DISTANCE OF 339.39 FEET; THENCE BEAR SOUTH 60°28'51" EAST, A DISTANCE OF 1810.34 FEET TO THE POINT OF BEGINNING, THENCE BEAR SOUTH 30°24'16" WEST, A DISTANCE OF 274.66 FEET; THENCE BEAR SOUTH 00°14'31" WEST, A DISTANCE OF 398.17 FEET; THENCE BEAR SOUTH 03°16'50" EAST, A DISTANCE OF 244.30 FEET; THENCE BEAR SOUTH 03°15'52" WEST, A DISTANCE OF 168.70 FEET; THENCE BEAR SOUTH 09°48'35" WEST, A DISTANCE OF 169.52 FEET; THENCE BEAR SOUTH 05°02'56" WEST, A DISTANCE OF 56.44; THENCE BEAR SOUTH 00°17'17" WEST, A DISTANCE OF 399.75 FEET TO THE SOUTH LINE OF SAID SECTION 13; THENCE BEAR SOUTH 89°32'35" EAST ALONG THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 1263.16 FEET; THENCE BEAR NORTH 00°27'25" EAST, A DISTANCE OF 630.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 244.20 FEET AND A CENTRAL ANGLE OF 27°57'29"; THENCE BEAR NORTHEASTERLY ALONG THE ARE OF SAID CURVE, A DISTANCE OF 119.16 FEET; THENCE BEAR NORTH 28°24'55" EAST, A DISTANCE OF 280.94 FEET; THENCE BEAR NORTH 62°17'13" WEST, A DISTANCE OF 133.38 FEET; THENCE BEAR NORTH 61°12'39" WEST, A DISTANCE OF 1301.91 FEET TO THE POINT OF BEGINNING;

SUBJECT TO EASEMENTS TO THE STATE OF FLORIDA FOR DRAINAGE CANAL RIGHT OF WAY;

CONTAINING 40.6 ACRES MORE OR LESS;

SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

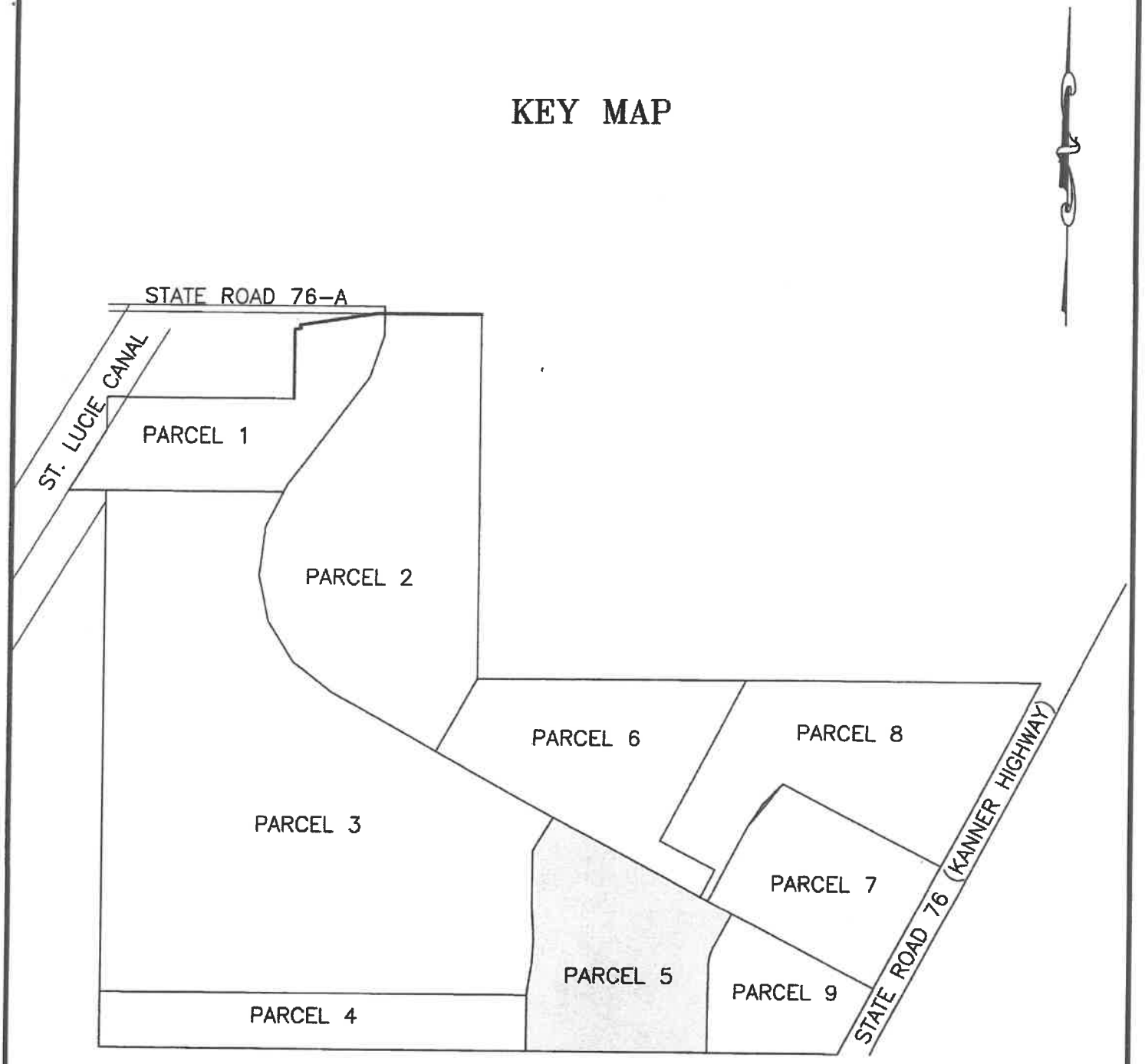
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

REVIEWED BY:_____
DATE:_____

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02–205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 1 OF

KEY MAP



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

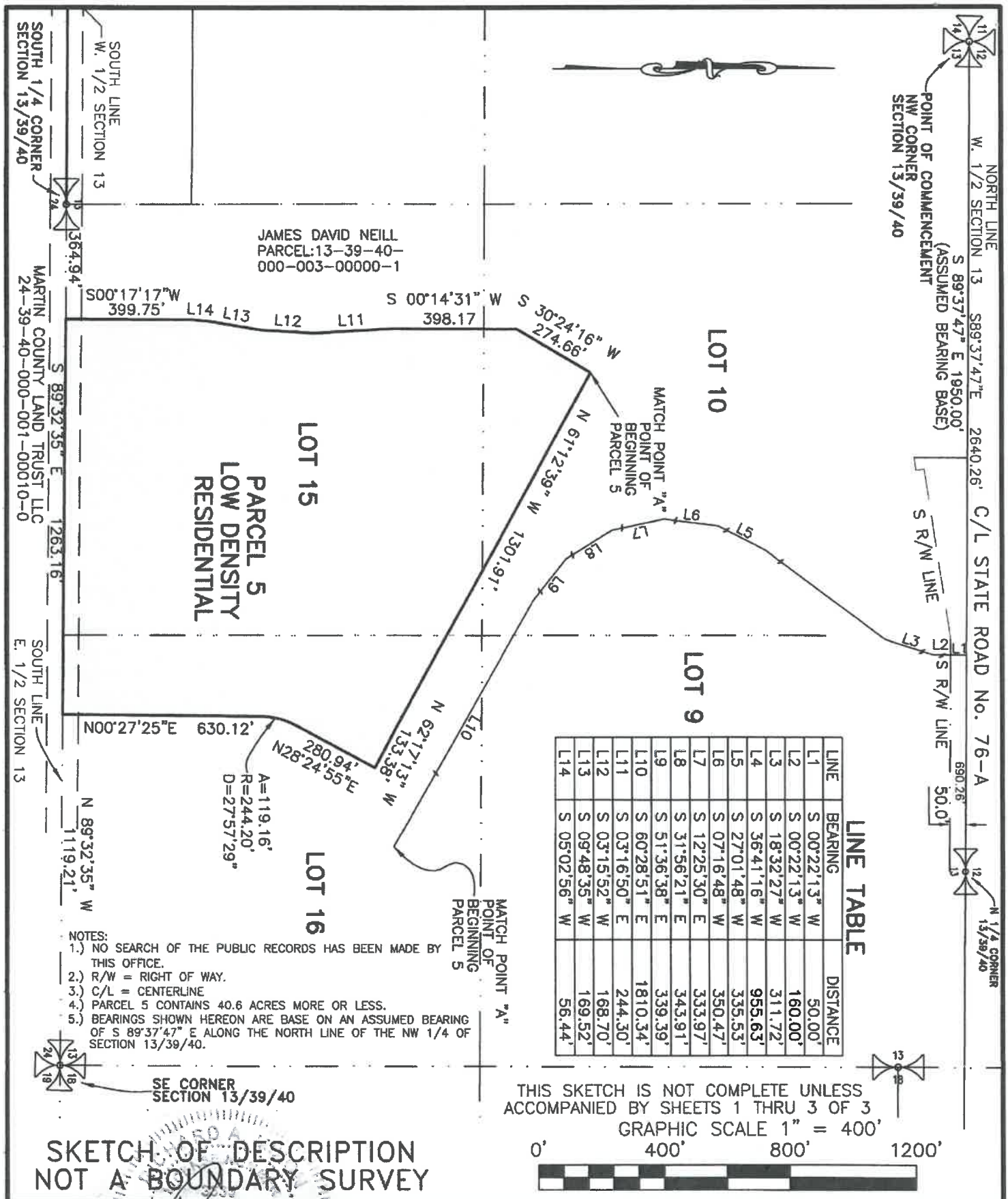
SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

GRAPHIC SCALE
1" = 1000'
0' 1000' 2000' 3000'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE:	SKETCH DATE:	SHEET 2 OF



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) R/W = RIGHT OF WAY.
3.) C/L = CENTERLINE
4.) PARCEL 5 CONTAINS 40.6 ACRES MORE OR LESS.
5.) BEARINGS SHOWN HEREON ARE BASE ON AN ASSUMED BEARING OF S 89°37'47" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13/39/40.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°22'13" W	50.00'
L2	S 00°22'13" W	160.00'
L3	S 18°32'27" W	311.72'
L4	S 36°41'16" W	955.63'
L5	S 27°01'48" W	335.53'
L6	S 07°16'48" W	350.47'
L7	S 12°25'30" E	333.97'
L8	S 31°56'21" E	343.91'
L9	S 51°36'38" E	339.39'
L10	S 60°28'51" E	1810.34'
L11	S 03°16'50" E	244.30'
L12	S 03°15'52" W	168.70'
L13	S 09°48'35" W	169.52'
L14	S 05°02'56" W	56.44'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

GRAPHIC SCALE 1" = 400'

0' 400' 800' 1200'

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

RICHARD A. MIXON
MIXON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA CERTIFICATE NO. LS 3335

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205 | CADD FILE: GULF ATL | SKETCH DATE:12/11/18 | SHEET 3 OF

"EXHIBIT _____"

PARCEL 6 MEDIUM DENSITY RESIDENTIAL

DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 9, 10, 11, 15, AND 16 SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'47" EAST ALONG THE NORTH LINE OF SAID SECTION 13 AND THE CENTER LINE OF STATE ROAD NUMBER 76-A, A DISTANCE OF 1950.00 FEET; THENCE BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 76-A; THENCE CONTINUE TO BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 160.00 FEET; THENCE BEAR SOUTH 18°32'27" WEST, A DISTANCE OF 311.72 FEET; THENCE BEAR SOUTH 36°41'16" WEST, A DISTANCE 955.63 FEET; THENCE BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 335.53 FEET; THENCE BEAR SOUTH 07°16'48" WEST, A DISTANCE OF 350.47 FEET; THENCE BEAR SOUTH 12°25'30" EAST, A DISTANCE OF 333.97 FEET; THENCE BEAR SOUTH 31°56'21" EAST, A DISTANCE OF 343.91 FEET, THENCE BEAR SOUTH 51°36'38" EAST, A DISTANCE OF 339.39 FEET; THENCE BEAR SOUTH 60°28'51" EAST, A DISTANCE OF 856.31 FEET TO THE POINT OF INTERSECTION WITH A LINE PERPENDICULAR TO THE PRECEDING COURSE AND WHICH BEARS SOUTH 29°31'09" WEST FROM THE COMMON CORNER BETWEEN LOTS 6, 7, 10, AND 11, SAID PLAT OF TROPICAL FARMS, SAID POINT OF INTERSECTION ALSO BEING THE POINT OF BEGINNING; THENCE BEAR SOUTH 60°28'51" EAST, A DISTANCE OF 954.03 FEET; THENCE BEAR SOUTH 61°12'39" EAST, A DISTANCE OF 1178.89 FEET; THENCE BEAR NORTH 27°42'47" EAST, A DISTANCE OF 219.69 FEET; THENCE BEAR NORTH 62°17'13" WEST, A DISTANCE OF 443.72 FEET; THENCE BEAR NORTH 27°42'47" EAST, A DISTANCE OF 1294.95 FEET TO THE SOUTH LINE OF LOT 8 SAID PLAT OF TROPICAL FARMS; THENCE BEAR NORTH 89°44'14" WEST ALONG THE SOUTH LINE OF LOTS 7 AND 8, SAID PLAT OF TROPICAL FARMS, A DISTANCE OF 1881.60 FEET TO THE COMMON CORNER BETWEEN LOTS 6, 7, 10, AND 11, SAID PLAT OF TROPICAL FARMS; THENCE BEAR SOUTH 29°31'09" WEST ALONG SAID PREVIOUSLY DESCRIBED PERPENDICULAR LINE, A DISTANCE OF 595.35 TO THE POINT OF BEGINNING;

CONTAINING 42.7 ACRES MORE OR LESS

SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

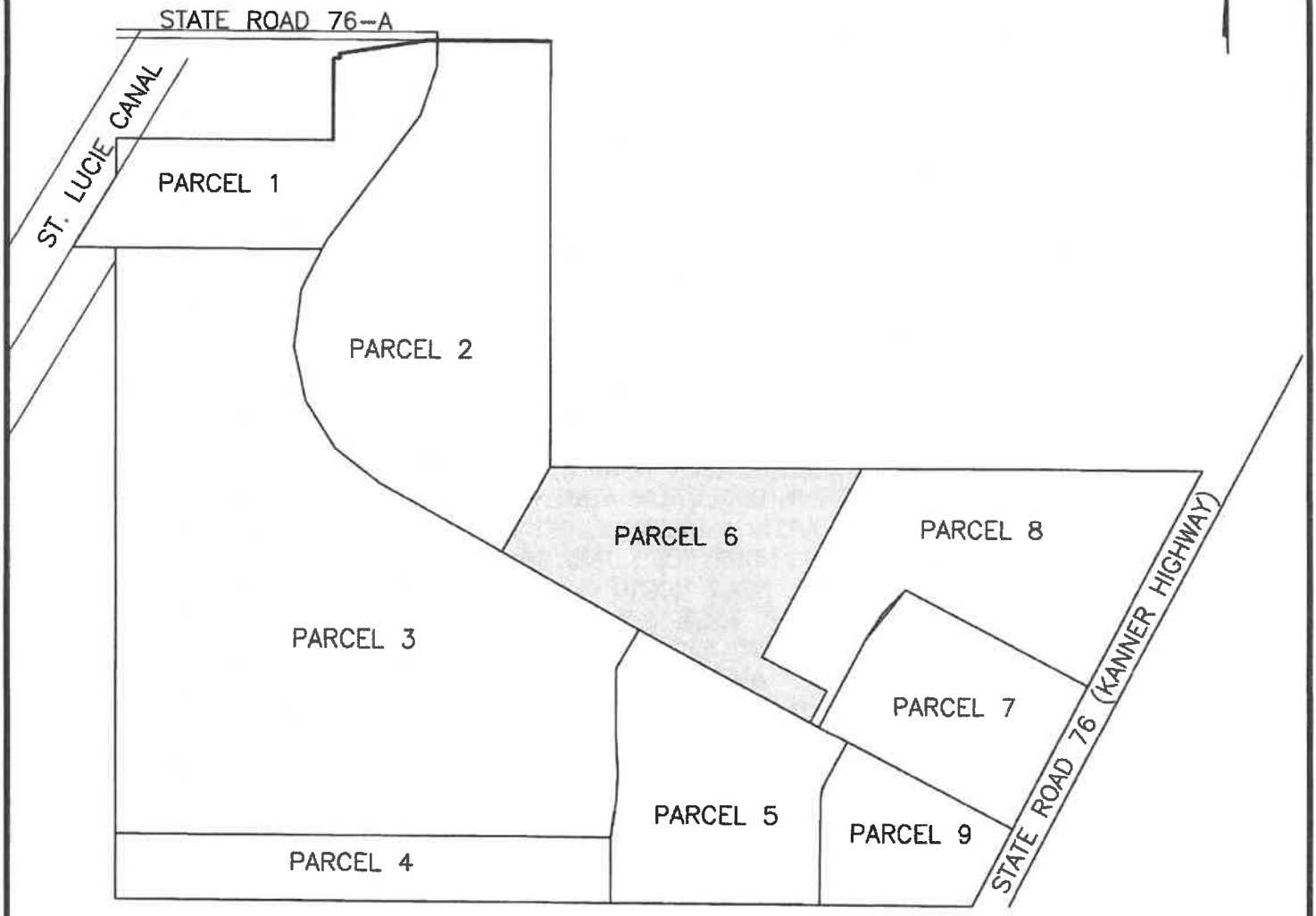
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

REVIEWED BY:_____
DATE:_____

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO.	CADD FILE:	SKETCH DATE:	SHEET 1 OF

KEY MAP



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

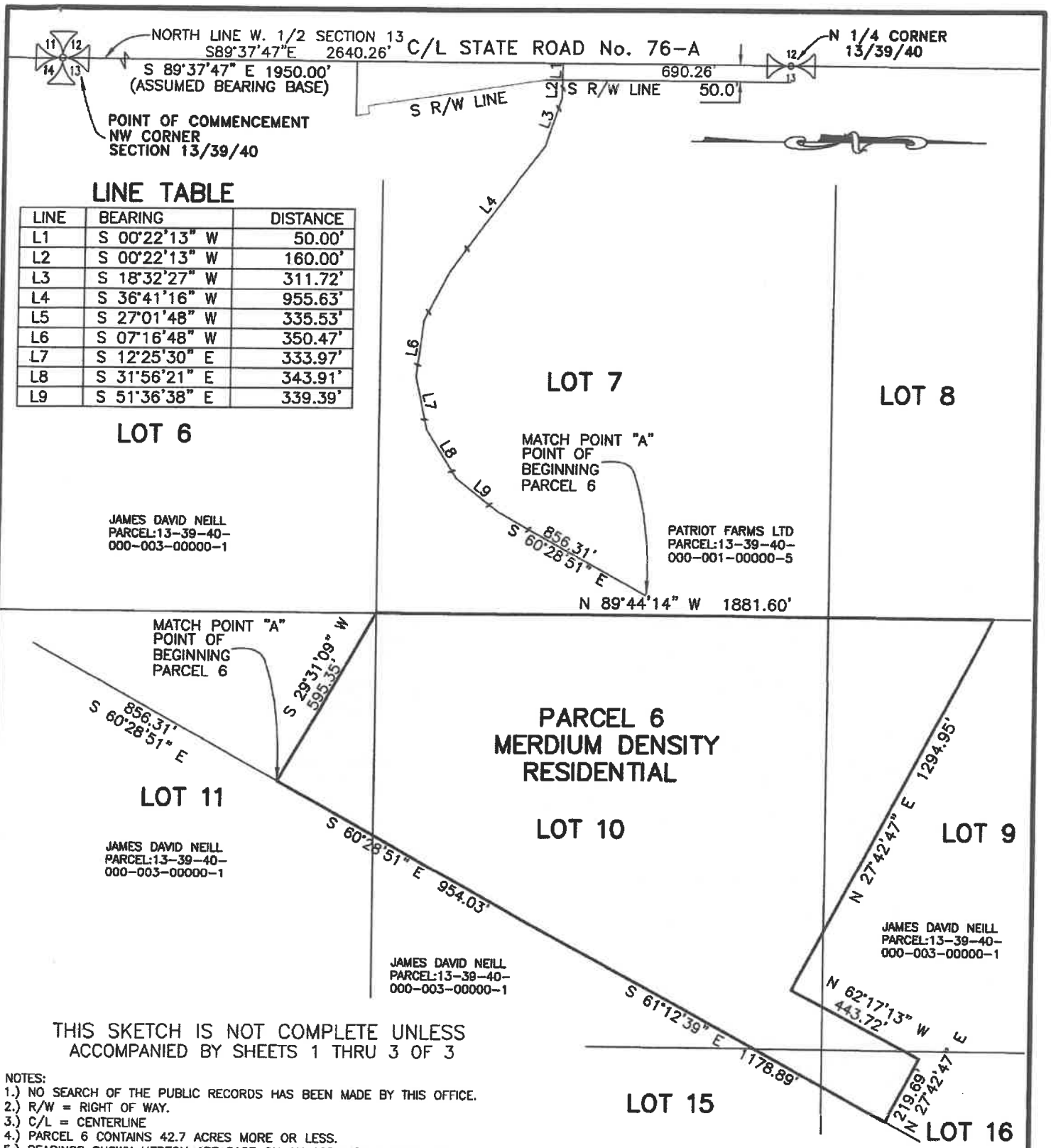
SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

GRAPHIC SCALE
1" = 1000'
0' 1000' 2000' 3000'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE:	SKETCH DATE:	SHEET 2 OF 3



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°22'13" W	50.00'
L2	S 00°22'13" W	160.00'
L3	S 18°32'27" W	311.72'
L4	S 36°41'16" W	955.63'
L5	S 27°01'48" W	335.53'
L6	S 07°16'48" W	350.47'
L7	S 12°25'30" E	333.97'
L8	S 31°56'21" E	343.91'
L9	S 51°36'38" E	339.39'

THIS SKETCH IS NOT COMPLETE UNLESS
ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) R/W = RIGHT OF WAY.
3.) C/L = CENTERLINE
4.) PARCEL 6 CONTAINS 42.7 ACRES MORE OR LESS.
5.) BEARINGS SHOWN HEREON ARE BASE ON AN ASSUMED BEARING OF S 89°37'47" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13/39/40.

GRAPHIC SCALE 1" = 400'
0' 400' 800' 1200'

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

RICHARD A. MIXON
MIXON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA CERTIFICATE NO. LS 3335

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 3 OF

"EXHIBIT _____"

PARCEL 7 HIGH DENSITY RESIDENTIAL

DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 9 AND 16, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND LOTS 12 AND 13, SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'47" EAST ALONG THE NORTH LINE OF SAID SECTION 13 AND THE CENTER LINE OF STATE ROAD NUMBER 76-A, A DISTANCE OF 1950.00 FEET; THENCE BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 76-A; THENCE CONTINUE TO BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 160.00 FEET; THENCE BEAR SOUTH 18°32'27" WEST, A DISTANCE OF 311.72 FEET; THENCE BEAR SOUTH 36°41'16" WEST, A DISTANCE 955.63 FEET; THENCE BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 335.53 FEET; THENCE BEAR SOUTH 07°16'48" WEST, A DISTANCE OF 350.47 FEET; THENCE BEAR SOUTH 12°25'30" EAST, A DISTANCE OF 333.97 FEET; THENCE BEAR SOUTH 31°56'21" EAST, A DISTANCE OF 343.91 FEET; THENCE BEAR SOUTH 51°36'38" EAST, A DISTANCE OF 339.39 FEET; THENCE BEAR SOUTH 60°28'51" EAST, A DISTANCE OF 1810.34 FEET; THENCE BEAR SOUTH 61°12'39" EAST, A DISTANCE OF 1238.92 FEET; THENCE BEAR SOUTH 61°12'39" EAST, A DISTANCE OF 62.99 FEET; THENCE BEAR SOUTH 62°17'13" EAST, A DISTANCE OF 1272.88 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 76, BEING A 200 FOOT WIDE RIGHT OF WAY; THENCE BEAR NORTH 27°42'50" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 990.00 FEET; THENCE BEAR NORTH 62°17'13" WEST, A DISTANCE OF 1257.09 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE AT SAID POINT OF INTERSECTION BEARS SOUTH 39°01'59" EAST, HAVING A RADIUS OF 970.00 FEET AND A CENTRAL ANGLE OF 23°15'22"; THENCE BEAR SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 393.72 FEET; TO THE POINT OF TANGENCY; THENCE BEAR SOUTH 27°42'39" WEST, A DISTANCE OF 605.82 FEET TO THE POINT OF BEGINNING;

CONTAINING 30.1 ACRES MORE OR LESS;

SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

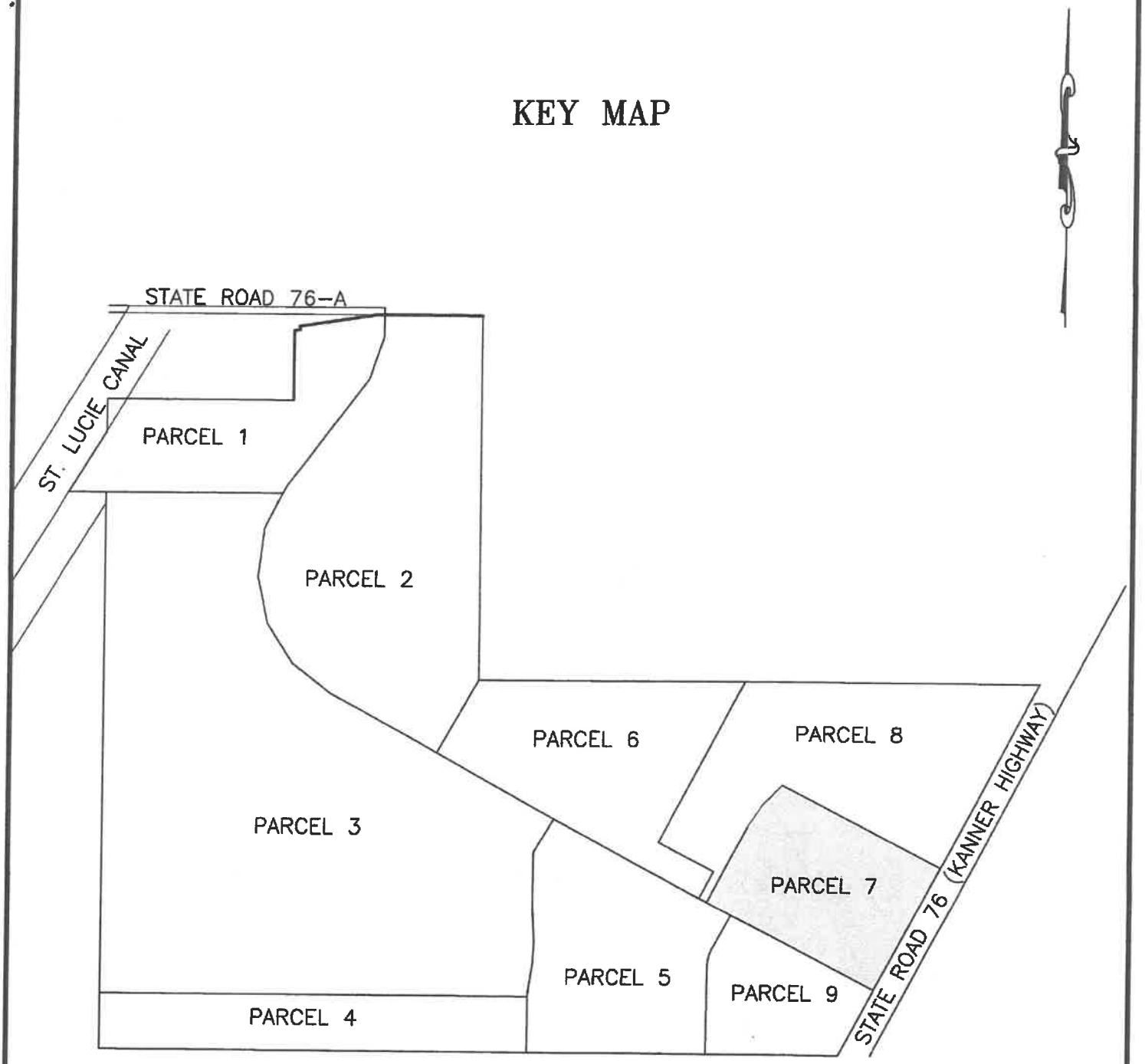
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

REVIEWED BY:_____
DATE:_____

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 1 OI

KEY MAP



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

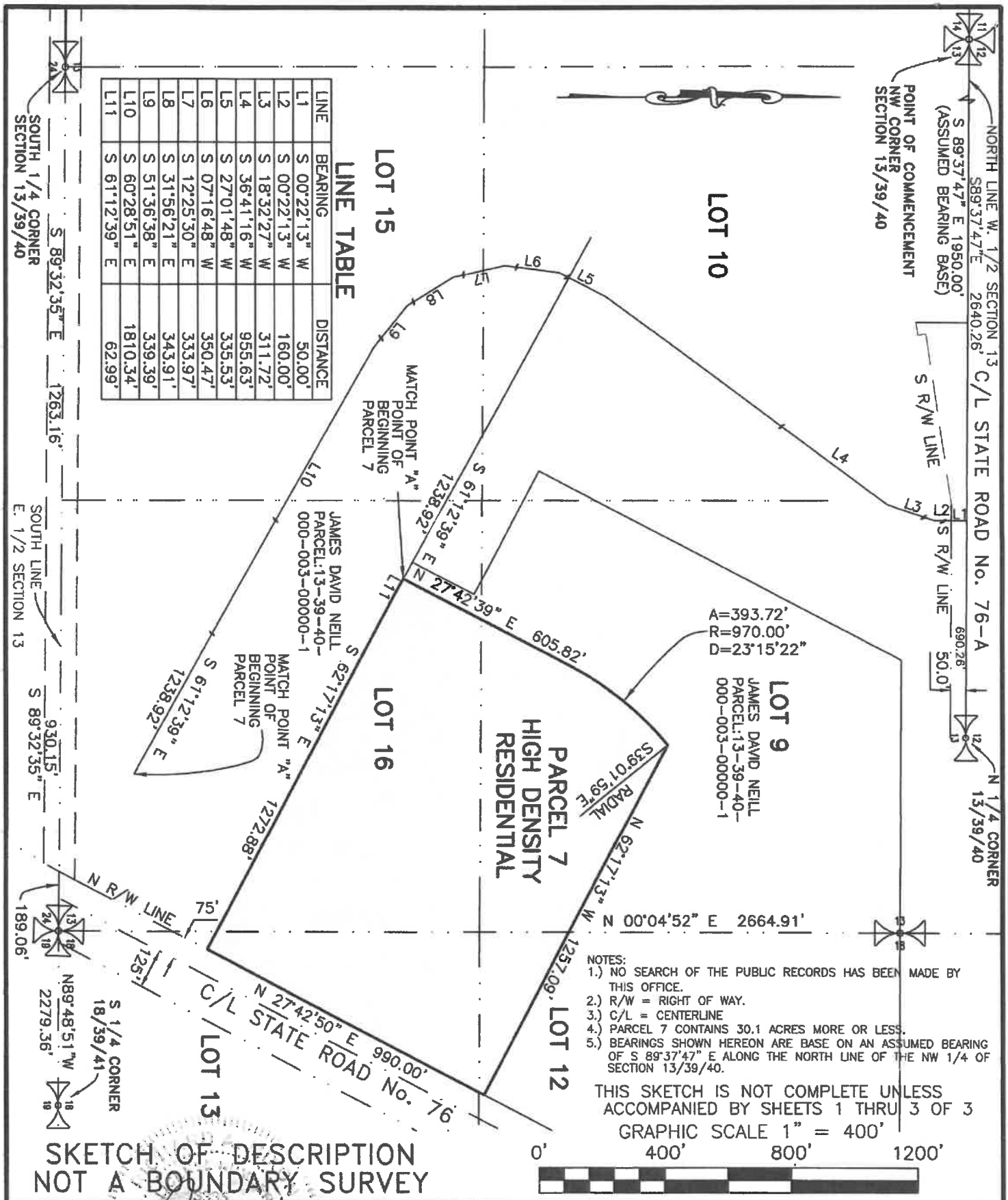
SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

GRAPHIC SCALE
1" = 1000'
0' 1000' 2000' 3000'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE:	SKETCH DATE:	SHEET 2 OF



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°22'13" W	50.00'
L2	S 00°22'13" W	160.00'
L3	S 18°32'27" W	311.72'
L4	S 36°41'16" W	955.63'
L5	S 27°01'48" W	335.53'
L6	S 07°16'48" W	350.47'
L7	S 12°25'30" E	333.97'
L8	S 31°56'21" E	343.91'
L9	S 51°36'38" E	339.39'
L10	S 60°28'51" E	1810.34'
L11	S 61°12'39" E	62.99'

NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) R/W = RIGHT OF WAY.
3.) C/L = CENTERLINE
4.) PARCEL 7 CONTAINS 30.1 ACRES MORE OR LESS.
5.) BEARINGS SHOWN HEREON ARE BASE ON AN ASSUMED BEARING OF S 89°37'47" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13/39/40.

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

GRAPHIC SCALE 1" = 400'

0' 400' 800' 1200'

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

RICHARD A. MIXON
MIXON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA CERTIFICATE NO. LS 3335

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 3 OF

"EXHIBIT _____"

PARCEL 8 LIMITED INDUSTRIAL

DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 9 AND 16, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND LOT 12, SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'47" EAST ALONG THE NORTH LINE OF SAID SECTION 13 AND THE CENTER LINE OF STATE ROAD NUMBER 76-A, A DISTANCE OF 1950.00 FEET; THENCE BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 76-A; THENCE CONTINUE TO BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 160.00 FEET; THENCE BEAR SOUTH 18°32'27" WEST, A DISTANCE OF 311.72 FEET; THENCE BEAR SOUTH 36°41'16" WEST, A DISTANCE 955.63 FEET; THENCE BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 335.53 FEET; THENCE BEAR SOUTH 07°16'48" WEST, A DISTANCE OF 350.47 FEET; THENCE BEAR SOUTH 12°25'30" EAST, A DISTANCE OF 333.97 FEET; THENCE BEAR SOUTH 31°56'21" EAST, A DISTANCE OF 343.91 FEET; THENCE BEAR SOUTH 51°36'38" EAST, A DISTANCE OF 339.39 FEET; THENCE BEAR SOUTH 60°28'51" EAST, A DISTANCE OF 1810.34 FEET; THENCE BEAR SOUTH 61°12'39" EAST, A DISTANCE OF 1178.89 FEET TO THE POINT OF BEGINNING; THENCE BEAR SOUTH 61°12'39" EAST, A DISTANCE OF 60.03 FEET; THENCE BEAR NORTH 27°42'39" EAST, A DISTANCE OF 605.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, , HAVING A RADIUS OF 970.00 FEET AND A CENTRAL ANGLE OF 23°15'22"; THENCE BEAR NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 393.72 FEET TO THE POINT OF NON TANGENCY, A RADIAL LINE AT SAID POINT OF NON TANGENCY BEARS SOUTH 39°01'59" EAST; THENCE BEAR SOUTH 62°17'13" EAST, A DISTANCE OF 1257.09 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 76, BEING A 200 FOOT WIDE RIGHT OF WAY; THENCE BEAR NORTH 27°42'50" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1480.56 FEET TO THE SOUTH LINE OF SAID LOT 5, SECTION 18; THENCE BEAR NORTH 89°39'07" WEST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 1202.95 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18; THENCE BEAR NORTH 89°44'14" WEST ALONG THE NORTH LINE OF LOT 9, SAID SECTION 13, A DISTANCE OF 869.16 FEET; THENCE BEAR SOUTH 27°42'47" WEST, A DISTANCE OF 1294.95 FEET; THENCE BEAR SOUTH 62°17'13" EAST, A DISTANCE OF 443.72 FEET; THENCE BEAR SOUTH 27°42'47" WEST, A DISTANCE OF 219.69 FEET TO THE POINT OF BEGINNING;

CONTAINING 51.8 ACRES MORE OR LESS;

SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

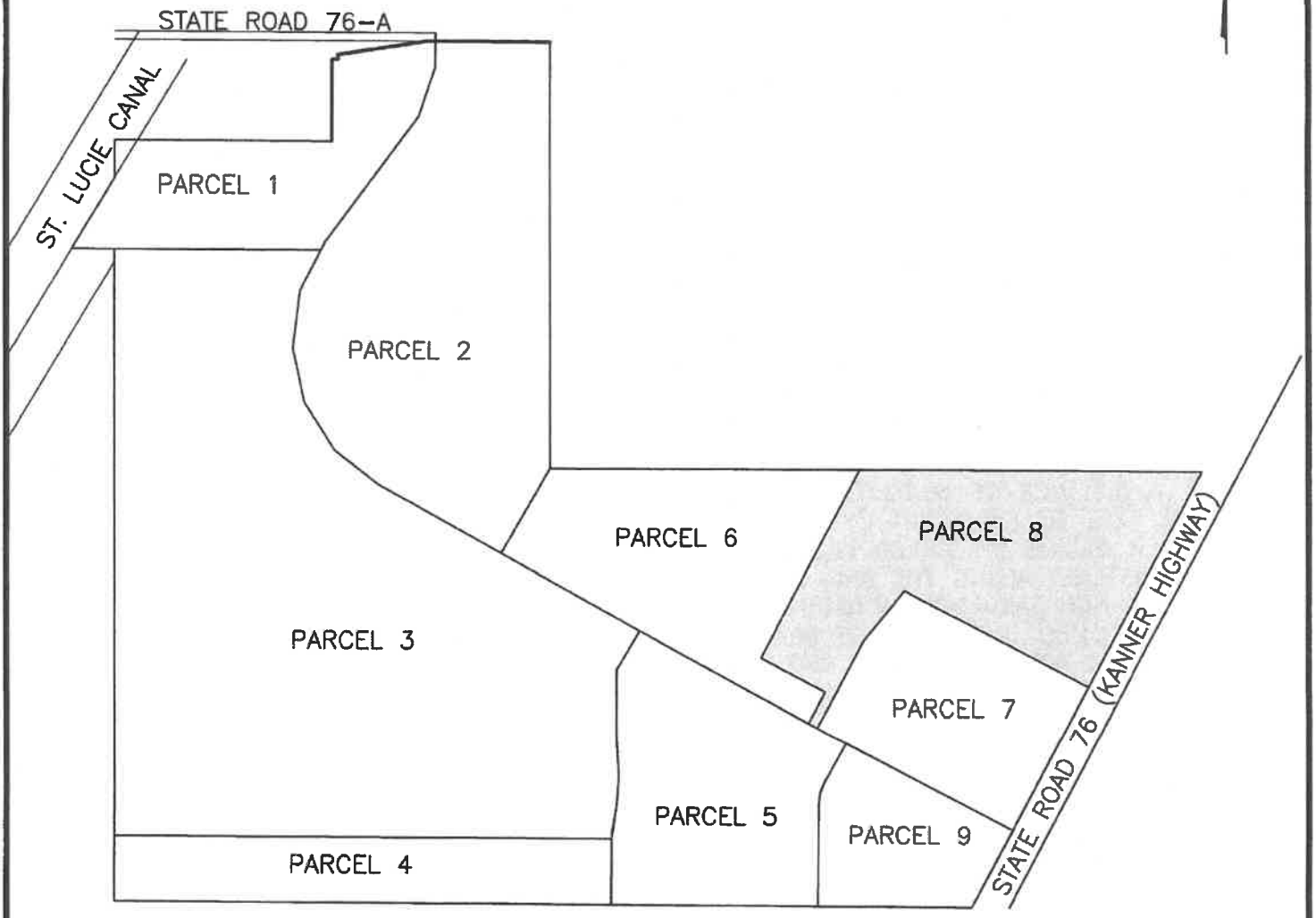
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

REVIEWED BY:_____
DATE:_____

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 1 OI

KEY MAP



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

GRAPHIC SCALE
1" = 1000'
0' 1000' 2000' 3000'

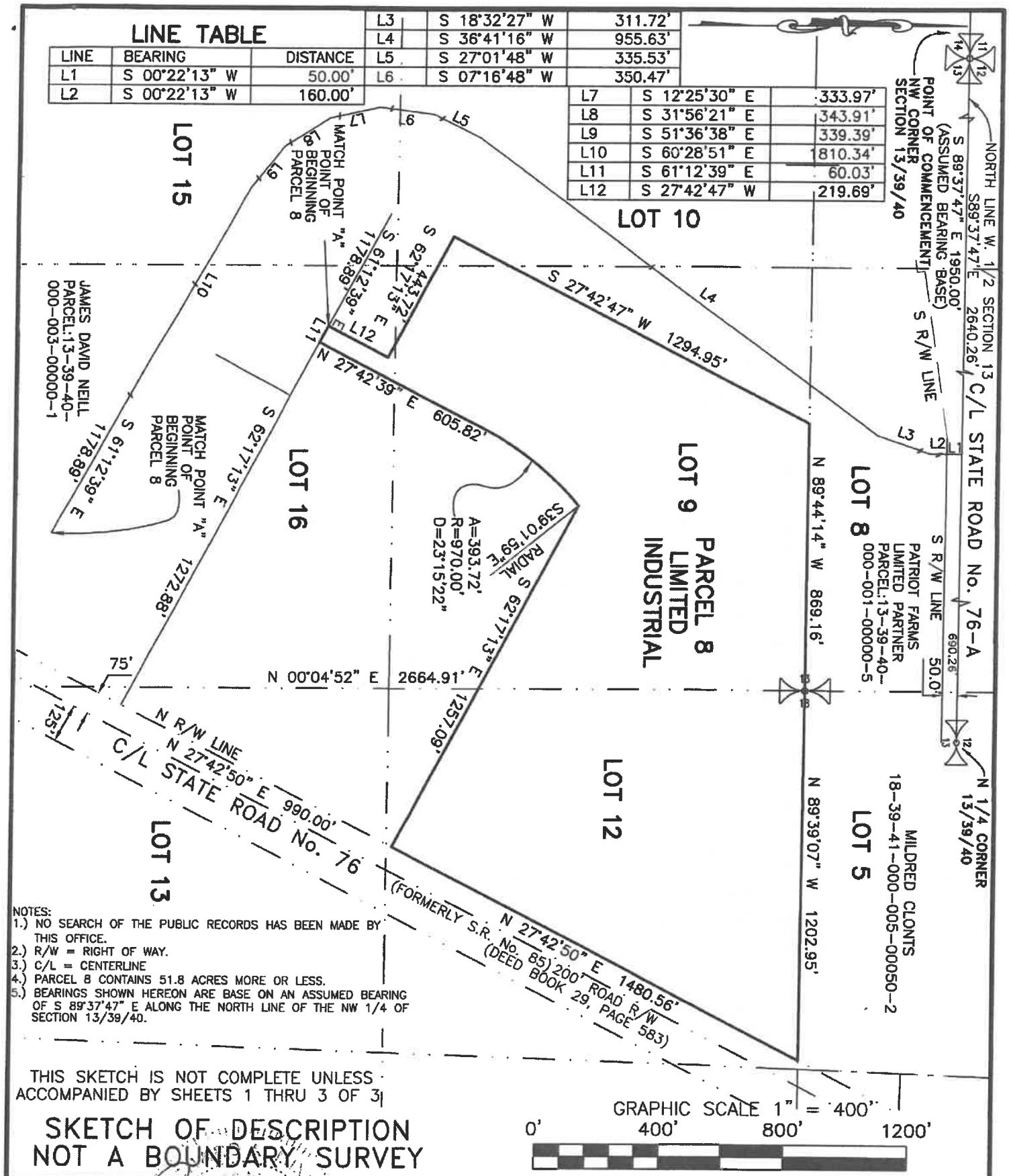
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE:	SKETCH DATE:	SHEET 2 OF 3

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°22'13" W	50.00'
L2	S 00°22'13" W	160.00'
L3	S 18°32'27" W	311.72'
L4	S 36°41'16" W	955.63'
L5	S 27°01'48" W	335.53'
L6	S 07°16'48" W	350.47'
L7	S 12°25'30" E	333.97'
L8	S 31°56'21" E	343.91'
L9	S 51°36'38" E	339.39'
L10	S 60°28'51" E	1810.34'
L11	S 61°12'39" E	60.03'
L12	S 27°42'47" W	219.69'



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) R/W = RIGHT OF WAY.
3.) C/L = CENTERLINE
4.) PARCEL 8 CONTAINS 51.8 ACRES MORE OR LESS.
5.) BEARINGS SHOWN HEREON ARE BASE ON AN ASSUMED BEARING OF S 89°37'47" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13/39/40.

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

GRAPHIC SCALE 1" = 400'
0' 400' 800' 1200'

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

RICHARD A. MIXON
MIXON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA CERTIFICATE NO. LS 3335

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 3 OF

"EXHIBIT _____"

PARCEL 9 COMMUNITY COMMERCIAL

DESCRIPTION:

A PARCEL OF LAND LYING IN LOT 16, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND LOT 13, SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT OF TROPICAL FARMS, RECORDED IN PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE BEAR SOUTH 89°37'47" EAST ALONG THE NORTH LINE OF SAID SECTION 13 AND THE CENTER LINE OF STATE ROAD NUMBER 76-A, A DISTANCE OF 1950.00 FEET; THENCE BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NUMBER 76-A; THENCE CONTINUE TO BEAR SOUTH 00°22'13" WEST, A DISTANCE OF 160.00 FEET; THENCE BEAR SOUTH 18°32'27" WEST, A DISTANCE OF 311.72 FEET; THENCE BEAR SOUTH 36°41'16" WEST, A DISTANCE 955.63 FEET; THENCE BEAR SOUTH 27°01'48" WEST, A DISTANCE OF 335.53 FEET; THENCE BEAR SOUTH 07°16'48" WEST, A DISTANCE OF 350.47 FEET; THENCE BEAR SOUTH 12°25'30" EAST, A DISTANCE OF 333.97 FEET; THENCE BEAR SOUTH 31°56'21" EAST, A DISTANCE OF 343.91 FEET; THENCE BEAR SOUTH 51°36'38" EAST, A DISTANCE OF 339.39 FEET; THENCE BEAR SOUTH 60°28'51" EAST, A DISTANCE OF 1810.34 FEET; THENCE BEAR SOUTH 61°12'39" EAST, A DISTANCE OF 1301.91 FEET; THENCE BEAR SOUTH 62°17'13" EAST, A DISTANCE OF 133.38 FEET TO THE POINT OF BEGINNING; THENCE BEAR SOUTH 28°24'55" WEST, A DISTANCE OF 280.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 244.20 FEET AND A CENTRAL ANGLE OF 27°57'29"; THENCE BEAR SOUTHWESTERLY ALONG THE ARE OF SAID CURVE, A DISTANCE OF 119.16 FEET TO THE POINT OF TANGENCY; THENCE BEAR SOUTH 00°27'25" WEST, A DISTANCE OF 630.12 FEET TO THE SOUTH LINE OF SAID SECTION 13; THENCE BEAR SOUTH 89°32'35" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 930.15 TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE AT SAID POINT OF INTERSECTION BEARS NORTH 61°19'09" WEST, HAVING A RADIUS OF 2789.93 FEET AND A CENTRAL ANGLE OF 00°58'00"; SAID CURVE ALSO BEING THE NORTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 76; THENCE BEAR NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 47.08 FEET TO THE POINT OF TANGENCY; THENCE BEAR NORTH 27°42'50" EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 482.85 FEET; THENCE BEAR NORTH 62°17'13" WEST, A DISTANCE OF 1139.51 FEET TO THE POINT OF BEGINNING;

SUBJECT TO EASEMENTS TO THE STATE OF FLORIDA FOR DRAINAGE CANAL RIGHT OF WAY;

CONTAINING 18.8 ACRES MORE OR LESS;

SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

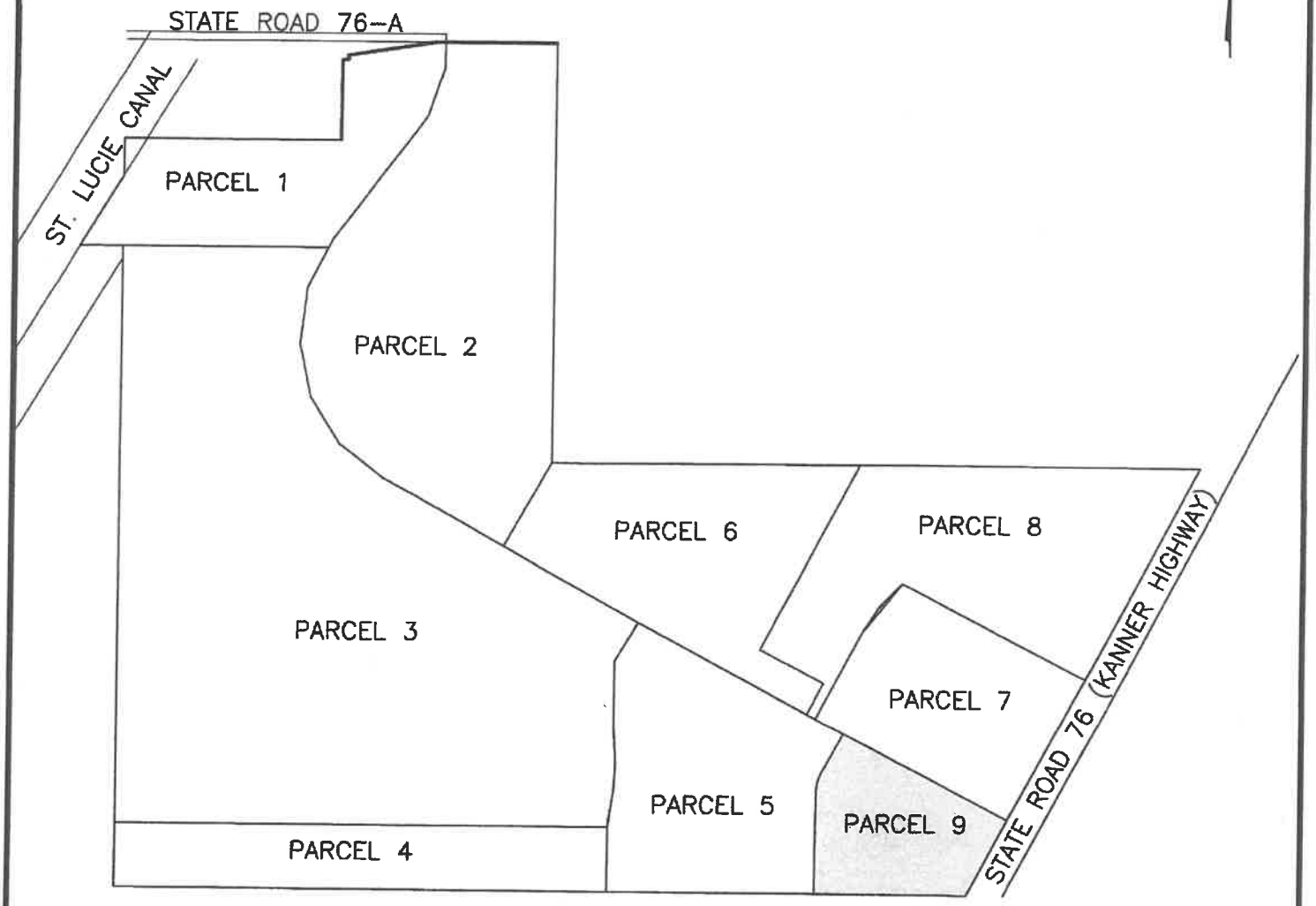
THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

REVIEWED BY:_____
DATE:_____

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE: GULF ATL	SKETCH DATE:12/11/18	SHEET 1 OF

KEY MAP



NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.

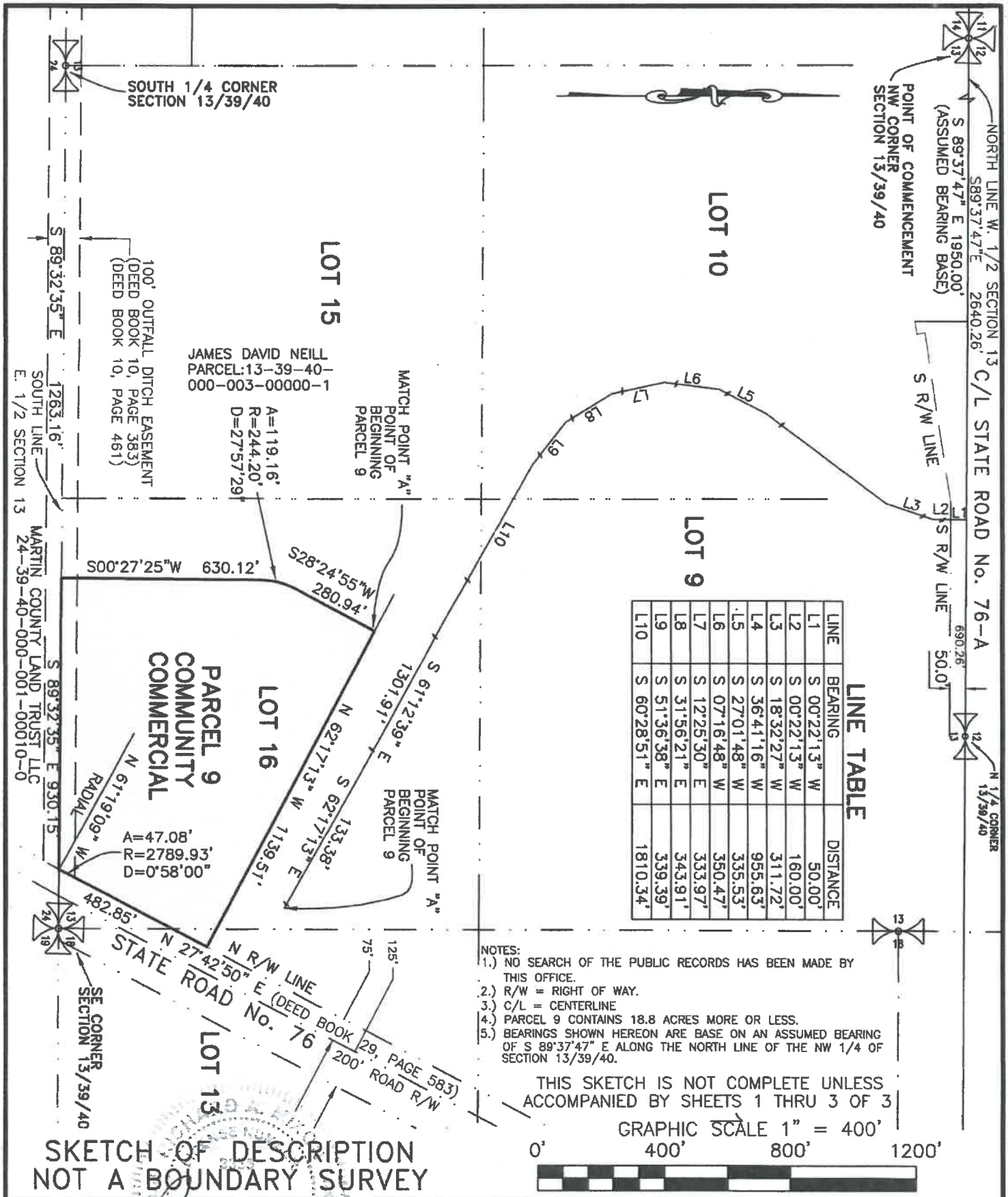
SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

GRAPHIC SCALE
1" = 1000'
0' 1000' 2000' 3000'

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS, 1 THRU 3 OF 3.

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

JOB NO. 02-205	CADD FILE:	SKETCH DATE:	SHEET 2 OF



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°22'13" W	50.00'
L2	S 00°22'13" W	160.00'
L3	S 18°32'27" W	311.72'
L4	S 36°41'16" W	955.63'
L5	S 27°01'48" W	335.53'
L6	S 07°16'48" W	350.47'
L7	S 12°25'30" E	333.97'
L8	S 31°56'21" E	343.91'
L9	S 51°36'38" E	339.39'
L10	S 60°28'51" E	1810.34'

NOTES:
1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
2.) R/W = RIGHT OF WAY.
3.) C/L = CENTERLINE
4.) PARCEL 9 CONTAINS 18.8 ACRES MORE OR LESS.
5.) BEARINGS SHOWN HEREON ARE BASE ON AN ASSUMED BEARING OF S 89°37'47" E ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 13/39/40.

THIS SKETCH IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 3 OF 3

GRAPHIC SCALE 1" = 400'

0' 400' 800' 1200'

SKETCH OF DESCRIPTION
NOT A BOUNDARY SURVEY

RICHARD A. MIXON
MIXON LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA CERTIFICATE NO. LS 3335

MIXON LAND SURVEYING, INC.
12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302
CERTIFICATE NO. LB 4199

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Public Facilities Analysis

Martin County Board of County Commissioners

February 13, 2018

The Martin County Comprehensive Growth Management Plan (CGMP) requires an analysis of public facilities in the consideration of any plan amendment proposal to amend either the primary or secondary urban service district boundaries. Policy 4.7A.6 of the Future Land Use Element states:

> *Policy 4.7A.6. Any proposed amendment to either the Primary Urban Service District or the Secondary Urban Service District boundaries shall be considered only after the regular update to the Residential Capacity Analysis and an analysis that public facilities are available to fully serve land in the two existing urban service districts as well as any potential expansion of an urban service district. The Board of County Commissioners must adopt both studies before applications for amendments to the Primary or Secondary Urban Service Districts can be determined complete.*

This analysis describes the public facilities available to serve the County's urban service districts. It is based on source data from the Engineering, Fire Rescue, Libraries, Parks, and Utilities Departments. Source data from the Martin County School District is also included. The report covers roads, potable water services, sanitary sewer services, solid waste management, stormwater management, parks, fire rescue, schools, beaches and libraries. Some facilities are analyzed using the levels of service in the Capital Improvements Element (CIE) of the CGMP in Policies 14.1A.2 and Policy 14.1A.4. The annual Level of Service Analyses used in the Capital Improvement Plan (CIP) are provided. Others, such potable water and sanitary sewer services, use projected demand and supply calculations from the respective Master Plans.

The analysis described above is not the same as a generalized facility analysis done as part of any amendment to the Future Land Use Map (FLUM). The CGMP requires a generalized facility analysis of public facilities as part of any amendment to the FLUM. That is a separate analysis from the public facility analysis that is required for the expansion of Urban Service Districts. Policy 4.1B.2.cited below requires the generalized analysis as part of the FLUM amendment process.

> *Policy 4.1B.2. Analysis of availability of public facilities. All requests for amendments to the FLUMs shall include a general analysis of (1) the availability and adequacy of public facilities and (2) the level of services required for public facilities in the proposed land uses. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element or other relevant plan provisions and the FLUMs may be amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.*
>
> *Compliance with this provision is in addition to, not in lieu of, compliance with the provisions of Martin County's Concurrency Management System. When a map amendment is granted under this provision, it does not confer any vested rights and*

will not stop the County from denying subsequent requests for development orders based on the application of a concurrency review at the time such orders are sought.

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

The concurrency analysis used for site development is different than the two analyses described above. The CGMP goals, objectives and policies that require concurrency between the adopted LOS for public facilities and services and the development that places demand on those facilities and services, at the time a Development Order is requested, are separate and distinct from those requiring consistency between all elements of the CGMP, including those between the Future Land Use Map and the adopted LOS for public facilities and services, at the time a request to amend the FLUM is being considered.

In summary, there are three distinct types of facility analyses:

1. Analysis of public facilities for the consideration of an expansion of the USDs
2. A generalized analysis for any FLUM amendment
3. Analysis of public facilities for concurrency during site development review

This analysis is for the consideration of an expansion to the USDs as required by the CGMP. This analysis will be evaluated along with all other CGMP policies.

1. ***Roads.***

According to the Capital Improvements Element (CIE) of the CGMP, Policy 14.1A.2(1) and Policy 14.1A.4(1), the adopted roadway levels of service (LOS) are as follows:

Martin County	LOS D
City of Stuart	LOS E
FDOT (SIS Facilities: SR-710, Turnpike, I-95)	LOS C
FDOT (TRIP funded rural roadways)	LOS C

Please see Appendix 1, ***2016 Annual Roadway Needs Assessment Memo***, dated May 1, 2017 and Appendix 2, ***2016 Roadway LOS Inventory***, dated March 15, 2017.

The first report indicates when failure of LOS will occur. The second report provides an LOS inventory of roadways, their generalized service capacity and type of road.

In summary, the following roadway sections are predicted to have peak hour directional volumes that exceed its generalized service capacity in the next five years.

Roadway	From	To	LOS Exceeded
Cove Road	US-1 (Federal Hwy)	CR-A1A	2017
SR-714 (Palm City Bridge)	Mapp Road	SR-76	2017
CR-714 (Veteran's Mem. Bridge)	Mapp Road	SR-76	2018
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	2018
Murphy Road	Mapp Road	High Meadow Ave	2018
US-1 (Federal Hwy)	SR-76	Palm City Rd	2018
Green River Parkway	Dixie Hwy	Baker Rd	2019
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	Jensen Beach Blvd	2020
CR-714 (Martin Hwy)	Berry Ave	Mapp Rd	2020
CR-723 (Savannah Rd)	CR-707 (Dixie Hwy)	NE 24th St	2020
Indian Street	SR-76	US-1 (Federal Hwy)	2020
SR-76	CR-711/CR76A	Locks Rd	2020
Cove Road	Willoughby Blvd	US-1 (Federal Hwy)	2021
Green River Parkway	Baker Rd	SR-732	2021
Indian Street	US-1 (Federal Hwy)	Commerce Ave	2021
SR-710 (Warfield Blvd) *SIS*	CR-609	CR-726 (Citrus)	2021

The following roadway segments are predicted to have peak hour directional volumes that exceed its generalized service capacity after the next five year period.

Roadway	From	To	LOS Exceeded
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	2022
Cove Road	SR-76	Willoughby Blvd	2023
Pomeroy Street	SR-76	Willoughby Blvd	2023
Pomeroy Street	Willoughby Blvd	US-1 (Federal Hwy)	2024
SR-A1A (Ocean Blvd)	SR-732	St. Lucie County	2024
Green River Parkway	SR-732	St. Lucie County	2025
Indian River Drive	Palmer St	CR-707	2025
Cove Road	CR-A1A	End	2026
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	2026
CR-714 (Martin Hwy)	CR-713	Berry Ave	2026
Pineapple Way	CR-707A	SR-732	2026
Willoughby Blvd	Salerno Rd	Pomeroy St	2026

2. ***Potable water services.***

Martin County Utilities (MCU) currently owns and operates two (2) regional water treatment plants: Tropical Farms (TF) and the North Water Treatment Plants (WTPs). The MCU Water System Master Plan was updated in 2015 to provide information regarding development and water flow projections, water demands associated with septic to sewer conversions, infrastructure improvements, and water plant improvements and operations, as well as fire protection demand.

Based on the rate of population growth rate as established in MCU's most recent water use permit application, the build-out demand is expected to be reached by 2045. The projections do not assume an expansion of either the Primary or Secondary Urban Service Districts. See Appendix 3, Figure 3 -1 of the Water System Master Plan, ***Past Total Water Production & Projected Total Water Demand for MCCWS Service Area***. The Water System Master Plan is available by request through the Martin County Utilities Department.

3. ***Sanitary sewer services.***

MCU's wastewater system is comprised of collection, transmission, treatment, reclaimed water distribution, and disposal (effluent and residuals) systems which provide service to approximately 22,175 retail accounts and 28,896 corresponding equivalent residential connections (ERCs) within the Wastewater System service area. The Wastewater System consists of two (2) wastewater treatment facilities, with primary wastewater effluent

disposal by water reclamation and reuse and excess wastewater effluent disposal by deep well injection.

The 2014 Wastewater and Reclaimed Water Master Plan identified required wastewater transmission system and wastewater treatment plant improvements required to serve future developments and the conversion of existing developments currently on septic tanks to the MCU wastewater system. The master plan also evaluated future reclaimed water distribution system improvements required to beneficially reuse treated effluent within the South Consolidated Reclaim System.

According to the Master Plan, the MCU North Waste Water Treatment Plant (WWTP) has a build-out capacity at the year 2074. The MCU Tropical Farms WWTP has a build-out capacity at the year 2050. See Appendix 4, Figure 2-6 of the Master Plan, ***Historical and Projected Wastewater Flow to the MCU North WWTP***. See also Appendix 5, Figure 2-7, ***Historical and Projected Wastewater Flow to the MCU Tropical Farms WWTP***.

4. *Waste Management services.*

As of November 19, 2010 Waste Management increased the capacity at the Okeechobee Landfill and at today's current volumes it has 150 years of capacity.

The level of service for solid waste in Policy 14.1A.2(5) in the CIE in the CGMP is below:

(5) County solid waste facilities:

(a) Provide annual municipal solid waste facility capacity of 1.06 tons per weighted population.

(b) When the municipal solid waste facility(ies) falls below the capacity levels stated in subsection (a) above or when the remaining life of the facility(ies) reaches two years, Martin County shall immediately commence with a process to ensure no interruption in disposal activities will occur. This process may include new construction or contracted services.

The annual Capital Improvement Plan (CIP) Level of Service Analysis for Solid Waste for FY18 is provided below.

FISCAL YEAR	WEIGHTED AVERAGE POPULATION	CAPACITY TONS AVAILABLE 1 0CT OF FY	REQUIRED LOS	CURRENT LOS	TONS Surplus or Deficit (-)
FY18	162,423	243,635	1.06	1.50	0
FY19	164,145	246,218	1.06	1.50	0
FY20	165,878	248,817	1.06	1.50	0
FY21	167,258	250,887	1.06	1.50	0
FY22	168,638	252,957	1.06	1.50	0
FY23	170,018	255,027	1.06	1.50	0

FY24	171,398	257,097	1.06	1.50	0
FY25	172,778	259,167	1.06	1.50	0
FY26	173,938	260,907	1.06	1.50	0
FY27	175,098	262,647	1.06	1.50	0

5. ***Stormwater Management***

Policy 14.1A.2(2) provides for the following LOS for water management, however this LOS is evaluated during the development review process:

(2) County water management systems:
Level of Service
Major Drainage Ways (over one square mile) - 8.5" in a 24-hour period (25 year/24-hour design storm)
Underground Facilities Utilizing Storm Sewers - 6" in a 24-hour period (5 year/24-hour design storm)
All Other Facilities - 7" in a 24-hour period (10-year/24-hour design storm)

Finished Floor Elevation - 100-year/3-day storm
(a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not routinely accessed by the public.
(b) All project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.
The minimum roadway flood protection design storm shall be the 10-year frequency, 24-hour duration storm event unless the roadway is classified as a scenic corridor, in which case the flood protection design storm will consider maintaining the character of the roadway.

6. ***Parks.***

Policy 14.1A.2(6) provides for the following LOS parks:

(6) County parks and recreation facilities: Developed active parkland is three acres per 1,000 population as applied by the recreation planning district specified in the Recreation Element.

The level of service for Active Parks is currently (FY18) at 7.07 acres per 1,000 County-wide population. The projected level of service in FY27 is 6.53 acres. See the attached Appendix 6 Level of Service Analysis – Active Parkland for FY18 that was provided during the CIP process.

7. ***Fire Rescue.***

Policy 14.1A.2(7) provides for the following LOS:

(7) Fire/rescue:
(a) 1) Advanced Life Support 8 minutes 90% of the time in Urban areas
2) Advanced Life Support 20 minutes 90% of the time in Rural areas
3) Basic Life Support 6 minutes 90% of the time in Urban areas
4) Basic Life Support 15 minutes 90% of the time in Rural areas
5) Fire Response 6 minutes 90% of the time in Urban areas
6) Fire Response 15 minutes 90% of the time in Rural areas

In FY18, Fire Rescue exceeds the level of service for urban and rural areas. However, by FY24, there will be a deficit as shown in the FY18 annual CIP Level of Service Analysis:

FISCAL YEAR	UNINC POP 1 Apr of FY	REQ'D RESPONSE TIME-ALS/U	REQ'D RESPONSE TIME-ALS/R	REQ'D RESPONSE TIME-BLS/U	REQ'D RESPONSE TIME-BLS/R	REQ'D RESPONSE TIME-FIRE/U	REQ'D RESPONSE TIME-FIRE/R	REQ'D LOS	CURRENT LOS
FY18	140,879	8	20	6	15	6	15	0.9	0.94
FY19	142,419	8	20	6	15	6	15	0.9	0.93
FY20	143,854	8	20	6	15	6	15	0.9	0.92
FY21	145,084	8	20	6	15	6	15	0.9	0.91
FY22	146,314	8	20	6	15	6	15	0.9	0.91
FY23	147,543	8	20	6	15	6	15	0.9	0.90
FY24	148,773	8	20	6	15	6	15	0.9	0.89
FY25	150,003	8	20	6	15	6	15	0.9	0.89
FY26	151,037	8	20	6	15	6	15	0.9	0.88
FY27	152,070	8	20	6	15	6	15	0.9	0.88

8. ***Schools.***
The following LOS is provided in Policy 14.1A.2.(8). The table provided in Appendix 7 calculates capacity for a five year range. The School District provides the Department of Education with its survey of enrollment counts by which the projections are calculated. Additionally it shows the Permanent Student Station Count along with Portable student stations to give the total capacity.

The table shows limited capacity for Elementary and Middle schools through years 2022-2023, while the high school projections are currently over capacity.

(8) Public educational facilities: The County, through its capital improvements element, shall ensure that the capacity of schools is sufficient to support residential development at the adopted level of service (LOS) standards. These standards shall be consistent with the Interlocal Agreement for School Facilities Planning and Siting agreed upon by the County, the School Board and the City of Stuart. The LOS standard to be used by the County, City and the School Board to implement school concurrency shall be as follows:

(a) Elementary School LOS:
100% of permanent FISH capacity, not to exceed a student capacity cap of 750 plus (450 a/b)
WHERE
a = Number of existing Elementary Schools in the CSA
b = Number of existing Elementary Schools in the District

(b) Middle School LOS:
100% of permanent FISH capacity, not to exceed a student capacity cap of 1,200 plus (720 a/b)
WHERE
a = Number of existing Middle Schools in the CSA
b = Number of existing Middle Schools in the District

(c) High School LOS:
100% of permanent FISH capacity, not to exceed a student capacity cap of 1,800 plus (1080 a/b)
WHERE
a = Number of existing High Schools in the CSA
b = Number of existing High Schools in the District

(d) Title I Elementary School LOS:
85% of permanent FISH capacity, not to exceed a student capacity cap of 750, plus (450 a/b)
WHERE
a = Number of existing Elementary Schools in the CSA
b = Number of existing Elementary Schools in the District

(e) Title I Middle School LOS:
85% of permanent FISH capacity, not to exceed a student capacity cap of 1,200 plus (720 a/b)
WHERE
a = Number of existing Middle Schools in the CSA
b = Number of existing Middle Schools in the District

9. ***Beaches.***

Policy 14.1A.3(1) provides for a level of service for County ocean beaches and beach facilities:

(1) County ocean beaches and beach facilities:

(a) Nine parking spaces per 1,000 population (defined, paved or unpaved parking).

The FY18 LOS analysis for the CIP shows a deficit in beach facilities by the year FY21. See Appendix 8 for the LOS analysis.

10. *Libraries*.

Policy 14.1A.3(2) and (3) provide for a level of service for County Library facilities:

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

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

The FY18 LOS analysis for the CIP shows a LOS surplus in Library buildings of 4,967 by the year FY27. The same analysis shows a current (FY18) deficit for the Library collections. See Appendix 9 for the LOS analysis.

DRAFT

2018
RESIDENTIAL CAPACITY AND VACANT LAND ANALYSIS

Martin County Board of County Commissioners

February 13, 2018

INTRODUCTION

Objective 4.1D of the Martin County Comprehensive Growth Management Plan (CGMP) requires the County to "*to collect and monitor development and population data to ensure sufficient land to address projected population needs.*"

The residential capacity analysis is made up of three parts. First, population projections are calculated in accordance with Policy 4.1D.2. This residential capacity and vacant land analysis is based on the 2017 Population Technical Bulletin, adopted by the Board of County Commissioners on July 25, 2017. The estimates and projections are primarily based on the 2010 United States Census and the Bureau of Economic and Business Research (BEBR) annual report on population for the State of Florida Office of Economic and Demographic Research (EDR).

The second part of the analysis is to determine the future demand for residential units to accommodate the projected population. Calculations of demand are derived from formulas provided in Policy 4.1D.3. The demand calculations used in this analysis are provided in the 2018 Residential Demand Analysis.

The third part of the analysis is to determine the supply of residential units. Consistent with Policy 4.1D.5, the residential capacity and vacant land analysis defines the available residential development options that can accommodate the demand from the projected population.

This report is broken down in three Sections. Section I breaks down Policy 4.1D.5 into five parts to show the supply of units from each category. Section II provides a summary of the total number of units identified in Section I. Section III compares the supply of units in Section II to the residential demand found in the 2018 Residential Demand Analysis.

SECTION I

Policy 4.1D.5 Residential Supply to Meet Demand

The units needed (demand) in the 10 year period and the units needed in the 15 year period must be compared to the supply of vacant land and vacant units to determine if there is residential capacity in the urban service districts. The methodology to determine the supply of land and units is found in Policy 4.1D.5. The policy is broken down into five parts, and therefore the methodology in this analysis is broken down into five parts.

Below is Policy 4.1D.5 that outlines the parameters to be measured for the supply of units available to meet the demand in the previous section:

> Policy 4.1D.5 Residential capacity analysis. Martin County shall produce a residential capacity analysis every five years. Residential capacity defines the available residential development options within the Primary and Secondary Urban Service Districts that can meet the demand for population growth consistent with the Future Land Use Map.
>
> Residential supply shall consist of:
>
> (1) Vacant property that allows residential use according to the Future Land Use Map. The maximum allowable density shall be used in calculating the number of available units on vacant acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation.
>
> (2) Subdivided single family and duplex lots. The following lot types shall be included in the residential capacity calculation:
>
> (a) Vacant single family or duplex lots of record as of 1982 developed prior to the County's tracking of development approvals.
>
> (b) Vacant single family or duplex lots of record platted after 1982.
>
> (3) Potential for residential development in Mixed Use Overlays.
>
> (4) Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3% of the number of housing units in actual use.
>
> (5) The eastern Urban Service District and the Western Urban Service District shall be considered separately.
>
> **NOTE: Chapter 2017-195, Laws of Florida, Florida Legislature, authorized the creation of the Village of Indiantown, pending a vote of the qualified electors residing within the corporate limits of the Village. On November 9, 2017 the residents voted to incorporate into the Village of Indiantown. The current methodology in the CGMP requires an analysis for the western urban service district, which is included in this report. Staff has not included the Village in the**

supply due to its incorporation. The Village will have its own comprehensive plan by 2030.

Vacant land

(1) Vacant property that allows residential use according to the Future Land Use Map. The maximum allowable density shall be used in calculating the number of available units on vacant acreage. For the purpose of this calculation, the maximum allowable density for wetlands shall be one-half the density of a given future land use designation.

The table below shows the calculation of vacant land available. This excludes units in the Mixed Use Overlays, which are considered in part (3) below.

Table 1
Potential Units in the Primary USD

Future Land Use	Units per Acre	Total Acres	Wetland Probability Acreage	Total Acres less wetlands	Dwelling Units	Wetland Density Transfer (units)	Units at Maximum Density (Rounded)
Comm. Waterfront	10	19.7	0.28	19.42	194.2	1.4	196
Comm/Off/Res	10	19.04	1.99	17.05	170.5	9.95	180
Estate Density 2 UPA	2	181.12	48.33	132.79	265.58	48.33	314
High Density	10	12.6	0.02	12.6	126	0	126
Medium Density	8	14.16	0.01	14.16	113.28	0	113
Low Density	5	222.74	17.67	205.07	1025.35	44.175	1,070
Mobile Home	8	5.12	0	5.12	40.96	0	41
Rural Density	0.5	96.09	36.88	59.21	29.605	9.22	39
Total		**570**					**2,079**

Table 2 Potential Units in the Secondary USD							
Future Land Use	**Units per Acre**	**Total**	**Wetland Probability Acreage**	**Acres less wetlands**	**Dwelling Units**	**Wetland Density Transfer**	**Units at Maximum Density (Rounded)**
Rural	0.5	1,526.41	594.35	932.06	466.03	148.59	615
Ag Ranchette	0.2	28.45	15.85	12.60	2.52	1.59	4
Total							**619**

Summary table of potential units, Part (1):

Urban Service District	Units at Maximum Density
Vacant Primary USD	**2,079**
Vacant Secondary USD	**619**
Total	**2,696**

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

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

USD	Lots
Primary	1,282
Secondary	12

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

The table below illustrates the number of lots of record after 1982:

USD	Lots
Primary	341
Secondary	316

The **total** number of vacant lots of record for the Eastern Primary Urban Service District **1,623.** The total for the Secondary Urban Service District is **328**.

(3) Potential for residential development in Mixed Use overlays.

The vacant land within a CRA mixed use overlay available for residential development is shown in the table, as outlined in 4.1D.5(3). All Mixed Use areas are within a CRA.

CRA Vacant (MU)	Units per Acre	Total	Wetland Probability Acreage	Acres less wetlands	Dwelling Units	Wetland Density Transfer	Units at Maximum Density (Rounded)
Future Land Use							
Comm. General	11.25	13.60	0.00	13.60	153.00	0.00	153.00
Comm. Limited	11.25	16.37	0.00	16.37	184.16	0.00	184.16
Comm/Off/Res	11.25	21.65	0.07	21.58	242.78	0.39	243.17
Comm. Waterfront	11.25	6.71	0.00	6.71	75.49	0.00	75.49
Low Density	11.25	1.78	0.00	1.78	20.03	0.00	20.03
Medium Density	11.25	17.03	0.50	16.53	185.96	2.81	188.78
Mobile Home	11.25	6.45	0.00	6.45	72.56	0.00	72.56
Industrial	11.25	2.05	0.00	2.05	23.06	0.00	23.06
Total		**85.64**					**960**

(4) Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3%* of the number of housing units in actual use.

Excess Vacant Residential Units

Residential Unit Census Data		**Units**	**Total**
Line 1	Occupied housing units (HO) in use by permanent population.	52,883	
Line 2	Vacant seasonal housing units (HS) occupied less than six months of the year	6,140**	
Line 3	Add Line 1 and Line 2 for housing units in actual use (HU).		59,023
Line 4	Vacant housing not in seasonal use	4,066***	
Line 5	Add Line 3 and Line 4 for total residential units.		63,089

Source: 2010 U.S. Census

*Note: This assumption is supported in the *Planner's Estimating Guide, Projecting Land-Use and Facility Needs*, pages 24 – 25, Arthur C. Nelson, FAICP, 2004.

** Indiantown Units Removed (92 units from Census Tract 18.01)

***Note: From 2018 Demand Analysis

Calculation of excess vacant residential units

Unit data from table above			Units
Line 1	Vacant housing not in seasonal use		4,066
Line 2	3% of 59,023 housing units in actual use =	1770.69 (round to 1,771)	1,771
Line 3	Subtract Line 2 from Line 1 to calculate vacant units available for occupancy.		2,295

The 2,295 excess vacant units are allocated by location. In accordance with Policy 4.1D.4, these units are assigned to the Primary, Secondary or are assigned outside the Urban Service Districts based on the allocation Certificates of Occupancy calculated in the Residential Demand Analysis, shown below.

Number of Certificates of Occupancy by Location, 2012 through 2016

Urban Service District	2012	2013	2014	2015	2016	Total	Average	Percent of Total
Eastern	**266**	**300**	**320**	**288**	**248**	**1422**	**284**	**93.06%**
Primary	266	297	315	258	236	1372	274	89.79%
Secondary	0	3	5	30	12	50	10	3.27%
Outside	**8**	**16**	**15**	**39**	**28**	**106**	**21**	**6.94%**
Total	**274**	**316**	**335**	**327**	**276**	**1528**	**306**	**100%**

Source: Martin County Growth Management, using KIVA database

Using the CO percentage data in the table above, the excess vacant housing is allocated into the Urban Service Districts or outside the Urban Service Districts, as shown in the table below.

Urban Service District	Percent of Total	Excess vacant units
Eastern Primary	89.79%	2,060
Eastern Secondary	3.27%	75
Outside	6.94%	160
Total	**100.00%**	**2,295**

SECTION II. SUMMARY OF THE SUPPLY OF POTENTIAL UNITS

Below is a summary of sections (1) through (4) of Policy 4.1D.5 to illustrate the total number of units available to accommodate future demand.

Supply of Units Primary Urban Service District From Policy 4.1D.5	Supply of Units Primary Urban Service District	Supply of Units Secondary Urban Service District
(1) Vacant Land	2,079	619
(2) (a) Pre-1982 Lots of Record	1,282	12
(b) Post-1982 Lots of Record	341	316
(3) Mixed Use Overlay	960	0
(4) Excess Vacancies	2,060	75
(5) Approved multifamily units*	197	0
Total	**6,919**	**1,022**

*Note: The methodology for counting multifamily units in the 2013 supply calculation was not approved by the Administration Commission. Therefore, only unbuilt multifamily units in approved final site plans have been included.

SECTION III. COMPARISON OF RESIDENTIAL DEMAND AGAINST SUPPLY

The language in Policy 4.1D.5 contains the following requirement:

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

Therefore the residential demand for a ten-year and fifteen-year planning period will be compared to the amount of land available to accommodate that demand. The residential demand is taken from the 2018 Residential Demand Analysis.

2016 – 2025 Analysis of Supply versus Demand

Eastern Urban Service Districts	2025 Demand	Unit Supply	Percent of Need in the 10-year planning period
Primary	4,240	6,919	163%
Secondary	154	1,022	663%
Total	**4,394**	**8,252**	**187%**

2016 – 2030 Analysis of Supply versus Demand

Eastern Urban Service District	2030 Demand	Unit Supply	Percent of Need in the 15-year planning period
Primary	6,360	6,919	109%
Secondary	231	1,022	442%
Total	**6,591**	**8,252**	**125%**

PURSUANT TO 4.1D.5 for consideration purposes only

Residential Capacity for the Village of Indiantown

Table 1
Potential Units in the Village of Indiantown - Primary

Future Land Use	Units per Acre	Total	Wetland Probability Acreage	Acres less wetlands	Dwelling Units	Wetland Density Transfer	Units at Maximum Density (Rounded)
Estate Density 2 UPA	2	434.83	93.85	340.98	681.96	93.85	776
Medium Density	8	72.61	16.81	55.8	446.4	67.24	514
Low Density	5	990.21	176.02	814.19	4070.95	440.05	4,511
Total		**1497.65**					**5,800**

Table 2
Potential Units in the Village of Indiantown - Secondary

Future Land Use	Units per Acre	Total	Wetland Probability Acreage	Acres less wetlands	Dwelling Units	Wetland Density Transfer	Units at Maximum Density (Rounded)
Rural	0.5	49.98	16.54	33.44	16.72	4.14	21
Ag Ranchette	0.2	122.75	3.4	119.35	23.87	0.34	24
Total							**45**

Summary table of potential units, Part (1):

Village of Indiantown	Units at Maximum Density
Vacant Primary USD	**5,800**
Vacant Secondary USD	**45**
Total	**2,696**

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

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

USD	Lots
Primary	156
Secondary	12

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

USD	Lots
Primary	67
Secondary	0

The **total** number of vacant lots of record for the Village of Indiantown Primary Urban Service District **224.** The total for the Secondary Urban Service District is **12.**

(3) Potential for residential development in Mixed Use overlay.

CRA Vacant (MU)	Units per Acre	Total	Wetland Probability Acreage	Acres less wetlands	Dwelling Units	Wetland Density Transfer	Units at Maximum Density (Rounded)
Future Land Use							
Comm. General	11.25	131.48	2.47	129.01	1,451.36	13.89	1,465.26
Industrial	11.25	166.66	8.33	158.33	1,781.21	46.86	1,828.07
Comm/Off/Res	11.25	29.65	0.07	29.58	332.78	0.39	333.17
Comm. Waterfront	11.25	34.22	0.00	34.22	384.98	0.00	384.98
High	11.25	1.32	0.00	1.32	14.85	0.00	14.85
Low Density	11.25	112.18	35.79	76.39	859.39	201.32	1,060.71
Medium Density	11.25	10.86	0.50	10.36	116.55	2.81	119.36
Total		**486.37**					**5,206**

(4) Excess vacant housing not in use by permanent or seasonal residents. Excess vacant housing is a vacancy rate higher than 3%* of the number of housing units in actual use.

Excess Vacant Residential Units
Village of Indiantown – Census Tract 18.01

Residential Unit Census Data		Units	Total
Line 1	Occupied housing units (HO) in use by permanent population.	1,826	
Line 2	Vacant seasonal housing units (HS) occupied less than six months of the year	63	
Line 3	Add Line 1 and Line 2 for housing units in actual use (HU).		1,918
Line 4	Vacant housing not in seasonal use	162***	
Line 5	Add Line 3 and Line 4 for total residential units.		2,080

Source: 2010 U.S. Census,
*Note: This assumption is supported in the *Planner's Estimating Guide, Projecting Land-Use and Facility Needs*, pages 24 – 25, Arthur C. Nelson, FAICP, 2004.
***Note: From 2018 Demand Analysis

Calculation of excess vacant residential units

Unit data from table above			Units
Line 1	Vacant housing not in seasonal use		162
Line 2	3% of 1918 housing units in actual use =	57.54 (round to 58)	58
Line 3	Subtract Line 2 from Line 1 to calculate vacant units available for occupancy.		104

The 104 excess vacant units are allocated by location. In accordance with Policy 4.1D.4, these units are assigned to the Primary, Secondary or are assigned outside the Urban Service Districts based on the allocation Certificates of Occupancy shown in the Residential Demand Analysis, shown below.

Supply of Units Primary Urban Service District From Policy 4.1D.5	Supply of Units Primary Urban Service District	Supply of Units Secondary Urban Service District
(1) Vacant Land	**5,800**	**45**
(2) (a) Pre-1982 Lots of Record	156	12
(b) Post-1982 Lots of Record	67	0
(3) Mixed Use Overlay	**5,206**	0
(4) Excess Vacancies	104	0

(5) Approved multifamily units*	0	0
Total	**11,333**	**57**

SECTION III. COMPARISON OF RESIDENTIAL DEMAND AGAINST SUPPLY

2016 – 2025 Analysis of Supply versus Demand

Eastern Urban Service Districts	2025 Demand	Unit Supply	Percent of Need in the 10-year planning period
Primary	6,869	11,333	164%
Secondary	154	57	37%
Total	**7,023**	**11,390**	**162%**

2016 – 2030 Analysis of Supply versus Demand

Eastern Urban Service District	2030 Demand	Unit Supply	Percent of Need in the 15-year planning period
Primary	7,103	11,333	159%
Secondary	1,075	57	530%
Total	**8,178**	**11,390**	**139%**

2018
RESIDENTIAL DEMAND ANALYSIS

Martin County Board of County Commissioners

FEBRUARY 13, 2018

INTRODUCTION

Objective 4.1D of the Martin County Comprehensive Growth Management Plan (CGMP) requires the County "*to collect and monitor development and population data to ensure sufficient land to address projected population needs.*"

This analysis will be combined with the Residential Capacity and Vacant Land Analysis to compare the supply of potential units to the calculated demand for two planning periods. The language in Policy 4.1D.5 contains the following requirement:

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

Therefore the residential demand for a ten-year and fifteen-year planning will be compared to the amount of land available to accommodate that demand.

The residential capacity analysis is made up of three parts. First, population projections are calculated in accordance with Policy 4.1D.2. The population projections used in this analysis are based on the 2017 Population Technical Bulletin, adopted by the Board of County Commissioners on July 25, 2017. The estimates and projections are primarily based on the 2010 United States Census and the Bureau of Economic and Business Research (BEBR) annual report on population for the State of Florida Office of Economic and Demographic Research (EDR).

This document focuses on the second part of Residential Capacity analysis, the determination of future demand for residential units for the two planning periods. Calculations of demand are derived from formulas provided in Policy 4.1D.3.

The third part of the analysis is to determine the supply of residential units. Consistent with Policy 4.1D.5, the Residential Capacity and Vacant Land Analysis provides a calculation of the available residential development options that can accommodate the demand from the projected population. The potential number of units available will be compared to the projected demand.

Definitions from Chapter 2 of the Comprehensive Growth Management Plan

Housing units in actual use: Means the number of residential housing units occupied by permanent residents as classified by the US Census, plus the number of vacant seasonal housing units. Housing units in actual use equals the occupied housing units plus vacant seasonal housing units.

Peak population (housing): The number of residents living in residential housing units for more than six months of the year, and the number of occupants of residential housing who spend less than six months in Martin County equals peak population (housing). It is calculated by

adding permanent population (housing) and the seasonal population (housing) to determine the total demand for residential housing units.

Permanent population (housing): The number of residents living in the unincorporated area in residential housing units for more than six months of the year.

Seasonal population (housing): The number of residents living in residential housing units who spend less than six months in Martin County. The seasonal population in terms of the demand for residential housing units is calculated by multiplying the persons per household, unincorporated area, by the "vacant seasonal housing units" as classified by the US Census and defined in this chapter.

Vacant seasonal housing units: The decennial Census count for residential housing units that are occupied, but for less than six months of the year. This definition excludes the following vacant categories used by the U.S. Census: For Rent; Rented, not occupied; For sale only; Sold, not occupied; For migrant workers.

Demand Methodology

The methodology for calculating residential demand can be found in Policy 4.1D.3, as shown below:

Policy 4.1D.3 Future residential housing unit demand.

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

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

(2) Occupied housing units (HO) are classified by the Census as those residential housing units in use by permanent population. Vacant seasonal housing units (HS) are classified by the Census as those residential housing units that are seasonally occupied by residents who spend less than 6 months of the year in Martin County.

(3) Permanent and seasonal population in residential housing is served by housing units in actual use (HU). Housing units in actual use (HU) equals the occupied housing units (HO) plus vacant seasonal housing units (HS).

$$HU = HO + HS$$

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

(5) The projected demand for housing units in the future shall be determined by dividing the projected, permanent population (housing), as defined in Chapter 2, by the permanent population (housing) identified in the last decennial Census.

Projected permanent population (housing) / Permanent population (housing) in the last decennial Census = percentage increase in demand.

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

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

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

(8) The eastern Urban Service District and the Indiantown Urban Service District shall be considered separately.*

*NOTE: Chapter 2017-195, Laws of Florida, Florida Legislature, authorized the creation of the Village of Indiantown, pending a vote of the qualified electors residing within the corporate limits of the Village. On November 9, 2017 the residents voted to incorporate into the Village of Indiantown.

The current methodology in the CGMP requires an analysis for the western Urban Service District. Staff has included the Village of Indiantown in a separate analysis at the end of this document. The units from the 2010 Census Tract 18.01 were removed from the Demand and Supply calculations in the same method as other municipalities.

DEMAND CALCUATIONS

This section illustrates the formulas in Policy 4.1D.3. 2016 population and housing unit data from the decennial U.S. Census and projections of 2025 and 2030 population, found in the 2017 Population Technical Bulletin are used in the tables and calculations shown below.

Below is a summary of residential housing units derived from the 2010 decennial Census. The information in the table provides for the Occupied Housing Units (HO) and the Vacant Seasonal Housing Units (HS) to be combined to arrive at the Housing units in use (HU) for the unincorporated area.

Housing Units, Occupied and Seasonal for 2010

2010 Census, Occupied housing units		2010 Census, Vacant seasonal housing units		Vacant, Not Seasonal
Martin County	63,899	Martin County	7,475	5757
Stuart	7,701	Stuart	898	1,270
Sewall's Point	793	Sewall's Point	41	56
Ocean Breeze Park	267	Ocean Breeze Park	60	143
Jupiter Island	429	Jupiter Island	273	60
Village of Indiantown	1,826	Village of Indiantown	63	162
Total Unincorporated	52,883 (HO)	Total Unincorporated	6,140 (HS)	4,066

Source:
2010 U.S. Census Summary File 1

Unit data for the Village of Indiantown has been removed in the same method as other municipalities. Unit data was taken from 2010 Census Tract 18.01.

Conclusion for Policy 4.1D.3(3) and (4):
Occupied housing units (HO) + Vacant seasonal housing units (HS) = Housing units in use (HU)
52,883 + 6,140 = **59,023** as per Policy 4.1D.3(3).

The next formula found in Policy 4.1D.3(5) requires population data. Below is an excerpt from the 2017 Population Technical Bulletin.

Permanent population (*housing*) for the Unincorporated Area for the Planning Periods

	% of total from 2010 Census	2016	2025	2030
Unincorporated Total	**100**	**142,834**	**154,343**	**159,600**
Eastern USDs Total	**86.36**	**123,245**	**133,282**	**137,821**
Eastern Primary	99.28	122,458	132,325	136,832
Eastern Secondary	0.72	787	957	989
Indiantown USD Total	**5.12**	**7,319**	**7,908**	**8,178**
Outside USDs	**8.522**	**12,172**	**13,153**	**13,601**

Source: Excerpted from Table 3 of 2017 Population Technical Bulletin, Martin County Growth Management; Approved by the Board of County Commissioners on July 25, 2017. As stated earlier, the Village of Indiantown is not considered in the Demand calculations, but shown for informational purposes.

Projected permanent population (housing) divided by 2016 population equals the increased demand:

2025

	2016	2025	% Increase
Eastern USDs Total	**123,245**	**133,282**	**1.08**
Eastern Primary USD	122,458	132,325	1.08
Eastern Secondary USD	787	957	1.21

2030

Urban Service District	2016	2030	% Increase
Eastern USDs Total	**123,245**	**137,821**	**1.12**
Eastern Primary USD	**122,458**	**136,832**	**1.12**
Eastern Secondary USD	787	989	1.21

The percentage of increased demand is used in the formula found in Policy 4.1D.3 (6). The percentage of increased demand is multiplied by Housing units in use (HU) to arrive at the projected housing demand for the planning period. The Housing units in use (HU) are then subtracted from the projected demand to arrive at the demand for residential units.

Projected Housing Unit Demand for 2025

	2010 Housing Units in Use (HU) (Adjusted for Indiantown)	2025 (HUx1.08) Projected	2025 Demand
Unincorporated Total	**59,023***	**63,745**	**4,722**

Projected Housing Unit Demands for 2030

	2010 Housing Units in Use (HU) (HU) (Adjusted for Indiantown)	2030 (HUx1.12)	2030 Demand
Unincorporated Total	**59,023***	**66,106**	**7,083**

*The number of Housing Units in Use is taken from the Conclusion for Policy 4.1D.3(3) and (4) on the previous page.

Distribution of Housing Unit Demand

Policy 4.1D.4 states:

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

(1) The percentage of residential housing demand that will be met outside the urban service districts shall be based on the average number of certificates of occupancy for the preceding five years. The number of Certificates of Occupancy outside the urban service districts shall be divided by the total number of Certificates of Occupancy for the unincorporated area to determine the appropriate percentage.

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

The table below tabulates the five year history of Certificates of Occupancy (CO) and an average of the five years for the Primary, the Secondary and outside both. It also provides a percent of the five year average. The CO data is used to disaggregate the demand into Urban Service Districts.

Number of Certificates of Occupancy by Location, 2012 through 2016

Urban Service District	2012	2013	2014	2015	2016	Total	Average	Percent of Total
	266	**300**	**320**	**288**	**248**	**1422**	**284**	**93.06%**
Primary	266	297	315	258	236	1372	274	89.79%
Secondary	0	3	5	30	12	50	10	3.27%
Outside	**8**	**16**	**15**	**39**	**28**	**106**	**21**	**6.94%**
Total	**274**	**316**	**335**	**327**	**276**	**1528**	**306**	**100.00%**

Source: Martin County Growth Management, using KIVA database

Using the CO percentage data in the preceding table, the demand for units is disaggregated in the tables below:

Allocation of Unit Demand by Location, 2025

Urban Service District	Percentage of the Five Year Average of Certificates of Occupancy	Demand for additional units	Demand for units disaggregated based upon Certificates of Occupancy (Rounded)
Eastern	**93.06%**		**4,394**
Primary	89.79%		4,240
Secondary	3.27%		154
Outside	**6.94%**		**328**
Total	**100%**	**4,722**	**4,722**

Allocation of Unit Demand by Location, 2030

Urban Service District	Percentage of the Five Year Average of Certificates of Occupancy	Demand for additional units	Demand for units disaggregated based upon Certificates of Occupancy (Rounded)
Eastern	**93.06%**		**6,591**
Primary	89.79%		6,360
Secondary	3.27%		231
Outside	**6.94%**		**492**
Total	100%	**7,083**	**7,083**

The projected demand of units can then be compared to the estimated supply of units in the Primary and Secondary Urban Service Districts to determine Residential Capacity in the 10- and 15-year planning periods. This calculation can be found in the 2018 Residential Capacity and Vacant Land Analysis.

LPA Meeting Minutes
Rezoning in conjunction with
CPA 19-6
KL Waterside
FLUM

LOCAL PLANNING AGENCY
MINUTES
September 17, 2020
JOHN F. & RITA M. ARMSTRONG WING OF THE BLAKE LIBRARY 2351 SE MONTEREY ROAD STUART, FLORIDA 34996

Cindy Hall, Vice Chair, District 1, November 2022
William J. Flanagan, District 2, November 2022
Donald Foley, III, District 3, November 2020
James Moir, Chair, District 4, November 2020
Scott Watson, District 5, November 2020
Kimberly Everman, School Board Liaison, December 2020

CALL TO ORDER

Present: 4- Chairman Jim Moir (via Phone)
Vice Chair Cindy Hall
William (Joe) Flanagan
Donald Foley III

Not Present: School Board Liaison – Kimberly Everman and Scott Watson.

Vice Chair Cindy Hall called the meeting to order at 7:01pm. A quorum was present.

Present:
Senior Assistant County Attorney ..... Krista Storey
Growth Management Director ..... Paul Schilling
Comprehensive Planning Administrator..... Clyde Dulin
Principal Planner..... Samantha Lovelady
Senior Planner..... Mathew Stahley
Planner..... Maria Jose
Agency Recorder/Notary ..... Denise Johnston

MINU APPROVAL OF MINUTES

MINU-1 AUGUST 20, 2020

The board is asked to approve the minutes from the August 20, 2020 LPA meeting.
Agenda Item: 20-1034

MOTION: A Motion was made by Mr. Foley, SECONDED by Mr. Flanagan to approve the minutes of the August 27, 2020 LPA Meeting. The Motion CARRIED 4-0.

QJP -1 QUASI - JUDICIAL PROCEDURES

Quasi-Judicial procedures apply when a 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 the witnesses testify under oath, and demand a decision that is based on a correct application of the law and competent substantial evidence in the record.
Agenda Item: 20-1005

All persons wishing to speak on a Quasi-Judicial agenda item(s) will be sworn in.

DEP DEPARTMENTAL

DEP-1 IMPEDANCE BAILE ANCILLARY RETAIL (I059-004) (QUASI-JUDICIAL)
Impedance Baile LLC is requesting approval of ancillary retail use in the form of a 750 square foot convenience restaurant within a proposed 11,000 square foot office building within COR-1 zoning district. The 1.11-acre vacant parcel is located on the east side of South Kanner Highway approximately 1,200 feet north of the intersection of Salerno Road and South Kanner Highway in Stuart.

Requested by: Daniel Siemen, Project Manager, Gentile Glas Holloway O'Mahoney & Associates, Inc.
Presented by: Matthew Stahley, Sr. Planner, Growth Management Department
Agenda Item: 20-1058

***For the record:**

LPA: Ex parte communication disclosures – None. Interveners – None.

COUNTY: All staff and individuals wishing to speak on this matter were sworn in.

STAFF: Mr. Stahley, Senior Planner with the Growth Management Department provided a copy of the agenda item and work history for the record.

STAFF: Mr. Stahley Presented DEP-1 and noted that staff has reviewed the request and finds it complies with Article 3, Division 3, Section 3.56.1 of the Martin County Land Development Regulations and recommends approval of the request for ancillary retail in COR-1 Zoning District.

LPA: Mr. Moir had questions regarding parking.

STAFF: Mr. Stahley noted that parking for the ancillary retail use was considered in the site plan that is currently under review and will be providing for in the parking calculations.

APPLICANT: Daniel Siemen, Project Manager, Gentile Glas Holloway O'Mahoney & Associates, Inc. stated that the ancillary retail within the building at 750 Square Foot does meet all the pertinent regulations for the code and agrees with staff recommendation.

PUBLIC: None

MOTION: A motion was made by Mr. Flanagan to approve staff's recommendation of approval of the ancillary retail use amendment. SECONDED by Mr. Foley. The motion CARRIED unanimously 4-0.

NEW **NEW BUSINESS**

NPH-1 **COMPREHENSIVE PLAN AMENDMENT 20-2, MARTINEZ COVE ROAD**

Public Hearing to consider a Future Land Use Map change from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 2 units per acre) on an approximate 2.38-acre parcel located at 1500 S.E. Cove Road, west of S.E. Grace Lane.

Requested by: Tyson Waters, Esq. Fox McCluskey Bush Robinson, PLLC
Presented by: Maria Jose, M.S., Planner, Growth Management Department
Agenda Item: 20-1051

***For the Record:**

COUNTY: Ms. Krista noted that items NPH-1 and NPH-2 can be presented together but that separate motions would need to be taken for each item.

LPA: Ex parte communication disclosures – Mr. Flanagan noted for the record that he had none with the applicant specifically but is involved with the Samaritan Center next door to the property and did have discussions in that regard. Interveners – None present.

COUNTY: All staff and individuals wishing to speak on this matter were sworn in.

STAFF: Ms. Jose, Planner with the Growth management Department provided NPH-1, and NPH-2, a copy of the agenda items, staff reports, and work history were entered into the record.

STAFF: Ms. Jose presented NPH-1 and recommended approval of the proposed request to consider a Future Land Use Map Amendment to change for Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 2 units per acre) on an approximate 2.38-acre parcel located at 1500 S.E. Cove Road, west of S.E. Grace Lane.

STAFF: Ms. Jose presented NPH-2 and recommended approval of the proposed re-zoning from A-1 (Small Farms District) to RE-1/2 A. (Residential Estate District), or the most appropriate zoning district regarding Comprehensive Plan Amendment 20-2, Martinez Cove Road FLUM.

LPA: Had no questions for staff.

APPLICANT: Mr. Waters, with Fox McCluskey Bush Robinson, PLLC, representing the applicant noted that the affidavit of mailing has been turned in to staff. Also, noted that he

agrees with staff's recommendation and that it is the intent of the applicant to make this a four-lot family compound.

LPA: Mr. Moir had concerns about the southern strip of land remaining under Estate Density.

STAFF: Mr. Dulin brought up a proposed map of the project to address Mr. Moir's concerns showing a large preserve area between the houses and Grace Lane that will separate the houses in Cove Royale from the subject site.

PUBLIC: None.

LPA: Mr. Flanagan noted that there was a letter from a member of the public that could not attend the meeting who lives in Legacy Cove that was very concerned to the changes in the rural density code.

MOTION: Mr. Foley made a motion, SECONDED by Mr. Flanagan to approve staff's recommendation of approval. The Motion CARRIED 3-1 by the following vote:

Aye: 3 – Mr. Flanagan, Mr. Foley and Ms. Hall
Nay: 1 – Mr. Moir

NPH-2 MARTINEZ COVE ROAD REZONING (QUASI-JUDICIAL)

Application for re-zoning from A-1 (Small Farms District) to RE-1/2 A. (Residential Estate District), or the most appropriate zoning district regarding Comprehensive Plan Amendment 20-2, Martinez Cove Road FLUM.

Requested by: Tyson Waters, Esq. Fox McCluskey Bush Robinson, PLLC
Presented by: Maria Jose, M.S., Planner, Growth Management Department
Agenda Item: 20-1054

MOTION: Mr. Foley made a motion, SECONDED by Mr. Flanagan to approve staff's recommendation of approval. The Motion CARRIED 3-1 by the following vote:

Aye: 3 – Mr. Flanagan, Mr. Foley and Ms. Hall
Nay: 1 – Mr. Moir

NPH-3 COMPREHENSIVE PLAN AMENDMENT 10-6, KL WATERSIDE LLC FLUM

Public hearing to consider a Future Land Use Map change from Agricultural, Industrial & Marine Waterfront Commercial to Industrial and reduction of Marine Waterfront Commercial approximately 499,4 acres located south of SW 96th Street, between SW Kanner Highway (SR 76) and the St. Lucie Canal.

Requested by: Morris Crady, AICP, Senior Vice President, Lucido & Associates
Presented by: Samantha Lovelady, AICP, Principal Planner, Growth Management Department.

Agenda Item: 20-1055

***For the record:**

COUNTY: Ms. Krista noted that items NPH-3, NPH-4 and NPH-5 can be presented together but that separate motions would need to be taken for each item.

LPA: Ex parte communication disclosures – Mr. Flanagan noted that he spoke to the Principal of Crystal Lake Elementary School; Interveners- None.

COUNTY: All staff and individuals wishing to speak on this matter were sworn in.

STAFF: Ms. Lovelady, Principal Planner with the Growth management Department provided NPH-3, NPH-4 and NPH-5, a copy of the agenda items, staff reports, and work history were entered into the record.

STAFF: NPH-3 -Staff recommends approval.

LPA: Mr. Moir had questions regarding the land use amendment and the no net loss policy on waterfront commercial land.

STAFF: Ms. Lovelady addressed his questions.

STAFF: NPH-4-Staff recommendation approval, LI is consistent with the Industrial future land use designation, a PUD may be more appropriate than LI. AG-20A is consistent with the Agricultural future land use designation. No net loss of agricultural land and no increase in urban uses.

STAFF: NPH-5 - Recommends approval of changes to the Figure 4-2, Urban Service District; 11-1, Areas Currently Served by Regional Utilities; and 11-2, Potential Service Areas. Staff recommends approval of the proposed changes to Policy 4.13A.10, Industrial development; Policy 4.7A.14 Allowable development outside the primary Urban Service District; Policy 4.7A.3 Exceptions to location in the primary Urban Service District; Policy 4.7A3.1; and Policy 4.1B.2 Analysis of availability of public facilities.

COUNTY: Ms. Story asked Mr. Dulin to address the LPA members regarding marine waterfront designation. She also noted additional public comment regarding the text amendment that was received from the Town of Jupiter shortly before the meeting.

STAFF: Mr. Dulin addressed the LPA regarding the land use designation.

APPLICANT: Morris Crady, Senior Vice President with Lucido & Associates representing the landowner KL Waterside, LLC, turned in the mailing notices of the surrounding property owners for the record. Mr. Crady agreed with staff's recommendation.

LPA: Members had questions regarding traffic issues.

APPLICANT: Mr. Crady address the concerns regarding traffic.

PUBLIC: None

MOTION: a motion was made by Mr. Foley, SECONDED by Mr. Flanagan regarding the proposed changes by the following vote:

Aye: 2 – Mr. Foley and Ms. Hall
Nay: 2 – Mr. Moir and Mr. Flanagan

NPH-4 KL WATERSIDE, LLC REZONING (QUASI-JUDICIAL)

Application for re-zoning from WGC (Waterfront General Commercial District) and GI (General Industrial District) to AG-20A (Agricultural District), or the most appropriate zoning district. The application also proposes a change for A-2 (Agricultural District) to the LI (Limited Industrial District), or the most appropriate zoning district, regarding Comprehensive Plan Amendment 19-6, KL Waterside

Requested by: Morris Crady, AICP, Senior Vice President, Lucido & Associates
Presented by: Samantha Lovelady, AICP, Principal Planner, Growth Department.

Agenda Item: 20-1056

***For the record:**

MOTION: a motion was made by Mr. Foley, SECONDED by Mr. Flanagan regarding the proposed changes by the following vote:

Aye: 2 – Mr. Foley and Ms. Hall
Nay: 2 – Mr. Moir and Mr. Flanagan

NPH-5 COMPREHENSIVE PLAN AMENDMENT 19-5, KL WATERSIDE LLC TEXT

Public hearing to consider a proposed request to amend Chapter 4, Future Land Use Element and Figure 4-2, Urban Service Districts. Also proposed are amendments to Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan specifically, Figure 11-1, Areas, Currently Served by Reginal Utilities and Figure 11-2, Potential Services Areas of the Comprehensive Growth Management Plan. The text amendments would also create a 250-acre Freestanding Urban Service District within a 499.4-acre property located south of SW 96th Street, between SW Kanner Highway (SR76) and the St Lucie Canal.

PUBLIC: None

Requested by: Morris Crady, AICP, Senior Vice President, Lucido & Associates
Presented by: Samantha Lovelady, AICP, Principal Planner, Growth Department.

Agenda Item: 20-1057

***For the record:**

MOTION: a motion was made by Mr. Foley, SECONDED by Mr. Flanagan regarding the proposed changes by the following vote:

Aye: 2 – Mr. Foley and Ms. Hall
Nay: 2 – Mr. Moir and Mr. Flanagan

COMMENTS

1. PUBLIC – None

2. STAFF – Noted that there are no Items for the October 1, 2020 meeting and next meeting will be October 15, 2020.

3. LPA – There was no further business.

ADJOURN:
The September 17, 2020, Local Planning Agency meeting adjourned at 8.42 pm.

Respectfully Submitted:

Denise Johnston

Denise Johnston, Martin County
Growth Management Department
Agency Recorder/Notary

10-15-2020
Date Signed:

Approved by:

Cindy Hall

Cindy Hall, Vice Chair

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

Public Notice

CPA 19-6
KL Waterside
Rezoning

lucido & associates

RECEIVED
SEP 03 2020
GROWTH MANAGEMENT DEPARTMENT

September 1, 2020

RE: Notice of Public Hearings regarding Applications #CPA 19-5 (Text) and CPA #19-6 (FLUM): An application submitted by KL Waterside, LLC to change the Future Land Use on a Parcel of Land consisting of approximately 500 acres located south of SW 96th Street and west of SW Kanner Highway (SR 76).

Dear Property Owner:

As the owner of property within 2,500 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application to change the Future Land Use designations and zoning on the subject property as described below:

Future Land Use (Zoning)	Existing	Proposed
Agricultural (AG-20A)	0.0 acres	243.4 acres
Agricultural (A-2)	249.1 acres	6.0 acres
Industrial (LI)	175.4 acres	250.0 acres
Commercial Waterfront (WGC)	74.9 acres	0.0 acres
Total:	499.4 acres	499.4 acres

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

MEETING: Local Planning Agency
DATE: September 17, 2020
TIME: 7:00 p.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING: Board of County Commissioners
DATE: October 13, 2020
TIME: 9:00 a.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

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

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

Accessibility arrangements. Persons with disabilities who need an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

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

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

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

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. Written comments will be included as part of the public record of the application.

Submit Written Comments to: Paul Schilling, Director
Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

To view staff reports, please visit the County's website at:
https://www.martin.fl.us/CompPlanningStaffReports

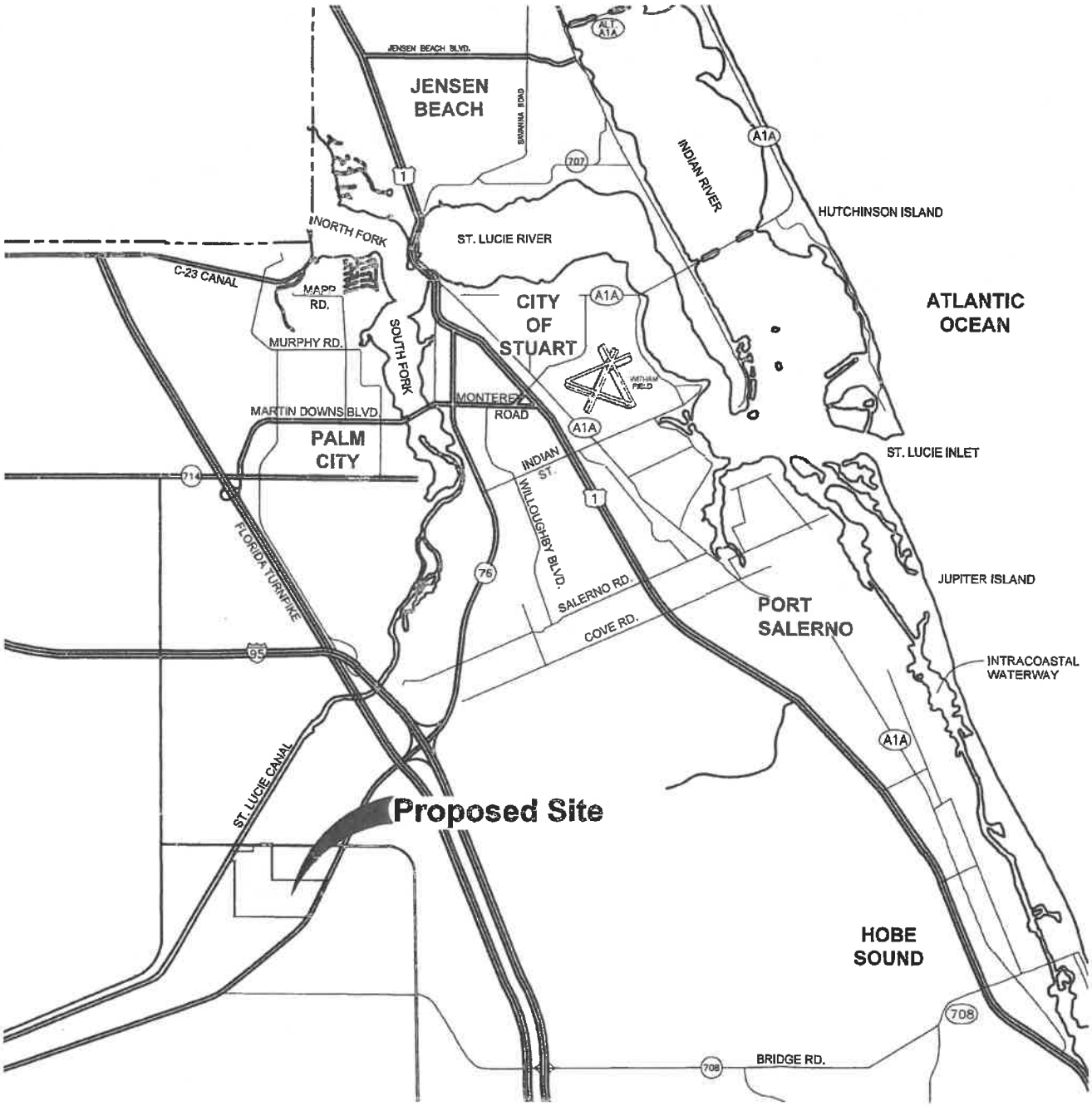
For more information, please feel free to contact me at (772) 220-2100 or Samantha Lovelady, AICP, Principal Planner, Growth Management Department at (772) 288-5495 or via email: slove@martin.fl.us

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Enclosures: Location Map
Current Future Land Use Map
Proposed Future Land Use Map
Current Zoning Map
Proposed Zoning Map

Location Map



lucido & associates

701 E Ocean Blvd, Stuart, Florida 34994 (772) 220-2100 Fax (772) 223-7220

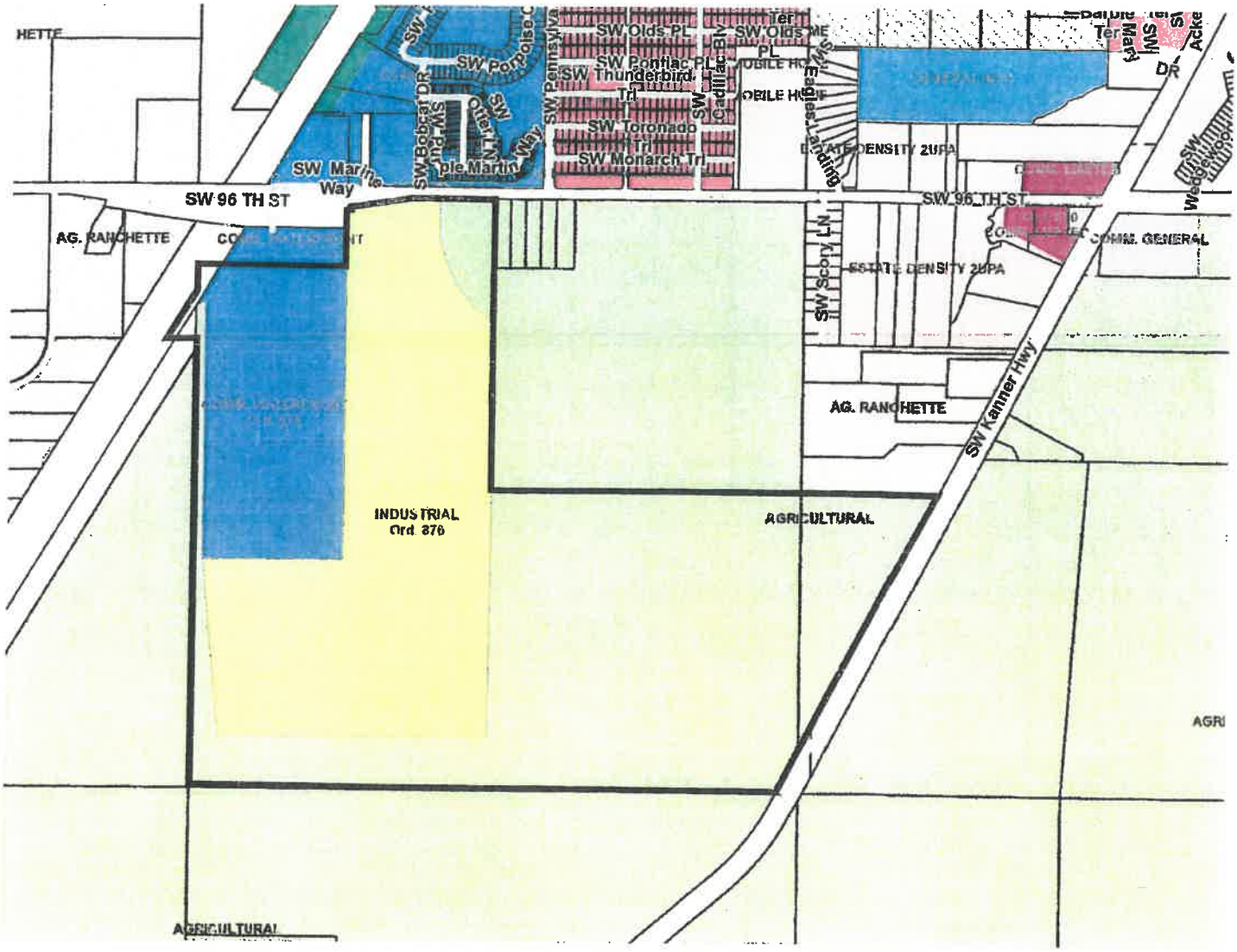
NORTH

KL Waterside, LLC (fka Neill Parcels)

CPA19-5 & 19-6

Martin County, Florida

Current Future Land Use Map



Future Land Use Legend

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

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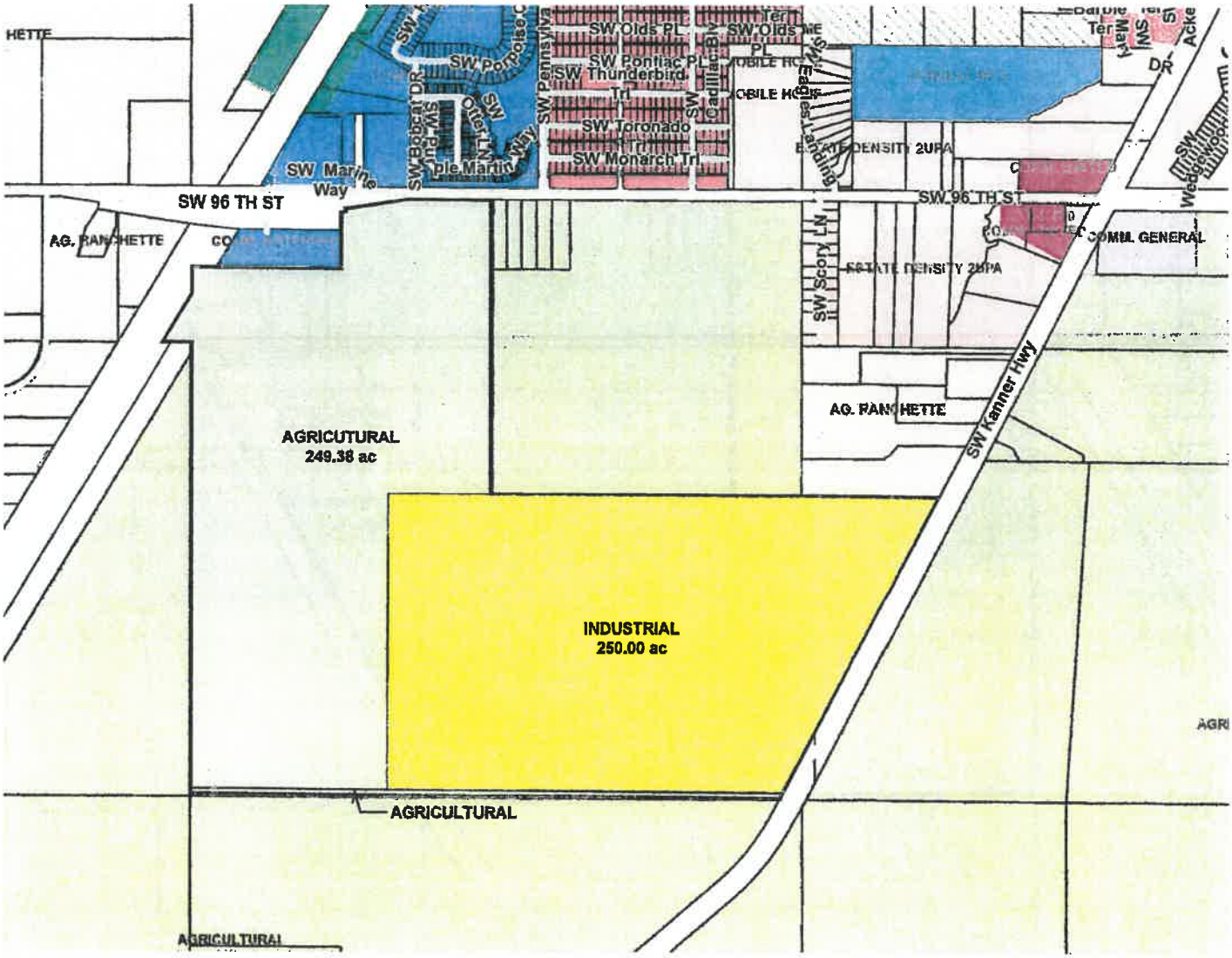
NORTH

KL Waterside, LLC (fka Neill Parcels)

CPA19-5 & 19-6

Martin County, Florida

Proposed Future Land Use Map



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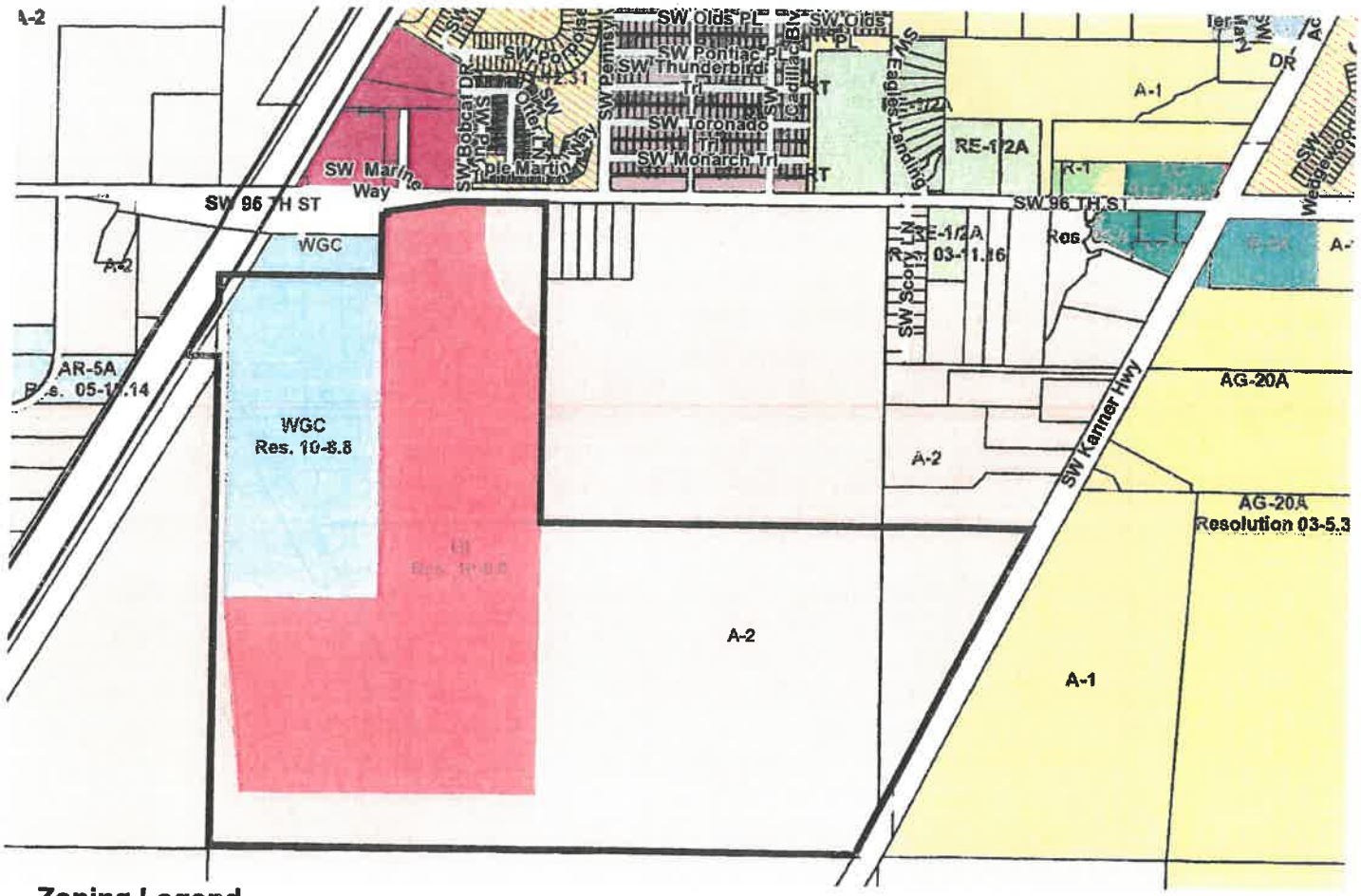
NORTH

KL Waterside, LLC (fka Neill Parcels)

CPA19-5 & 19-6

Martin County, Florida

Current Zoning Map



Zoning Legend

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

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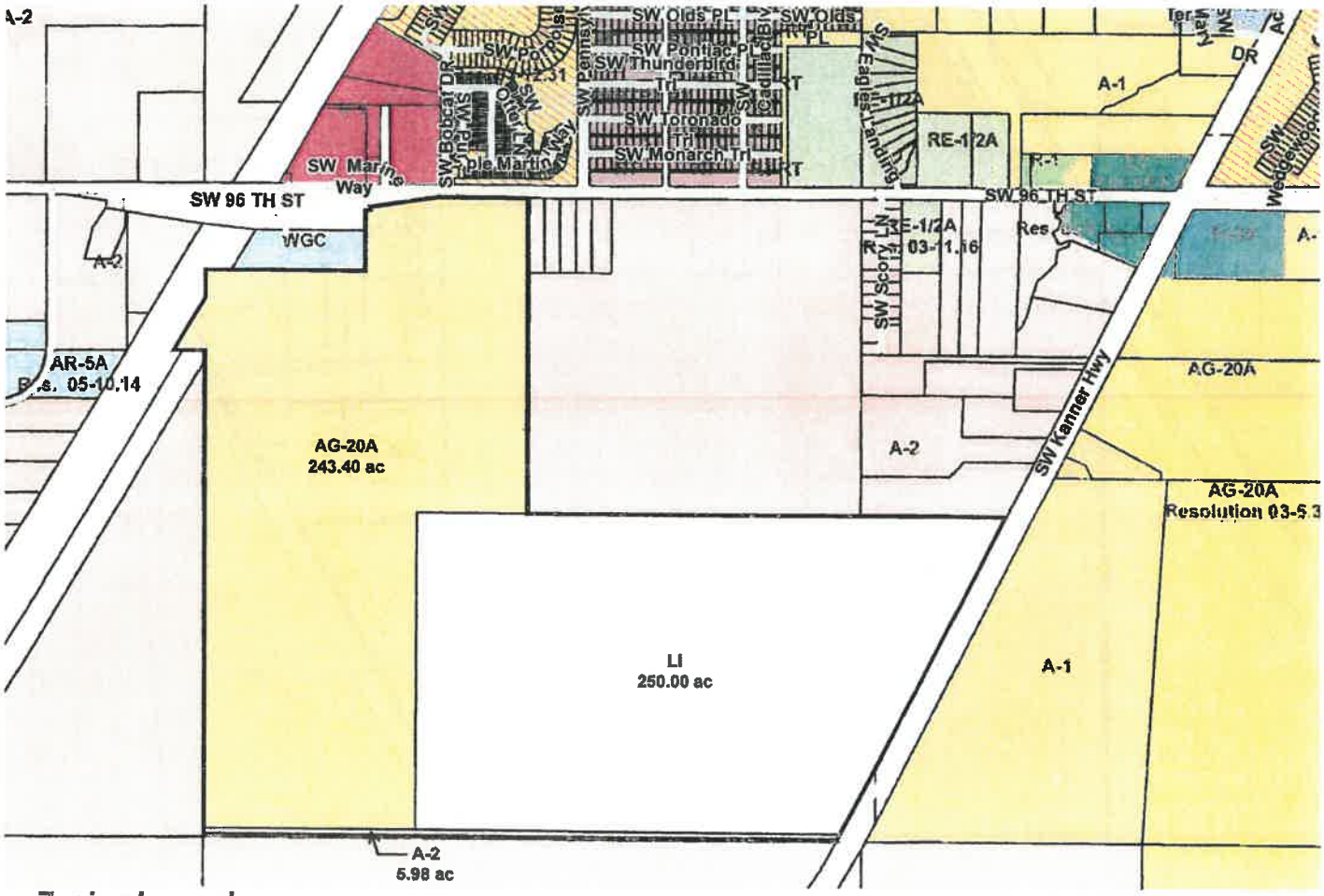
NORTH

KL Waterside, LLC (fka Neill Parcels)

CPA19-5 & 19-6

Martin County, Florida

Proposed Zoning Map



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NORTH

KL Waterside, LLC

(fka Neill Parcels) CPA19-5 & 19-6

Martin County, Florida

Doug Fitzwater
220 Hibiscus Avenue
Stuart, FL 34996

Mr. Morris Crady
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

Notice of Text Amendment to Create A Freestanding Urban Service District
And Future Land Use and Zoning Change
Application Number #CPA 19-5 and #CPA 19-6

Dear Mr. Crady:

This is to certify that the above referenced sign was installed per Martin County requirements and complies with the standards of the notice provisions of Article 10, Section 10.6: Development Review Procedures.

Doug Fitzwater

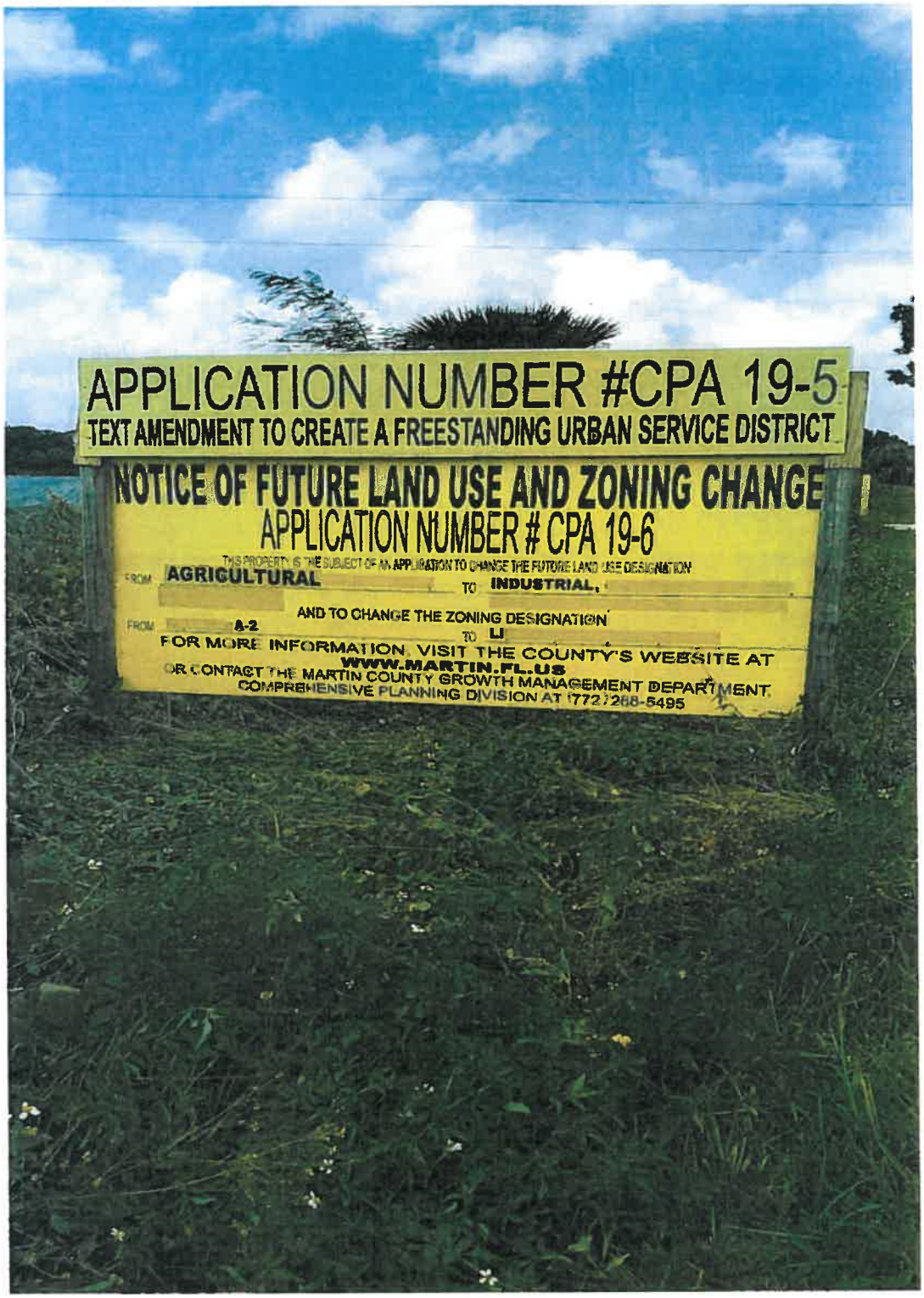
State of Florida
County of Martin

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [✓] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 10th DAY OF September, 2020 BY Doug Fitzwater WHO [✓] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED_____ AS IDENTIFICATION.

Shirley Lyders
Notary Public, State of Florida

MY COMMISSION EXPIRES

SHIRLEY LYDERS
Commission # GG 935991
Expires March 31, 2024
Bonded Thru Troy Fain Insurance 800-385-7019


APPLICATION NUMBER #CPA 19-5
TEXT AMENDMENT TO CREATE A FREESTANDING URBAN SERVICE DISTRICT
NOTICE OF FUTURE LAND USE AND ZONING CHANGE
APPLICATION NUMBER # CPA 19-6
THIS PROPERTY IS THE SUBJECT OF AN APPLICATION TO CHANGE THE FUTURE LAND USE DESIGNATION
FROM AGRICULTURAL TO INDUSTRIAL,
AND TO CHANGE THE ZONING DESIGNATION
FROM A-2 TO LI
FOR MORE INFORMATION, VISIT THE COUNTY'S WEBSITE AT
WWW.MARTIN.FL.US
OR CONTACT THE MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT
COMPREHENSIVE PLANNING DIVISION AT (772) 288-5495

Side One

APPLICATION NUMBER #CPA 19-5
TEXT AMENDMENT TO CREATE A FREESTANDING URBAN SERVICE DISTRICT
NOTICE OF FUTURE LAND USE AND ZONING CHANGE
APPLICATION NUMBER # CPA 19-6
FROM AGRICULTURAL
TO INDUSTRIAL
AND TO CHANGE THE ZONING DESIGNATION
FROM A-2
TO LI
FOR MORE INFORMATION, VISIT THE COUNTY'S WEBSITE AT
WWW.MARTIN.FL.US
OR CONTACT THE MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT
COMPREHENSIVE PLANNING DIVISION AT

Side Two

The Stuart News
TREASURE COAST NEWSPAPERS PART OF THE USA TODAY NETWORK
Wednesday, September 2, 2020

Ad Number:	GCI0485176-01
Insertion Number:	N/A
Size:	2 Col x 10 in
Color Type:	N/A
Advertiser:	Martin County - Growth Management
Agency:	N/A
Section-Page-Zone(s):	A-16-All
Description:	NOTICE OF PUBLIC HEA

Sharks

Continued from Page 1A

Because bull sharks can tolerate freshwater, they've been seen as far inland as Lake Okeechobee. They get into the headwaters of the St. Lucie, St. Sebastian and Loxahatchee rivers.

Juveniles can grow to over 6 feet long.

"We anticipate working with animals just over a meter (slightly more than 3 feet) in length for this study as they are more likely to experience a harmful algal bloom," Brewster said.

Brewster hopes to tag 10 bull sharks during a harmful algae bloom in the lagoon.

"Timing will be the biggest challenge," Brewster said. "Once we get the indication a bloom is developing, we'll have to rush out there."

The irony, she said, is that no one wants a harmful bloom to occur, "but we need one to do our research. The fact is that blooms are occurring more frequently. ... I expect that next summer, we'll be in the thick of it."

Tag, follow, retrieve

In the meantime, Brewster is helping develop the tags she and other researchers will attach to the sharks' dorsal fins. The tags will:

- Have an acoustic transmitter so the animals can be tracked as they move.
- Have an accelerometer, a device "like a FitBit you'd wear on your wrist," Brewster said, to record the sharks' movements.
- Pop off after 5-7 days in the water and float to the surface.
- Have a satellite transmitter so researchers can find and retrieve the tag.

"We're also relying on the Treasure Coast community, the people who are on the water and on the beaches," Brewster said, "and hoping that if they find the tags before we do that they'll give us a call."

The tags will have a Harbor Branch logo and Brewster's contact information.

Ryan Wood, of RWood Outdoors on YouTube and a Malabar resident, caught and released this bull shark from a Martin County beach June 22. CONTRIBUTED PHOTO

Bull sharks have a reputation for being aggressive, if not downright mean.

A bull shark is suspected of killing kiteboarder Stephen Schafer in February 2010 near Stuart Beach, the only known fatal shark attack in Martin County history, according to records going back to 1882.

"Yes, they've been known to attack people," Brewster said, "but the probability of that is slim. I've worked with bull sharks since 2010 and haven't had an incident yet. Of course, they are a species you have to be very careful with when you're in the water with them."

Brewster's study is gearing up just as other researchers at Harbor Branch published findings showing large influxes of freshwater into the lagoon, such as Lake Okeechobee discharges, benefit bull sharks, but can be detrimental the overall ecosystem.

"Not all parts of the lagoon are equal," said Matt Ajemian, a Harbor Branch assistant research professor and co-author of the study. "Areas with more salinity tend to have more biodiversity, more species."

Salinity loss because of discharges "can change the whole dynamic of the lagoon ecosystem," Ajemian said. "Animals that need the salinity can get pushed out, and that's not good; they're there for a reason."

A lotta bull (shark)

- **Range:** Warm, shallow ocean water around the world, but can live in brackish water (like t[illegible] an River Lagoon) and c[illegible]u[illegible]d in freshwater.
- **How they [illegible] freshwater:** Kidneys and [illegible]gland near the tail prevent loss o[illegible] body salt in low-salinity water.
- **Size:** Females can reach 5 feet and 500-plus pounds; males 7 feet and 200 pounds.
- **State record:** 517 pounds, Panama City Beach, October 1981.
- **Appearance:** Gray backs, white bellies; fin tips are black, especially in younger sharks; wide snouts and sharp, triangular teeth.
- **The name:** From the habit of butting prey with their heads before biting.
- **Speed:** Usually swim about 5 mph, but can reach 12 mph.
- **Diet:** Fish, turtles, crustaceans, dolphins, birds and other sharks.
- **Humans:** Bull sharks typically don't eat people, but will attack anything that moves in its territory. Average of 16 attacks on humans each year in the U.S. Fatal attacks average every two years.

Reducing risk of shark attacks

- Always stay in groups; sharks are more likely to attack a lone person.
- Do not wander too far from shore, as this isolates an individual and additionally places you far away from assistance.
- Avoid being in the water during darkness or twilight hours, when sharks are most active and have a competitive sensory advantage.
- Don't enter the water if bleeding or menstruating. A shark's sense of smell is acute, and sharks are attracted to blood.
- Don't wear shiny jewelry because the reflected light resembles the sheen of fish scales.
- Use extra caution when water is murky and avoid uneven tanning and bright-colored clothing, as sharks see contrast particularly well.
- Refrain from excess splashing, and don't allow pets in the water because of their erratic movements.

NOTICE OF PUBLIC HEARINGS

The Martin County Local Planning Agency will conduct public hearings on September 17, 2020, beginning at 7:00 P.M., or as soon thereafter as the items may be heard, to review the following items:

1. Comprehensive Plan Amendment 19-6, KL Waterside, LLC (fka Neill Parcels): A Future Land Use Map change from Industrial and Marine Waterfront Commercial to Agricultural on the western portion of the property. Also proposed is a Future Land Use Map change from Agricultural to Industrial on the eastern portion of the property. All of the changes are occurring within a 499.4- acre property located south of SW 96th Street, between SW Kanner Highway (SR76) and the St. Lucie Canal.
2. Application for re-zoning from WGC (Waterfront General Commercial District) and GI (General Industrial District) to AG-20A (Agricultural District) on the western portion of the property, or the most appropriate zoning district. The application also proposes a change from A-2 (Agricultural District) to the LI (Limited Industrial District) on the eastern portion of the property, or the most appropriate zoning district, regarding Comprehensive Plan Amendment 19-06, KL Waterside, LLC (fka Neill Parcels).
3. Comprehensive Plan Amendment 19-5, KL Waterside, LLC (fka Neill Parcels), a text amendment to Chapter 4, Future Land Use Element and Figure 4-2, Urban Service Districts. Also proposed are amendments to Chapter 11, Potable Water Services Element/10 Year Water Supply Facilities Work Plan specifically, Figure 11-1, Areas Currently Served by Regional Utilities and Figure 11-2, Potential Service Areas of the Comprehensive Growth Management Plan. The text amendments would also create a 250-acre Freestanding Urban Service District within a 499.4-acre property located south of SW 96th Street, between SW Kanner Highway (SR76) and the St. Lucie Canal.
4. Comprehensive Plan Amendment 20-02, Martinez Cove Road: A Future Land Use Map change from Rural Density Residential (up to 1 unit per 2 acres) to Residential Estate Density (up to 2 units per acre) on an approximate 2.38 parcel located at 1500 SE Cove Road, west of SE Grace Lane in Stuart.
5. Application for re-zoning from A-1 (Small Farms District) to RE ½A (Residential Estate District) or the most appropriate zoning district regarding Comprehensive Plan Amendment 20-02, Martinez Cove Road.

All interested persons are invited to attend and be heard. The meeting will be held in the John F. and Rita M. Armstrong Wing of the Blake Library, 2351 SE Monterey Road, Stuart, Florida 34996. Written comments may be mailed to: Paul Schilling Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. Copies of the items will be available from the Growth Management Department. For more information, contact the Growth Management Department at (772) 288-5495.

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

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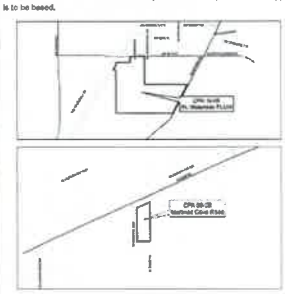

TR GCI0485176-01 September 2, 2020

AFFORDABLE LIVING TRUSTS

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Single Person.. $385

Married Couple...................................... $485

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ROBERT D. SCHWARTZ
Attorney At Law
Certified Public Accountant

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W Executive Suites 1860 SW Fountainview Blvd Port St. Lucie, FL 34986 Available by appointment	850 NW Federal Hwy. Stuart, FL 34994 Available by appointment	14255 US Hwy. 1, Ste. 270 (Just N. of Donald Ross Rd.) Juno Beach, FL 33408 Available by appointment

Mr. Schwartz's Qualifications include:
Graduate of Univ. of Florida College of Law with honors Graduated Cum Laude from Florida State University National Speaker on Estate & Tax Planning
The hiring of a lawyer is an important decision that should not be based solely upon advertisement. Before you decide, ask me to send you free written information about my qualifications and experience.

lucido&associates

December 18, 2020

RE: Notice of Public Hearings regarding Applications #CPA 19-5 (Text) and CPA #19-6 (FLUM): An application submitted by KL Waterside, LLC to change the Future Land Use on a Parcel of Land consisting of approximately 500 acres located south of SW 96th Street and west of SW Kanner Highway (SR 76).

Dear Property Owner:

As the owner of property within 2,500 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application for a site-specific text amendment to the Martin County Comprehensive Growth Management Plan regarding the uses permitted on the property. The property is also the subject of an application to change the Future Land Use designations and zoning on the subject property as described below:

Future Land Use (Zoning)	**Existing**	**Proposed**
Agricultural (AG-20A)	0.0 acres	243.4 acres
Agricultural (A-2)	249.1 acres	6.0 acres
Industrial (LI)	175.4 acres	250.0 acres
Commercial Waterfront (WGC)	74.9 acres	0.0 acres
Total:	499.4 acres	499.4 acres

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

MEETING:	Board of County Commissioners
DATE:	January 12, 2021
TIME:	9:00 a.m. or as soon thereafter as the item may be heard
PLACE:	Martin County Administrative Center Commission Chambers, 1st Floor 2401 S.E. Monterey Road Stuart, Florida 34996

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

Accessibility arrangements. Persons with disabilities who need an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

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

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

verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

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

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

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. Written comments will be included as part of the public record of the application.

Submit Written Comments to: Paul Schilling, Director
Growth Management Departmen
2401 S.E. Monterey Road
Stuart, FL 34996

To view staff reports, please visit the County's website at:
https://www.martin.fl.us/CompPlanningStaffReports

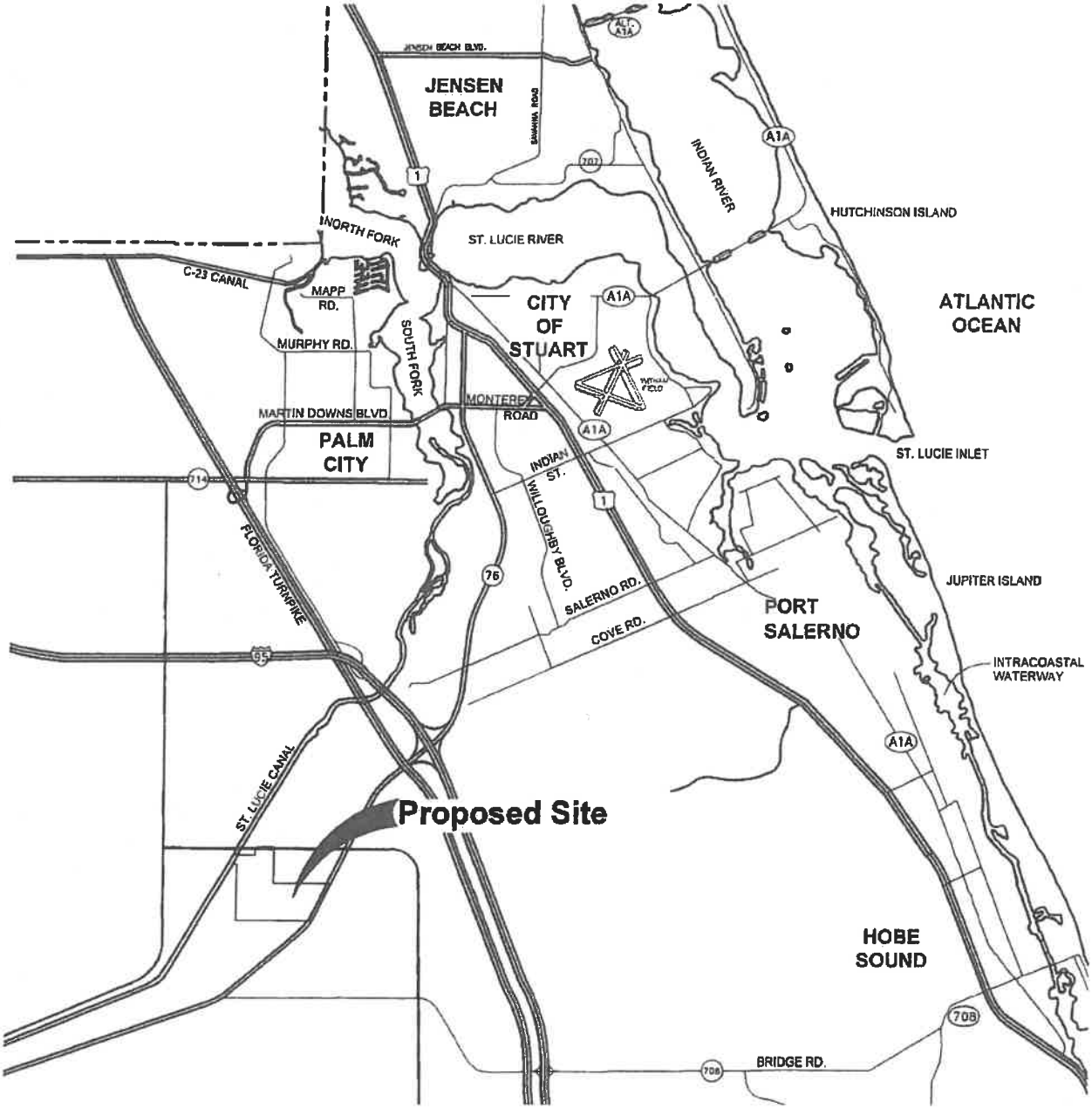
For more information, please feel free to contact me at (772) 220-2100 or Samantha Lovelady, AICP, Principal Planner, Growth Management Department at (772) 288-5495 or via email: slove@martin.fl.us

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Enclosures: Location Map
Current Future Land Use Map
Proposed Future Land Use Map
Current Zoning Map
Proposed Zoning Map

Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100 Fax (772) 223-9220

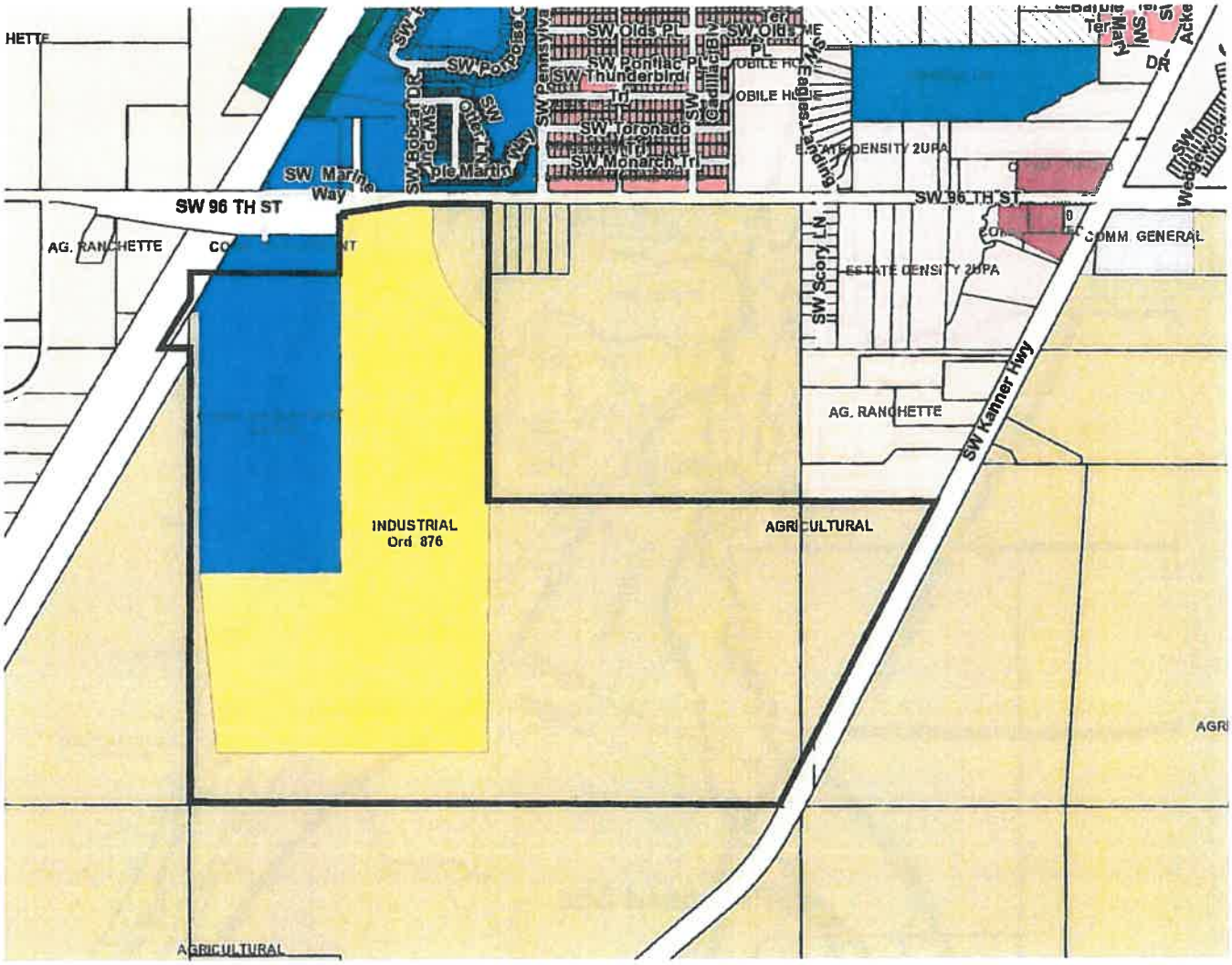
NORTH

KL Waterside, LLC (fka Neill Parcels)

CPA19-5 & 19-6

Martin County, Florida

Current Future Land Use Map



Future Land Use Legend

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

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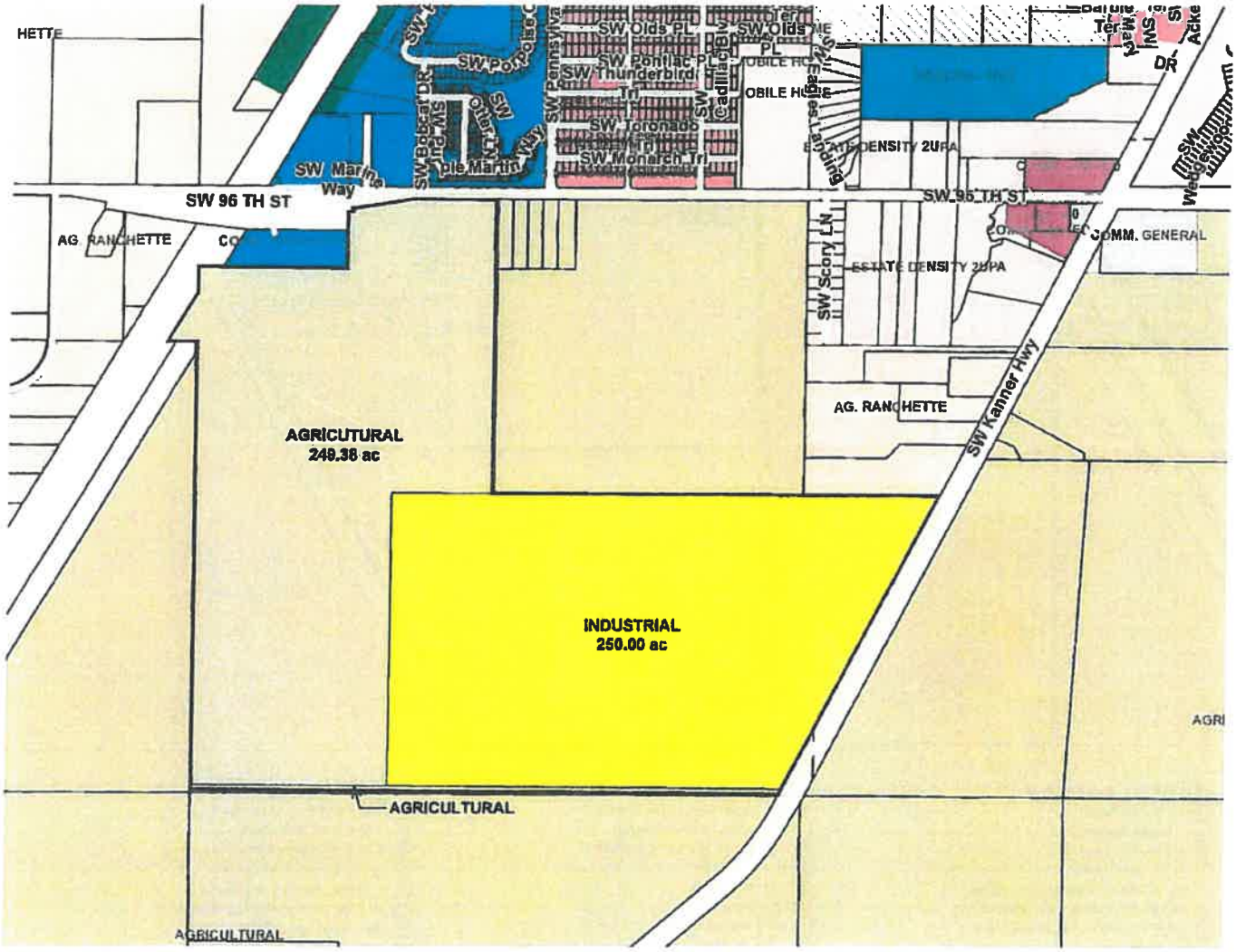
NORTH

KL Waterside, LLC (fka Neill Parcels)

CPA19-5 & 19-6

Martin County, Florida

Proposed Future Land Use Map



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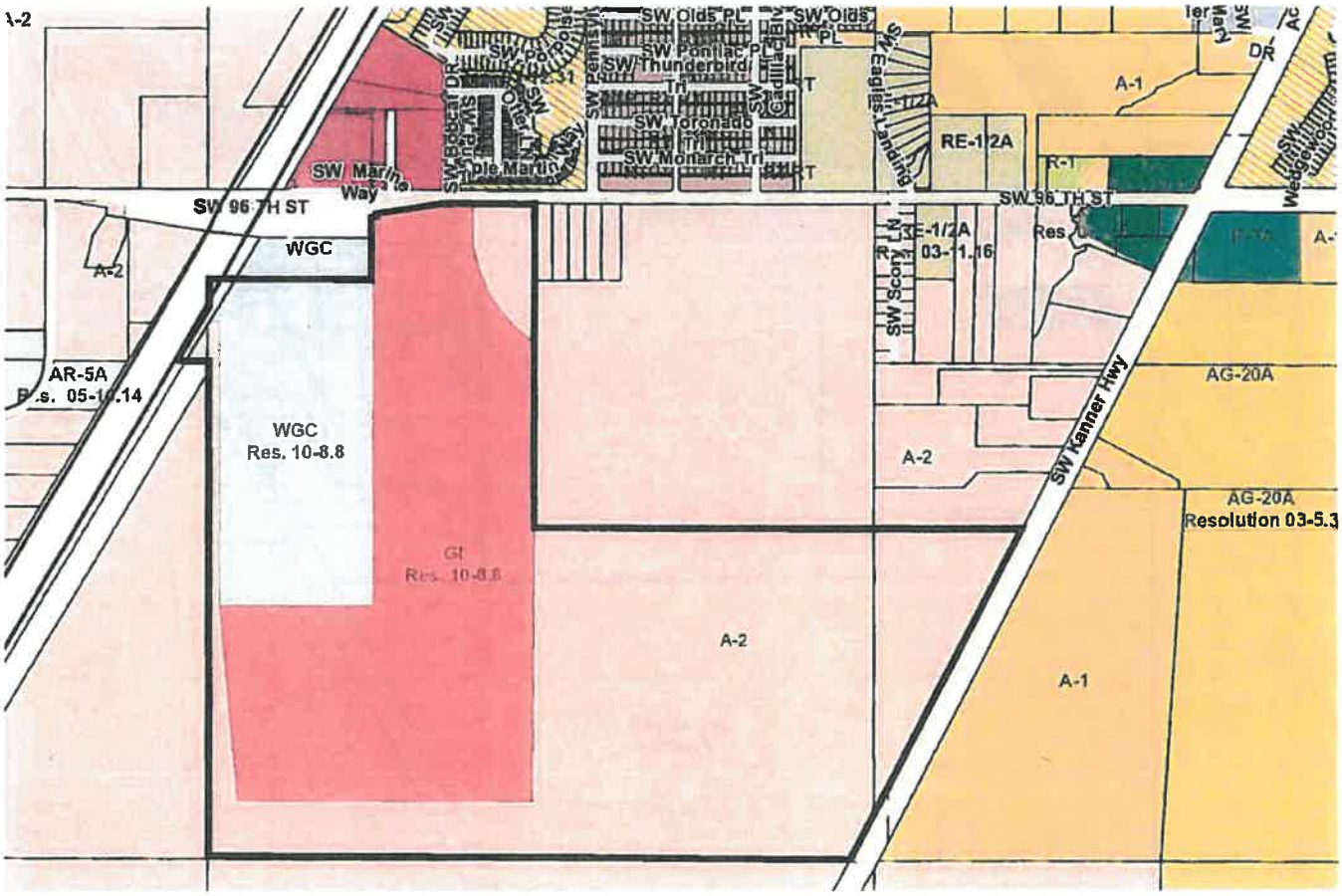
CPA19-5 & 19-6

Martin County, Florida

Current Zoning Map



Zoning Legend

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

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NORTH

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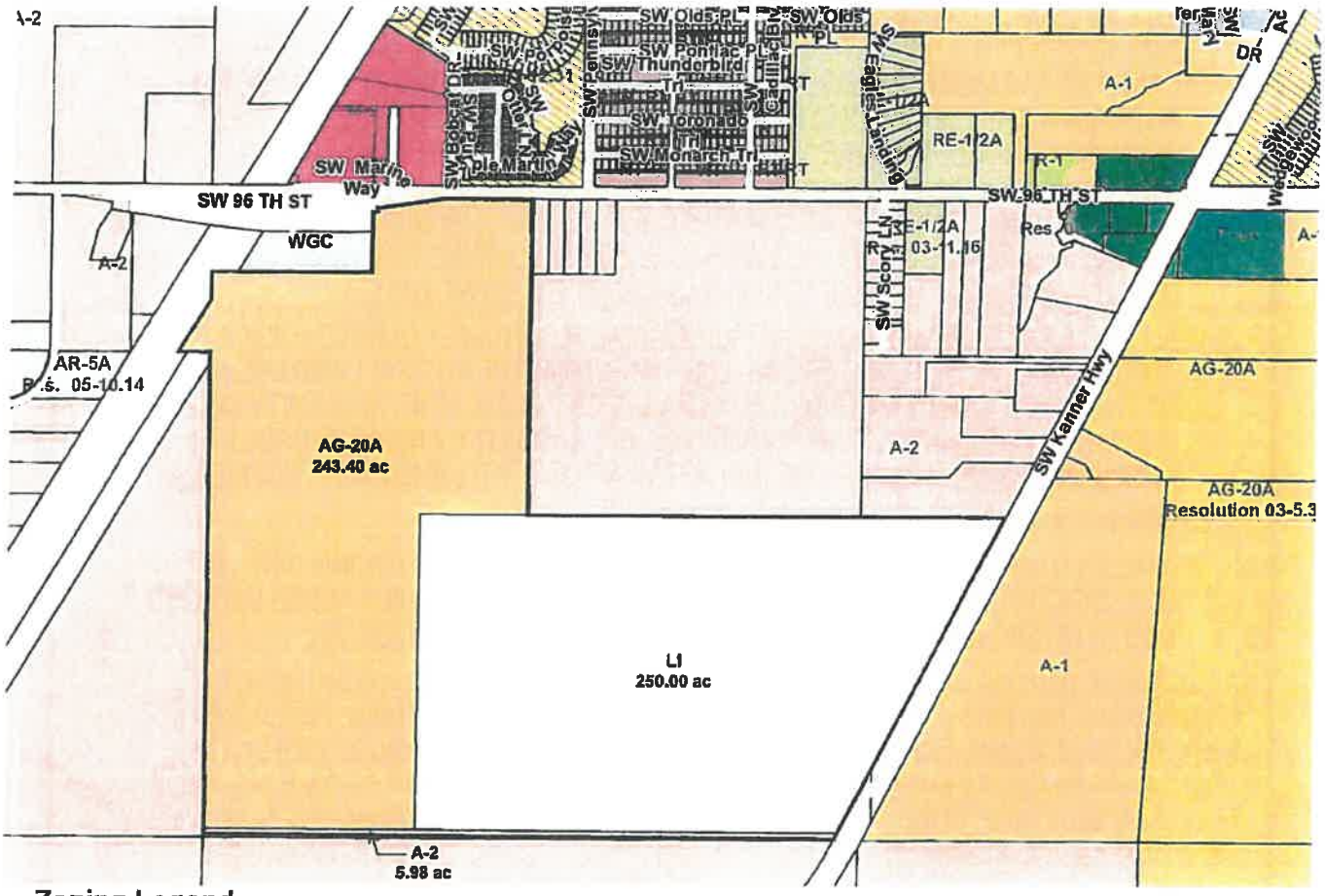
CPA19-5 & 19-6

Martin County, Florida

Proposed Zoning Map



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NORTH

KL Waterside, LLC

(fka Neill Parcels) CPA19-5 & 19-6

Martin County, Florida

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on January 12, 2021 beginning at 9:00 A.M., or as soon thereafter as the items may be heard, to review the following items:

1. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-5, KL WATERSIDE, LLC, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT AND FIGURE 4-2, URBAN SERVICE DISTRICTS; CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, SPECIFICALLY, FIGURE 11-1, AREAS CURRENTLY SERVED BY REGIONAL UTILITIES AND FIGURE 11-2, POTENTIAL SERVICE AREAS, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.
2. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-6, KL WATERSIDE, LLC, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

In conjunction with:

3. 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 96TH STREET AND WEST OF KANNER HIGHWAY (SR 76).

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

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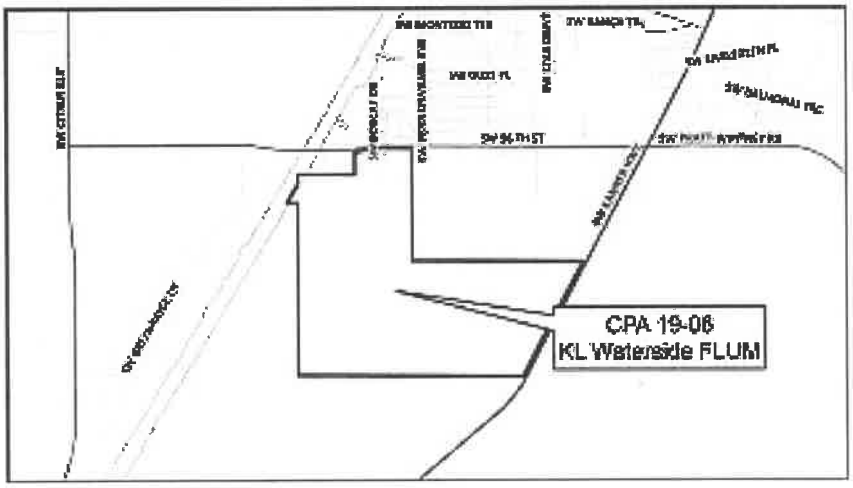


TR-GC/0558116-01

Stuart News

Wednesday, December 23, 2020

Ad Number: GCI0558116-01
Insertion Number: N/A
Size: 3 Col x 8 in
Color Type: N/A

Advertiser: Martin County - Growth Management
Agency: N/A
Section-Page-Zone(s): A-17-All
Description: BCC KL Waterside, LL

RESTAURANTS OPEN CHRISTMAS DAY

There are plenty of Treasure Coast restaurants open Christmas Day. Here are some:

Mulligans in Vero Beach. The restaurant also has locations in Sebastian, Jensen Beach and Stuart. LAURENCE REISMAN/TCPALM

Indian River County

Sebastian

Captain Hiram's Resort
- Hours: 8 a.m. to 9:30 p.m.; regular menu at Blackfins and Sandbar, plus holiday menu at Blackfins only
- Seating: Blackfins is open air and Sandbar is outdoors
- Address: 1606 Indian River Drive
- Reservations recommended for Blackfins, but not Sandbar: 772-388-8588

Mulligan's Beach House
- Hours: 8 a.m. to 11 p.m.
- Seating: Indoor and outdoor
- Address: 806 Indian River Drive
- Reservations recommended: 772-918-4844

Koji Japanese and Thai
- Hours: 11:30 a.m. to 9 p.m.
- Seating: Indoor only
- Address: 13600 U.S. 1, Suite 3
- Reservations: 772-388-8510

Country Ham N Egg
- Hours: 7 a.m. to indefinite close; weekend omelet specials
- Seating: Indoor only
- Address: 478 U.S. 1
- Doesn't take reservations: 772-589-4845

Vero Beach

The Wave Kitchen & Bar
- Hours: 8 a.m. to 11 a.m. for breakfast; 10:30 a.m. to 2 p.m. for brunch; 5:30 p.m. to 10 p.m. for dinner
- Seating: Indoor and outdoor
- Address: 3244 Ocean Drive in the Costa d'Este Beach Resort & Spa
- Reservations required: 772-410-0100
- More: Cabana bar open 8 a.m. to 10 p.m. with no reservations required

Ocean Grill
- Hours: 2:30 p.m. to 8 p.m.; holiday menu
- Seating: Indoor only
- Address: 1050 Beachland Blvd.
- Reservations: Booked, but will try to accommodate walk-ins. Call 772-231-5409 to ask about cancellations.

Cobalt
- Hours: 10:30 a.m. to 3 p.m. for brunch and 5 p.m. to 8:30 p.m. for dinner
- Seating: Indoor and outdoor
- Cost: $75 per person for 4-course brunch; $110 per person for 5-course dinner
- Address: 3500 Ocean Drive in the Kimpton Vero Beach Hotel & Spa
- Reservations required: 772-469-1060

DiMare
- Hours: 3:30-7 p.m.; holiday menu
- Seating: Indoor and outdoor
- Address: 815 20th St.
- Reservations required: 772-234-2809

Izziban Sushi & BBQ
- Hours: 4:30-9 p.m.
- Seating: Indoor only
- Address: 962 14th Lane, Majestic Plaza
- Reservations: 772-569-8883

Kata Japanese & Thai
- Hours: 11:30 a.m. to 2:30 p.m. and 4:30-9:30 p.m.
- Seating: Indoor only
- Address: 1306 20th St.
- Reservations required: 772-564-8883

Francesca's Italian Kitchen
- Hours: 4-8 p.m.
- Seating: Indoor only (50% capacity)
- Address: 3001 Ocean Drive, Suite 101
- Reservations recommended: 772-257-5540

Chelsea's Gourmet
- Hours: 9 a.m. to 3 p.m.
- Seating: Outdoor only
- Address: 3201 Cardinal Drive
- Doesn't take reservations: 772-234-8300

Mulligan's Beach House
- Hours: 6:30 a.m. to midnight
- Seating: Indoor and outdoor
- Address: 1025 Beachland Blvd.
- Reservations: Booked. Call 772-492-6744 to ask about cancellations.

Waldo's
- Hours: Noon to 6 p.m.; holiday menu
- Seating: Indoor and outdoor
- Address: 3150 Ocean Drive in the Historic Driftwood Inn
- Reservations recommended: 772-231-7091

Wind & Waves Grill
- Hours: 8 a.m. to 11 p.m. for breakfast; 4-9 p.m. for dinner; holiday menu, choose between ala carte in the restaurant or family-style in the banquet room
- Seating: Indoor only
- Address: 9250 Island Grove Terrace in Disney's Vero Beach Resort
- Reservations: 772-234-2000 or opentable.com

St. Lucie County

Hutchinson Island

Archie's Seabreeze
- Hours: Noon to 7 p.m.
- Seating: Over 300 outdoor seats and 35 indoor seats
- Address: 401 S. Ocean Drive, Fort Pierce
- Doesn't take reservations: 772-460-3888

Fort Pierce

Peking Chinese Restaurant
- Hours: 4-9:30 p.m.
- Seating: Indoor only
- Address: 1012 S. U.S. 1
- Reservations not necessary: 772-464-5960

Crocadillo's
- Hours: 11 a.m. to 7 p.m., regular menu plus free buffet at 2 p.m.
- Seating: Outdoor only
- Address: 109 Fisherman's Wharf
- Reservations not necessary: 772-409-4495

Port St. Lucie

Ramen Hana & Wings
- Hours: Noon to 10 p.m.
- Seating: Indoor only
- Address: 6935 Heritage Drive
- Reservations: 772-444-7891

Martin County

Jensen Beach

Drift Kitchen & Bar
- Hours: 7:30 a.m. to 10 p.m.; Christmas menu from 11:30 a.m. to 5 p.m.
- Seating: Indoor and outdoor
- Address: 3793 N.E. Ocean Blvd.
- Reservations required: 772-405-9215

Pietro's [illegible] the River
- Hours: [illegible]on to 7 p.m.; h[illegible]u
- Seati[illegible]r only
- Address: [illegible]S. Ocean Drive in th[illegible] Dunes Country C[illegible]sen Beach
- Cost: $53 per person
- Reservations required: 772-229-7575

Mulligan's Beach House
- Hours: 7 a.m. to midnight
- Seating: Indoor and outdoor
- Address: 2019 N.E. Jensen Beach Blvd.
- Reservations recommended: 772-232-1414

Stuart

Marriott
- Hours: 11 a.m. to 10 p.m. for Baha Grille and 4-10 p.m. for Latitudes Tiki Bar; same holiday menu in both
- Seating: Baha is indoor only and Latitudes is outdoor only
- Address: 555 N.E. Ocean Blvd.
- Doesn't take reservations: 772-225-3700

Mulligan's Beach House
- Hours: 8 a.m. to midnight
- Seating: Indoor and outdoor
- Address: 131 S.W. Flagler Ave.
- Reservations recommended: 772-288-1881
- More: Board Room bar downstairs has the same menu

Benihana
- Hours: 11 a.m. to 10 p.m., regular menu plus holiday specials
- Seating: Indoor only
- Address: 3602 S.E. Ocean Blvd.
- Reservations recommended: 772-286-0740

Fujiyama
- Hours: 11 a.m. to 3 p.m. and 5 p.m. to 11 p.m.
- Seating: Indoor only
- Address: 2050 S.E. Federal Highway
- Reservations recommended: 772-221-9988

Flanigan's Seafood Bar & Grill
- Hours: 11 a.m. to 11 p.m.
- Seating: Indoor and outdoor
- Adding: 950 S. Federal Highway
- Doesn't take reservations: 772-220-0039

Café Martier
- Hours: 11 a.m. to 3 p.m. for brunch and 5-9 p.m. for dinner
- Seating: Indoor only
- Address: 23 S.W. Osceola St. in the Post Office Arcade
- Reservations recommended: 772-600-5025
- More: 11 a.m. to 6 p.m. happy hour with appetizers/bar bites from 3-5 p.m.

Ramen Hana & Sushi
- Hours: Noon to 10 p.m.
- Seating: Indoor only
- Address: 2661 Ocean Blvd.
- Reservations: 772-444-7892

Port Salerno

Pirate's Cove Resort Restaurant
- Hours: 11 a.m. to 4 p.m.; holiday menu
- Seating: Indoor only
- Address: 4307 S.E. Bayview St.
- Reservations required: 772-223-5048

Pirate's Loft Restaurant & Tiki Bar
- Hours: 1-5 p.m.; holiday menu
- Seating: Indoor and outdoor
- Address: 4307 S.E. Bayview St.
- Reservations recommended: 772-287-2500

Twisted Tuna
- Hours: 11 a.m. to 10 p.m.
- Seating: Indoor and outdoor
- Address: 4290 S.E. Salerno Road
- Reservations for 6 or more only: 772-600-7239

Editor's note: *TCPalm apologizes for any inadvertent omissions. To add a restaurant to this list, please contact TCPalm Editor Cheryl Smith at cheryl.smith@tcpalm.com.*

Due to the holiday, our office hours and obituary placement times may vary.

Please contact us at 772-283-5252 or TCNpaidobits@tcpalm.com for further details.

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Board of County Commissioners of Martin County will conduct public hearings on January 12, 2021 beginning at 9:00 A.M., or as soon thereafter as the items may be heard, to review the following items:

1. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-5, KL WATERSIDE, LLC, AMENDING THE TEXT OF CHAPTER 4, FUTURE LAND USE ELEMENT AND FIGURE 4-2, URBAN SERVICE DISTRICTS; CHAPTER 11, POTABLE WATER SERVICES ELEMENT/10 YEAR WATER SUPPLY FACILITIES WORK PLAN, SPECIFICALLY, FIGURE 11-1, AREAS CURRENTLY SERVED BY REGIONAL UTILITIES AND FIGURE 11-2, POTENTIAL SERVICE AREAS, OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION, AND AN EFFECTIVE DATE.
2. AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 19-6, KL WATERSIDE, LLC, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE GROWTH MANAGEMENT PLAN, MARTIN COUNTY CODE; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

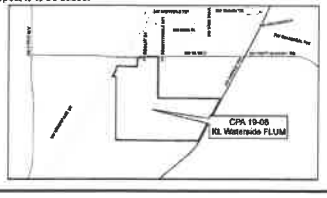
In conjunction with:

3. 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 96TH STREET AND WEST OF KANNER HIGHWAY (SR 76).

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

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

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



FILED FOR RECORD
COMMISSION RECORDS
MARTIN COUNTY, FL
Date 01/12/2021 Time
CAROLYN TIMMANN
CLERK OF CIRCUIT COURT
By MKV D.C.

COUNTY EXHIBIT #2

PHQJ-1

Master's degree in Urban and Regional Planning with a specialization in Community and Economic Development. Areas of expertise include community and economic development, comprehensive planning, transportation planning, land use analysis, impact fees, and economic, population and demographic studies.

PROFESSIONAL EXPERIENCE

Martin County Board of County Commissioners, Martin County, FL 2008 – Present
Principal Planner

Maintain the County's economic trend data, monitor business activities, manage the county impact fee program, prepare population estimates and projections and other statistical data necessary to update the County plans and documents. Conduct economic analyses, demographic studies, commercial, industrial and residential vacant land inventories and land use needs analyses. Manage the implementation of the County's impact fee policies. Project manager for impact fee studies. Monitor local, state and federal legislation and regulations relating to growth management. Serve on the Technical Advisory Committee to the MPO Policy Board. Process comprehensive plan amendments for compliance with State and local regulations. Prepare ordinances and evaluation of county government policies.

MSCW, Inc., Stuart, FL 2006 – 2008
Community Planner
Private sector projects included concept planning and design, due diligence reports, economic and market analyses, as well as land use entitlement applications, such as comprehensive plan amendments, planned developments and rezonings. Public sector experience included adjunct staff services to St. Lucie County Growth Management Department, including development review on site plans, PUDs, rezonings, rock mining permits, and conditional uses.

Keith and Schnars, P.A., Fort Lauderdale, FL 2003 – 2005
Associate Planner
South Miami-Dade Watershed Study and Plan, a $3 million comprehensive planning effort focused on the interaction of 400 square miles of land use, economic and water quality/quantity implications related to restoring and sustaining the environment, sustaining viable agricultural uses, directing economic development, flood protection programs, protection of drinking water supply, and other water issues pertinent to land use.

Provided numerous functions to project, including:

- Compiled and created GIS database and maps for project.
- Multiple scenario development, involving the creation of three 25- and 50-year future land use scenarios for a citizen's advisory committee to choose from. Created parameters and thresholds by which to measure and assess impacts of each scenario on land and water resources.
- Conducted land use analysis, including vacant land inventory, land use capacity and local comprehensive plan analysis.
- Infrastructure studies, including transportation, power, water, wastewater, gas, solid waste, and school capacity reports to show baseline conditions and future impacts.
- Community outreach with citizen's advisory committee and numerous public meetings. Co-authored informational white paper distributed to citizens of south Miami-Dade County.

Catanese Center for Urban and Environmental Solutions, Fort Lauderdale, FL 2000 – 2002
Environmental Growth Management (EGM) Fellow
Awarded an EGM Fellowship to sponsor master's program. Work for assigned professors included national/state intermodal transportation systems for ports/rail for impacts on local economies, community asset mapping, demographic research, and survey of urban design curriculum in the United States.

Pompano Beach Northwest CRA Plan, Pompano Beach, FL 2000
Identified economic and human capital indicators, data analysis, and interviews to build an economic development plan. Created asset identification, visioning, benchmarking and evaluation, and plan for an economically distressed community.

EDUCATION

Master of Urban and Regional Planning, Florida Atlantic University, Fort Lauderdale, FL, 2002
Bachelor of Arts Degree, Anthropology, Florida Atlantic University, Boca Raton, FL, 2000
Certificate in Ethnic Studies, Florida Atlantic University, Boca Raton, FL, 2000

ASSOCIATIONS

- American Institute of Certified Planners (AICP)
- American Planning Association/FAPA *Florida Treasure Coast Chapter Board of Directors*