



PROJECT NARRATIVE & JUSTIFICATION

CPA #21-09 Becker B-14 Grove, LTD Hobe Sound Equestrian, LLC

Comprehensive Growth Management Plan Future Land Use Map Amendment December 13, 2021

COMPREHENSIVE PLAN AMENDMENT APPLICATION

The proposed Comprehensive Growth Management Plan future land use amendment from Agricultural (1 unit per 20 acres) to Rural Lifestyle (1 unit per 5 acres) is necessary to accommodate the Discovery PUD, which is proposed on approximately 1,530 acres north of Bridge Road and one mile east of the I-95 Interchange. The project includes the extension of regional water and wastewater treatment services by way of concurrent Comprehensive text amendments to Chapter 4, 10 and 11, to make the project internally consistent.

The existing and proposed future land use, maximum units and density are outlined as follows:

	<u>Agricultural</u>	<u>Rural Lifestyle</u>	<u>Rural Density</u>	<u>Max. Units</u>	<u>Gross Density</u>
Existing:	1,493.91 ac	0	36.98 ac.	93 units	0.06 upa
Proposed:	0	1,493.91 ac.	36.98 ac.	317 units	0.21 upa

PROJECT DESCRIPTION

The Discovery PUD (AKA Atlantic Fields) will be developed as a joint venture between the Becker Companies and the Discovery Land Company. The project consists of a maximum of 317 residential units on 1,530 acres, which equates to a gross residential density of approximately 1 unit per 5 acres. The residential lots will be surrounded by common open space including an 18-hole Tom Fazio golf course and practice facilities, approximately 175 acres of lakes, and more than 125 acres of native wetland and upland habitat that will be restored to a natural flow way adjacent to the Atlantic Ridge Preserve State Park.

The existing polo fields and equestrian/agricultural character along the Bridge Road frontage will be maintained and enhanced by additional support facilities including community agriculture, an equestrian center and the addition of an equestrian-oriented neighborhood.

The development will feature an environmentally aware, family-friendly, resort-oriented lifestyle indicative of Discovery Land Company's international portfolio of projects.

PUBLIC BENEFITS

Public benefits provided by the project include but are not limited to the following:

- Donation of an existing 10,000 sf (+/-) equestrian facility with groom's quarters, horse stables, and other improvements to the State Park including an access road from Bridge Road to the donated facilities, which are intended to provide public access to equestrian, biking and hiking trails within the Atlantic Ridge Preserve State Park.
- Placement of a perpetual agricultural use easement on approximately 811 acres of agricultural land located south of Bridge Road.
- Donation of the historic Hobe Sound Train Station to the Hobe Sound CRA.
- Restoration of approximately 125 acres of wetlands and upland habitat and natural flow ways along the northeast portion of the project adjacent to the Atlantic Ridge Preserve State Park.
- The creation of hundreds of acres of native uplands and deep-water habitat within the project area to attract and maintain native flora and fauna including the import/installation of native plant material consistent with the surrounding State Park lands.
- Improvements to existing stormwater conveyance infrastructure and control structures located on and immediately adjacent to the subject property which will improve water quality treatment and flood control.
- Enhanced tax base with minimal impact on public facilities and services.

SUMMARY AND ANALYSIS OF APPLICABLE COMPREHENSIVE PLAN POLICIES

I. Rural Density Future Land Use Designation:

Approximately 37 acres of the property along the north property line has been designated for Rural Density future land use since the original future land use maps were adopted in 1982. The following Comprehensive Plan policy describes the intent of the Rural Density future land use designation:

Policy 4.13A.5. (1) Rural density (one unit per two acres). Rural lands shall be developed at a density of no more than one dwelling unit per two gross acres. This density recognizes the need to concentrate urban development on lands closer to the urban core where intensive facilities and services can be provided cost-effectively. This policy also provides reasonable development options to landowners whose property is on the fringe of secondary urban development in sparsely developed rural or rural suburban areas.

All Rural development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space. Golf courses should be encouraged to retain and preserve native vegetation over 30 percent of the total upland area of the course due to their characteristically high water and nutrient loads. Golf courses may be used in calculating open space as long as 30 percent of the residential area consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

Zoning regulations shall provide standards for these areas designed to ensure that development is compatible with the need to preserve their rural character. These standards shall reflect the high value placed on open space, need to preserve wetland areas, function and value of recharge areas, and need to minimize changes in natural hydrology. Standards governing agricultural land conversion in Policy 4.13A.1.(2) shall also be used as criteria in evaluating future plan amendment requests in areas designated for Rural development.

One accessory dwelling unit shall be allowed on Rural density lots of at least two acres as follows:

(a) An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.

(b) It shall not count as a separate unit for the purpose of density calculations.

(c) Neither the accessory dwelling unit nor the land it occupies shall be sold separate from the primary dwelling unit.

(d) Accessory dwelling units shall not be approved until Martin County adopts amendments to the Land Development Regulations that implement this policy.

Analysis:

The existing Rural Density land use area is not proposed to be changed, however the actual proposed use in this area as per the Discovery PUD will be upland and wetland habitat restoration. The corresponding residential units are proposed to be utilized in other areas of the PUD.

II. Agricultural Future Land Use Designation

Approximately 1,494 acres of the property is designated for Agricultural future land use. The following Comprehensive Plan policy describes the intent of the Agricultural future land use designation:

Policy 4.13A.1. Intent of agricultural designation. *The FLUM identifies those lands in Martin County that are allocated for agricultural development. This designation is intended to protect and preserve agricultural soils for agriculturally related uses, realizing that production of food and commodities is an essential industry and basic to the County's economic diversity. Most agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in the cost of providing, maintaining and operating dispersed services. The allocation of agricultural land is furthered by Goal 4.12.*

The further intent of the Agricultural designation is to protect agricultural land from encroachment by urban or even low-density residential development. Such development affects the natural environment and may cause adverse impacts such as erosion, run-off, sedimentation and flood damage, all of which reduce the land's agricultural productivity. Residential development in the Agricultural future land use designation is restricted to one single-family residence per gross 20-acre tract. To further avoid activities that adversely affect agricultural productivity on such lands on the FLUM, development shall not be permitted that divides landholdings into lots, parcels or other units of less than 20 gross acres. Acreage may be split for bona fide agricultural uses into parcels no smaller than 20 gross acres. Subdivisions containing residential dwellings must be platted, provide for all necessary services and maintain a minimum of 50 percent open space. Wetlands and landlocked water bodies may be used in calculating

open space as long as at least 40 percent of the upland property consists of open space. Buildings in Agricultural developments shall be no more than 40 feet in height.

Subdivisions containing residential dwellings at a density greater than one single-family dwelling unit per 20 gross acre lot shall not be allowed.

In agriculturally designated lands, the Agriculture zoning districts shall provide definitive policy regarding development options. All such provisions in agricultural zoning districts shall be consistent with the CGMP. Limited residential and other uses are permitted where they are directly related to and supportive of agriculture or would not jeopardize the integrity of the agricultural purpose of the district.

Analysis:

The existing Agricultural future land use has existed on the property since the original Comprehensive Plan future land use maps were adopted in 1982. The land has been cleared, graded and intensively used for various agricultural uses including citrus, cattle and tree farming since the 1970s. In the late 1990s, the lands to the north and east were acquired by the State to create the Atlantic Preserve State Park. In 2008, the land was platted into 50 twenty-acre lots along with other tracts, common areas and infrastructure that support the Hobe Sound Polo Club. In 2017, approximately 225 acres of the original parent tract was sold and developed into the Grove Golf Club. The subject property has not been used for intensive crop production for several decades.

III. Rural Lifestyle Future Land Use Designation

The existing 1,494 acres of Agricultural future land use is proposed to be changed to Rural Lifestyle future land use to support the number of units proposed within the Discovery PUD. The creation of the Rural Lifestyle future land use designation has been submitted as part of CPA #21-08 to provide an alternative land use pattern as described below:

Policy 4.13A.16. Rural Lifestyle. The Rural Lifestyle land use category shall guide and establish development of site specific private clubs and rural residential communities on land generally located between the fringe of the Agricultural heartland and the urban service districts. The Rural Lifestyle land use is intended to accommodate projects that maintain and enhance natural and manmade open space, promote sustainability and stewardship of the land and water; and provide opportunities for lifestyles that benefit the local economy, promote health and well-being, and contribute to local charitable organizations.

(1) Urban sprawl. The Rural Lifestyle land use and development criteria are specifically designed to accommodate self-supporting, self-contained rural development opportunities that provide a net positive fiscal impact to public facilities and services. Approved development within the Rural Lifestyle land use is not considered urban development that would otherwise be in conflict with Florida Statute 163.3177(3)(a)9.

(2) PUD Zoning Agreement. Development projects within the Rural Lifestyle land use category must be developed in accordance with a Planned Unit Development (PUD) Zoning Agreement. At a minimum, the PUD Zoning Agreement must comply with the following criteria:

- (a) Consist of a project area of 1,000 acres or more;
 - (b) Offset biological and ecological impacts of new development;
 - (c) Maintain compatibility with adjacent agricultural uses and rural development;
 - (d) Protect and manage significant areas of open space and natural lands in perpetuity over and above minimum open space, wetland and upland preserve area requirements;
 - (e) Enhance water quality in the St. Lucie River and Indian River Lagoon through temporary retention, on-site irrigation and natural cleaning of nutrient-rich canal water prior to discharge into the St. Lucie River;
 - (f) Foster healthy lifestyles by creating an interconnected trail system providing access to managed natural areas, open space, parks and civic spaces;
 - (g) Minimize greenhouse gas emissions and vehicle miles traveled by providing a mix of transportation alternatives including multi-modal paths, alternative powertrain vehicles and equipment, on-site charging stations, etc.;
 - (h) Where appropriate or required based on environmental benefit, provide connection to a regional utility provider or construction of on-site potable water treatment and/or wastewater treatment and disposal systems approved by the County and the State Health Department or Florida Department of Environmental Protection, as applicable;
 - (i) Provide for self-supporting project elements such as first-aid, private security, recreation amenities, community store and/or land use restrictions to reduce traffic impact and dependence on the lands within the urban service district;
 - (j) Promote the creation of permanent and seasonal employee housing options as an accessory use or off-site amenity;
 - (k) Identify private or public recreation uses and events that support or complement sustainable rural or agricultural lifestyles and local charities or that provide direct environmental benefit, employment or economic opportunities;
 - (l) Utilize sustainable building principles, low impact development and environmentally beneficial practices including community farming, water and energy conservation techniques and innovative stormwater management systems that restore and enhance native habitat;
 - (m) Meet the requirements of concurrency and all applicable land development regulations; and
 - (n) Provide a maximum residential density of no more than 1 unit per 5 acres.
- (3) For rural lifestyle residential communities seeking a density increase from the Agricultural future land use designation (1 unit per 20 acres) or the clustering of residential units on lots less than twenty (20) acres, the PUD application will require a proportional increase in public benefits and an economic analysis prepared by a qualified economic analyst that evaluates the PUD's impact on the availability of public services and facilities, and the benefits provided by the PUD, to show a net positive fiscal impact to the County.
- (4) The applicant shall plan and appropriately fund public facilities consistent with Policy 14.1B.2 which requires that future development shall pay for the full cost of the capital improvements needed to address the impacts of such development. The PUD Agreement shall include conditions

that address public facilities, infrastructure and the timing of development to be adopted prior to or concurrent with final site plan approval.

Analysis:

The proposed land use change from Agricultural to Rural Lifestyle is appropriate based on the lack of intense agricultural uses on or adjacent to the subject property, the acquisition of surrounding lands that compose the Atlantic Ridge Preserve State Park and the significant public benefit achieved by these types of rural development projects.

The Discovery PUD achieves and exceeds the expectations of this land use category by complying with the gross residential density of 1 unit per 5 acres, maintaining and expanding the existing polo club and equestrian use activities and operations, and by creating an equestrian neighborhood component with community pastures and riding trails. The PUD allows the clustering of rural residential units to create meaningful and sustainable open space including an 18-hole golf course and related facilities, expansive lake systems, upland and wetland habitat restoration and community agriculture. The PUD public benefits, which include a perpetual agricultural easement over 811 acres of agricultural land south of Bridge Road, also recognizes the value of the Atlantic Ridge Preserve State Park by providing public access to the hiking, biking and riding trails within the park.



June 14, 2021

HAND DELIVERY

Clyde Dulin, Comprehensive Planning Administrator
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

**Re: CPA 21-09 Becker B-14 FLUM – Response to Insufficiency Letter Dated June 8, 2021
(Our ref. #18-366)**

Dear Clyde:

Please note the following itemized responses to your attached letter dated June 8, 2021:

- The enclosed aerial-location map has been revised to exclude the 811-acre Agricultural parcel south of Bridge Road.
- The application form has been revised to eliminate all reference to the size, land use and zoning of the 811-acre Agricultural parcel south of Bridge Road. To avoid confusion, the legal description for the 811-acre Agricultural parcel and the Discovery PUD have been removed from the application materials. The only legal description enclosed with the application is the 1,493.91 acres that is the subject of the land use amendment from Agricultural to Agricultural Ranchette.
- The application form has been revised to remove reference to the existing Rural Density (RD) future land use on approximately 36.98 acres along the north property line. The RD future land use is not being changed.
- The reference to PUD has been removed from the form except where it says, "Proposed Zoning". The reference to the existing 36.98 acres of RD future land use has been removed since it is not being changed.
- The legal description for the FLUM change from Agricultural to Agricultural Ranchette has been revised to provide, "Consisting of 1,493.91 acres, more or less", at the end of the description. No other FLUM change is proposed.
- To avoid confusion, the only legal description enclosed with the application is the 1,493.91 acres that is the subject of the future land use map amendment from Agricultural to Agricultural Ranchette.
- Please find enclosed soils survey map with the subject parcel outlined in red.
- Please find Flood Insurance Rate Map (FIRM) with the subject parcel outlined in red.
- The Proposed Future Land Use Map has been corrected.
- The legal description for the FLUM change from Agricultural to Agricultural Ranchette has been revised to provide, "Consisting of 1,493.91 acres, more or less", at the end of the description. The legal description for the PUD, which includes the 36.98 acres of Rural Density, has been removed from the application.
- See enclosed analysis of Policy 4.13A.1(2), Conversion of Agriculturally Designated Land.
- The justification statement rounds off the area of the land use amendment from 1,493.91 acres to 1,494 acres for convenience. The reference to the 811 acres south of Bridge Road has been removed from the application form.
- The provision of water and sewer service will be determined in accordance with the Joint Planning Agreement between Martin County and SMRU. The project engineer has requested the service provider complete Section 3 and 4 of the Water and Sewer Availability Worksheet.

According to the letter from South Martin Regional Utilities (SMRU) which is attached to the worksheet, and discussions with Martin County Utilities, there is sufficient capacity to serve the project but off-site utility construction improvements by the Developer will be required and negotiated by way of a service agreement.

- To avoid confusion, the corresponding text amendments to Chapters 4,10 and 11 have been removed from the application.
- A CADD file of the survey is enclosed.

With this understanding, please find enclosed the, the CD with PDF copies of the revised application materials, and the original application package containing the following materials:

1. The application letter;
2. The completed application form;
3. Affidavit for digital submittal;
4. Project narrative and justification;
5. Agent authorization letter;
6. Disclosure of interest affidavit;
7. Certificate of title;
8. Current aerial/location map of the subject property;
9. Existing future land use map;
10. Proposed future land use map;
11. Legal description (Agricultural Ranchette land use);
12. Analysis of Policy 4.13A.1(2);
13. Soils survey (NRCS Report);
14. Flood Insurance Rate Map;
15. School impact worksheet;
16. Water and sewer availability worksheet (SMRU);
17. Water and sewer availability worksheet (MC); and
18. Traffic analysis report.

If you have any questions or need additional materials, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Morris A. Crady".

Morris A. Crady, AICP
Senior Vice President
ENCL.



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

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

DOUG SMITH	Commissioner, District 1	TARYN KRYZDA, CPM	County Administrator
STACEY HETHERINGTON	Commissioner, District 2	SARAH W. WOODS	County Attorney
HAROLD E. JENKINS II	Commissioner, District 3		
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June 8, 2021

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

RE: CPA 21-09 Becker B-14 FLUM- Application for Comprehensive Plan Amendment

Dear Mr. Crady:

Thank you for submitting the application materials for a Future Land Use Map (FLUM) amendment to the Comprehensive Growth Management Plan (CGMP). The application has been assigned the name CPA 21-09, Becker B-14 FLUM. The application materials were reviewed for sufficiency by the Comprehensive Planning Division of the Growth Management Department and were determined to be insufficient for the following reasons:

- The location map does not match the parcels shown in the Proposed FLUM map. The location map outlines 2 parcels in red. Please provide a location map that only shows the subject site regarding the FLUM amendment.
- Please provide the accurate Legal Description and accurate acreage of the subject site proposed for the FLUM change. On Page 3 of the Application PDF Packet, "Size of Project," it is stated to be 811 acres. However, in the legal description (for proposed Agricultural), the number is different. Will there be a Future Land Use Map amendment proposed on 811 acres?
- Please correct the proposed designation on Page 3 of the Application Packet. Currently it states that the proposed designation is "RD and Agricultural ranchette". However, according the cover sheet and the proposed FLUM map provided, the proposed designation is Ag Ranchette only. Please make the appropriate corrections.
- Please revise Page 3 of the Application Packet, "Size of Project", where it currently mentions AG and PUD acres. Please include the total acreage for the Rural Density portion of the subject site as well. Also, please note that there is no need to mention PUD since this is a FLUM application.

- Please provide Legal Description that clearly states the total acreage of subject site proposed for FLUM change. Currently, the Legal description (for proposed Agricultural) states "Net Total Area: 1,493.91" Please provide the total acreage in the Legal Description " Consisting of ___ acres, more or less" so the reader knows exactly how many acres are proposed for the FLUM change.
- If there are multiple legal descriptions describing multiple parcels, please provide a location map attachment to each legal description so that reader clearly understands which parcels the legal descriptions are describing.
- The Soils Survey Map sheet is missing. Please provide a Soils Survey map with the subject property outlined in red.
- The Flood Insurance Rate Map (FIRM) is missing. Please provide a FIRM with the subject property outlined in red.
- The Proposed Future Land Use Map included as page 26 of 80 shows Agricultural Ranchette on the entire 1,530 acres north of Bridge Rd. However, page 10 of 80 indicates 36.98 acres will remain Rural Density.
- The legal description for the entire 1,530 acres should be distinguished from the acreage proposed for a future land use change.
- Justification Statement is missing the analysis/response of Policy 4.13A.1.(2) Land Conversion Policy Criteria. Policy 4.13A.4. of the CGMP states that the Agricultural land conversion policy in Policy 4.13A.1.(2) needs to be used as a criteria for FLUM amendment on Ag. Ranchette lands. Please provide a response regarding (a) and (b) of Policy 4.13A.1.(2). Please include the soils potential analysis. See the attached excerpt.
- Please ensure the Justification Statement is consistent with other portions of the application. The Justification Statement (page 13 of 80) states that "1494 acres of Agricultural is proposed to be changed to Ag Ranchette" but on Page 3 of the Application packet, "Size of Project" is indicated as " AG 811 ac."
- Please complete the Water and Sewer Availability Worksheet. Sections 3 and 4 are incomplete.
- The Future Land Use Map application materials include proposed amendments to the text of Chapters 4, 10 and 11. With this letter staff is requesting the application materials be reorganized so that text amendment application materials are separate from Future Land Use Map Amendment application materials.
- The survey file (CAD) is missing. Please provide the survey file in CAD format, in the correct coordinate system, that is compatible with the County's GIS system.

Crady
June 8, 2021
Page 3 of 4

Please submit the requested items within 30 days of receiving this notice. If you have any questions, please contact me by email to mjose@martin.fl.us or by telephone at 772-288-5930.

Sincerely,

A handwritten signature in cursive script that reads "Clyde Dulin".

Clyde Dulin, AICP
Comprehensive Plan Administrator
Growth Management Department

CD:MJ:kk

Enclosures: Application Checklist
Excerpt from CGMP Policy 4.13A.1.(2)

Excerpt from CGMP Policy 4.13A.1.(2)

Policy 4.13A.1. Intent of agricultural designation. The FLUM identifies those lands in Martin County that are allocated for agricultural development. This designation is intended to protect and preserve agricultural soils for agriculturally related uses, realizing that production of food and commodities is an essential industry and basic to the County's economic diversity. Most agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in the cost of providing, maintaining and operating dispersed services. The allocation of agricultural land is furthered by Goal 4.12.

- (2) *Conversion of land designated Agricultural on the FLUM.* Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:
 - (a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;
 - (b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.

Policy 4.13A.2. Viable economic use of agricultural land. Martin County shall continue to protect agriculture as a viable economic use of land through its planning, capital improvements, cooperative extension and regulatory and intergovernmental coordination activities.

Policy 4.13A.4. Criteria for amendment requests for Agricultural Ranchettes. Standards governing Agricultural land conversion in Policy 4.13A.1.(2) shall also be used as criteria in evaluating future FLUM amendment requests in areas designated for Agricultural Ranchettes.



May 4, 2021

HAND DELIVERY

Paul Schilling, Director
Martin County Growth Management Department
2401 SE Monterey Road
Stuart, FL 34996

Re: Becker B-14 Grove, LTD – Comprehensive Growth Management Plan Future Land Use Map Amendment (Our ref. #18-366)

Dear Paul:

On behalf of the property owner, Becker B-14 Grove, LTD, Hobe Sound Equestrian, LLC and joint venture partner Discovery Land Company, and in response to our pre-application workshop on March 25, 2021 regarding the proposed Discovery PUD, please find enclosed application materials in support of the proposed amendments to the Comprehensive Plan future land use maps.

As you know the proposed Discovery PUD is located on approximately 1,530 acres north of Bridge Road and one mile east of the I-95 Interchange in unincorporated Martin County. The enclosed future land use map (FLUM) amendment from Agricultural to Agricultural Ranchette is intended to be considered concurrently with the "site-specific" Comprehensive Plan text amendments submitted under separate cover on April 29, 2021.

The proposed FLUM amendment is necessary to accommodate the density proposed within the Discovery PUD. The text amendments enforce the PUD special conditions by reference to the Discovery PUD property and allow the extension of regional potable water and wastewater treatment services by Martin County or South Martin Regional Utilities (SMRU) pursuant to a Joint Planning Agreement. To this end, we have enclosed a worksheet for each service provider.

With this understanding, please find enclosed the application fee check in the amount of \$8,150.00 made payable to the Martin County Board of County Commissioners, the CD with PDF copies of the application materials, and the original application package containing the following materials:

- The completed application form;
- Affidavit for digital submittal;
- Project narrative and justification;
- Agent authorization letter;
- Disclosure of interest affidavit;
- Current aerial/location map of the affected property;
- Existing future land use map;
- Proposed future land use map;
- Legal description (Agricultural Ranchette land use);
- Legal description (Discovery PUD);
- Legal description (Agricultural easement)
- Policy 4.1B.2 (Chapter 4) revised text;
- Policy 4.1D.7 (Chapter 4) revised text;


Paul Schilling
May 4, 2021
Page 2 of 2

- Policy 4.7A.3 (Chapter 4) revised text;
- Policy 10.1A.8 (Chapter 10) revised text;
- Policy 11.1C.11 (Chapter 11) revised text;
- School impact worksheet;
- Water and sewer availability worksheet (SMRU);
- Water and sewer availability worksheet (MC); and
- Traffic analysis report.

Please be aware that this FLUM amendment application will be followed by a PUD Master Site Plan application within the next 30 days. A zoning district change application form and related materials will be submitted with the PUD Master Site Plan application.

If you have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Morris A. Crady', with a stylized flourish at the end.

Morris A. Crady, AICP
Senior Vice President
ENCL.



Martin County, Florida
Growth Management Department
COMPREHENSIVE PLANNING DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

A. General Information:

Type of Application: Future Land use Map Amendment

Name or Title of Project:
Discovery PUD (Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC)

Future Land Use Amendment

Location of Project and Description of Proposal:

See enclosed Project Narrative and Justification

Parcel Control Number(s):

See attached parcel control numbers

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

1,493.91 acres

Current Future Land Use Designation:

Agricultural (AG)

Current Zoning Designation:

AG-20A

Proposed Future Land Use Designation:

Agricultural Ranchette

Proposed Zoning Designation:

PUD

Text Amendment

Proposed Elements to Amend:

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See attached Project Narrative and Justification

Name or Company Name Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC
 Company Representative Thomas Hurley and Rick Melchiori
 Address 1701 Highway A1A, Suite 204
 City Vero Beach State FL Zip 32963
 Phone 772 - 473 - 0841 Fax - -
 Email rmelchiori@beckerholding.com

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

Name or Company Name Not applicable
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

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

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

Attorney:

Name or Company Name Gunster
Company Representative Robert S. Raynes
Address 800 SE Monterey Commons Blvd., Suite 200
City Stuart State FL Zip 34996
Phone 772 - 288 - 1980 Fax 772 - 288 - 0610
Email rraynes@gunster.com

Other Professional:

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

B. Applicant or Agent Certification:

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

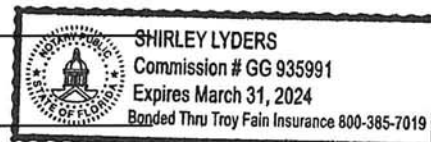
Morris A. Crady 6-15-2021
Applicant's signature Date
Morris A. Crady
Printed name

NOTARY ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 15th day of June, 2020, by Morris A. Crady.
He or she
☒ is personally known to me or ☐ has produced _____ as identification.

Shirley Lyders
Notary public signature
Printed name



State of Florida at-large

Applicant or Agent Certification:

Applicant declares:

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

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

Applicant/Owner:

Print Name

Signature of Applicant

Applicant Agent:

Morris A. Crady

Print Name



Signature of Agent

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



Martin County County Florida Growth Management Department
DEVELOPMENT REVIEW DIVISION
2401 SE Monterey Road, Stuart, FL 34996
772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Becker B-14 Grove, Ltd. Comprehensive Growth Management Plan FLUM Amendment is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

5-4-21
Date

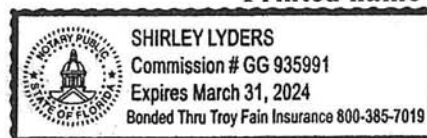
NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of May, 2021, by Morris A. Crady.

He or She ☒ is personally known to me or ☐ has produced _____ as identification.


Notary Public Signature



Printed name

STATE OF: FLORIDA at-large



PROJECT NARRATIVE & JUSTIFICATION

Becker B-14 Grove, LTD

Comprehensive Growth Management Plan Future Land Use Map Amendment May 4, 2021

COMPREHENSIVE PLAN AMENDMENT APPLICATION

The proposed Comprehensive Growth Management Plan future land use amendment from Agricultural (1 unit per 20 acres) to Agricultural Ranchette (1 unit per 5 acres) is necessary to accommodate the Discovery PUD, which is proposed on approximately 1,530 acres north of Bridge Road and one mile east of the I-95 Interchange. The project includes the extension of regional water and wastewater treatment services by way of a site-specific exception and concurrent Comprehensive text amendments to Chapter 4, 10 and 11, to make the project internally consistent.

The existing and proposed future land use, maximum units and density are outlined as follows:

	<u>Agricultural</u>	<u>Ag. Ranchette</u>	<u>Rural Density</u>	<u>Max. Units</u>	<u>Gross Density</u>
Existing:	1,493.91 ac	0	36.98 ac.	93 units	0.06 units per acre
Proposed:	0	1,493.91 ac.	36.98 ac.	317 units	0.21 units per acre

PROJECT DESCRIPTION

The Discovery PUD (AKA Atlantic Fields) will be developed as a joint venture between the Becker Companies and the Discovery Land Company. The project consists of a maximum of 317 residential units on 1,530 acres, which equates to a gross residential density of approximately 1 unit per 5 acres. The residential lots will be surrounded by common open space including 175 acres of lakes, an 18-hole Tom Fazio golf course and more than 140 acres of native wetland and upland habitat that will be restored to a natural flow way adjacent to the Atlantic Ridge Preserve State Park.

The existing polo fields and equestrian/agricultural character along the Bridge Road frontage will be maintained and enhanced by additional support facilities including community agriculture, an equestrian center and the addition of an equestrian-oriented neighborhood.

The development will feature an environmentally aware, family-friendly, resort-oriented lifestyle indicative of Discovery Land Company's international portfolio of projects.

PUBLIC BENEFITS

Public benefits provided by the project include but are not limited to the following:

- Donation of an existing 10,000 sf (+/-) equestrian facility with groom's quarters, horse stables, and other improvements to the State Park including an access road from Bridge Road to the donated facilities, which are intended to provide public access to equestrian, biking and hiking trails within the Atlantic Ridge Preserve State Park.
- Placement of a perpetual agricultural use easement on approximately 811 acres of agricultural land located south of Bridge Road.
- Donation of the historic Hobe Sound Train Station to the Hobe Sound CRA.
- Restoration of approximately 140 acres of wetlands and upland habitat and natural flow ways along the northeast portion of the project adjacent to the Atlantic Ridge Preserve State Park.
- The creation of hundreds of acres of native uplands and deep-water habitat within the project area to attract and maintain native flora and fauna including the import/installation of native plant material consistent with the surrounding State Park lands.
- Improvements to existing stormwater conveyance infrastructure and control structures located on and immediately adjacent to the subject property which will improve water quality treatment and flood control.
- Enhanced tax base with minimal impact on public facilities and services.

SUMMARY AND ANALYSIS OF APPLICABLE COMPREHENSIVE PLAN POLICIES

I. Rural Density:

Approximately 37 acres of the property along the north property line has been designated for Rural Density future land use since the original future land use maps were adopted in 1982. The following Comprehensive Plan policy describes the intent of the Rural Density future land use designation:

Policy 4.13A.5. (1) Rural density (one unit per two acres). Rural lands shall be developed at a density of no more than one dwelling unit per two gross acres. This density recognizes the need to concentrate urban development on lands closer to the urban core where intensive facilities and services can be provided cost-effectively. This policy also provides reasonable development options to landowners whose property is on the fringe of secondary urban development in sparsely developed rural or rural suburban areas.

All Rural development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space. Golf courses should be encouraged to retain and preserve native vegetation over 30 percent of the total upland area of the course due to their characteristically high water and nutrient loads. Golf courses may be used in

calculating open space as long as 30 percent of the residential area consists of open space. This section shall not apply to construction of a single-family home on a lot of record.

Zoning regulations shall provide standards for these areas designed to ensure that development is compatible with the need to preserve their rural character. These standards shall reflect the high value placed on open space, need to preserve wetland areas, function and value of recharge areas, and need to minimize changes in natural hydrology. Standards governing agricultural land conversion in Policy 4.13A.1.(2) shall also be used as criteria in evaluating future plan amendment requests in areas designated for Rural development.

One accessory dwelling unit shall be allowed on Rural density lots of at least two acres as follows:

(a) An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.

(b) It shall not count as a separate unit for the purpose of density calculations.

(c) Neither the accessory dwelling unit nor the land it occupies shall be sold separate from the primary dwelling unit.

(d) Accessory dwelling units shall not be approved until Martin County adopts amendments to the Land Development Regulations that implement this policy.

Analysis:

The existing Rural Density land use area is not proposed to be changed, however the actual proposed use in this area as per the Discovery PUD will be upland and wetland habitat restoration. The corresponding residential units are proposed to be utilized in other areas of the PUD.

II. Agricultural

Approximately 1,494 acres of the property is designated for Agricultural future land use. The following Comprehensive Plan policy describes the intent of the Agricultural future land use designation:

Policy 4.13A.1. Intent of agricultural designation. *The FLUM identifies those lands in Martin County that are allocated for agricultural development. This designation is intended to protect and preserve agricultural soils for agriculturally related uses, realizing that production of food and commodities is an essential industry and basic to the County's economic diversity. Most agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in the cost of providing, maintaining and operating dispersed services. The allocation of agricultural land is furthered by Goal 4.12.*

The further intent of the Agricultural designation is to protect agricultural land from encroachment by urban or even low-density residential development. Such development affects the natural environment and may cause adverse impacts such as erosion, run-off, sedimentation and flood damage, all of which reduce the land's agricultural productivity. Residential development in the Agricultural future land use designation is restricted to one single-family residence per gross 20-acre tract. To further avoid activities that adversely affect agricultural productivity on such lands on the FLUM, development shall not be permitted that divides landholdings into lots, parcels or other units of less than 20 gross acres. Acreage may be split for bona fide agricultural uses into parcels no smaller than 20 gross acres. Subdivisions containing residential dwellings must be platted, provide for all necessary services and maintain a

minimum of 50 percent open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space. Buildings in Agricultural developments shall be no more than 40 feet in height.

Subdivisions containing residential dwellings at a density greater than one single-family dwelling unit per 20 gross acre lot shall not be allowed.

In agriculturally designated lands, the Agriculture zoning districts shall provide definitive policy regarding development options. All such provisions in agricultural zoning districts shall be consistent with the CGMP. Limited residential and other uses are permitted where they are directly related to and supportive of agriculture or would not jeopardize the integrity of the agricultural purpose of the district.

Analysis:

The existing Agricultural future land use has existed on the property since the original Comprehensive Plan future land use maps were adopted in 1982. The land has been cleared, graded and intensively used for various agricultural uses including citrus, cattle and tree farming since the 1970s. In the late 1990s, the lands to the north and east were acquired by the State to create the Atlantic Preserve State Park. In 2008, the land was platted into 50 twenty-acre lots along with other tracts, common areas and infrastructure that support the Hobe Sound Polo Club. In 2017, approximately 225 acres of the original parent tract was sold and developed into the Grove Golf Club. The subject property has not been used for intensive crop production for several decades.

III. Agricultural Ranchette

The existing 1,494 acres of Agricultural future land use is proposed to be changed to Agricultural Ranchette to support the number of units proposed within the Discovery PUD. The following Comprehensive Plan policy describes the intent of the Agricultural Ranchette future land use designation:

Policy 4.13A.3. Agricultural Ranchette development. *The FLUM identifies lands allocated for Agricultural Ranchette development. These lands are primarily located west of the Sunshine State Parkway and in the western part of Martin County. The Agricultural Ranchette designation is intended to protect and preserve areas of Martin County generally located between the fringe of the agricultural heartland and the outer fringe of urban development. These areas are situated in locations removed from urban services, have developed at very sparse densities and maintain their original agricultural and rural character. The CGMP recognizes the primary value of these lands for small agricultural operations, recreational equestrian activities and small stables, rural residences and open space. It therefore assigns reasonable development options consistent with the existing and anticipated agricultural character in the area. A density of one single-family dwelling unit per five gross acres shall be permitted in areas designated for Agricultural Ranchettes.*

Residential dwelling units on these lands should be related to the agricultural uses. Five-acre lots with this land use designation shall meet this requirement. This Plan recognizes the need to concentrate urban development near the urban core where facilities may be more economically provided, maintained and operated. These areas still require minimal levels of urban services, such as fire and emergency medical service, so Ranchette areas should be located adjacent to the Secondary Urban Service District.

The zoning regulations shall govern future development options in the areas designated for Agricultural Ranchette development and shall be consistent with the CGMP. Standards in the Land Development Regulations shall assure that future development is compatible with established uses sharing common lot lines to provide for smooth transitions in use and densities. All Agricultural Ranchette development shall have a maximum building height of 40 feet and maintain at least 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space.

Analysis:

The proposed land use change from Agricultural to Agricultural Ranchette is appropriate based on the lack of intense agricultural uses on or adjacent to the property and the acquisition surrounding lands that composed the Atlantic Ridge Preserve State Park. It is consistent with the intent of the Agricultural Ranchette policy. Specially, *“The CGMP recognizes the primary value of these lands for small agricultural operations, recreational equestrian activities and small stables, rural residences and open space.”* The Discovery PUD achieves and exceeds the expectations of this land use category by complying with the gross residential density of 1 unit per 5 acres, maintaining and expanding the existing polo club and equestrian use activities and operations, and by creating an equestrian neighborhood component with community pastures and riding trails. The PUD allows the clustering of rural residential units to create meaningful and sustainable open space including an 18-hole golf course and related facilities, expansive lake systems, upland and wetland habitat restoration and community agriculture. The PUD public benefits, which include a perpetual agricultural easement over 811 acres of agricultural land south of Bridge Road, also recognizes the value of the Atlantic Ridge Preserve State Park by providing public access to the hiking, biking and riding trails within the park.

**Becker B-14 Grove, LTD
Hobe Sound Equestrian, LLC
1701 Highway A1A, Suite 204
Vero Beach, FL 32963**

April 29, 2021

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

Re: Hobe Sound Polo Club Plat and Tract D of Grove Golf Club Plat -
Comprehensive Plan Amendment and PUD Applications

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent Becker B-14 Grove, LTD and Hobe Sound Equestrian, LLC during the governmental review process of the Discovery PUD and corresponding Comprehensive Plan Amendment applications.

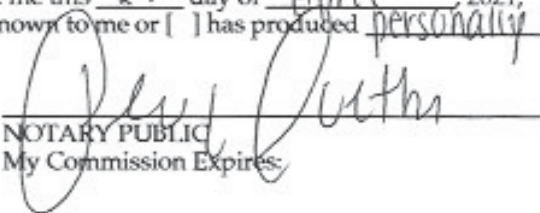
Sincerely,


Thomas Hurley, Authorized Agent

STATE OF Florida
COUNTY OF Martin

The foregoing was acknowledged before me this 27th day of April, 2021,
by Thomas Hurley who ☒ is personally known to me or ☐ has produced personally
known as identification.

(Notarial Seal)


NOTARY PUBLIC
My Commission Expires:



DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
Becker B-14 Grove, LTD	1701 Highway A1A, Suite 204, Vero Beach, F
Hobe Sound Equestrian, LLC	1701 Highway A1A, Suite 204, Vero Beach, F

(If more space is needed attach separate sheet)

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

Name	Address	Interest

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

REF: Affidavit, Question 2

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

<u>Name</u>	<u>Address</u>	<u>Interest</u>
Richard E. Becker Irrevocable Trust	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	98% Owner & General Partner of Becker B-14 Grove, Ltd.
Becker Sisters Management, LLC	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	2% Owner & Managing Partner of Becker B-14 Grove, Ltd.
Thomas W. Hurley	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	25% Beneficiary & Trustee of Richard E. Becker Irrevocable Trust. 25% Owner Becker Sisters Management, LLC
Richard E. Hurley	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	25% Beneficiary & Trustee of Richard E. Becker Irrevocable Trust. 25% Owner Becker Sisters Management, LLC
R. Scott Hurley	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	25% Beneficiary & Trustee of Richard E. Becker Irrevocable Trust. 25% Owner Becker Sisters Management, LLC
Valentine Schaible	1701 Highway A1A, Suite 204 Vero Beach, FL 32963	25% Beneficiary & Trustee of Richard E. Becker Irrevocable Trust. 25% Owner Becker Sisters Management, LLC.

DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Thomas Hurley
Signature

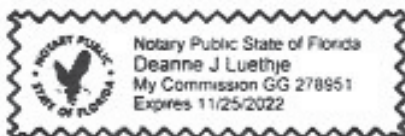
Thomas Hurley
Print name

STATE OF: Florida

COUNTY OF: Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 21st day of April, 2021, by

Thomas Hurley, who is personally known to me or have produced personally known as identification.



(Notary Seal)

Deanne Luethje
Signature

Notary Public, State of Florida

Print Name: Deanne J Luethje

My Commission Expires: 11/25/2022

IN THE CIRCUIT COURT OF THE 19th
JUDICIAL CIRCUIT OF FLORIDA IN
AND FOR MARTIN COUNTY, FLORIDA

BECKER B-14 GROVE, LTD.,
a Florida Limited Partnership,

CASE NO. 432011CA001484

Plaintiff,

vs.

GROVES 14, LLC, a Florida Limited Liability
Company, MICHAEL PRICE, HOBE SOUND
POLO CLUB PROPERTY OWNERS'
ASSOCIATION, INC., a not-for-profit Florida
Corporation, and EARTHMARK MITIGATION
SERVICES, LLC, a Florida Limited Liability Company,

Defendants.


INSTR # 2418125
OR BK 2678 PG 691
(5 Pgs)
RECORDED 09/24/2013 10:25:50 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX \$0.70

CERTIFICATE OF TITLE

THE UNDERSIGNED CLERK of the Court certifies that he/she executed and filed a
Certificate Of Sale in this action on Sept. 3, 2013 for the property described
herein and that no objections to the sale have been filed within the time allowed for filing
objections.

The following property in Martin County, Florida, to-wit:

(See Attached Exhibit "A")

was sold to:

Becker B-14 Grove, Ltd., 3150 Cardinal Drive, Vero Beach, Florida 32963

WITNESS my hand and seal of this Court on September 16, 2013.

CAROLYN TIMMANN
Clerk of the Circuit Court

By: Melissa Deller
Deputy Clerk



EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

TRACT A:

The South $\frac{3}{4}$ of Section 14, Township 39 South, Range 41 East, Martin County, Florida.

TRACT B:

All of Section 23, Township 39 South, Range 41 East, Martin County, Florida.

TRACT C:

Section 26, Township 39 South, Range 41 East, Martin County, Florida, less and excepting road right of way for State Road 708 (Bridge Road);

ALSO LESS AND EXCEPTING:

A parcel out of the East one-half (E $\frac{1}{2}$) of the West one-half (W $\frac{1}{2}$) and out of the West one-half (W $\frac{1}{2}$), described as follows: Beginning at a point on the center line of the State Road, 1320 feet East of the Southwest corner of said Section 26; (1) thence North on a line at right angle from said road center line for a distance of 1320 feet to a concrete marker; (2) thence East on a line at right angle to the previous described line for a distance of 660 feet to a concrete marker; (3) thence South on a line at right angle to the previous described line for a distance of 1320 feet to a point on the center line of said State Road; (4) thence West along center line of said State Road for a distance of 660 feet to the point or place of beginning.

BEING TOGETHER WITH RIGHTS AND EASEMENTS FOR THE BENEFIT OF GROVE B-14 AS FOLLOWS:

(a) Perpetual Drainage Easements as created by those certain Drainage Easements dated November 16, 1964 in Official Records Book 145, Page 190 and in Official Records Book 400, Page 688, and in Right of Way Deed recorded June 26, 1981 in Official Records Book 524, Page 2093, all in the Public Records of Martin County, Florida, over and across lands described therein.

A portion of the property contained in the above legal description is now known as, and shall be identified as, and according to the Plat of Hobe Sound Polo Club, as recorded in Official Records Book 16, Page 78, Public Records of Martin County, Florida.

FURTHER LESS AND EXCEPT THEREFROM:

TRACT "A"

A parcel of land situate in Section 26, Township 39 South, Range 41 East, Martin County, Florida, being more particularly described as follows:
Commencing at the Southwest corner of said Section 26, thence along the South line of said Section 26, South $89^{\circ} 45' 23''$ East, a distance of 1980 feet; thence departing said South line,

North 00° 14' 37" East, a distance of 50.00 feet to a point on the North right-of-way line of State Road 708 (Bridge Road) as shown on Florida Department of Transportation right-of-way map, Section 89510-2602, and to the Southeast corner of a parcel of land described in Official Records Book 1243, Page 488, Public Records of Martin County, Florida, and to the Point of Beginning; thence along the East line of said parcel of land described in Official Records Book 1243, Page 488, North 00° 14' 37" East, a distance of 15.00 feet to a point on a line 15.00 feet North of, as measured at right angles to the said North right-of-way line of State Road 708; thence parallel to said North right-of-way line for the following four courses: South 89° 45' 23" East, a distance of 2328.48 feet to a point of curvature of a curve concave Northerly, having a radius of 11394.20 feet; thence Easterly along the arc of said curve, through a central angle of 02° 13' 24", a distance of 442.15 feet to a point of tangency; thence North 88° 01' 13" East, a distance of 245.67 feet to a point of curvature of a curve concave Southerly, having a radius of 21550.90 feet; thence Easterly along the arc of said curve, through a central angle of 00° 48' 21", a distance of 303.15 feet to a point on the East line of said Section 26; thence along said East line, South 00° 05' 39" West, a distance 15.00 feet to the said North right-of-way line of State Road 708 and to a point on a non-tangent curve concave Southerly, having a radius of 21535.90 feet, and a chord bearing of South 88° 25' 22" West; thence along said North right-of-way line for the following four courses, thence Westerly along the arc of said curve, through a central angle of 00° 48' 18", a distance of 302.60 feet to a point of tangency; thence South 88° 01' 13" West, a distance of 245.67 feet to a point of curvature of a curve concave Northerly, having a radius of 11409.20 feet; thence Westerly along the arc of said curve, through a central angle of 02° 13' 24", a distance of 442.73 feet to a point of tangency; thence North 89° 45' 23" West, a distance of 2328.48 feet to the point of beginning.

Containing 1.143 acres or 49.792 square feet, more or less.

TOGETHER WITH:

TRACT "B"

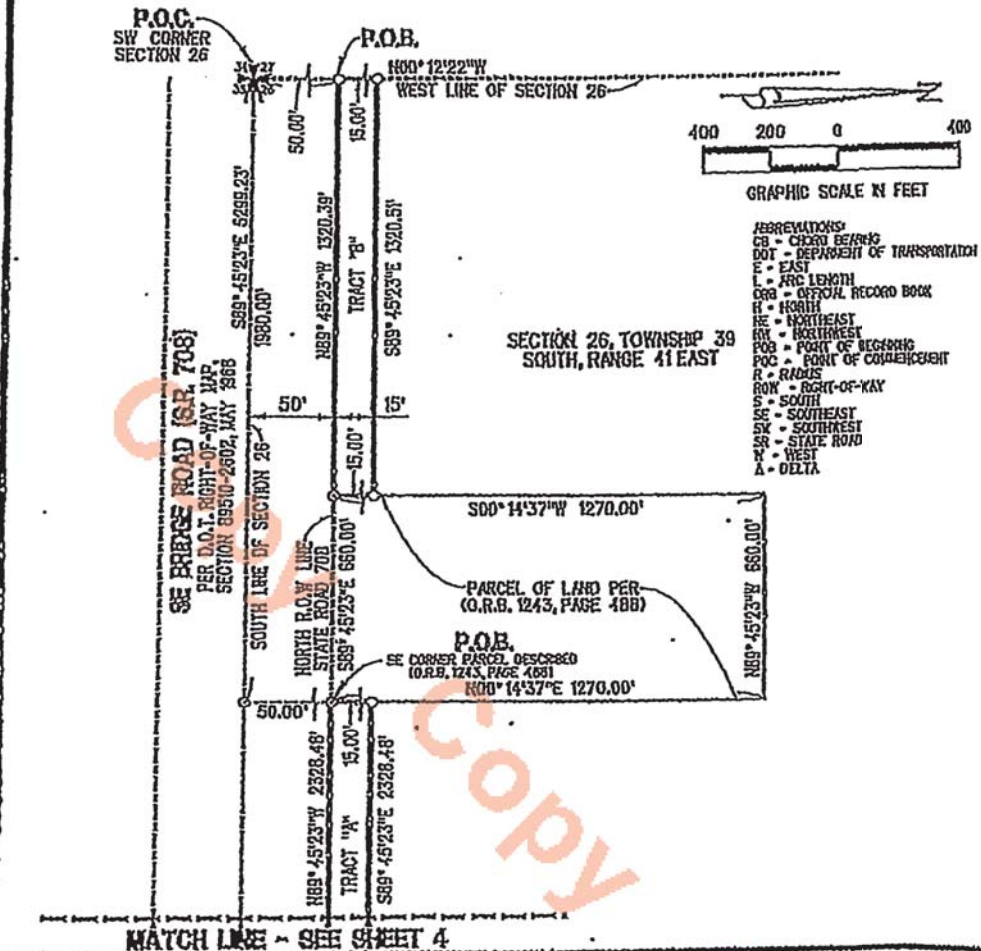
A parcel of land situate in Section 26, Township 39 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 26, thence along the West line of said Section 26, North 00° 12' 22" West, a distance of 50.00 feet to a point on the North right-of-way line of State Road 708 (Bridge Road) as shown on Florida Department of Transportation right-of-way map, Section 89510-2602, and to the point of beginning; thence continue along said West line, North 00° 12' 22" West, a distance of 15.00 feet to a point on a line 15.00 feet North of, as measured at right angles to the said North right-of-way line of State Road 708; thence parallel to said North right-of-way line, South 89° 45' 23" East, a distance of 1320.51 feet to a point on the West line of a parcel of land described in Official Records Book 1243, Page 488, Public Records of Martin County, Florida; thence along said West line, South 00° 14' 37" West, a distance of 15.00 feet to the Southwest corner of a parcel of land described in Official Records Book 1243, Page 488 and to the said North right-of-way line of State Road 708; thence along said North right-of-way line, North 89° 45' 23" West, a distance of 1320.39 feet to the Point of Beginning.

Containing 0.455 acres or 19.807 square feet, more or less.

(See Sketches Attached)

TRACTS "A" & "B"
ADDITIONAL R.O.W BRIDGE ROAD



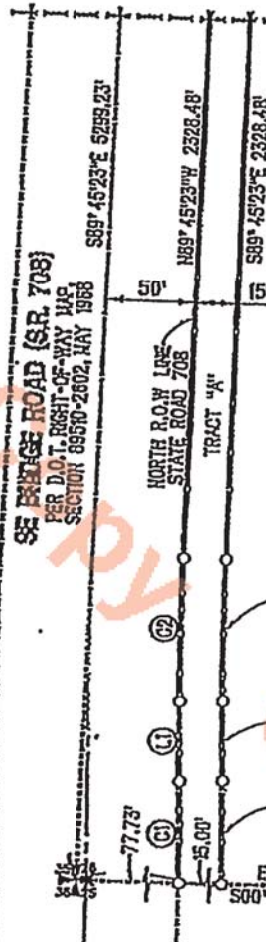
LIDBERG LAND SURVEYING, INC.		C/O. MUST & BECKER \ 07-0211-5033 \ 07-0211-5031501	
REF.		JCO 07-0211-5031	
FILE	FILE	DATE	11/2/88
OFF. FAX.	SHEET	OF	6
CAD. C.S.	DRAWN		APR-2000

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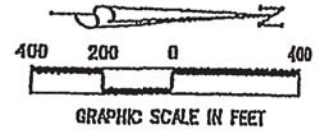
DESCRIPTION & SKETCH
PREPARED FOR:
GROVES HOLDINGS, LLC

TRACTS "A" & "B"
ADDITIONAL R.O.W BRIDGE ROAD

MATCH LINE - SEE SHEET 3



ABBREVIATIONS:
CB - CHORD BEARING
DOT - DEPARTMENT OF TRANSPORTATION
E - EAST
L - ARC LENGTH
ORB - OFFICIAL RECORD BOOK
N - NORTH
NE - NORTHEAST
NW - NORTHWEST
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
R - RADIUS
R.O.W - RIGHT-OF-WAY
S - SOUTH
SE - SOUTHEAST
SW - SOUTHWEST
SR - STATE ROAD
W - WEST
Δ - DELTA



SECTION 26, TOWNSHIP 39
SOUTH, RANGE 41 EAST

- ② Δ-02°13'24"
R-11409.20'
L-442.73'
- ① S88°01'13"W
245.67'
- ① Δ-00°48'18"
R-21535.90'
L-302.60'
CB-S88°25'22"W

**LIDBERG LAND
SURVEYING, INC.**

675 West Leontown Road, Suite 200
Naples, Florida 34108 TEL: 501-746-8451

C/O. KJUST & BECKER 07-021B-303J 07-021B-303JCH			
REV.			
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QTY. R.L.Y.			07-021B-303J
DATE			ONE 11/02/08
DATE			107-0119
DATE			

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Existing Future Land Use Map



Future Land Use Legend

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



Becker B-14 Grove, LTD
(Discovery PUD)

Martin County, Florida

Proposed Future Land Use Map



Future Land Use Legend

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



Becker B-14 Grove, LTD
(Discovery PUD)

Martin County, Florida

EXHIBIT A
LEGAL DESCRIPTION
(Proposed Agricultural Ranchette Future Land Use)

ALL OF HOBE SOUND POLO CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH...

ALL OF GROVE GOLF CLUB, TRACT D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 78 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. CONSISTING OF 1,530.89 ACRES (+/-).

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND BEING ALL THAT PART OF THE SOUTH 3/4 OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, LYING NORTH OF THE AREA DESIGNATED AS RURAL DENSITY, AS SHOWN ON THE MARTIN COUNTY LAND USE PLAN, AS OF JULY 28, 2008, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°21'35" EAST ALONG THE WEST LINE OF SECTION 14, A DISTANCE OF 2651.38 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE CONTINUE NORTH 00°20'47" EAST ALONG THE SAID WEST LINE OF SECTION 14, A DISTANCE OF 1321.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION 14; THENCE SOUTH 89°59'08" EAST DEPARTING SAID SECTION LINE AND ALONG SAID NORTH LINE OF THE SOUTH 3/4 OF SECTION 14, A DISTANCE OF 2665.12 FEET TO A POINT ON THE QUARTER SECTION LINE OF SECTION 14, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°59'08" EAST DEPARTING SAID QUARTER SECTION LINE AND ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SECTION, A DISTANCE OF 2653.17 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE SOUTH 00°04'46" WEST ALONG THE EAST LINE OF SECTION 14, A DISTANCE OF 605.93 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID AREA DESIGNATED AS RURAL DENSITY; THENCE SOUTH 89°57'57" WEST DEPARTING SAID EAST LINE OF SECTION 14 AND ALONG SAID SOUTH LINE OF THE DESIGNATED RURAL DENSITY AREA, A DISTANCE OF 2653.78 FEET TO A POINT ON SAID QUARTER LINE OF SECTION 14; THENCE NORTH 00°08'13" EAST DEPARTING THE SOUTH LINE OF THAT AFORESAID AREA DESIGNATED AS RURAL DENSITY AND ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 608.18 FEET TO THE **POINT OF BEGINNING**. CONSISTING OF 36.98 ACRES (+/-)

CONSISTING OF 1,493.91 ACRES, MORE OR LESS



CPA 21-09, Becker B-14 FLUM
Analysis of Comprehensive Plan Policy 4.13A.1(2)

Introduction:

The proposed future land use map amendment converts 1,493.93 acres of Agricultural Future Land Use to Agricultural Ranchette Future Land Use. Both of these land use categories are considered “agricultural” land use and exist as adjacent uses throughout the County. The primary difference is the Agricultural Future Land Use allows up to 1 unit per 20 acres and the Agricultural Future Land Use allows up to 1 unit per 5 acres.

The Comprehensive Plan policy below requires Agricultural land use conversions to be evaluated based upon analysis of the policies below.

Policy 4.13A.1. Intent of agricultural designation.

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

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

Analysis:

The subject property is located within the Hobe-St Lucie Conservancy District, which was formed several decades ago to collect and distribute irrigation water for agricultural farmlands within the District. The property has several agricultural canals that control the hydrology in the area and distribute irrigation water. The proposed land use amendment does not change the regulatory authority of the District, diminish allocations or disrupt the existing hydrology in the area. The subject property was developed in citrus crops for decades but has not been productive farmland since it was converted to a polo club and 20-acre lot subdivision almost 15 years ago. The properties to north and east were acquired by the State for preservation. The properties to the west consist of a golf course and improved ranchland. There is very limited productive farmland in the area and none of it will be impacted in any way by the conversion from Agricultural to Agricultural Ranchette future land use.

(b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development

patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.

Analysis:

The subject property was developed in citrus crops for decades but has not been productive farmland since it was converted to a polo club and 20-acre lot subdivision almost 15 years ago. The properties to north and east were acquired by the State for preservation. The properties to the west consist of a golf course and improved ranchland. Properties along Bridge Road have continued to be developed as ranches. The change to Agricultural Ranchette is logical and timely given the existing and anticipated development trends and the availability of supportive services.

Exhibit C



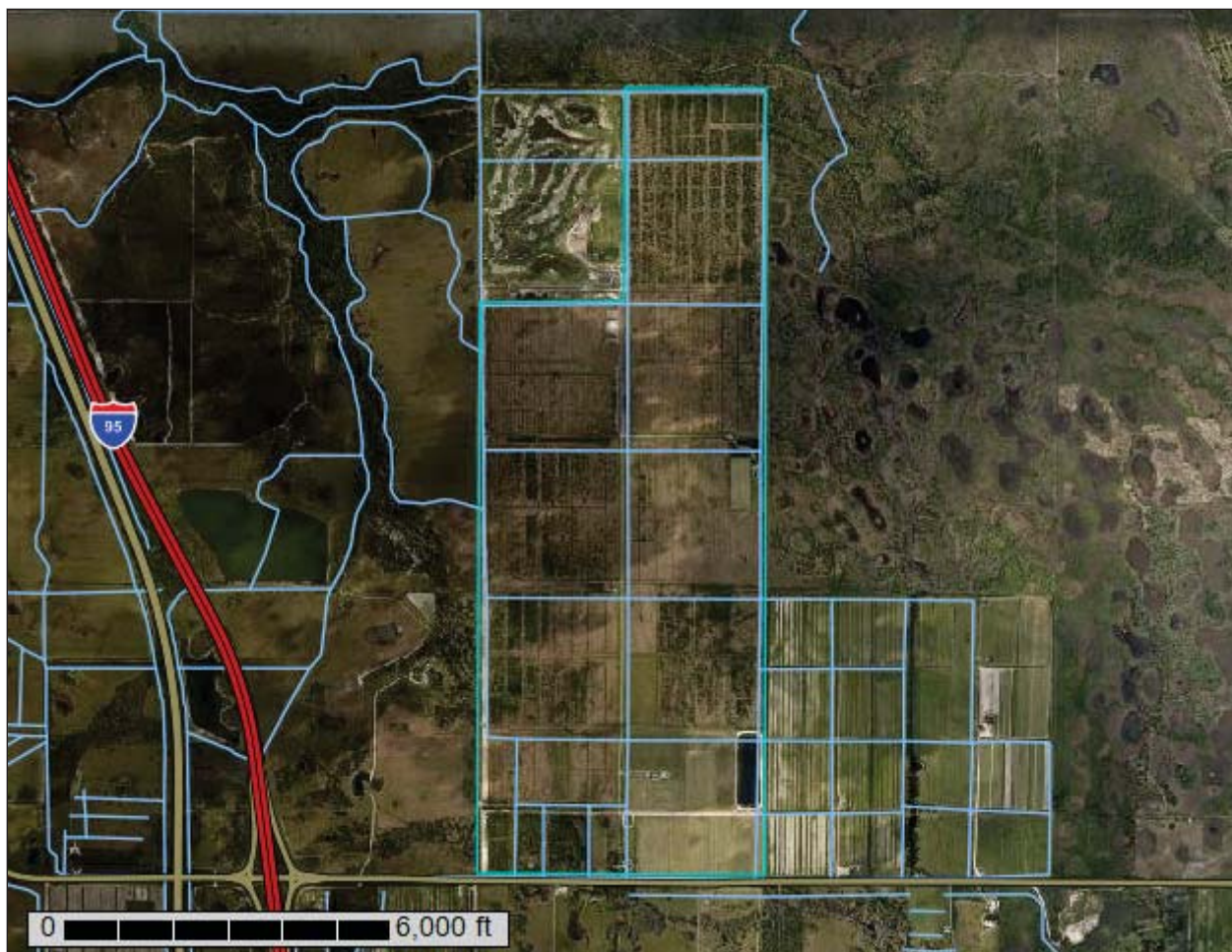
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Martin County, Florida**



May 4, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

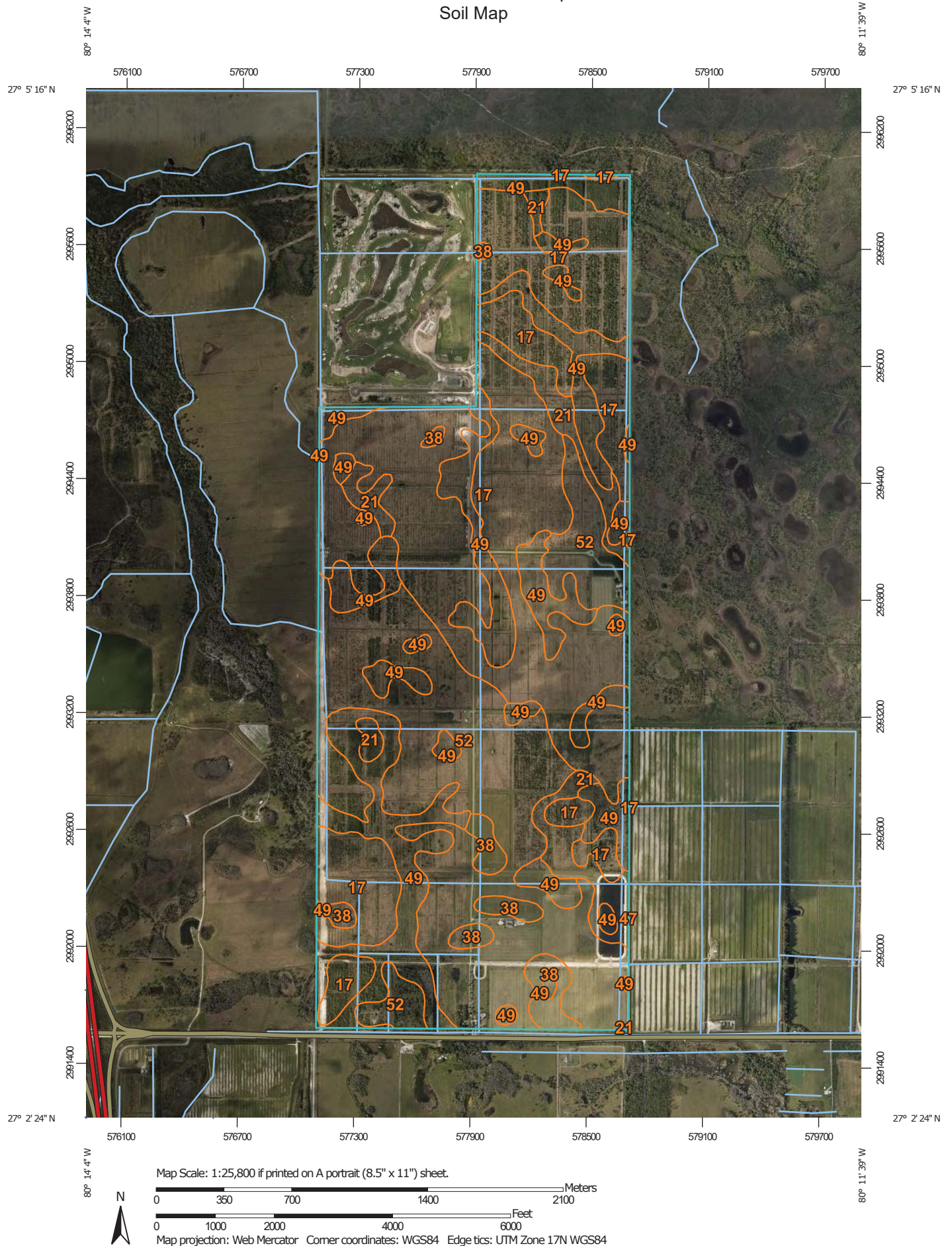
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida
Survey Area Data: Version 19, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 7, 2019—Mar 28, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
17	Wabasso sand, 0 to 2 percent slopes	595.8	39.5%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	80.0	5.3%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	32.4	2.1%
47	Pinellas fine sand, 0 to 2 percent slopes	0.1	0.0%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	344.6	22.9%
52	Malabar fine sand, high, 0 to 2 percent slopes	453.8	30.1%
Totals for Area of Interest		1,506.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not

mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Martin County, Florida

17—Wabasso sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svyr
Elevation: 0 to 70 feet
Mean annual precipitation: 46 to 55 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 355 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Wabasso and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wabasso

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: sand
E - 6 to 25 inches: sand
Bh - 25 to 30 inches: sand
Btg - 30 to 58 inches: sandy clay loam
Cg - 58 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 9 to 50 inches to strongly contrasting textural stratification
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Very low (about 1.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Custom Soil Resource Report

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Minor Components

Hallandale

Percent of map unit: 6 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Boca

Percent of map unit: 5 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Ecological site: R155XY003FL - South Florida Flatwoods
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

21—Pineda-Riviera fine sands association, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fy
Elevation: 0 to 40 feet
Mean annual precipitation: 46 to 64 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 360 to 365 days
Farmland classification: Farmland of unique importance

Map Unit Composition

Pineda and similar soils: 45 percent
Riviera and similar soils: 40 percent

Custom Soil Resource Report

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pineda

Setting

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, tal

Down-slope shape: Linear

Across-slope shape: Concave, linear

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 1 inches: fine sand

E - 1 to 5 inches: fine sand

Bw - 5 to 36 inches: fine sand

Btg/E - 36 to 54 inches: fine sandy loam

Cg - 54 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)

Hydric soil rating: Yes

Description of Riviera

Setting

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, tal

Down-slope shape: Linear

Across-slope shape: Linear, concave

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 6 inches: fine sand

E - 6 to 28 inches: fine sand

Bt/E - 28 to 36 inches: fine sandy loam

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Btg - 36 to 42 inches: sandy clay loam

C - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 6.00 in/hr)

Depth to water table: About 3 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water capacity: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A/D

Forage suitability group: Sandy over loamy soils on flats of hydric or mesic
lowlands (G155XB241FL)

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic
lowlands (G155XB241FL), Slough (R155XY011FL)

Hydric soil rating: Yes

Minor Components

Malabar

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear, convex

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands
(G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Oldsmar

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex, linear

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands
(G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Pinellas

Percent of map unit: 3 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic
lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)

Hydric soil rating: No

Boca

Percent of map unit: 3 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear, convex

Across-slope shape: Concave, linear

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Basinger

Percent of map unit: 1 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

38—Floridana fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2sm53

Elevation: 0 to 90 feet

Mean annual precipitation: 42 to 64 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Floridana and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Floridana

Setting

Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 19 inches: fine sand

Eg - 19 to 25 inches: fine sand

Btg - 25 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: C/D
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Minor Components

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL), Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Riviera

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, tal
Down-slope shape: Linear
Across-slope shape: Concave, linear
Ecological site: R155XY011FL - Slough
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Anclote

Percent of map unit: 3 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave, convex
Across-slope shape: Concave, linear

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Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)

Hydric soil rating: Yes

Gator

Percent of map unit: 3 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Other vegetative classification: Organic soils in depressions and on flood plains (G155XB645FL), Freshwater Marshes and Ponds (R155XY010FL)

Hydric soil rating: Yes

Felda

Percent of map unit: 2 percent

Landform: Flatwoods on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Ecological site: R155XY011FL - Slough

Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

47—Pinellas fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tzw0

Elevation: 0 to 80 feet

Mean annual precipitation: 45 to 64 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Pinellas and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pinellas

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand

Custom Soil Resource Report

E - 5 to 18 inches: fine sand
Bk - 18 to 34 inches: fine sand
Bt_{kg} - 34 to 46 inches: fine sandy loam
2C_{kg} - 46 to 80 inches: paragravelly fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (K_{sat}): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Forage suitability group: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Cabbage Palm Flatwoods (R155XY005FL)
Hydric soil rating: No

Minor Components

Riviera

Percent of map unit: 6 percent
Landform: Flats on marine terraces, drainageways on marine terraces
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear
Across-slope shape: Concave, linear
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Boca

Percent of map unit: 3 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: Yes

Hallandale

Percent of map unit: 3 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear

Custom Soil Resource Report

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: Yes

Holopaw

Percent of map unit: 2 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear

Across-slope shape: Concave, linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)

Hydric soil rating: Yes

Wabasso

Percent of map unit: 1 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

49—Riviera fine sand, frequently ponded, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2tzwl

Elevation: 0 to 80 feet

Mean annual precipitation: 44 to 64 inches

Mean annual air temperature: 68 to 77 degrees F

Frost-free period: 350 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Riviera and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riviera

Setting

Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 4 inches: fine sand

Custom Soil Resource Report

E - 4 to 36 inches: fine sand
Bt/E - 36 to 42 inches: fine sandy loam
Cg1 - 42 to 56 inches: fine sand
Cg2 - 56 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water capacity: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D
Forage suitability group: Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Other vegetative classification: Freshwater Marshes and Ponds (R155XY010FL), Sandy over loamy soils on stream terraces, flood plains, or in depressions (G155XB245FL)
Hydric soil rating: Yes

Minor Components

Chobee

Percent of map unit: 7 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Loamy and clayey soils on stream terraces, flood plains, or in depressions (G156BC345FL), Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Tequesta

Percent of map unit: 4 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Other vegetative classification: Organic soils in depressions and on flood plains (G156AC645FL), Freshwater Marshes and Ponds (R156BY010FL)
Hydric soil rating: Yes

Wabasso

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Tread, talf

Down-slope shape: Convex, linear

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

52—Malabar fine sand, high, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svz4

Elevation: 0 to 80 feet

Mean annual precipitation: 42 to 64 inches

Mean annual air temperature: 70 to 77 degrees F

Frost-free period: 355 to 365 days

Farmland classification: Farmland of unique importance

Map Unit Composition

Malabar, high, and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Malabar, High

Setting

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Tread, tal

Down-slope shape: Linear, convex

Across-slope shape: Linear

Parent material: Sandy and loamy marine deposits

Typical profile

A - 0 to 5 inches: fine sand

E - 5 to 17 inches: fine sand

Bw - 17 to 42 inches: fine sand

Bt - 42 to 59 inches: fine sandy loam

Cg - 59 to 80 inches: loamy fine sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: About 6 to 18 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 1 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Custom Soil Resource Report

Available water capacity: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: A/D

Ecological site: R155XY003FL - South Florida Flatwoods

Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Minor Components

Oldsmar

Percent of map unit: 5 percent

Landform: Flatwoods on marine terraces

Landform position (three-dimensional): Talf

Down-slope shape: Convex, linear

Across-slope shape: Linear

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)

Hydric soil rating: No

Felda

Percent of map unit: 4 percent

Landform: Flatwoods on marine terraces, drainageways on marine terraces

Landform position (three-dimensional): Tread, talf, dip

Down-slope shape: Linear

Across-slope shape: Linear, concave

Ecological site: R155XY011FL - Slough

Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)

Hydric soil rating: Yes

Pineda

Percent of map unit: 4 percent

Landform: Drainageways on marine terraces, flats on marine terraces

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Linear

Across-slope shape: Concave, linear

Other vegetative classification: Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL), Slough (R155XY011FL)

Hydric soil rating: Yes

Basinger

Percent of map unit: 2 percent

Landform: Depressions on marine terraces

Landform position (three-dimensional): Tread, dip

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)

Hydric soil rating: Yes

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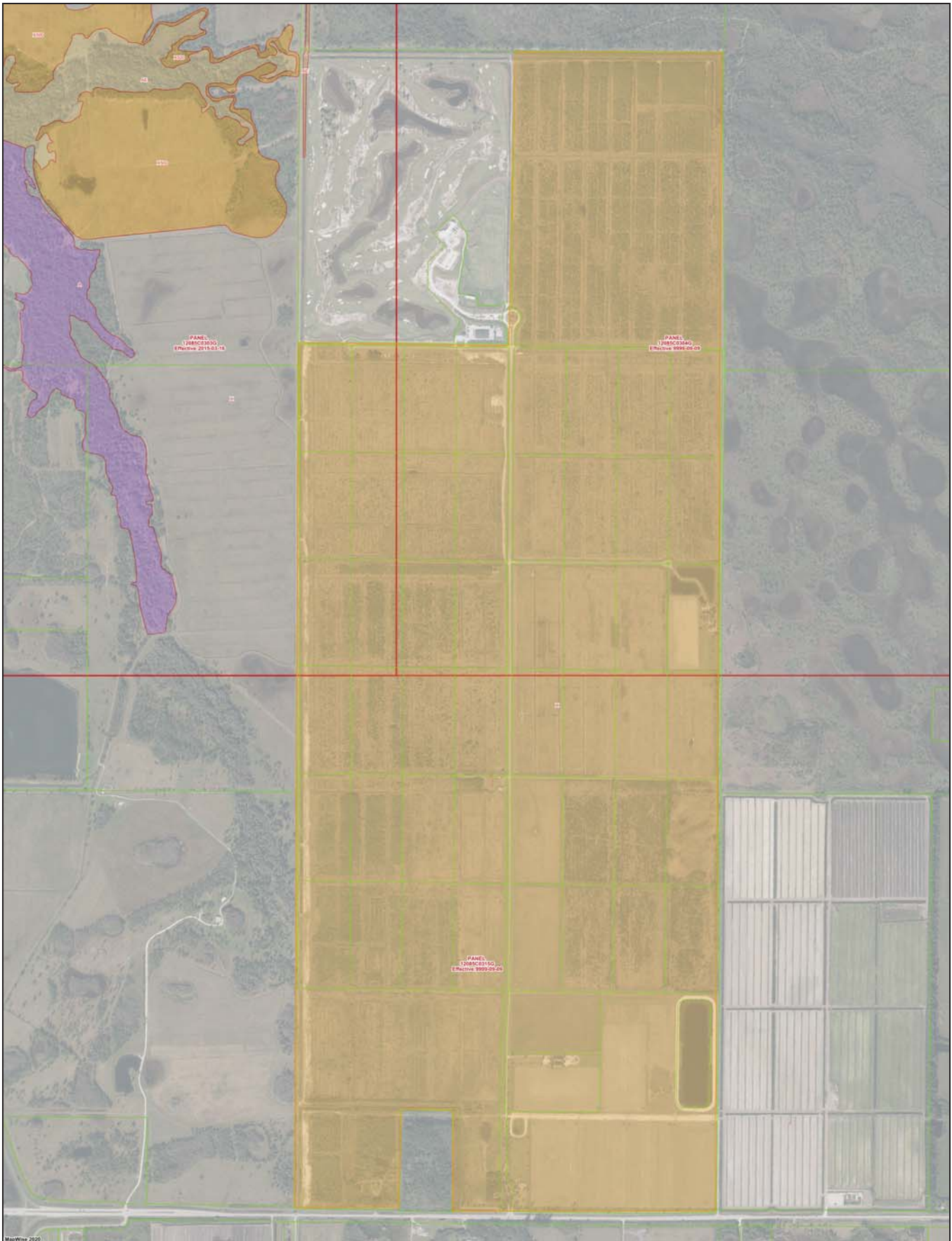
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Custom Soil Resource Report

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MapInfo 2020

FIRM MAP

- Labels Drawing
- Points Drawing
- Lines Drawing
- Polygons Drawing
- Selected Custom Parcels
- Parcel Outlines
- FEMA DFIRM Panels
- V - 100-year, wave action, BFE no
- VE - 100-year, wave action, BFE yes
- A - 100-year, BFE no
- AE - 100-year, BFE yes
- AH - 100-year, ponding, BFE yes
- AO - 100-year, sheet flow, BFE yes
- X500 - 500-year
- D - Undetermined, possible hazard
- ANI - Area Not Included
- X - Outside any floodplains



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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: May 4, 2021
Parcel ID#: See attached
Project Name: Discovery PUD
Former Project Name: Hobe Sound Polo Club
Owner/Developer: Becker B-14 Groves LTD & Hobe Sound Equestrian. LLC
Contact Name/Number: Morris Crady - 772.220.2100
Total Project Acreage: 1.530 +/-
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	317			17	75	75	75	75			
Multi-family											
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	317	2,301	\$3,000,000	0
Multi-family				
Apartment				
Townhouse				
Other				

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



WATER AND SEWER AVAILABILITY WORKSHEET

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

1. General Information

Date: 8-5-2021

Contact name: Darren Guettler, P.E. Phone: 772-879-0477 E-Mail: darreng@velconfl.com

Local government: Unincorporated Martin County - Hobe Sound

Potable water supplier/source: South Martin Regional Utility

Wastewater Collection: South Martin Regional Utility

2. Infrastructure Information

Water treatment plant permit number: 4430624 Permitting agency: FDEP

Permitted capacity of the water treatment plant(s): 8.64 million gallons a day (mgd)

Are distribution lines available to serve the property? Yes ☐ No ☒

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

Distribution lines to be constructed in accordance with anticipated SMRU Developer's Agreement

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

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

provided: Distribution lines to be constructed in accordance with anticipated SMRU Developer's Agreement

Wastewater treatment plant permit number: FLA013859 Permitting agency: FDEP

Permitted capacity of the wastewater treatment plants: 1.4 million gallons a day (mgd)

Are collection lines available to serve the property? Yes ☐ No ☒

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

Collection lines to be constructed in accordance with anticipated SMRU Developer's Agreement

3. SFWMD Consumptive Use Permit (CUP) Information

CUP number: 43-00066-W Expiration date: 10-8-2032

Total CUP duration (years): 20

CUP allocation in last year of permit: Annual allocation: 3,154MG; Max monthly: 310MG

Current status of CUP: In compliance ☒ Not in compliance ☐

Allocations to other local governments: None

Reserved capacity: 3.87MGD - including current customers and prepaid reservations

4. Consumptive Use Analysis

Designate mgd ☒ or mgy ☐

A. Current year CUP allocation: 8.64

B. Consumption in the previous calendar year: 3.70

C. Reserved capacity ☒ or growth projection ☐ 0.097

D. Projected consumption by proposed comprehensive plan amendment areas 0.91

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

3.93

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

WORKSHEET INSTRUCTIONS

1. General Information
Date: Enter worksheet completion date.
Contact name: Enter the contact information for the person who prepared the worksheet.
Local government: Enter your city or county
Potable water supplier and wastewater collection: If there are different suppliers for any proposed amendment areas, use additional work sheets.
2. Infrastructure Information
Permitted capacity of the water and wastewater treatment plant: obtain from the utility.
Distribution lines: indicate if distribution lines are available to serve the property. If not available, indicate who will fund the improvements and when the improvements will be completed.
Reuse distribution lines: Indicates if reuse distribution lines are available to serve the property.
If not available, indicate if they will be provided. If the lines are to be provided, indicate who will fund the improvements and when the improvements will be completed.
3. SFWMD Consumptive Use Permit (CUP) Information
CUP information: Obtain from the utility.
Allocations to other local governments: If the supplier provides water to other local Governments, enter the names of the other local governments and the supply allocation for each.
Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances.
4. Consumptive Use Analysis
Designated mgd or mgy: Indicate which unit of measure is used. The figures may be cited in units of either million gallons per year (mgy) or million gallons per day (mgd), but you must be consistent throughout the worksheet.

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

- B. Consumption in the previous calendar year: This figure may be taken from the EN-50 forms (SFWMD), from FDEP monthly operating reports, or from other acceptable documentation. Cite your source.
- C. Reserved capacity or growth projection: Enter an amount based on your reserved capacity or growth projection. Check which alternative you selected. Attach the calculation for the alternative selected.
- Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances. If your supplier provides water to other local governments, add the amount of the previous year's allocation that was not used.
- Growth projection: Enter the water use attributable to this year's growth and cite your data source(s). Sources for growth projections include the comprehensive land use plan, the CUP, the most current SFWMD water supply assessment, or the utility's water supply plan. If your supplier provides water to other local governments, include the amount of the previous year's allocation that was not used.
- D. Projected consumption: Attach a description of formulas, including figures and assumptions, used to derive this figure. This worksheet may be used to analyze individual amendments or multiple amendments. If using a single worksheet for multiple amendments, include the projected consumption for all amendments. If using more than one worksheet, provide a separate summary sheet with the cumulative total for all worksheets. The project consumption should be based on new growth attributable to the proposed amendment. If the proposed change is due to annexation, it is presumed to be new growth unless there are data and analysis that identify the annexation as existing development or as part of the growth projection entered on line C. If the annexation is presumed to be new growth, the projected consumption should be calculated based on the maximum development potential of the amendment area. If the proposed change is not due to annexation, calculate the difference in projected consumption based on the difference between the maximum development potential under the current designation and the proposed designation.
- E. Amount available for all other future uses: This line automatically calculates the amount available for all other future uses by subtracting lines B, C and D from A. If the amount in line E is zero or a negative number, explain how potable water will be made available for future development. For example a reuse system may be coming on line that will reduce per capita consumption of potable water.



SOUTH MARTIN REGIONAL UTILITY (SMRU)

9000 ATHENA STREET • P.O. BOX 395 • HOBE SOUND, FLORIDA 33475-0395

(772) 546-2511 • FAX (772) 546-7619

April 29, 2021

Rick J. Melchiori, P.E.
Becker Holding Corp.
1701 S.R. A1A Suite 204
Vero Beach, FL 32963

RE: Atlantic Reserve/ Discovery PUD; FKA Hobe Sound Polo Club

Dear Mr. Melchiori,

Thank you for completing the TJI/SMRU Developer Questionnaire for the Atlantic Reserve project. South Martin Regional Utility (SMRU) is the regional utility for water, wastewater, and irrigation quality water services for above referenced project. Based upon the information provided to us, SMRU currently has adequate water capacity to serve this project; however, this letter is by no means a reservation of capacity. Please note that any reservation of capacity will be contingent upon any and all approvals required by the Martin County Board of County Commissioners.

Our initial review indicates that off-site utility construction improvements, at the developer's expense, will be required to serve the project. Upon submission of final plans, the final off-site improvement details will be determined.

In order to provide an estimate of pre reservation fees and utility upgrades, we require that you provide us with utility concurrency calculations demonstrating the projected water and wastewater demands for the project, and preliminary engineering plans. Should you have any further questions or require additional information, please contact SMRU at (772) 546-6259.

Sincerely,

Monica Shaner, P.E.
Utility Director

cc: Linda Race, Customer Service Manager
Michael Wood, Senior Utility Engineer
File

WATER AND SEWER AVAILABILITY WORKSHEET

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

1. General Information

Date: May 3, 2021

Contact name: Sam Amerson Phone: 772-223-7942 E-Mail: samerson@martin.fl.us

Local government: Martin County

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

Wastewater Collection: Martin County Utilities & Solid Waste

2. Infrastructure Information

Water treatment plant permit number: 0143244-003-WC Permitting agency: FDEP

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

Are distribution lines available to serve the property? Yes ☐ No ☒

If not, indicate how and when the lines will be provided: Developer to extend lines
concurrent with site development

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

If not, indicate if, how and when the lines will be provided: Developer to extend lines concurrent with site development

Wastewater treatment plant permit number: 0043214 Permitting agency: FDEP

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

Are collection lines available to serve the property? Yes ☐ No ☒

If not, indicate how and when the lines will be provided: _____
Developer to extend lines concurrent with site development

3. SFWMD Consumptive Use Permit (CUP) Information

CUP number: 43-00102-W Expiration date: 7/27/35

Total CUP duration (years): 20

CUP allocation in last year of permit: 7,666.48 mgd

Current status of CUP: In compliance ☒ Not in compliance ☐

Allocations to other local governments: na

Reserved capacity: 209.875 mgd

4. Consumptive Use Analysis

Designate mgd ☐ or mgd ☐

A. Current year CUP allocation: 7,946 mgd

B. Consumption in the previous calendar year: 4,519 mgd

C. Reserved capacity ☐ or growth projection ☐ 210 mgd

D. Projected consumption by proposed comprehensive plan amendment areas 0 mgd

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

3,217 mgy

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

WORKSHEET INSTRUCTIONS

1. General Information
Date: Enter worksheet completion date.
Contact name: Enter the contact information for the person who prepared the worksheet.
Local government: Enter your city or county
Potable water supplier and wastewater collection: If there are different suppliers for any proposed amendment areas, use additional work sheets.
2. Infrastructure Information
Permitted capacity of the water and wastewater treatment plant: obtain from the utility.
Distribution lines: indicate if distribution lines are available to serve the property. If not available, indicate who will fund the improvements and when the improvements will be completed.
Reuse distribution lines: Indicates if reuse distribution lines are available to serve the property.
If not available, indicate if they will be provided. If the lines are to be provided, indicate who will fund the improvements and when the improvements will be completed.
3. SFWMD Consumptive Use Permit (CUP) Information
CUP information: Obtain from the utility.
Allocations to other local governments: If the supplier provides water to other local Governments, enter the names of the other local governments and the supply allocation for each.
Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances.
4. Consumptive Use Analysis
Designated mgd or mgy: Indicate which unit of measure is used. The figures may be cited in units of either million gallons per year (mgy) or million gallons per day (mgd), but you must be consistent throughout the worksheet.

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

- B. Consumption in the previous calendar year: This figure may be taken from the EN-50 forms (SFWMD), from FDEP monthly operating reports, or from other acceptable documentation. Cite your source.
- C. Reserved capacity or growth projection: Enter an amount based on your reserved capacity or growth projection. Check which alternative you selected. Attach the calculation for the alternative selected.
- Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances. If your supplier provides water to other local governments, add the amount of the previous year's allocation that was not used.
- Growth projection: Enter the water use attributable to this year's growth and cite your data source(s). Sources for growth projections include the comprehensive land use plan, the CUP, the most current SFWMD water supply assessment, or the utility's water supply plan. If your supplier provides water to other local governments, include the amount of the previous year's allocation that was not used.
- D. Projected consumption: Attach a description of formulas, including figures and assumptions, used to derive this figure. This worksheet may be used to analyze individual amendments or multiple amendments. If using a single worksheet for multiple amendments, include the projected consumption for all amendments. If using more than one worksheet, provide a separate summary sheet with the cumulative total for all worksheets. The project consumption should be based on new growth attributable to the proposed amendment. If the proposed change is due to annexation, it is presumed to be new growth unless there are data and analysis that identify the annexation as existing development or as part of the growth projection entered on line C. If the annexation is presumed to be new growth, the projected consumption should be calculated based on the maximum development potential of the amendment area. If the proposed change is not due to annexation, calculate the difference in projected consumption based on the difference between the maximum development potential under the current designation and the proposed designation.
- E. Amount available for all other future uses: This line automatically calculates the amount available for all other future uses by subtracting lines B, C and D from A. If the amount in line E is zero or a negative number, explain how potable water will be made available for future development. For example a reuse system may be coming on line that will reduce per capita consumption of potable water.



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS
FOR
BECKER B-14 GROVE LTD
LAND USE PLAN ANALYSIS

Prepared for:

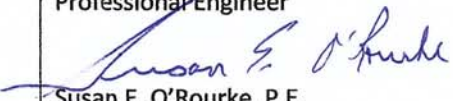
Mr. Rick Melchiori
Becker B-14 Grove Ltd.
1701 S.R. A1A, Suite 204
Vero Beach, FL 32963

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
(772) 781-7918

April 22, 2021

MR21031.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 4/23/2021 License #: 42684
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O'ROURKE
ENGINEERING & PLANNING

April 22, 2021

Mr. Rick Melchiori
Becker B-14 Grove Ltd.
1701 S.R. A1A, Suite 204
Vero Beach, FL 32963

Re: Becker B-14 Grove Ltd – Land Use Plan Amendment Traffic Analysis

Dear Mr. Melchiori:

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed land use plan amendment for a change of approximately 1,493 acres from Agricultural, allowing 1 dwelling unit per 20 acres, to Agricultural Ranchette, allowing 1 dwelling unit per 5 acres. The parcel affected by the land use plan amendment is located on Polo Road, north of Bridge Road, in Hobe Sound, Martin County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING

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

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of approximately 1,493 acres. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Summary of road network
- Assessment of the change in trip generation
- Summary of 2025 traffic volumes
- Assessment of net change in 2040 impact

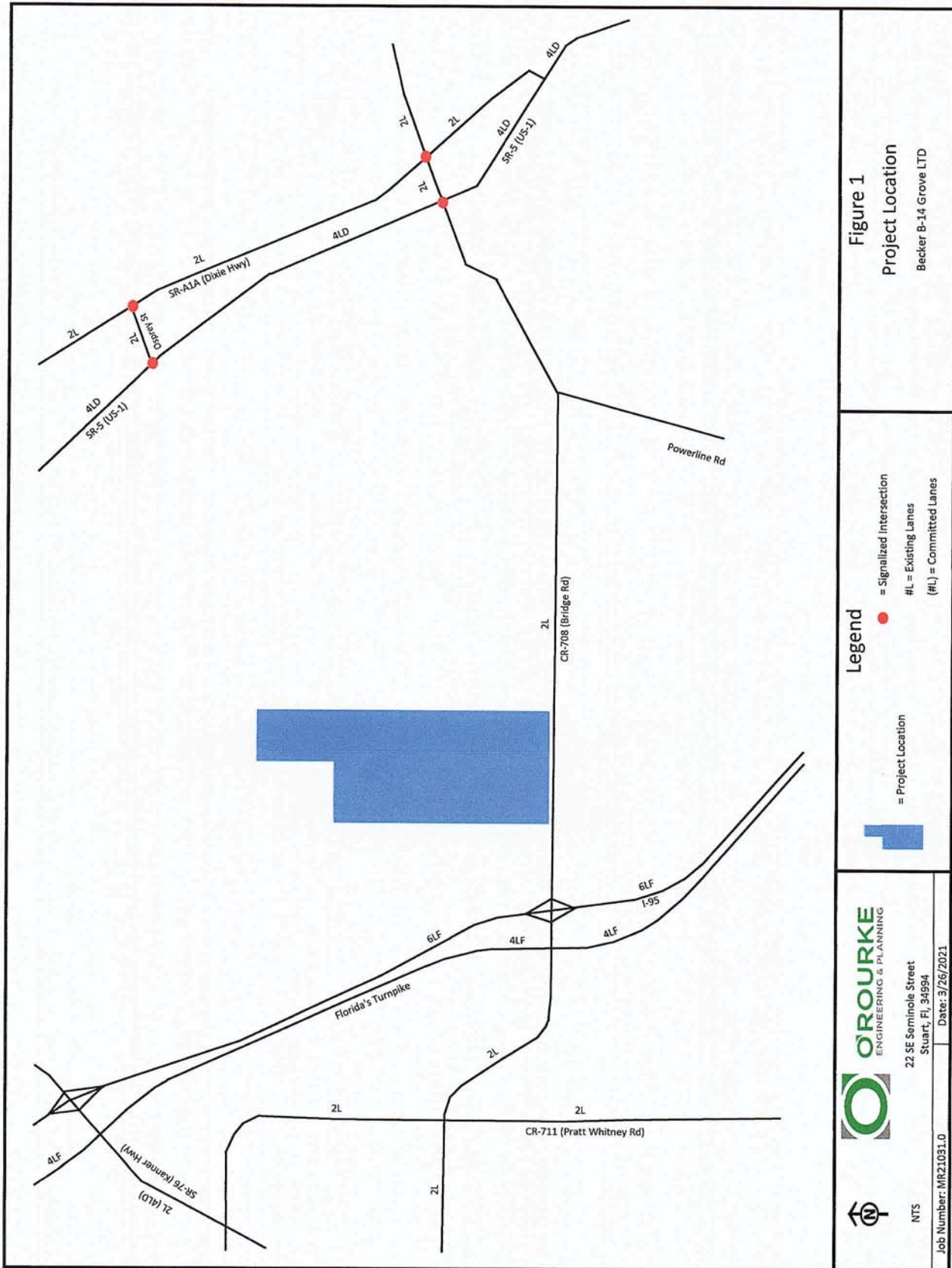
Each of these components is outlined herein.

PROJECT DESCRIPTION

The proposed land use plan amendment involves a parcel of land located on Bridge Road in Martin County, Florida. The project location is shown in **Figure 1**.

The existing future land use designation is Agricultural allowing 1 dwelling unit per acre as well as various agriculture related uses. 75 dwelling units will be used for the existing future land use. The future land use parcel would be amended to Agricultural Ranchette. Under the proposed future land use, 298 single family dwelling units could be developed.

The analysis of the project impacts in the five-year period and the long-range scenario, 2040/2045 are discussed herein.



ROADWAY NETWORK

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

Bridge Road is a two-lane major arterial with a primarily east/west alignment.

US1 is a divided four-lane principal arterial with a north/south alignment.

Appendix A includes the roadway network information to include the county CIP, the 2045 Cost Feasible and Needs Network, and the non-motorized transit facilities.

MAXIMUM ALLOWABLE USE/TRIP GENERATION

To determine the worst-case scenario from a traffic standpoint, the trip generation for allowable uses under each existing and future land use were calculated. The Existing Future Land Use is Agricultural allowing 1 dwelling unit per 20 acres, or 74 units. The trip generation for the existing and proposed future land uses and the net change in trips are shown in **Table 1a, 1b, and 1c** for the daily, AM peak hour and PM peak hours, respectively.

As shown, the existing future land use generates 798 daily trips; 58 AM Peak hour trips and 77 PM Peak hour trips. Under the proposed future land use, the site would 2,839 daily trips, 216 AM peak hour trips and 290 PM peak hour trips.

The change in trips between the Proposed and Existing future land uses is an increase in trips of 2,041 daily trips; 158 AM peak hour trips, and 213 PM peak hour trips.

Table 1: Trip Generation - PFLU - EFLU

Table 1a- Daily

Description	Land Use	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Daily Net Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family	210	75	DU's	$Ln(T) = 0.92Ln(X) + 2.71$	50%	50%	399	399	798
Proposed FLU	Single Family	210	298	DU's	$Ln(T) = 0.92Ln(X) + 2.71$	50%	50%	1420	1419	2839
Net Change								1021	1020	2041

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

Description	Land Use	Land Use Code	Intensity	Units	AM Trip Generation	Directional Split		Net AM Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family	210	75	DU's	$T = 0.71(X) + 4.80$	25%	75%	15	43	58
Proposed FLU	Single Family	210	298	DU's	$T = 0.71(X) + 4.80$	25%	75%	54	162	216
Net Change								39	119	158

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use	Land Use Code	Intensity	Units	PM Trip Generation	Directional Split		Net PM Trips		
						In	Out	In	Out	Total
Existing FLU	Single Family	210	75	DU's	$Ln(T) = 0.96Ln(X) + 0.20$	63%	37%	49	28	77
Proposed FLU	Single Family	210	298	DU's	$Ln(T) = 0.96Ln(X) + 0.20$	63%	37%	183	107	290
Net Change								134	79	213

Source: ITE 10th Edition Trip Generation Rates

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This project general geographic distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project percent assignment is shown in **Figure 2**.

PERCENT IMPACT

To determine the study area for the link analysis, the project traffic was compared to the existing plus committed roadway network. The study area is defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link or the immediately adjacent link. **Table 2** summarizes the project percent impact on the existing plus committed roadway network.

FIVE YEAR ANALYSIS - 2026

For the five-year analysis a trip generation was undertaken for the amount of development reasonably expected to be completed in five-years. For this analysis the entire inbound trips were analyzed.

To develop total traffic estimates for 2026, existing 2019 traffic was grown to 2026 using historic growth rates. The project traffic was then added to achieve the 2026 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2019 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2019 peak hour data and growth rate. **Table 3** shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place in 2026.

Appendix B provides the Martin County 2019 Roadway Level of Service Inventory Report.

LONG RANGE ANALYSIS – 2040/2045

To determine the impact of the change in traffic for the 2040/2045 long term analysis, the projected 2040 daily volume from the Martin County 2040 Roadway Level of Service Inventory Report were converted to peak hour directional volumes using the relationship of the 2019 Peak Hour Directional Volume to the 2019 AADT from the 2019 Inventory Level of Service Report. The 2045 traffic volumes have not yet been published. The project traffic was then added to the peak hour directional volumes and compared to the cost feasible service capacities to determine the impacts of the land use plan amendment. **Table 4** summarizes the results of the 2040/2045 link analysis.

Appendix C includes the Martin County 2040 Roadway Level of Service Inventory Report and the 2045 Cost Feasible Network.



Figure 2
Percent Assignment
Becker B-14 Grove LTD

Legend
= Project Location



O'ROURKE
ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL 34994

NTS

Job Number: MIR21031.0

Date: 3/26/2021

TABLE 2 - Project Percent Impact - PM

Segment	From	To	Greater than 2%	Peak Hour Service Capacity (E+C) ⁽¹⁾	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
CR-708 (Bridge Rd)	CR-711	I-95	No	740	7	0.95%	5%
	I-95	Powerline Ave	Yes	1200	80	6.67%	60%
	Powerline Ave	SR-5 (US-1)	Yes	880	54	6.14%	40%
	SR-5 (US-1)	CR-A1A	No	675	13	1.93%	10%
	CR-A1A	Gomez Ave	No	675	7	1.04%	5%
SR-5 (US-1)	Osprey St	Seabbranch Blvd	No	2000	27	1.35%	20%
	CR-708 (Bridge Rd)	Osprey St	No	2000	27	1.35%	20%
	CR-A1A	CR-708 (Bridge Rd)	No	2000	13	0.65%	10%
	Palm Beach County	CR-A1A	No	3110	13	0.42%	10%

(1): Martin County 2019 Roadway Level of Service Inventory Report

Net In: 134

TABLE 5 - 5 Year Link Analysis - PM

Segment	From	To	Greater than 2%	AADT 2019	2019 Peak Hour Directional Volumes	Growth Rate	2026 PM Peak Hour + Growth	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	2026 Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
CR-708 (Bridge Rd)	I-95	Powerline Ave	Yes	9,172	540	4.90%	755	1200	110	865	9.17%	YES	60%
	Powerline Ave	SR-5 (US-1)	Yes	10,577	588	4.20%	784	880	73	857	8.30%	YES	40%
	SR-5 (US-1)	CR-A1A	Yes	9,373	570	0.70%	599	675	18	617	2.67%	YES	10%

Source: Martin County 2019 Traffic Counts and LOS Report

Net In: 183

Years Grown: 7

TABLE 4 - 2045 Link Analysis - PM

Segment	From	To	Greater than 2%	AADT 2045	K Factor	D Factor	2045 Peak Hour Directional Volumes	Peak Hour Service Capacity (2045)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
CR-708 (Bridge Rd)	I-95	Powerline Ave	Yes	7,955	0.095	0.624	472	1200	80	552	6.67%	YES	60%
	Powerline Ave	SR-5 (US-1)	Yes	9,345	0.095	0.624	554	880	54	608	6.75%	YES	40%

Source: Martin County 2040 Roadway Level of Service Inventory Report

Net In: 134

CONCLUSION

The proposed land use plan amendment will result in an increase in trips of 2,041 daily trips; 216 AM trips and 290 PM peak hour trips Over the Existing Future Land Use.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment over what could be developed with the existing future land use. The analysis demonstrates that the roadway has sufficient infrastructure funded in the next five years and the 2040/2045 long range scenarios to support the increase in project traffic. Therefore, the project satisfies the requirements for a Land Use Plan Amendment.

APPENDIX A

Roadway Network Data/Non-Motorized and Transit Data/ Parcel Map



General

Martin County Board of County Commissioners

Find MC Addresses



Parcel Search

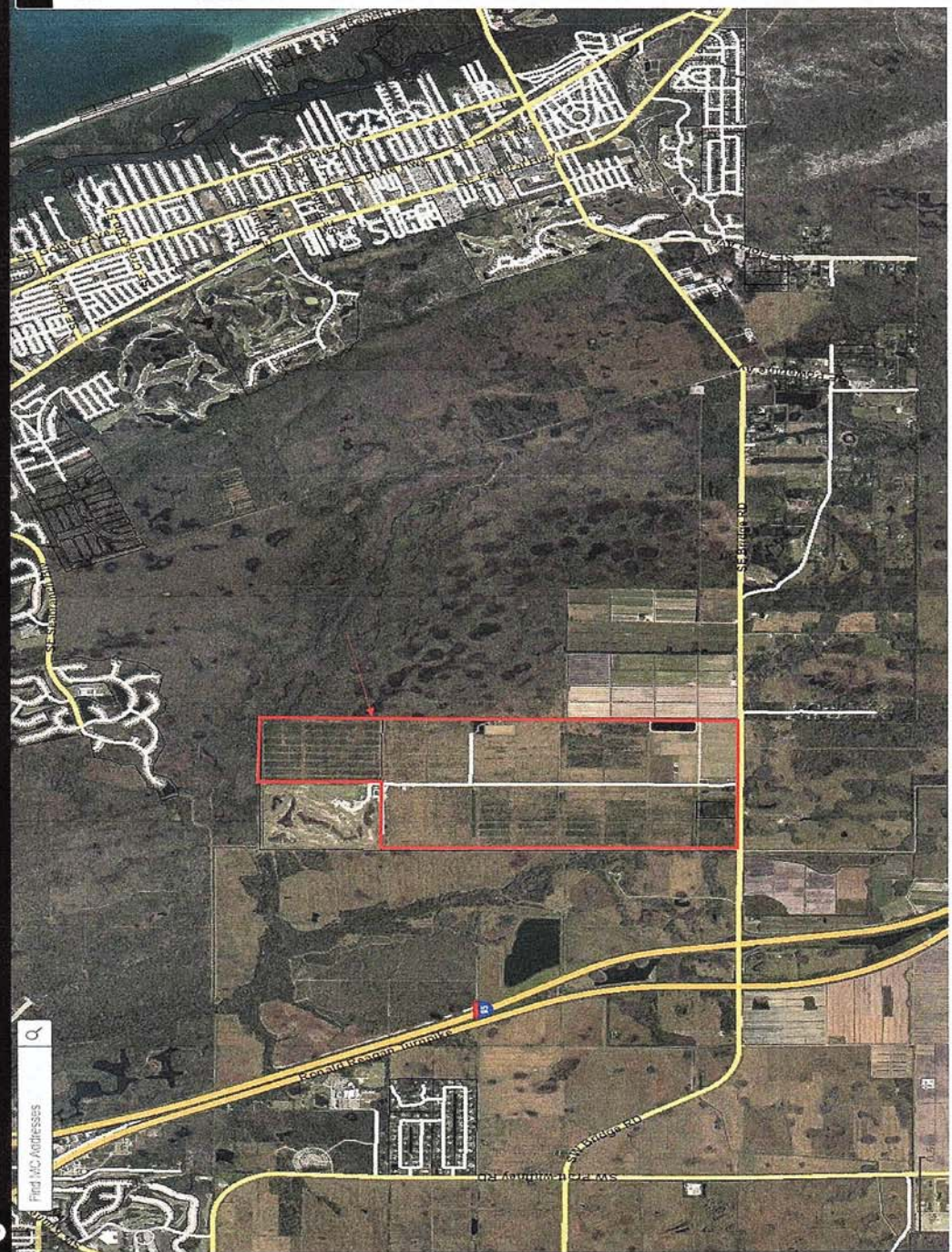
Owner Address Parcel # Location Results

Search by Owner Name, 3 characters minimum

Owner Name:

Search

Clear



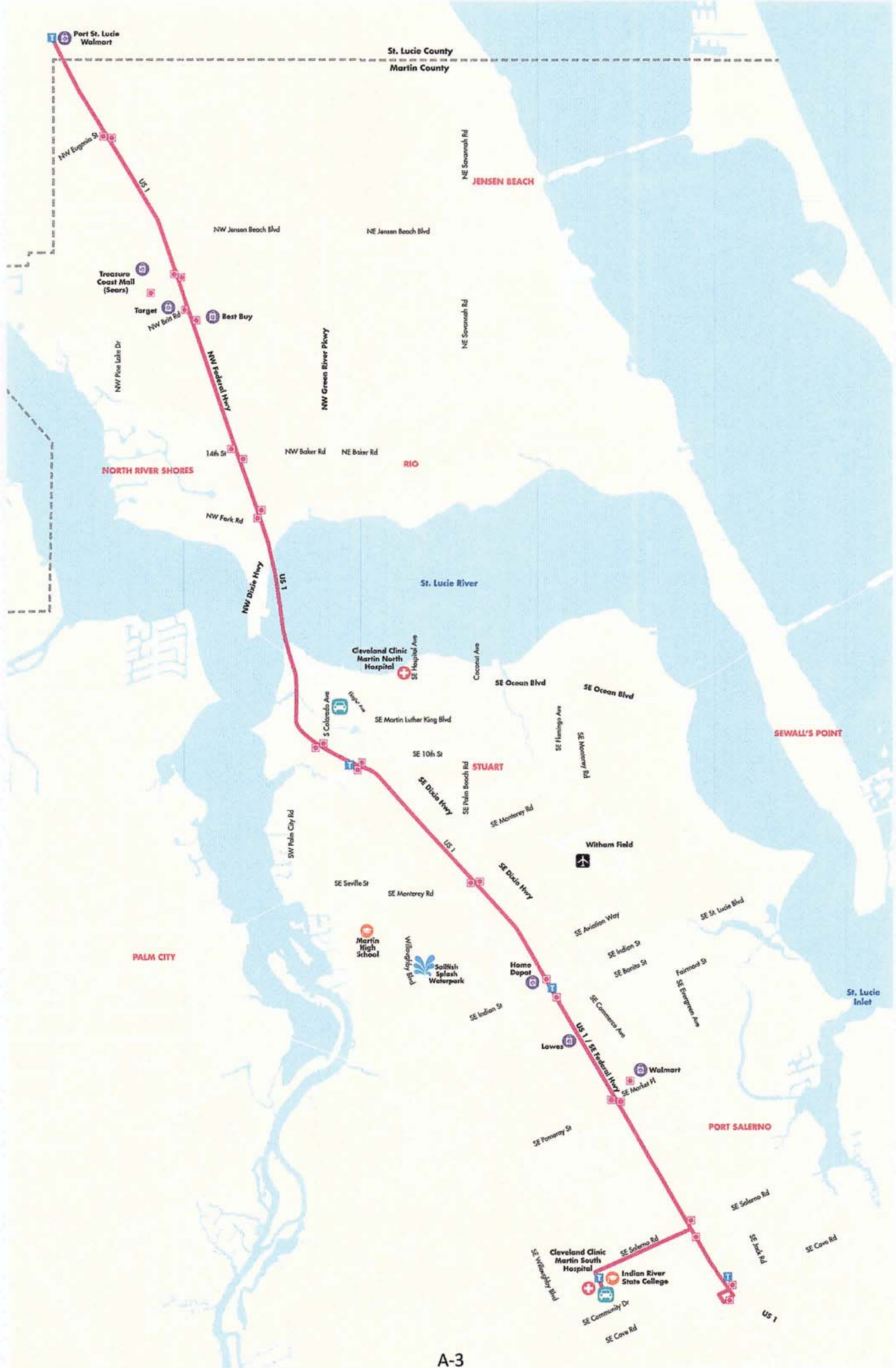
22 SE Seminole St
Stuart, FL 34994

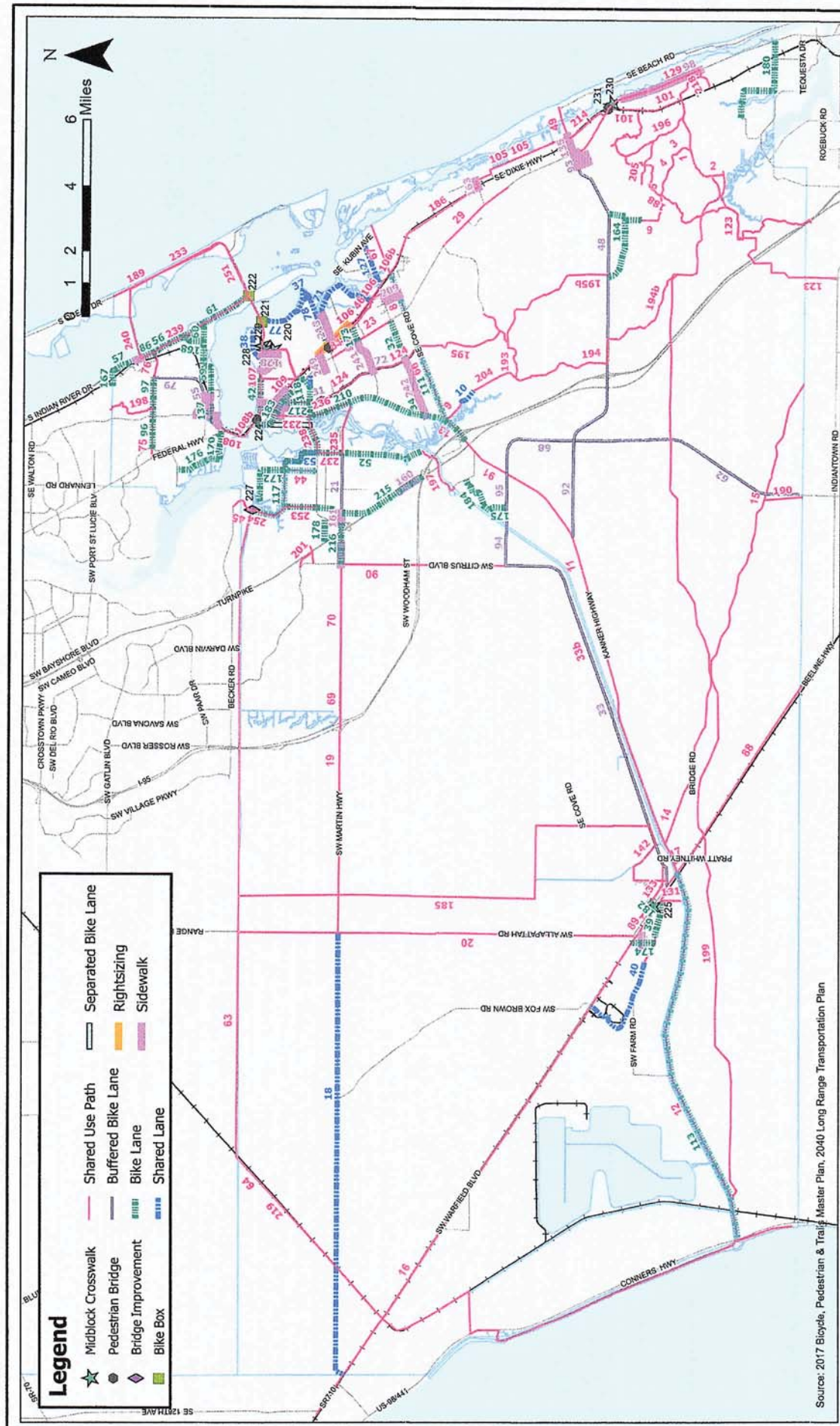
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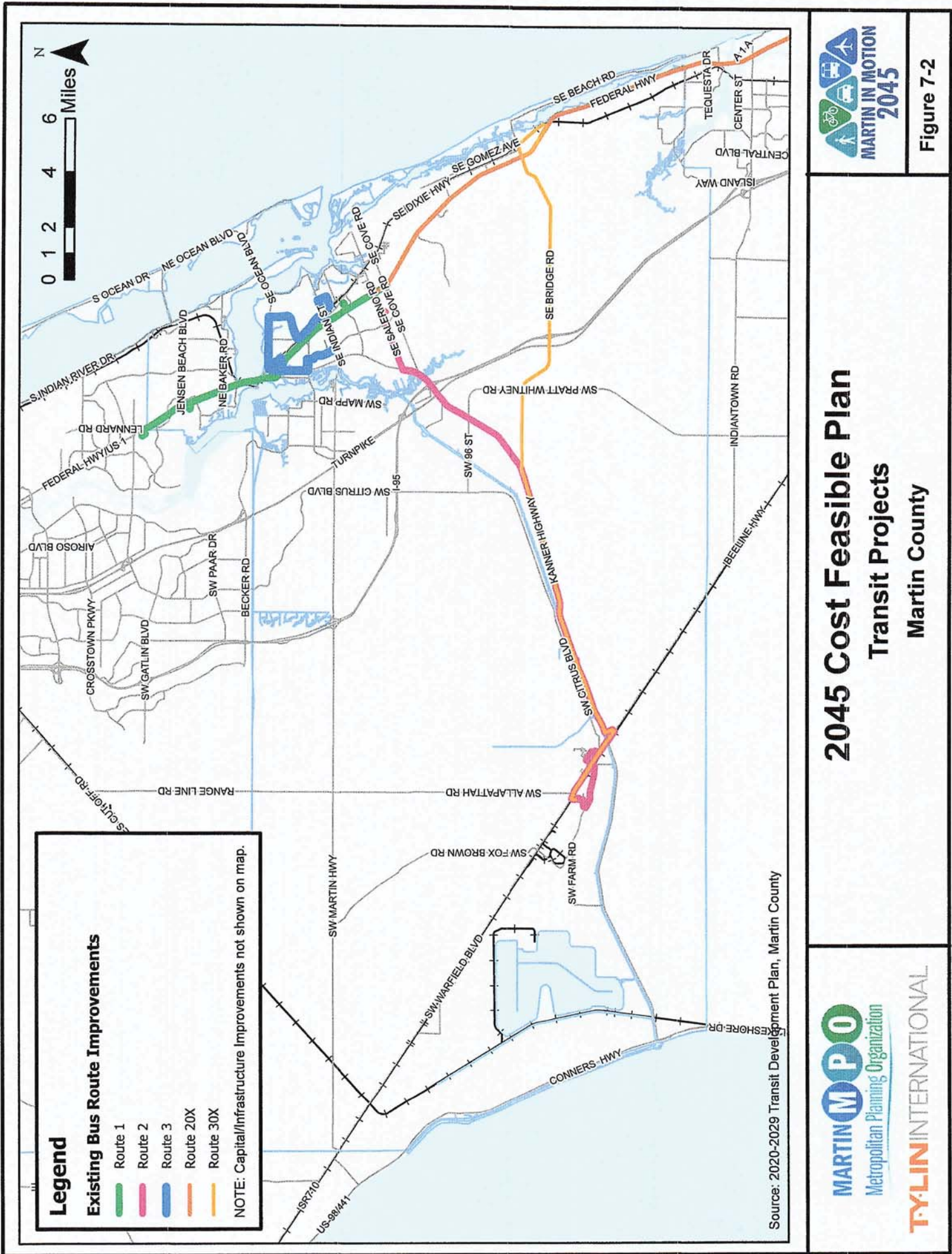
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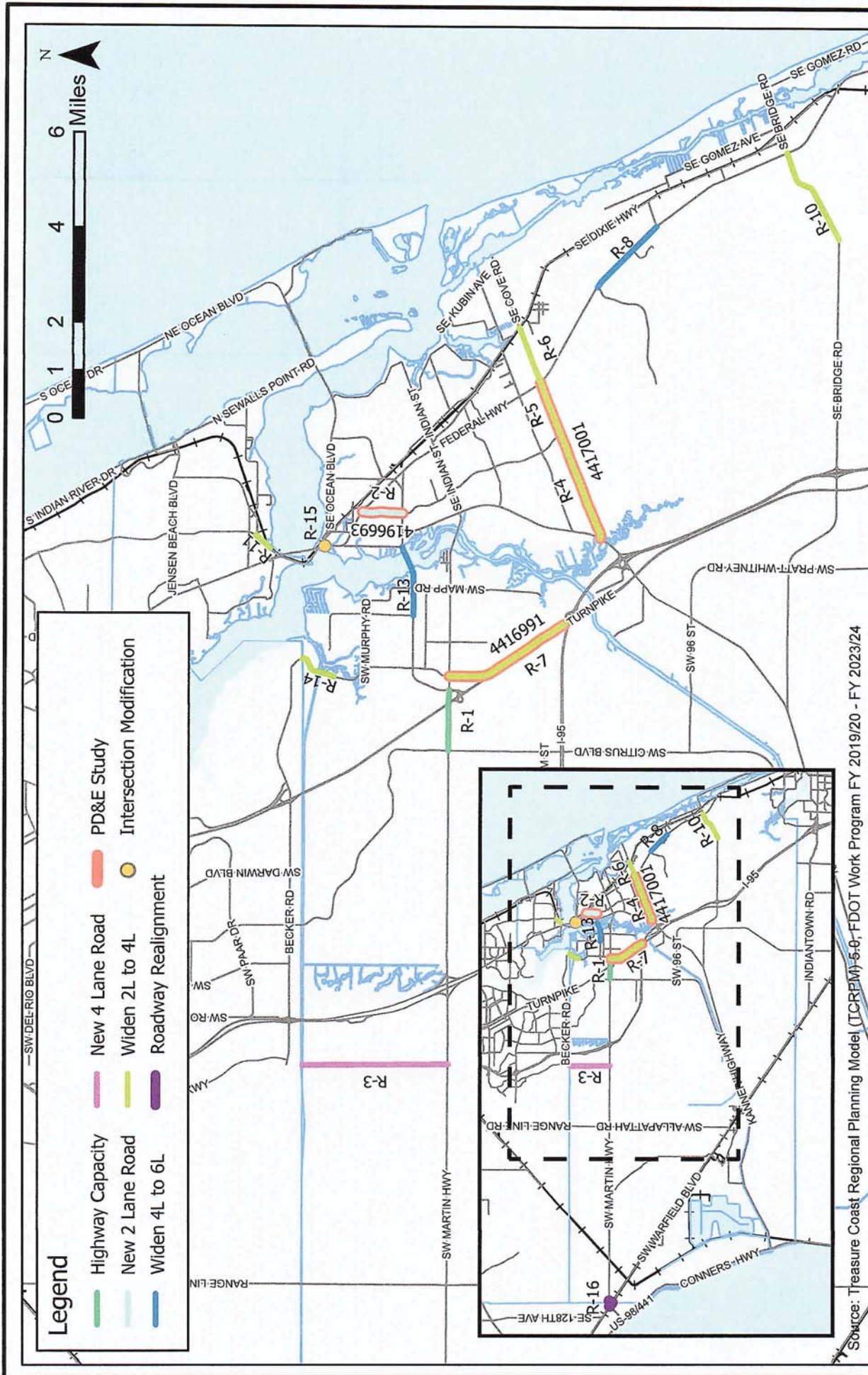
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Parcel Map
Becker B-14 Grove LTD









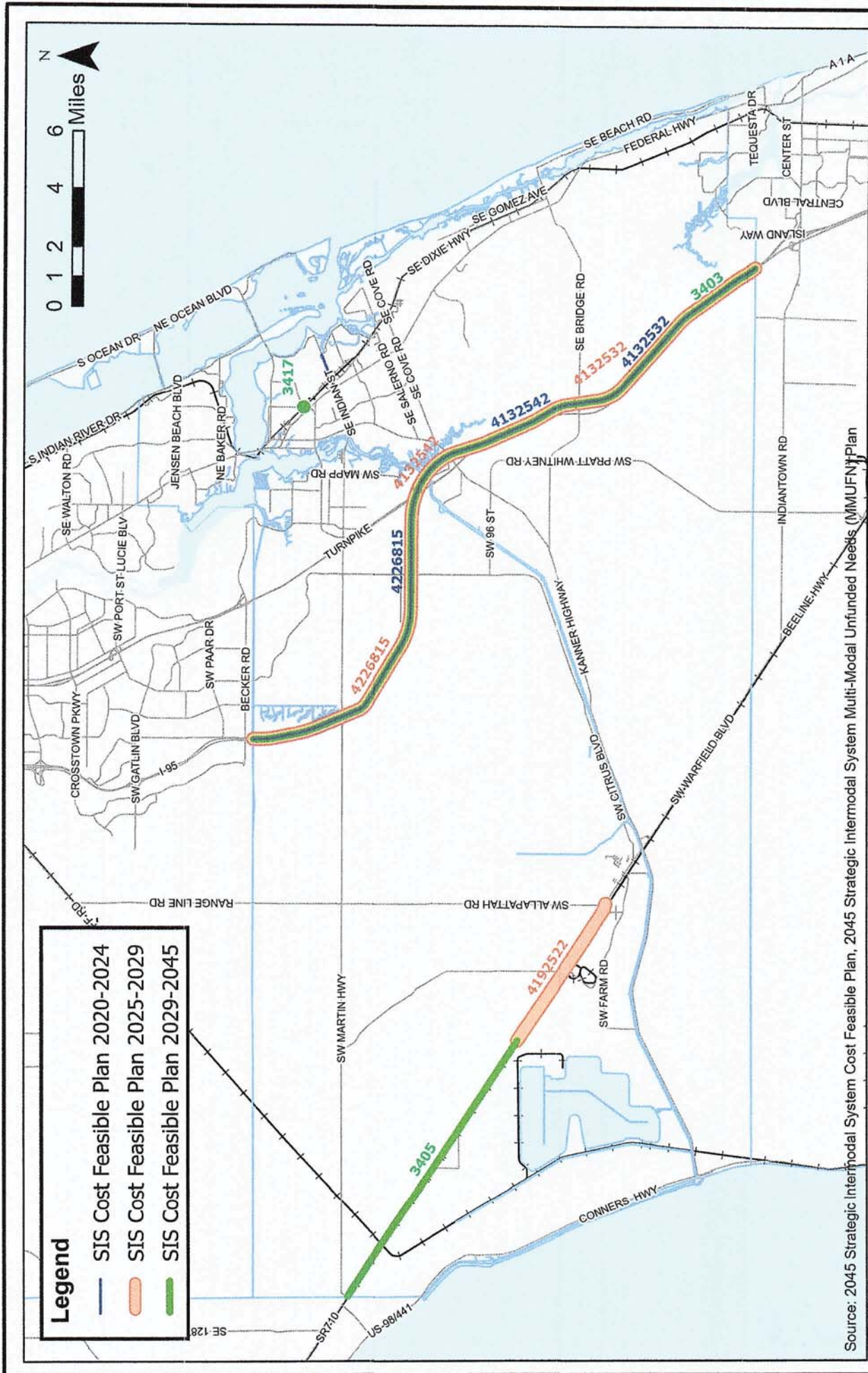
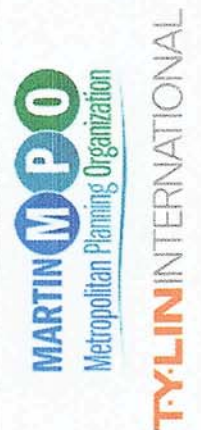


Figure 7-4

2045 Cost Feasible Plan Strategic Intermodal System Projects Martin County



due to lack of local funds that could be used to leverage funds from the FDOT's Transit Program.

Table 7-2: 2045 Cost Feasible Plan Summary

Category	Year of Expenditure (YOE)				25-Year Total	20-Year Total
	2021-2025 ¹	2026-2030	2031-2035	2036-2045	2021-2045	2026-2045
Transit						
Transit Operating Cost*		\$15,321,131	\$18,017,650	\$47,556,791	\$80,895,573	\$80,895,573
Transit Capital Cost		\$5,269,796	\$4,057,466	\$10,115,598	\$19,442,861	\$19,442,861
Highway/Roadway (non Strategic Intermodal System (SIS))	\$47,082,871	\$72,209,426	\$76,010,115	\$225,488,290	\$420,790,702	\$373,707,831
Strategic Intermodal System (SIS)**	\$7,759,000	\$0	\$12,100,000	\$506,811,000	\$526,670,000	\$518,911,000
Freight ²	\$2,907,683	\$0	\$10,000,000	\$13,337,000	\$26,244,683	\$23,337,000
Transportation System Management & Operations (TSM&O) ³		\$30,090,585	\$20,432,716	\$18,643,258	\$69,166,559	\$69,166,559
Other (Park-and-Ride, Non-Motorized Grade Separation)		\$6,028,750	\$0	\$0	\$6,028,750	\$6,028,750
Water Based Transportation						
Operating Cost*		\$0	\$0	\$0	\$0	\$0
Capital Cost		\$0	\$0	\$0	\$0	\$0
Complete Streets ⁴	\$0	\$14,105,829	\$14,180,205	\$66,814,511	\$95,100,545	\$95,100,545
Non-Motorized Projects ⁴						
Aviation ⁵		\$3,962,500	\$0	\$0	\$3,962,500	\$3,962,500
Other Transportation Improvement Plan (TIP) Projects	\$74,358,507	\$0	\$0	\$0	\$0	\$0
Capacity Projects (non SIS)	\$12,312	\$0	\$0	\$0	\$0	\$0
Non-Capacity Projects	\$72,142,600	\$0	\$0	\$0	\$0	\$0
Planning (PL Funds)	\$2,203,595	\$0	\$0	\$0	\$0	\$0
Total Cost	\$129,200,378	\$146,988,018	\$144,798,152	\$875,429,449	\$1,222,057,490	\$1,167,215,619
Strategic Intermodal System (SIS)**	\$7,759,000	\$0	\$12,100,000	\$506,811,000	\$526,670,000	\$518,911,000
Transit Operating Cost*	\$0	\$15,321,131	\$18,017,650	\$47,556,791	\$80,895,573	\$80,895,573
Water Based Transportation (Operating Cost)*	\$0	\$0	\$0	\$0	\$0	\$0
Capital Project Cost (all modes)	\$121,441,378	\$131,666,886	\$114,680,502	\$321,061,658	\$614,491,917	\$567,409,046

Notes

* Operating cost includes total cost for the entire 5-year or 10-year period in Year of Expenditure (YOE) dollars. The 25-year total does not include transit operating funds included in the FY 2021-2025 Transportation Improvement Program (TIP).

** Project costs are based on SIS First and Second Five-Year Plans, July 2020 and SIS Long Range Cost Feasible Plan, July 2018.

¹ Time band includes funds "as programmed" in the FY 2021-2025 Transportation Improvement Program (TIP). Includes funds for transit, aviation, and Districtwide maintenance projects.

² All freight projects are included in the Strategic Intermodal System (SIS) category except \$157,683 Consolidated Rail Infrastructure and Safety Improvements (CRISI) Program grant in the 5-year increment, 2021-2025.

³ Funds "set-aside" for Transportation System Management & Operations (TSM&O) improvements.

⁴ Funds "set-aside" for Complete streets and non-motorized projects. Additional funds may be available through maintenance projects and discretionary grants.

⁵ Florida Department of Transportation (FDOT) share is limited to 80% of the project cost.

APPENDIX B

Martin County 2019 Roadway Level of Service Inventory Report

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,349	243	C	1.8%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,487	177	C	1.3%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,809	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,565	212	C	0.6%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter / Undivided Flow	1200	5,391	469	C	7.0%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,156	393	D	3.1%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,704	366	C	0.7%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,827	134	C	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,512	159	C	1.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,703	124	C	2.9%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,855	749	C	1.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,446	699	C	0.9%
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	13,161	586	D	2.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,739	322	C	1.7%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,892	109	A/B	3.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,786	88	A/B	2.9%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,782	116	C	1.4%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,383	235	C	0.8%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,521	601	D	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,007	336	C	8.0%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	6,615	351	D	8.0%

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

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	23,279	1,175	D	4.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,680	962	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,920	448	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	740	932	67	A/B	6.7%
CR-708 (Bridge Rd)	CR-711	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,899	246	C	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	9,172	540	C	4.9%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	10,577	588	C	4.2%
CR-708 (Bridge Rd)	SR-5	CR-A1A	2-Ln Undivided Non-State	675	9,373	570	D	0.7%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	2-Ln Undivided Non-State	675	8,053	419	D	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	4,739	319	C	1.2%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,278	294	C	5.5%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2-Ln Undivided	800	4,582	314	C	2.2%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2-Ln Undivided	800	6,071	290	C	4.9%
CR-713 (High Meadow Ave)	I-95	CR-714	2-Ln Uninter /Undivided Flow	1190	13,157	1,008	D	1.1%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,885	634	C	4.2%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1190	12,431	577	C	2.8%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,413	202	A/B	7.9%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,679	194	A/B	7.4%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	5,747	261	C	6.2%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,783	1,504	C	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	22,656	1,223	C	5.6%

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

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	SR-5	Commerce Ave	Class II: 2-Ln Undivided	750	9,794	440	D	8.0%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,955	346	C	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,693	335	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,496	470	D	3.0%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,634	84	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3110	20,848	1,062	A/B	1.9%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	17,201	1,001	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,807	1,670	C	2.2%
SR-5 (US-1)	Osprey St	Seabranh Blvd	Class I: 4-Ln Divided	2000	23,579	1,046	C	0.6%
SR-5 (US-1)	Seabranh Blvd	Cove Rd	Class I: 6-Ln Divided	3020	30,507	1,426	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	32,412	1,433	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	Class I: 6-Ln Divided	3020	40,491	1,673	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	Class I: 6-Ln Divided	3020	37,491	1,859	C	0.5%
SR-5 (US-1)	Indian St	SR-714	Class I: 6-Ln Divided	3020	45,498	2,267	C	0.5%
SR-5 (US-1)	SR-714	SR-5A	Class I: 6-Ln Divided	3020	37,271	1,822	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	Class I: 6-Ln Divided	3020	32,616	1,625	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	Class II: 6-Ln Divided	2520	47,483	1,986	D	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	Class II: 6-Ln Divided	2520	54,897	2,473	D	0.5%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	Class I: 6-Ln Divided	3020	59,873	2,874	C	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	Class I: 6-Ln Divided	3020	52,644	2,491	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	Class I: 6-Ln Divided	3020	51,826	2,481	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/USB) and Murphy Rd (PM/NB).

Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	0.9%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	C	0.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	C	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	D	0.6%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	C	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	MacArthur Blvd	Class I: 2-Ln Divided	925	13,597	845	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	D	1.8%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,305	172	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	D	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	C	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/5B) and Murphy Rd (PM/1B).

APPENDIX C

Martin County 2040 Roadway Level of Service Inventory Report 2045 Long Range Transportation Plan Cost Feasible Network

Martin County 2040 Roadway Level of Service Inventory Report

Road Name	From	To	# Lane Segments in Direct Flow	Class for LOS (Intersecting I, NS)	E+C Lanes in Each Dirct	Urban Type (Urban, Rural, Div)	Road strg. for LOS lookup	Road Class	2040 Generalized Service Capacity	2040 Type	Model Growth Rate (30 Years)	Annual Model Growth Rate	Projected 2040 Volume	VC
Baker Rd	SR-5	CR-723	1	II	U	Urban	II_U_Urban_1	2-U	15000	Class II: 2-Ln Undiv'd	0.00%	1.86%	7500	0.45
Berry Ave	Golden Bear Wy	CR-714	1	II	U	Urban	II_U_Urban_1	2-U	14800	Class II: 2-Ln Undiv'd	0.00%	0.00%	3122	0.21
Berry Ave	CR-714	Sunset Tr	1	II	U	Urban	II_U_Urban_1	2-U	14800	Class II: 2-Ln Undiv'd	0.00%	7.82%	4706	0.32
Britt Rd	Pine Lake Dr	SR-5	1	II	U	Urban	II_U_Urban_1	2-U	14800	Class II: 2-Ln Undiv'd	107.13%	3.57%	9000	0.61
Citrus Blvd	CR-714 (Martin Hwy)	Port St. Lucie Blvd	1	UN	U	Transit	UN_U_Transit_1	UN-1	24400	Transit	107.24%	4.57%	7602	0.31
Commerce Ave	Salerno Rd	Monroe St	1	II	U	Urban	II_U_Urban_1	2-U	14800	Class II: 2-Ln Undiv'd	53.81%	1.79%	8723	0.59
Commerce Ave	Monroe St	Indian St	1	II	U	Urban	II_U_Urban_1	2-U	14800	Class II: 2-Ln Undiv'd	19.79%	0.86%	7384	0.50
County Club Dr	Palm Beach County	Island Way	1	II	U	Urban	II_U_Urban_1	2-U	14800	Class II: 2-Ln Undiv'd	15.12%	0.50%	2886	0.19
County Club Dr	Island Way	Little Club Dr	1	II	U	Urban	II_U_Urban_1	2-U	14800	Class II: 2-Ln Undiv'd	16.01%	0.55%	3544	0.24
County Line Rd	Little Club Dr	SR-5	1	II	U	Urban	II_U_Urban_1	2-U	14800	Class II: 2-Ln Undiv'd	-2.03%	-0.07%	2928	0.20
County Line Rd	Savanna Rd	CR-707	1	NS	U	Urban	NS_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	0.00%	0.50%	693	0.04
Cove Rd	SR-76	Willoughby Blvd	1	NS	U	Urban	NS_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	35.36%	1.18%	17205	1.08
Cove Rd	Willoughby Blvd	SR-5	1	NS	U	Urban	NS_U_Urban_1	NS-2	16725	2-Ln Div'd Non-State	28.86%	0.86%	17868	1.07
Cove Rd	SR-5	CRA11A	1	NS	U	Urban	NS_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	17.75%	0.59%	14027	0.88
Cove Rd	CRA11A	End	1	NS	U	Urban	NS_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	-30.86%	-1.03%	5913	0.37
CR-609 (Alapattah Rd)	SR-710	CR-714	1	UN	U	Rural	UN_U_Rural_1	UN-1	14300	Uninterrupted Rural Hwy 2-Ln Undiv'd	110.53%	3.70%	2986	0.21
CR-609 (Alapattah Rd)	CR-714	St. Lucie County	1	UN	U	Rural	UN_U_Rural_1	UN-1	14300	Uninterrupted Rural Hwy 2-Ln Undiv'd	827.66%	27.57%	11745	0.62
CR-707 (Beach Rd)	Palm Beach County	CR-708	1	NS	U	Urban	NS_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	30.86%	1.02%	1832	0.12
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	1	NS	U	Urban	NS_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	46.43%	1.51%	7509	0.47
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd)	1	UN	U	Urban	UN_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	41.72%	1.39%	14270	0.90
CR-707 (Indian River Dr)	CR-707A	SR-732	1	UN	U	Urban	UN_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	44.07%	1.47%	7594	0.48
CR-707 (Indian River Dr)	SR-732	St. Lucie County	1	UN	U	Urban	UN_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	56.73%	1.89%	8565	0.54
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	2	II	D	Urban	II_D_Urban_2	2-2D	32400	Class II: 4-Ln Div'd	23.25%	0.78%	26081	0.80
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	2	I	D	Urban	I_D_Urban_2	1-2D	39800	Class I: 4-Ln Div'd	30.46%	1.01%	25967	0.65
CR-707A (Jensen Beach Blvd)	Pineapple Way	CR-707	1	UN	U	Urban	UN_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	41.85%	1.37%	13975	0.88
CR-708 (Bridge Rd)	SR-76	CR-711	1	UN	U	Rural	UN_U_Rural_1	UN-1	14300	Uninterrupted Rural Hwy 2-Ln Undiv'd	50.32%	1.69%	975	0.07
CR-708 (Bridge Rd)	CR-711	I-95	1	UN	U	Rural	UN_U_Rural_1	UN-1	14300	Uninterrupted Rural Hwy 2-Ln Undiv'd	62.85%	2.10%	3949	0.28
CR-708 (Bridge Rd)	I-95	Powerline Ave	1	UN	U	Transit	UN_U_Transit_1	UN-1	24400	Transit	20.46%	0.68%	7955	0.33
CR-708 (Bridge Rd)	Powerline Ave	SR-5	1	NS	D	Urban	NS_D_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	18.40%	0.61%	9345	0.59
CR-708 (Bridge Rd)	SR-5	CRA11A	1	NS	U	Urban	NS_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	40.32%	1.34%	12582	0.76
CR-708 (Bridge Rd)	CRA11A	Gomez Ave	1	NS	U	Urban	NS_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	34.79%	1.16%	10599	0.67
CR-708 (Bridge Rd)	Gomez Ave	CR-707	1	NS	U	Urban	NS_U_Urban_1	NS-1	15900	2-Ln Undiv'd Non-State	48.10%	1.63%	7088	0.44
CR-711 (Prest Whitney Rd)	Palm Beach County	CR-708	1	UN	U	Rural	UN_U_Rural_1	UN-1	14300	Uninterrupted Rural Hwy 2-Ln Undiv'd	53.78%	1.79%	3802	0.27

Bad/Note: Volume has been assumed or adjusted to account for recently constructed or committed projects.
Shaded volume exceeds generalized LOS volume and requires additional analysis.

Road Name	From	To	# Lane Segments in Direct IOI (IOI=1, I=NS)	Class for IOI (IOI=1, I=NS)	E+C Lanes Div (IOI=1, I=NS)	Urban Type (R=Urban, I=Transit, D=Dist)	Road strg. for LOS lookup	2040 Road Class	Type	2040 Type	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 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Volume	VC
CR-708 (Patt Whitney Rd)	CR-708	South Fork High School	1	I	U	Transit	I_U_Transit_1	1-U	Class I: Transitional 2-Ln Undivided		16200	3,173	3,073	3,382	3,540	3,437	3,864	3,442	3,509	0.22%	5265	20.74%	0.89%	0.89%	4164	0.26
CR-713 (Patt Whitney Rd)	SR-706	South Fork High School	1	I	U	Transit	I_U_Transit_1	1-U	Class I: Transitional 2-Ln Undivided		16200	4,591	3,957	4,391	4,948	4,051	4,644	4,736	4,972	0.21%	6864	28.86%	0.97%	0.97%	6208	0.39
CR-710 (High Meadow Ave)	I-65	CR-714	1	I	U	Urban	I_U_Urban_1	NS-I	2-Ln Undivided Non-State		15800	14,866	14,640	14,705	14,279	13,752	13,494	13,521	13,900	-0.19%	85338	20.03%	0.87%	0.67%	86406	1.03
CR-713 (High Meadow Ave)	CR-714	SR-714	1	I	U	Urban	I_U_Urban_1	1-U	Class I: 2-Ln Undivided		17700	12,465	11,614	11,469	10,471	9,425	9,465	9,433	9,530	-0.47%	13464	15.14%	0.50%	0.50%	10529	0.61
CR-713 (High Meadow Ave)	CR-714	Murphy Rd	1	I	U	Urban	I_U_Urban_1	1-U	Class I: 2-Ln Undivided		17700	16,511	15,869	13,412	11,565	10,868	11,105	10,777	11,057	-0.68%	15579	17.65%	0.59%	0.59%	12332	0.72
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	1	UN	U	Rural	UN_U_Rural_1	UN-I	Unimproved Rural Hwy 2-Ln Undivided		14300	2,447	2,788	2,535	2,485	2,476	2,464	2,400	2,500	-0.07%	4036	25.94%	0.86%	0.86%	3084	0.22
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	1	UN	U	Rural	UN_U_Rural_1	UN-I	Unimproved Rural Hwy 2-Ln Undivided		14300	2,720	2,759	2,871	2,863	2,719	2,712	2,825	2,736	-0.06%	4872	30.39%	1.31%	1.31%	3706	0.26
CR-714 (Martin Hwy)	CR-609	I-65	1	UN	U	Rural	UN_U_Rural_1	UN-I	Unimproved Rural Hwy 2-Ln Undivided		14300	3,716	3,918	3,971	3,994	4,016	3,824	3,837	4,079	0.09%	7700	188.66%	6.30%	6.30%	11016	0.77
CR-714 (Martin Hwy)	Ford's Temple	CR-713	1	II	U	2	I_U_Urban_1	2-U	Class II: 2-Ln Undivided	Class II: 4-Ln Divided	14800	11,565	11,829	11,464	11,926	11,447	11,649	11,816	11,990	-0.02%	19718	90.39%	3.01%	3.01%	21015	0.65
CR-714 (Martin Hwy)	CR-713	Berry Ave	1	II	U	2	I_U_Urban_1	2-U	Class II: 2-Ln Undivided	Class II: 4-Ln Divided	14800	12,455	11,339	9,843	10,030	10,034	10,216	9,943	9,712	-0.31%	10,034	130.57%	4.35%	4.35%	21255	0.65
CR-714 (Martin Hwy)	Berry Ave	Maple Rd	1	II	U	2	I_U_Urban_1	2-U	Class II: 2-Ln Undivided	Class II: 4-Ln Divided	14800	12,846	12,155	10,867	11,179	11,260	11,144	10,894	14,007	0.05%	11,260	88.87%	3.30%	3.30%	26463	0.82
CR-714 (Veterans Memorial Bridge)	Maple Rd	SR-706	2	I	D	Urban	I_U_Urban_2	1-2D	Class I: 4-Ln Divided		39800															
CR-723 (Salem Rd)	CR-707	NE 24th St	1	NS	U	Urban	NS_U_Urban_1	NS-I	2-Ln Undivided Non-State		15900	11,628	11,686	10,369	11,111	11,509	8,910	8,457	8,440	-0.53%	12772	26.81%	1.00%	1.00%	10714	0.67
CR-723 (Salem Rd)	CR-707A (Jensen Beach Blvd)		1	NS	U	Urban	NS_U_Urban_1	NS-I	2-Ln Undivided Non-State		15900	13,383	13,246	12,318	12,696	12,836	10,524	10,501	10,264	-0.46%	7606	19.047	1.20%	1.20%	13587	0.85
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	1	UN	U	Rural	UN_U_Rural_1	UN-I	Unimproved Rural Hwy 2-Ln Undivided		14300	2,603	2,743	2,335	2,777	2,188	2,363	2,496	2,257	-0.27%	1363	204.92%	6.83%	6.83%	6419	0.45
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	1	UN	U	Rural	UN_U_Rural_1	UN-I	Unimproved Rural Hwy 2-Ln Undivided		14300	2,648	2,419	2,272	2,526	2,288	2,363	2,107	2,069	-0.29%	1979	153.61%	5.12%	5.12%	5001	0.35
CR-76A (Citrus Blvd)	CR-726	SR-714	1	UN	U	Transit	UN_U_Transit_1	UN-I	Transitional 2-Ln Under Divided Flow		24400	3,360	3,135	3,082	3,343	3,491	3,381	3,257	3,321	0.11%	3164	86.13%	2.57%	2.57%	5585	0.24
CR-76A (SW 98th St)	CR-726	Penneyville Ave	1	UN	U	Transit	UN_U_Transit_1	UN-I	Transitional 2-Ln Under Divided Flow		24400	3,878	3,237	3,090	3,549	3,325	3,448	3,072	3,375	-0.15%	2477	155.15%	5.17%	5.17%	8098	0.33
CR-76A (SW 98th St)	Penneyville Ave	SR-706	1	I	U	Transit	I_U_Transit_1	1-U	Class I: Transitional 2-Ln Undivided		16200	6,655	6,560	6,858	7,243	6,751	7,226	6,774	6,591	0.05%	5748	80.48%	2.68%	2.68%	11365	0.70
CR-A1A (Dixie Hwy)	SR-5	CR-708	1	II	U	Urban	I_U_Urban_1	1-U	Class II: 2-Ln Undivided		14800	3,197	3,010	2,700	2,536	2,464	2,489	2,418	2,457	-0.42%	4042	61.09%	1.70%	1.70%	3987	0.34
CR-A1A (Dixie Hwy)	CR-708	Osprey St	1	I	U	Urban	I_U_Urban_1	1-U	Class I: 2-Ln Undivided		17700	7,491	6,950	6,524	6,440	6,397	6,307	6,362	6,397	-0.25%	4658	64.21%	2.14%	2.14%	10078	0.57
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	1	UN	U	Urban	UN_U_Urban_1	UN-I	2-Ln Under Divided Flow		24200	6,107	5,872	5,416	6,529	5,258	5,144	5,113	5,205	-0.29%	5597	90.76%	3.03%	3.03%	9467	0.39
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	1	UN	U	Urban	UN_U_Urban_1	UN-I	2-Ln Under Divided Flow		24200	6,415	6,148	5,281	5,678	5,712	5,754	5,862	5,692	-0.15%	5668	94.81%	3.16%	3.16%	10549	0.44
CR-A1A (Dixie Hwy)	Cove Rd	Salem Rd	1	II	D	Urban	I_U_Urban_1	2-ID	Class II: 2-Ln Divided		15540	11,462	11,339	11,315	10,735	10,583	10,869	10,672	11,026	-0.10%	13563	12.77%	0.43%	0.50%	12515	0.81
CR-A1A (Dixie Hwy)	Salem Rd	St. Louis Blvd	1	II	D	Urban	I_U_Urban_1	2-ID	Class II: 2-Ln Divided		15540	15,938	15,938	14,923	14,377	14,037	14,746	14,313	14,821	-0.15%	10857	17.64%	0.59%	0.59%	17290	1.11
CR-A1A (Dixie Hwy)	St. Louis Blvd	Jefferson St	1	II	D	Urban	I_U_Urban_1	2-U	Class II: 2-Ln Undivided		14800	12,799	12,495	11,708	11,552	11,553	11,755	11,899	12,004	-0.09%	3391	34.86%	1.61%	1.16%	15888	1.07
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	2	II	D	Urban	I_U_Urban_2	2-2D	Class II: 4-Ln Divided		32400	16,843	16,586	15,989	14,744	15,083	15,503	15,991	16,040	-0.09%	12059	20.19%	0.67%	0.67%	18955	0.59
CR-A1A (Dixie Hwy)	Indian St	SR-714	2	I	D	Urban	I_U_Urban_2	1-2D	Class I: 4-Ln Divided		39800	13,514	13,004	13,918	12,296	12,266	13,310	13,322	14,335	0.08%	15254	2.84%	0.09%	0.50%	16270	0.41
CR-A1A (Dixie Hwy)	SR-714	SE Fift St	1	II	U	Urban	I_U_Urban_1	2-U	Class II: 2-Ln Undivided		15900	6,999	5,811	5,521	5,687	5,339	5,559	5,403	5,796	-0.09%	15343	10.14%	0.34%	0.50%	6578	0.42
CR-A1A	Crossing St	Gomez Ave	1	NS	U	Urban	NS_U_Urban_1	NS-I	2-Ln Undivided Non-State		15900	2,876	2,533	2,638	2,620	2,863	2,639	2,436	2,455	-0.19%	1723	30.76%	1.03%	1.03%	3105	0.20
Dixie Hwy	Joan Jefferson Wy	Wright Blvd	1	II	U	Urban	I_U_Urban_1	2-U	Class II: 2-Ln Undivided		15900	9,933	8,372	8,272	7,507	8,288	8,504	7,899	6,239	-0.22%	16373	26.80%	0.90%	0.90%	10234	0.66
Dr Martin Luther King Jr Blvd	Farm Rd	SR-710	1	NS	U	Urban	NS_U_Urban_1	NS-I	2-Ln Undivided Non-State		19300	1,977	1,904	1,648	1,915	1,782	1,764	1,722	1,768	-0.19%	N/A	0.00%	0.00%	0.50%	2007	0.13
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	1	NS	U	Urban	NS_U_Urban_1	NS-I	2-Ln Undivided Non-State		19300	3,188	2,879	2,515	2,860	2,304	2,303	2,238	2,267	-0.54%	N/A	0.00%	0.00%	0.50%	2573	0.16

Bad /n/a: volume has been assumed or adjusted to account for recently constructed or converted projects.
Shaded volume exceeds generalized LOS volume and requires additional analysis.

Road Name	From	To	# Lane Segments in Direct	Class for LOS (Urban, L, Div, I, NS)	E+C Lane Type (Urban, L, Div, I, NS)	Urban Type (Urban, L, Div, I, NS)	Road strg. for LOS lookup	Road Class	2040 Urban Class	2040 Type	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 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Volume	VC
Murphy Rd	High Meadow Ave	St Lucas County	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	2-Ln Undivided Non-State	15900	12,886	12,034	10,869	8,016	7,315	7,368	7,454	7,797	-0.84%	13320	35.34%	1.19%	1.19%	93205	0.65
Ocean Blvd	Flagler Ave	Palm Beach Rd	1	I	D	Urban	I_D_Urban_1	2-D	Class II: 2-Ln Divided	Class II: 2-Ln Divided	176000	12,380	11,442	8,293	9,094	10,052	9,875	9,335	9,830	-0.31%	14437	16.89%	0.93%	0.85%	117390	0.06
Ocean Blvd	Palm Beach Rd	SR-714	2	NS	D	Urban	NS_D_Urban_2	NS-2D	4-Ln Divided Non-State	4-Ln Divided Non-State	30420	13,761	13,456	10,564	11,675	12,613	12,210	12,623	12,166	-0.11%	10107	36.69%	1.19%	1.19%	16074	0.53
Osgood St	SR-5	CRA-1A	1	I	U	Urban	I_U_Urban_1	2-U	Class II: 2-Ln Undivided	Class II: 2-Ln Undivided	14800	5,329	4,972	4,703	4,682	4,844	4,861	4,418	4,597	-0.21%	6784	17.78%	0.99%	0.99%	5332	0.36
Osgood St	CRA-1A	Gomez Ave	1	I	U	Urban	I_U_Urban_1	2-U	Class II: 2-Ln Undivided	Class II: 2-Ln Undivided	14800	2,109	1,963	1,844	1,921	1,995	1,848	1,966	1,682	-0.09%	4263	25.22%	0.84%	0.84%	2309	0.16
Palm Beach Rd	SR-714	Ocean Blvd	1	NS	D	Urban	NS_D_Urban_1	NS-1D	2-Ln Undivided Non-State	2-Ln Undivided Non-State	14740	8,527	8,665	8,071	7,870	7,765	7,798	8,181	8,026	-0.04%	8891	11.76%	0.39%	0.50%	9791	0.66
Palm City Rd	SR-714	SR-5	1	I	U	Urban	I_U_Urban_1	2-U	Class II: 2-Ln Undivided	Class II: 2-Ln Undivided	15000	7,610	7,635	6,607	6,934	6,896	6,848	6,868	6,574	-0.24%	12496	17.62%	0.58%	0.98%	7610	0.49
Palmer St	CR-707	Indian River Dr	1	I	U	Urban	I_U_Urban_1	2-U	Class II: 2-Ln Undivided	Class II: 2-Ln Undivided	14800	3,033	2,971	2,763	2,714	2,739	2,762	2,612	2,684	-0.24%	6135	43.10%	1.44%	1.44%	3725	0.25
Pine Lake Dr	Fox Rd	Britt Rd	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	2-Ln Undivided Non-State	15030	1,963	2,139	1,827	1,961	1,823	1,715	1,816	1,779	-0.27%	N/A	0.00%	0.00%	0.50%	2019	0.13
Pineapple Wy	CR-707(Armen Beach Blvd.)	SR-732	1	I	U	Urban	I_U_Urban_1	2-U	Class II: 2-Ln Undivided	Class II: 2-Ln Undivided	14800	11,889	10,875	9,720	9,783	10,369	10,342	10,090	10,664	-0.16%	N/A	0.00%	0.00%	0.50%	12104	0.82
Pomeroey St	SR-76	Willoughby Blvd	1	I	D	Urban	I_D_Urban_1	2-D	Class II: 2-Ln Divided	Class II: 2-Ln Divided	15560	3,943	4,762	6,008	6,872	7,280	7,158	7,632	8,691	1.65%	6878	140.36%	4.68%	4.68%	82344	1.17
Pomeroey St	Willoughby Blvd	SR-5	1	I	D	Urban	I_D_Urban_1	2-D	Class II: 2-Ln Divided	Class II: 2-Ln Divided	15560	4,323	4,839	5,724	6,264	6,301	6,793	6,526	7,324	1.09%	7762	100.84%	3.36%	3.36%	13978	0.80
North River Shores St	Spouse Ridge Dr	SR-5	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	2-Ln Undivided Non-State	13930	1,998	1,909	1,893	2,061	2,073	2,034	2,039	2,150	0.19%	N/A	0.00%	0.00%	0.50%	2440	0.15
Salerno Rd	SR-76	Willoughby Blvd	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	2-Ln Undivided Non-State	15900	8,476	8,440	7,334	6,790	7,199	6,860	7,337	6,687	-0.31%	6033	44.19%	1.47%	1.47%	9708	0.81
Salerno Rd	Willoughby Blvd	SR-5	1	I	D	Urban	I_D_Urban_1	2-D	Class II: 2-Ln Divided	Class II: 2-Ln Divided	15560	11,222	10,716	10,036	8,688	8,870	8,699	8,767	8,711	-0.42%	10549	39.79%	1.33%	1.33%	11830	0.76
Salerno Rd	Commerce Ave	SR-5	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	2-Ln Undivided Non-State	15900	10,551	10,400	9,594	9,304	9,225	9,090	9,435	9,147	-0.24%	4390	18.33%	0.61%	0.61%	10656	0.67
Salerno Rd	Commerce Ave	CRA-1A	1	I	D	Urban	I_D_Urban_1	2-D	Class II: 2-Ln Divided	Class II: 2-Ln Divided	15560	8,787	8,550	7,850	7,712	7,660	7,634	7,551	7,365	-0.27%	11851	9.71%	0.52%	0.50%	8359	0.54
Savanna Rd	CR-707A	County Line Rd	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	2-Ln Undivided Non-State	15900	1,372	1,265	1,122	1,092	1,068	1,025	1,081	1,029	-0.41%	N/A	0.00%	0.00%	0.50%	1168	0.07
Seabrook Blvd	Douglasline Dr	SR-5	2	I	D	Urban	I_D_Urban_2	1-2D	Class I: 4-Ln Divided	Class I: 4-Ln Divided	39800	6,778	6,748	6,408	6,674	7,135	6,757	6,665	6,633	0.00%	9774	32.33%	1.08%	1.08%	8683	0.22
Seaville Pt Rd	SR-1A	Palmer St	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	2-Ln Undivided Non-State	15900	9,265	9,602	8,049	7,713	8,325	8,932	8,582	8,721	-0.12%	8370	46.49%	1.93%	1.59%	12365	0.78
Silver Fox Ln	Farm Rd	SR-710	1	UN	U	Rural	UN_U_Rural_1	UN-1	Unimproved Rural Hwy 2-Ln Undivided	Unimproved Rural Hwy 2-Ln Undivided	14300	263	222	286	266	190	229	207	194	-0.60%	N/A	0.00%	0.00%	0.50%	220	0.02
Skylime Dr	CR-707A	CR-707	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	2-Ln Undivided Non-State	15900	2,292	2,114	2,057	2,045	2,163	2,000	2,105	1,992	-0.16%	N/A	0.00%	0.00%	0.50%	2216	0.14
SR-15 (Comort Hwy)	Palm Beach County	SR-76	1	UN	U	Rural	UN_U_Rural_1	UN-1	Unimproved Rural Hwy 2-Ln Undivided	Unimproved Rural Hwy 2-Ln Undivided	8600	5,049	5,099	4,922	3,960	4,233	4,167	4,196	4,758	-0.22%	4323	26.62%	0.98%	0.98%	6022	0.72
SR-15 (Comort Hwy)	SR-76	Oxwichobee County	1	UN	U	Rural	UN_U_Rural_1	UN-1	Unimproved Rural Hwy 2-Ln Undivided	Unimproved Rural Hwy 2-Ln Undivided	8600	3,914	3,669	3,145	2,530	2,698	2,669	2,709	2,639	-0.55%	2671	21.34%	0.71%	0.71%	3384	0.40
SR-5 (US-1)	Palm Beach County	CRA-1A	2	UN	D	Transit	UN_D_Transit_2	UN-2	Transit 4-Ln Under Divided Flow	Transit 4-Ln Under Divided Flow	62900	18,332	19,411	18,150	19,654	18,749	18,609	18,657	18,220	-0.03%	30777	40.07%	1.34%	1.34%	26790	0.39
SR-5 (US-1)	CRA-1A	CR-708	2	I	D	Urban	I_D_Urban_2	1-2D	Class I: 4-Ln Divided	Class I: 4-Ln Divided	39800	14,479	15,011	14,172	14,805	15,141	14,656	14,064	14,528	-0.02%	29614	36.89%	1.22%	1.22%	19312	0.49
SR-5 (US-1)	CR-708	Osgood St	2	I	D	Urban	I_D_Urban_2	1-2D	Class I: 4-Ln Divided	Class I: 4-Ln Divided	39800	22,108	23,159	22,437	22,691	22,088	21,910	21,863	22,183	-0.05%	27724	37.12%	1.24%	1.24%	26993	0.74
SR-5 (US-1)	Osgood St	Seabrook Blvd	2	I	D	Urban	I_D_Urban_2	1-2D	Class I: 4-Ln Divided	Class I: 4-Ln Divided	39800	22,605	22,936	22,300	22,361	22,663	21,863	21,276	21,687	0.10%	33950	36.18%	1.21%	1.21%	28749	0.72
SR-5 (US-1)	Seabrook Blvd	Cove Rd	3	I	D	Urban	I_D_Urban_3	1-3D	Class I: 6-Ln Divided	Class I: 6-Ln Divided	59900	35,242	33,355	30,341	26,946	29,398	28,694	26,074	28,708	-0.34%	43559	41.66%	1.39%	1.39%	36469	0.66
SR-5 (US-1)	Cove Rd	Salerno Rd	3	I	D	Urban	I_D_Urban_3	1-3D	Class I: 6-Ln Divided	Class I: 6-Ln Divided	59900	30,042	32,921	31,805	32,696	32,039	32,040	31,601	32,269	0.05%	41955	30.17%	1.01%	1.01%	41031	0.68
SR-5 (US-1)	Salerno Rd	Monroe St	3	I	D	Urban	I_D_Urban_3	1-3D	Class I: 6-Ln Divided	Class I: 6-Ln Divided	59900	42,362	40,586	36,366	38,735	38,163	37,864	37,661	38,472	-0.19%	42839	26.48%	0.98%	0.98%	46678	0.81
SR-5 (US-1)	Monroe St	Indian St	3	I	D	Urban	I_D_Urban_3	1-3D	Class I: 6-Ln Divided	Class I: 6-Ln Divided	59900	40,302	42,564	39,776	40,336	40,076	39,181	39,092	40,097	-0.14%	40178	26.98%	0.90%	0.90%	50457	0.84
SR-5 (US-1)	Indian St	SR-714	3	I	D	Urban	I_D_Urban_3	1-3D	Class I: 6-Ln Divided	Class I: 6-Ln Divided	59900	46,681	45,229	43,341	42,827	43,121	42,735	42,086	43,646	-0.13%	46432	10.84%	0.98%	0.50%	46538	0.83

Bad/NA: volume has been assumed or adjusted to account for recently constructed or committed projects.
Shaded volume exceeds generalized LOS volume and requires additional analysis.

Road Name	From	To	Class for 4-Lane lookup Direct (I, NS)	E+C at Lane Change Each Dist	Urban Transit Type	Road strg. for LOS lookup	Road Class	2040 Type	Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Growth Rate Regression	Model AADT 2040	Model AADT 2040	Model Growth Rate (30 Years)	Annual Model Growth Rate		
SR-76 (Kearner Hwy)	CR-711(CR76A)	Locks Rd	1	I	U	Urban	L_U_Urban_1	1-U	Class I: 2-Ln Undivided	17700	15,983	12,639	11,605	11,399	11,679	11,989	11,422	-0.34%	15158	18375	21.22%	0.71%		
SR-76 (Kearner Hwy)	Locks Rd	Jack James	2	I	D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided	39800	19,759	19,629	19,126	19,126	18,847	18,568	18,375	-0.12%	18769	23782	26.71%	0.89%		
SR-76 (Kearner Hwy)	Jack James	Cove Rd	2	I	D	3	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided	39800	41,722	41,118	38,147	38,027	39,213	39,143	39,547	-0.04%	43301	61952	42.15%	1.40%	
SR-76 (Kearner Hwy)	Cove Rd	Salerno Rd	2	I	D	3	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided	39800	30,402	30,205	29,232	29,348	29,850	29,328	30,025	30,411	0.00%	34701	59901	46.40%	1.55%
SR-76 (Kearner Hwy)	Salerno Rd	Indian St	2	I	D	3	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided	39800	26,631	25,920	24,675	26,621	26,884	26,700	26,112	25,987	0.01%	28207	42192	46.59%	1.65%
SR-76 (Kearner Hwy)	Indian St	SR-714	2	I	D	3	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided	39800	23,633	23,321	22,286	23,612	24,048	23,860	23,454	22,929	0.04%	23309	37920	60.97%	2.03%
SR-76 (Kearner Hwy)	SR-714	SR-5	3	I	D	Urban	L_D_Urban_3	1-3D	Class I: 6-Ln Divided	59900	32,655	28,406	28,715	27,060	25,526	27,064	27,300	25,268	-0.31%	26408	40937	39.20%	1.31%	
SRA-7A (Ocean Blvd)	SR-714	St Lucie Blvd	2	II	D	Urban	L_D_Urban_2	2-2D	Class II: 4-Ln Divided	33800	15,762	17,164	17,600	16,929	16,656	17,133	17,799	17,810	0.14%	15198	22676	48.28%	1.61%	
SRA-7A (Ocean Blvd)	St Lucie Blvd	Swansea Point Rd	2	I	D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided	39800	20,648	20,487	17,711	17,765	19,347	20,347	20,300	21,025	0.09%	21926	31673	44.45%	1.48%	
SRA-7A (Ocean Blvd)	Swansea Point Rd	MacArthur Blvd	1	I	U	Urban	L_U_Urban_1	1-1D	Class I: 2-Ln Divided	18885	#REF!	12,167	11,636	11,385	12,273	12,716	11,526	13,087	0.19%	11513	14698	27.66%	0.92%	
SRA-7A (Ocean Blvd)	MacArthur Blvd	SR-732	1	UN	U	Urban	UN_U_Urban_1	UN-1	2-Ln Under Undivided Flow	24200	7,302	7,977	6,705	6,909	7,179	7,252	7,297	7,161	-0.03%	9568	12465	30.28%	1.01%	
SRA-7A (Ocean Blvd)	SR-732	St Lucie County	1	UN	U	Urban	UN_U_Urban_1	UN-1	2-Ln Under Undivided Flow	24200	12,345	12,484	11,506	11,735	12,264	13,179	12,694	11,919	0.04%	8192	10006	22.14%	0.74%	
St Lucie Blvd	CR-7A	Indian St	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	15900	3,396	3,345	3,110	3,372	3,175	2,935	2,855	2,818	-0.30%	3222	5325	65.27%	2.18%	
St Lucie Blvd	SR-7A	SR-7A	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State	15900	9,435	8,983	6,756	8,713	7,419	6,977	6,607	6,821	-0.48%	9098	12040	32.51%	1.08%	
Westmontland Blvd	St Lucie County	SR-5	1	II	D	Urban	L_D_Urban_3	2-1D	Class II: 2-Ln Divided	15540	13,073	10,971	11,686	11,266	11,303	11,297	11,204	11,130	-0.18%	9595	13095	36.46%	1.22%	
Willoughby Blvd	Cove Rd	Salerno Rd	1	I	U	Urban	L_U_Urban_1	1-U	Class I: 2-Ln Undivided	17700	3,046	2,923	2,461	2,860	2,875	2,758	2,917	2,924	0.00%	3723	7076	90.08%	3.00%	
Willoughby Blvd	Salerno Rd	Pomeroey St	1	I	U	Urban	L_U_Urban_1	1-U	Class I: 2-Ln Undivided	17700	8,145	7,230	7,618	7,200	7,149	7,039	7,210	6,718	-0.23%	5539	9734	63.39%	2.13%	
Willoughby Blvd	Pomeroey St	Indian St	2	I	D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided	39800	8,896	8,559	8,892	8,539	8,419	8,378	8,608	8,498	-0.08%	8495	14180	66.92%	2.23%	
Willoughby Blvd	Indian St	SR-714	2	I	D	Urban	L_D_Urban_2	1-2D	Class I: 4-Ln Divided	39800	11,482	11,157	11,439	10,630	10,766	10,706	11,121	11,797	-0.02%	96020	12047	-24.80%	-0.83%	
Wright Blvd	SR-5	Dule Highway	1	II	D	Urban	L_D_Urban_3	2-1D	Class II: 2-Ln Divided	16360	9,990	8,718	8,218	7,607	8,461	8,478	8,139	8,690	0.02%	8377	9100	8.63%	0.29%	
SR 9 (I-95)	N of SR 706 (Indiantown Road)		3	D		Transit	_D_Transit_3	FR-1-3D	Transitional 6-Ln Freeway	85600	82,800	84,000	103,500	65,000	66,000	66,000	68,000	67,000	-0.51%	69990	81813	30.50%	1.02%	
SR 9 (I-95)	N of CR 708 (Bridge Road)		3	D		Transit	_D_Transit_3	FR-1-3D	Transitional 6-Ln Freeway	85600	64,500	62,500	70,000	69,500	67,500	66,500	71,000	73,000	0.21%	58316	77869	33.43%	1.11%	
SR 9 (I-95)	N of SR 76 (Kearner Highway)		3	D		Transit	_D_Transit_3	FR-1-3D	Transitional 6-Ln Freeway	85600	68,500	68,000	62,500	64,000	61,000	55,500	61,000	54,500	-0.34%	71193	94566	33.38%	1.11%	
SR 9 (I-95)	S of SR 714 (Martin Highway)		3	D		Transit	_D_Transit_3	FR-1-3D	Transitional 6-Ln Freeway	85600	92,000	47,500	46,500	48,000	50,000	39,000	48,500	46,500	-0.12%	91846	80245	54.78%	1.83%	
SR 91	S of SR 714 (Martin Highway)		2	D		Transit	_D_Transit_2	FR-1-2D	Transitional 4-Ln Freeway	57600	35,600	39,200	36,000	35,000	36,000	36,000	35,000	32,000	-0.18%	36513	47991	30.34%	1.01%	
SR 91	SR 714 (Stuart)	Becker Road	2	D		Transit	_D_Transit_2	FR-1-2D	Transitional 4-Ln Freeway	57600	43,100	42,100	40,700	41,100	41,000	40,000	40,000	37,000	-0.27%	41752	61211	46.61%	1.55%	

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

Bad/Infile: volume has been assumed or adjusted to account for recently constructed or committed projects.
Shaded volume exceeds generalized LOS volume and requires additional analysis.