



February 5, 2021

Hand Delivery

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

Re: Florida Inland Navigation District – Application for Future Land Use Amendment and Concurrent Rezoning (Our Reference: #20-005)

Dear Paul:

On behalf of the Florida Inland Navigation District (FIND), we are pleased to submit this application for a future land use amendment from Conservation to Estate Density Residential and for a concurrent rezoning from A-1A to Estate Density. The land use and concurrent rezoning is part of a property transfer between FIND and Loblolly Community Service Corporation (LCSC) in which the two land uses will be exchanged. The proposed changes are as follows:

Florida Inland Navigation District Property:

Total Site Area: 64.3 acres
Land Use Change from Conservation to Estate Density: 51.2 acres
Land Use to Remain Conservation/ Zoning A1-A: 13.1 acres

Loblolly Community Service Corporation Property:

Total Site Area: 51.8 acres
Land Use Change from Estate Density to Conservation: 51.8 acres

With this understanding, please find attached the application fee for a future land use amendment and concurrent rezoning in the amount of \$6,100.00, one compact disk containing the survey in AutoCad, and one compact disk containing the following materials in PDF format:

1. The completed Comprehensive Planning Amendment application form
2. The completed rezoning application form;
3. The Comprehensive Plan Amendment Justification;
4. Ownership certificate for the Florida Inland Navigation District (FIND);
5. FIND Ownership Disclosure form
6. FIND Agent authorization for Lucido & Associates;
7. Sketch and Legal of FIND parcel to Estate Density;
8. Legal description of FIND parcel;
9. Parcel assessment map;
10. Aerial map;
11. Location map;
12. Existing land use map;
13. Proposed land use map;
14. Existing zoning map;
15. Proposed zoning map;
16. Flood rate insurance map;

17. USDA soils map;
18. Urban service district map;
19. School impact worksheet;
20. Traffic memorandum prepared by Susan O'Rourke, PE.

The certified list of surrounding property owners within 1,000 feet will be provided prior to the first public hearing. South Martin Regional Utilities stated that they cannot provide a service availability form for the land use change unless there is a specific, pending development. Since this proposal is for a land use exchange no impacts to South Martin Regional Utilities would be proposed beyond the existing land uses. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Fitzwater', with a stylized flourish extending to the right.

Doug Fitzwater, RLA



COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

A. GENERAL INFORMATION

Type of Application: Future Land Use Application with Concurrent Zoning Application

Name or Title of Project:

Florida Inland Navigation District Land Use Amendment

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

Loblolly Community Service Corporation (LCSC) will be conducting an exchange of property with the Florida Inland Navigation District (FIND). The LCSC property consists of approximately 51.82-acres of land with a land use designation of Estate Density. The FIND property consists of approximately 64.3- acres with a land use of conservation. The FIND plans to transfer 51.20-acres of that property to the LCSC, which will result in an even swap of land uses and upland area. As part of that transfer LCSC is requesting to modify the 51.82-acre portion from Estate Density (2 upa) to Public Conservation under a separate application. FIND is requesting to modify 51.20-acres from Public Conservation to Estate Density (2 upa).

Parcel Control Number(s)

34-38-42-000-030-00000-8

Project within a CRA? ☐ YES/NO ☒ Which One? Select CRA

Size of Project (Acres): 51.20-acres

Current Future Land Use Designation: Conservation

Current Zoning Designation: A-1A

Proposed Future Land Use Designation: Estate Density (2 upa).

Proposed Zoning Designation: RE-1/2A

Text Amendment

Proposed Elements to Amend:

Not applicable

B. APPLICANT INFORMATION

Property Owner: Florida Inland Navigation District MSA5

Company Representative: Mark Crosley

Address: 1314 Marcinski Road

City: Jupiter, State: FL Zip: 33477-9427

Phone: _____ Email: _____

Agent: Lucido & Associates

Company Representative: Doug Fitzwater

Address: 701 East Ocean Boulevard

City: Stuart, State: FL Zip: 34997

Phone: 772-220-2100 Email: dfitzwater@lucidodesign.com

Contract Purchaser: _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: See Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Traffic Engineer : Susan O'Rourke Engineering & Planning

Company Representative: Susan O'Rourke

Address: 22 SE Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 772-781-7918 Email: seorourke@comcast.net

Attorney : Becker & Poliakoff

Company Representative: Jane Cornett

Address: 759 SW Federal Highway

City: Stuart, State: FL Zip: 34994

Phone: 772.403.8955 Email: JCornett@beckerlawyers.com

Other Professional : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

C. 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.

[Signature]
Applicant Signature

2-4-21
Date

Doug Fitzwater
Printed Name

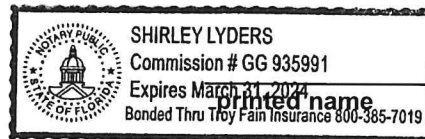
NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 4th day of February, 2021, by Doug Fitzwater.

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

[Signature]
Notary Public Signature



STATE OF: Florida at-large: _____

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:

[Signature]
Signature of Applicant

Doug Fitzwater
Printed Name

Applicant Agent:

Signature of Agent

Printed Name

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.

C. PROJECT PROFESSIONALS

Applicant (Name or Company): Same as Property Owner

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent (Name or Company): Lucido & Associates

Company Representative: Doug Fitzwater

Address: 701 East Ocean Boulevard

City: Stuart, State: FL Zip: 34994

Phone: 772-220-2100 Email: dfitzwater@lucidodesign.com

Contract Purchaser (Name or Company): Not applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner (Name or Company): Same as Agent

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Landscape Architect (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Surveyor (Name or Company): Northstar Geomatics

Company Representative: Greg Fleming

Address: 617 NW Baker Road

City: Stuart, State: FL Zip: 34996

Phone: 772-781-6400 Email: gregf@nsgeo.com

Civil Engineer (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

PROJECT PROFESSIONALS CONTINUED

Traffic Engineer (Name or Company): O'Rourke Engineering & Planning

Company Representative: Susan E. O'Rourke, P.E.

Address: 22 SE Seminole Street

City: Stuart, State: FL Zip: 34994

Phone: 7727817918 Email: seorourke@comcast.net

Architect (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney (Name or Company): Becker & Poliakoff

Company Representative: Jane L. Cornett

Address: 759 SW Federal Highway

City: Stuart, State: FL Zip: 34994

Phone: 772-403-8955 Email: JCornett@beckerlawyers.com

Environmental Planner (Name or Company): Not Applicable

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Other Professional (Name or Company): _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

D. Certification by Professionals

Section 10.2.D.7., Article 10, Development Review Procedures, Land Development Regulations (LDR), Martin County Code (MCC) provides the following:

When reviewing an application for a development permit that is certified by a professional listed in s. 403.0877, F.S., the County shall not request additional information from the application more than three times, unless the applicant waives the limitation in writing. If the applicant believes the request for additional information is not authorized by ordinance, rules, statute, or other legal authority, the County, at the applicant's request, shall proceed to process the application for approval or denial. (125.022(1), Fla. Stat.)



This box must be checked if the applicant waives the limitations.

E. 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.

[Signature]
Applicant Signature

2-4-21
Date

Doug Fitzwater
Printed Name

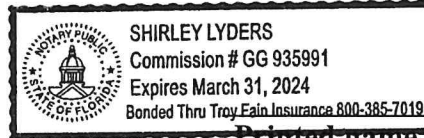
NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 4th day of February, 20 21, by Doug Fitzwater.

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

Comprehensive Plan Amendment

APPLICATION JUSTIFICATION**1.0 Comprehensive Growth Management Plan Future Land Use Amendment Criteria.**

According to Section 1.11.C(2) of the Comprehensive Growth Management Plan (CGMP), staff can recommend approval of the requested change from Public Conservation to Estate Density (2 upa) provided it is consistent with all other elements of the CGMP and at least one of the following three situations has been demonstrated by the applicant to exist:

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

- 1.1** *"(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available, and growth in the area – in terms of development of vacant land, redevelopment and availability of public services – has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics."*

This comprehensive plan amendment request will modify the land use of a 51.2-acre portion of the Florida Inland Navigation District (FIND) Property from Public Conservation to Estate Density (2upa). Under a separate application, Loblolly Community Service Corporation will modify the land use of the adjacent 51.82-acre parcel from Estate Density (2 upa) to Public Conservation. The two land use changes will be a part of an exchange of property between FIND and Loblolly Community Services Corporation.

This land use change is appropriate because it will place the Estate Density (2 upa) land use adjacent to the existing Loblolly Bay PUD which is also Estate Density (2 upa). In the Loblolly Service Corporation's separate application, the proposed land use change from Estate Density (2 upa) to Public Conservation would place proposed conservation lands adjacent to conservation lands. Also, if the proposed Estate Density (2 upa) lands were developed in the future, the development would be adjacent to the existing Loblolly PUD. This land use change will allow for the consolidation of Estate Density (2 upa) and Public Conservation lands.

- 1.2** *"(b) The proposed change would correct an inappropriately assigned land use designation."*

The proposed change in land use will allow for the consolidation of Estate Density (2 upa) land uses, and the separate application by the Loblolly Community Service Corporation will allow for the consolidation of the Public Conservation land uses.

- 1.3** *"(c) The proposed change is a County initiated amendment that would correct a public facility deficiency in a County facility that provides for the health, safety, or general welfare of County residents and cannot otherwise be adequately provided in a cost effective manner at locations where the proposed land use is currently consistent with the CGMP."*

Comprehensive Plan Amendment

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

2.0 Physical Characteristics of the Site.

The upland portion of the property has been partially cleared for a depth of approximately 600 lf. The remaining balance of the property is wetland for an approximate depth of 1,800 lf.

2.1 Compatibility with Surrounding Uses.

The property is located immediately north of the existing Loblolly Bay PUD. The Loblolly Bay PUD has a future land use designation of Estate Density (2 upa) which is compatible with the proposed change to Estate density (2 upa). As part of the proposed land use swap, the LCSC property to the north will be modified to a Public Conservation land use, which allows for consolidation of the conservation lands to the north.

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

The following CGMP policies support the proposed land use amendment from Public Conservation to Estate Density (2 upa):

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

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

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

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

"Goal 4.9. To provide for appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population and provide residents with a variety of choices in housing types and living arrangements throughout the County."

Comprehensive Plan Amendment

Policy 4.9A. To monitor population growth, development orders and Future Land Use Map amendments to ensure that an appropriate and adequate supply of residential land use is maintained in unincorporated areas of the County.

"Policy 4.9A.1: Suitable siting of residential development. Residential development shall be located in areas that are suitable in terms of efficient land use planning principles regarding the location and design of units; projected availability of services and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers and fire and police protection; avoidance of adverse impacts to natural resources; and continued viability of agricultural uses. The guideline for determining proximity is that commercial and employment opportunities are within 7.5 miles or 20 minutes."

"Objective 4.9D. To ensure that the Land Development Regulations to include requirements that ensure orderly transitions in residential densities in land use categories and PUDs."

"Policy 4.9D.1. Procedures for orderly transitions in residential density. At a minimum, these regulations shall:

- (1) Allocate residential densities compatible with available public services, natural features of land and existing and anticipated future development;*
- (2) Allocate higher densities to sites highly accessible to major urban thoroughfares or urban collector streets and to sites adjacent to existing development with the same or higher density or a less restrictive zoning district;*
- (3) Allocate higher densities to sites highly accessible to major urban thoroughfares or urban collector streets and to sites adjacent to existing development with the same or higher density or that can be adequately buffered from adjacent existing development or otherwise meet the density transitioning requirements of Section 4.1F.1., if applicable;"*

"Policy 4.13A.7. Residential Development. The Future Land Use Map allocates urban residential density based on population trends, housing needs; and past trends in the character, magnitude and distribution of residential land consumption patterns. Consistent with the goals, objectives and policies of the CGMP, including the need to provide and maintain quality residential environments, it also preserves unique land and water resources and plans for fiscal conservancy."

"(2) Residential Estate densities (two units per acre). Residential Estate densities are primarily assigned to established, stable residential areas with a density up to two units per gross acre in the Primary Urban Service District. These areas are generally on the fringe of the PUSD and lack accessibility to a full complement of urban services. The CGMP also assigns estate densities to selected areas near existing estate development that share similar characteristics with existing residential estates and to areas in the urban service districts that require density limitations because of unique problems of urban services. In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development and provide equitable treatment to lands sharing similar characteristics. Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities. Existing agricultural uses in this land use designation shall be allowed to continue in a nonconforming status."

Comprehensive Plan Amendment

The subject property is located adjacent to an existing, developed Estate Density (2 upa) land use and is located in the primary urban service district. The proposed change to Estate Density (2 upa) from Public Conservation will consolidate the estate density together thereby reducing the potential for sprawl and keeping an orderly transition of land uses. Policy 4.13A.7.(3) assigns Estate Density (2up) to properties that are near existing estate developments that share similar characteristics, therefore the consolidation of Estate Density (2 upa) is appropriate. And, by relocating the Estate Density (2 upa) to the south, the property will be closer to existing utilities and reduce the vehicle trip length to surrounding commercial areas and surrounding residential areas.

2.3 Urban Sprawl.

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

The two applications by the Florida Inland Navigation District and Loblolly Community Service Corporation are exchanging land uses with the same land area. The proposed land use changes consolidate Public Conservation and Estate Density (2 upa) land uses. In addition, this change will bring the Estate Density (2 upa) land use closer to public utilities, thereby reducing inefficiencies.

2.4 Availability of Public Facilities And Services.

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

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

Traffic Study prepared by Susan O'Rourke, P.E.; and
School Impact Worksheet prepared by Lucido & Associates

2.5 Justification Statement for Rezoning Application from RE-1/2A to RS-5

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

The requested rezoning from A-1A to the RE-1/2A, Residential Estate residential zoning district, implements the proposed Estate Density future land use category. The proposed zoning is consistent with the CGMP policies for allocating the Estate Density (2 upa) residential land use and with all applicable provisions of the Comprehensive Growth Management Plan, including density transition policies and buffering requirements.

Comprehensive Plan Amendment

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

The RE-1/2A zoning district implements the requested Estate Density (2 upa) future land use category and is consistent with all applicable provisions of the Land Development Regulations.

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

The RE-1/2A zoning district will provide a single-family residential development pattern consistent with the residential development pattern on the adjacent Loblolly Bay PUD and Loblolly Pines PUD.

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

The growth in the area over the past 30 years, particularly the improvements to public infrastructure and services, and the development of Loblolly Pines/Bay make the proposed land use exchange appropriate.

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

The property is located in the Primary Urban Service District, and all required public facilities and services are in place or will be available to support future development in accordance with the RE-1/2A zoning district. This land use change is part of a land use exchange between the Florida Inland Navigation District and the Loblolly Service Corporation with no increase in demand on public facilities.

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

The RE-1/2A zoning district is consistent with the pattern of growth that has occurred since the Comprehensive Growth Management Plan (CGMP) land use plan was originally adopted in 1982. The proposed request will conserve and enhance the value of existing development and provide equitable treatment to the property owner, consistent with CGMP policies, while furthering CGMP policies that support a mix of housing types and the efficient and economical use of the county's resources.

In addition to the criteria above, the following policy in the Comprehensive Growth Management Plan also applies to the proposed zoning district change to RE-1/2A:

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

Comprehensive Plan Amendment

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

The land use and zoning district change are consistent with this policy because it is consistent with the surrounding properties. The Loblolly Pines PUD and Loblolly Bay PUD offer a variety of housing types and designs allowing potential homeowners a variety of choices for housing types.

Jane L. Cornett
Office Managing Shareholder
Board Certified Specialist, Condominium and
Planned Development Law
Phone: 772.403.8955 Fax: 772.286.2996
jcornett@beckerlawyers.com



Becker & Poliakoff
Royal Palm Financial Center
759 SW Federal Highway, Suite 213
Stuart, FL 34994

TO: Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

RE: Ownership Search

EFFECTIVE
DATE: November 30, 2020

Pursuant to your request, we have caused to be made a search of the public records of Martin County, Florida, relative to the following described lands. As of the effective date of this Report the apparent record fee simple title owner is:

Owner: Florida Inland Navigation District, a public corporation of the State of Florida, by Warranty Deed from 1942 recorded in Deed Book 12, Pages 308 and 309, Martin County, Florida, as well as Quit Claim Deed recorded in Official Records Book 909, Pages 1664 and 1665, Martin County, Florida.

Legal: LOTS THIRTY FOUR (34) AND THIRTY FIVE (35), ACCORDING TO THE PLAT OF "GOMEZ GRANT AND JUPITER ISLAND" AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 265.99 FEET OF LOT 35.

CONTAINING 51.20 ACRES, MORE OR LESS.

Attached hereto is a copy of the most recent deeds relative to the land under search.

This Report does not reflect those instruments, if any, which may have been recorded prior to the recording date of the deed, or subsequent to the effective date referenced above which may disclose the possible existence of encumbrances, liens, rights, interest or other matters which may affect the lands under search.

If there are any questions, do not hesitate to call.

Sincerely,

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

Jane L. Cornett, Esq.

14446850v.1 L18575/338987

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
Florida Inland Navigation District	1314 Marcinski Road Jupiter, FL 33477-9427

(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
Not applicable (Entity is an Independent Special Taxing District)		

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application *

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved
P = Pending
D = Denied
W = Withdrawn

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

FURTHER AFFIANT SAYETH NOT.

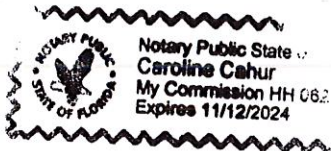
AFFIANT



Mark Crosley, Executive Director
Florida Inland Navigation District

STATE OF Florida
COUNTY OF palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 9 day of December 2020, by MARK CROSLEY, who ☒ is personally known to me or ☐ has produced _____ as identification.



(Notary Seal)

Caroline Cahur

Notary Public, State of Florida
Print Name: Caroline Cahur
My Commission Expires: 11/12/2024

EXHIBIT A

LEGAL DESCRIPTION

LOTS THIRTY FOUR (34) AND THIRTY FIVE (35), ACCORDING TO THE PLAT OF "GOMEZ GRANT AND JUPITER ISLAND" AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA , LESS AND EXCEPT THE NORTH 265.99 FEET OF LOT 35.

CONTAINING 51.20 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTH LINE OF LOT 34, PLAT OF GOMEZ GRANT AND JUPITER ISLAND HAVING A BEARING OF NORTH 68°22'50" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. GEOMETRY AND SUBSEQUENTLY THE ACREAGE FOR THIS SKETCH AND LEGAL DESCRIPTION WAS OBTAINED FROM A DIGITAL FILE (MSA 504-BE.DWG) REPRESENTING A PROPOSED BOUNDARY SURVEY PERFORMED BY WHIDDEN SURVEYING & MAPPING, INC. FOR THE FLORIDA INLAND NAVIGATION DISTRICT. THE DIGITAL FILE WAS PROVIDED TO THIS SURVEYOR IN A .ZIP FILE FORMAT WITH A MODIFIED DATE OF JULY 20, 2020.

LEGEND

ORB = OFFICIAL RECORDS BOOK
PG = PAGE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S. FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350

10/21/20
DATE



**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
LOT 34 AND A PORTION OF LOT 35
PLAT OF GOMEZ GRANT AND JUPITER ISLAND
FOR LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 2
PROJECT NO.
20-046

Appendix
Article 10.2.B.3. Article 10, Development Review Procedures;
Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.

Florida Inland Navigation District
1314 Marcinski Road
Jupiter, Florida 33477-9427

November 16, 2020

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


Re: 34-38-42-000-030-00000-8

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Florida Inland Navigation District** during the governmental review process of the land use amendment and right-of-way dedication application.

Sincerely,

FLORIDA INLAND NAVIGATION DISTRICT,
an Independent Special Taxing District

By: 
Print Name: MARK CROSBY
Print Title: EXECUTIVE DIRECTOR

STATE OF Florida
COUNTY OF PAIM BEACH

The foregoing was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 9 day of DECEMBER, 2020, by MARK CROSBY, EXECUTIVE DIRECTOR of FLORIDA INLAND NAVIGATION DISTRICT, an Independent Special Taxing District. He/she ☒ is personally known to me or ☐ has produced _____ as identification.



Caroline Cahur
NOTARY PUBLIC
My Commission Expires:
11/12/2024

EXHIBIT A

LEGAL DESCRIPTION

LOTS THIRTY FOUR (34) AND THIRTY FIVE (35), ACCORDING TO THE PLAT OF "GOMEZ GRANT AND JUPITER ISLAND" AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA , LESS AND EXCEPT THE NORTH 265.99 FEET OF LOT 35.

CONTAINING 51.20 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTH LINE OF LOT 34, PLAT OF GOMEZ GRANT AND JUPITER ISLAND HAVING A BEARING OF NORTH 68°22'50" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. GEOMETRY AND SUBSEQUENTLY THE ACREAGE FOR THIS SKETCH AND LEGAL DESCRIPTION WAS OBTAINED FROM A DIGITAL FILE (MSA 504-BE.DWG) REPRESENTING A PROPOSED BOUNDARY SURVEY PERFORMED BY WHIDDEN SURVEYING & MAPPING, INC. FOR THE FLORIDA INLAND NAVIGATION DISTRICT. THE DIGITAL FILE WAS PROVIDED TO THIS SURVEYOR IN A .ZIP FILE FORMAT WITH A MODIFIED DATE OF JULY 20, 2020.

LEGEND

ORB = OFFICIAL RECORDS BOOK
PG = PAGE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S. FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350

10/21/20
DATE

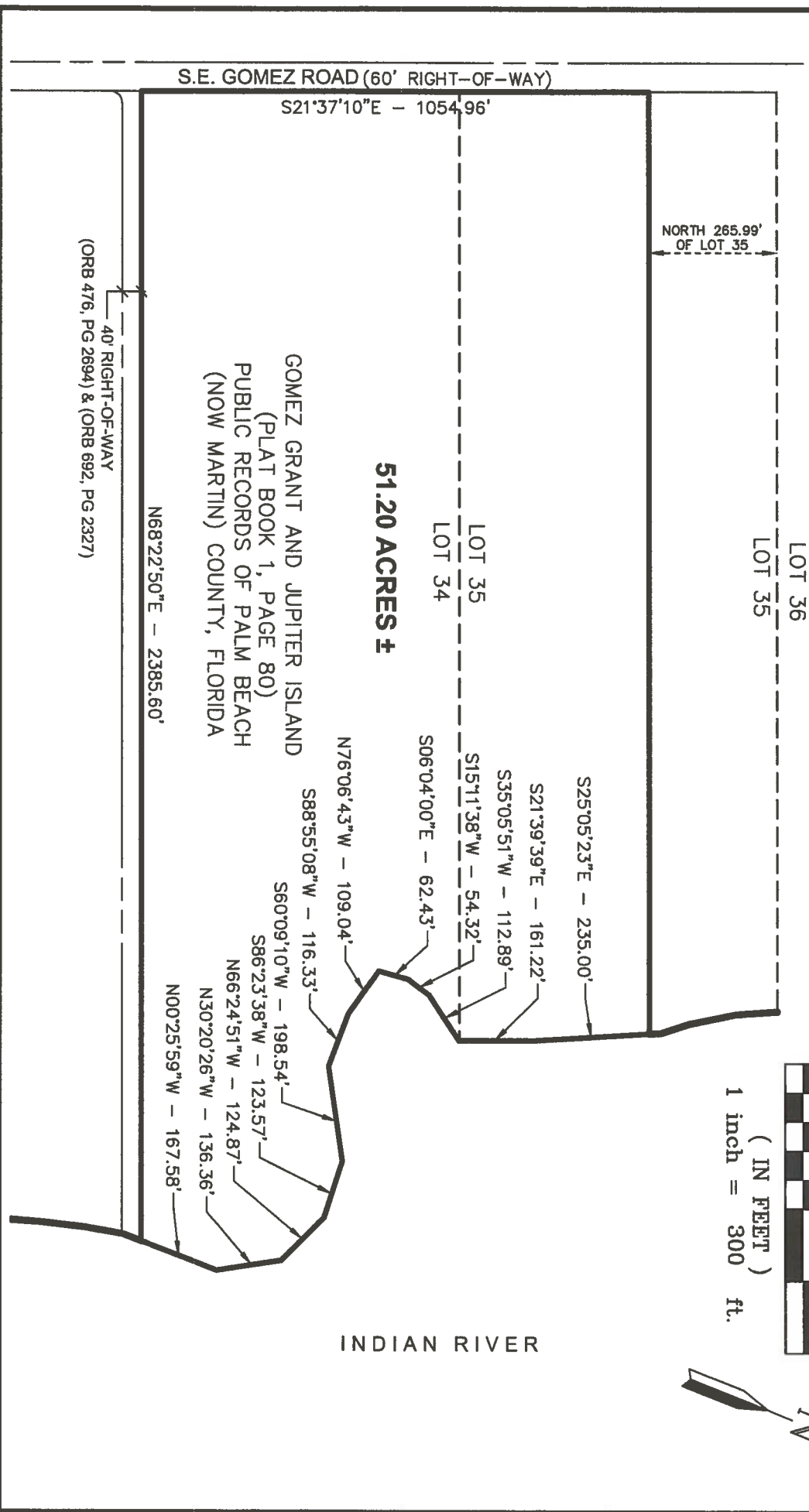
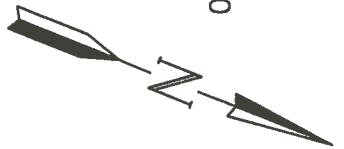


**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
LOT 34 AND A PORTION OF LOT 35
PLAT OF GOMEZ GRANT AND JUPITER ISLAND
FOR LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 2
PROJECT NO.
20-046




**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772) 81-6400 (772) 81-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
LOT 34 AND A PORTION OF LOT 35
PLAT OF GOMEZ GRANT AND JUPITER ISLAND
FOR LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

EXHIBIT A

LEGAL DESCRIPTION

LOTS THIRTY FOUR (34) AND THIRTY FIVE (35), ACCORDING TO THE PLAT OF "GOMEZ GRANT AND JUPITER ISLAND" AS RECORDED IN PLAT BOOK 1, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA , LESS AND EXCEPT THE NORTH 265.99 FEET OF LOT 35.

CONTAINING 51.20 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARING BASIS IS THE SOUTH LINE OF LOT 34, PLAT OF GOMEZ GRANT AND JUPITER ISLAND HAVING A BEARING OF NORTH 68°22'50" EAST.
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS, WITH SHEET 2 BEING THE SKETCH OF DESCRIPTION.
4. GEOMETRY AND SUBSEQUENTLY THE ACREAGE FOR THIS SKETCH AND LEGAL DESCRIPTION WAS OBTAINED FROM A DIGITAL FILE (MSA 504-BE.DWG) REPRESENTING A PROPOSED BOUNDARY SURVEY PERFORMED BY WHIDDEN SURVEYING & MAPPING, INC. FOR THE FLORIDA INLAND NAVIGATION DISTRICT. THE DIGITAL FILE WAS PROVIDED TO THIS SURVEYOR IN A .ZIP FILE FORMAT WITH A MODIFIED DATE OF JULY 20, 2020.

LEGEND

ORB = OFFICIAL RECORDS BOOK
PG = PAGE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.


GREGORY S. FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350

10/21/20
DATE

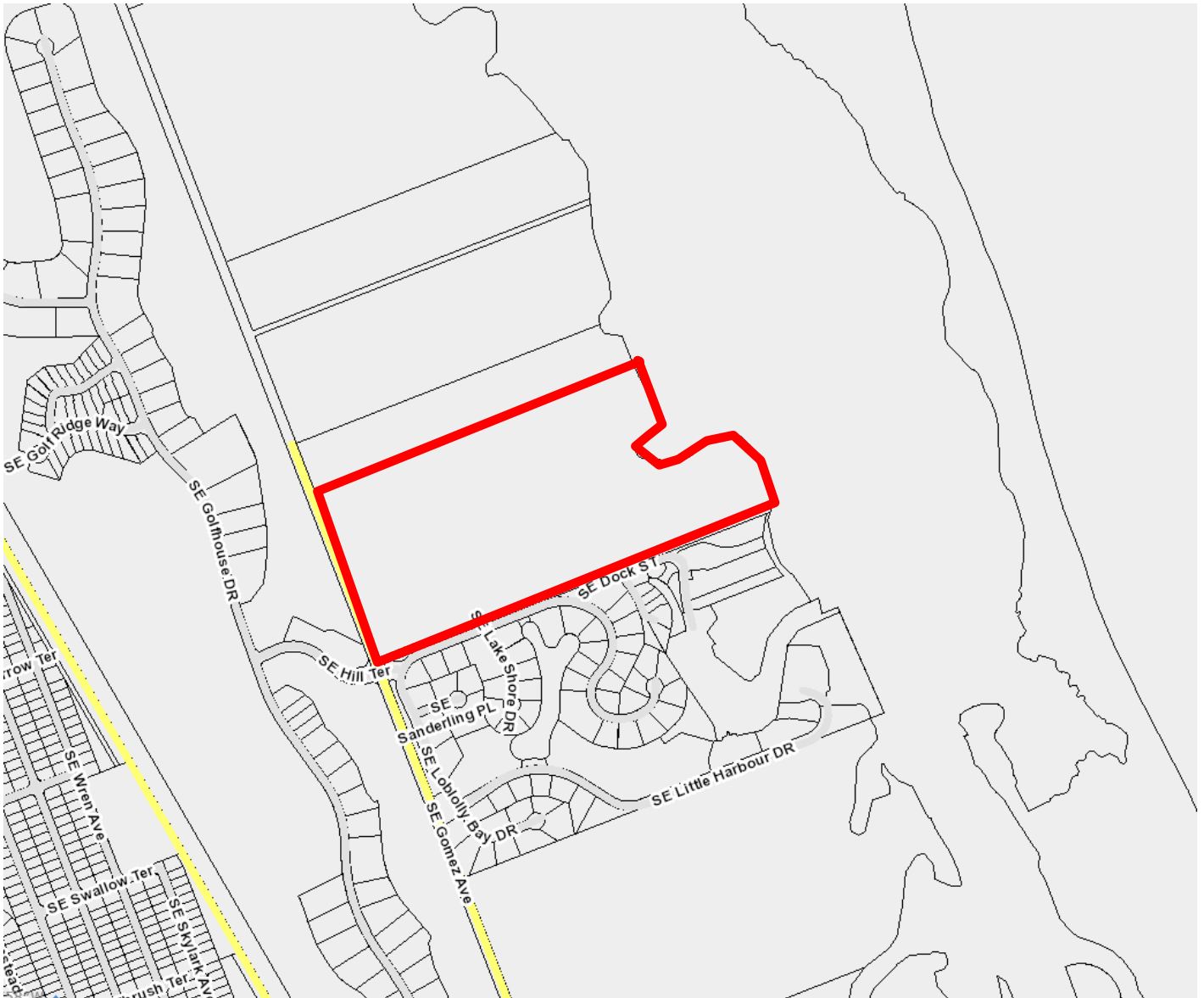


**NORTHSTAR
GEOMATICS**

617 NW BAKER ROAD
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF
LOT 34 AND A PORTION OF LOT 35
PLAT OF GOMEZ GRANT AND JUPITER ISLAND
FOR LOBLOLLY COMMUNITY SERVICE CORP.
MARTIN COUNTY, FLORIDA

SHEET NO.
1
OF 2
PROJECT NO.
20-046



Florida Inland Navigation District
Land Use Amendment
Parcel Assessment Map



Florida Inland Navigation District
Land Use Amendment
Aerial Map



Florida Inland Navigation District Land Use Amendment Location Map



Florida Inland Navigation District
Land Use Amendment
Existing Land Use



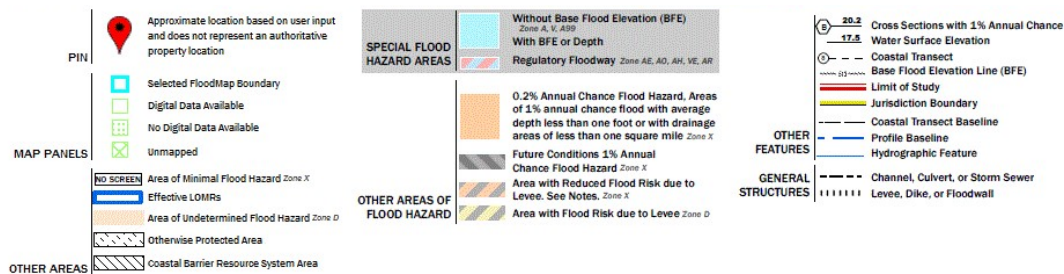
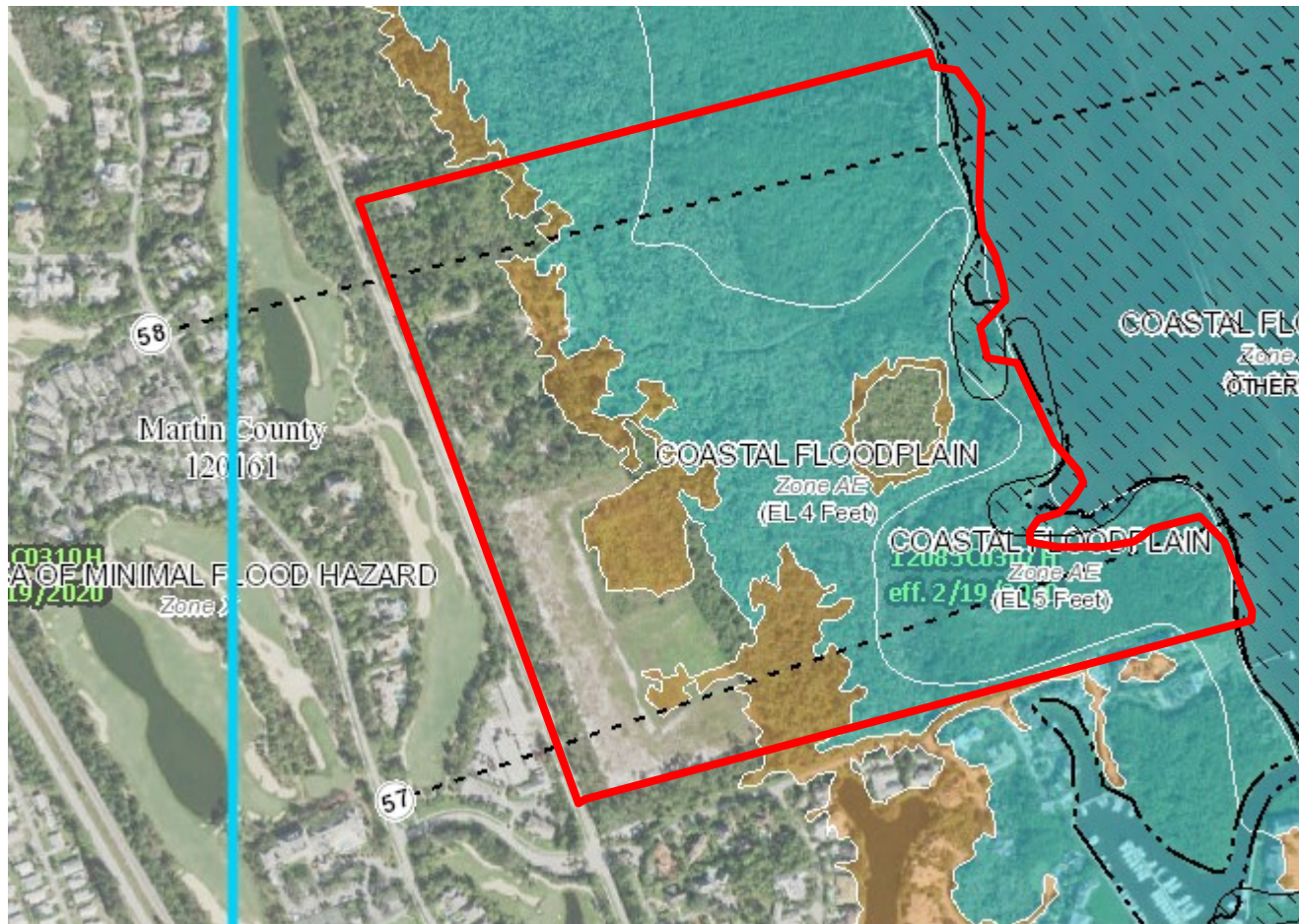
Loblolly Community Services Corporation &
Florida Inland Navigation District
Land Use Amendment
Proposed Land Use



Florida Inland Navigation District
Land Use Amendment
Existing Zoning



Loblolly Community Services Corporation &
Florida Inland Navigation District
Land Use Amendment
Proposed Zoning



Loblolly Community Services Corporation & Florida Inland Navigation District FEMA Map



Loblolly Community Services Corporation & Florida Inland Navigation District Soils Map



-  Primary USD
-  Secondary USD

Loblolly Community Services Corporation & Florida Inland Navigation District Urban Services District Map



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

School Impact Worksheet

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

Date: _____
Parcel ID#: _____
Project Name: _____
Former Project Name: _____ **Owner/Developer:** _____
_____ **Contact Name/Number:** _____
Total Project Acreage: _____ **Year 1 of the Build-Out:** _____

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

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Single-family detached											
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				
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.



FIND Comprehensive Plan Amendment

Hobe Sound Florida
School Location Map



SOUTH MARTIN REGIONAL UTILITY (SMRU)

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

(772) 546-2511 • FAX (772) 546-7619

March 29, 2021

Mr. Doug Fitzwater
701 SE East Ocean Boulevard
Stuart, Florida 34994

Subject: Martin County ROW Abandonment – Loblolly Bay; PCN 34-38-42-000-030-00000-8,
34-38-42-000-036-00000-5, 34-38-42-000-037-00000-3

Dear Mr. Fitzwater,

Thank you for completing the TJI/SMRU Developer Questionnaire for the above referenced project. Based upon the information provided to us, South Martin Regional Utility (SMRU) is the regional utility for water and wastewater services for the above referenced parcels; however, this letter is by no means a reservation of water capacity.

In the event of any future redevelopment of these properties, we require that you provide us with utility concurrency calculations and engineering plans for an initial review. Off-site utility construction improvements may be required at the developer's expense to serve the above referenced parcels. 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: Michael Wood, Senior Utility Engineer
Linda Race, Customer Service Manager

TOWN OF JUPITER ISLAND DEVELOPER PERMIT QUESTIONNAIRE

ANY OMISSION OF APPLICABLE INFORMATION WILL CAUSE THIS APPLICATION TO BE RETURNED.

All items listed below are required, or specific information cannot be provided.

- A. Completed property questionnaire
- B. An 8 1/2" X 11" Survey
- C. An authorization letter from the fee-simple title holder, if the permitting party is not the fee simple title holder
- D. A preliminary site plan.

(Attach an additional sheet if necessary)

Date: _____

Applicant: _____

Address: _____

Telephone: _____

1. Project Name (if known at this time) _____
2. To your knowledge has any project ever been planned for this property before? If so, what was its name?

3. **PROJECT LOCATION (Use street names or distances from nearest major roadways – (ATTACH location sketch)**

Address: _____

PARCEL I.D. # _____

Section: _____ Township: _____ Range: _____
4. Current owner of property and business identity: _____

Address: _____

Telephone: _____
5. Relationship of applicant to property owner -- please check where appropriate.

Title Holder _____ Representative of Owner _____

Realtor, preparing property for sale _____

Developer, _____

Mortgagee, if applicable ____ (Other, Specify) _____

6. Project Engineer, and phone number if known: _____
7. Complete the following section carefully, it will serve as the basis for fee calculations. If information provided is incorrect, fees quoted will be incorrect. Fees paid will be those in effect at the time of remittance and execution of the Town Utility Permit.
8. TYPE OF DEVELOPMENT PLANNED (if mixed use, indicate all uses).
- A. Single Family Residence (# of Units)_____. Size of Lots _____ acres.
- B. Multi-Family Residence (# of Units)-Master Meter _____.
(# of Units)-Individual Meter _____.
- C. Restaurant -
Ordinary (# of Seats)_____.
Bar & Cocktail Lounge (# of Seats)_____.
Drive In/Carry Out (Gross Square Feet)_____.
- D. Doctor's Office _____ Number of Doctors: _____
- E. Dentist Office _____ Number of Dentists: _____
- F. Shopping Centers/Stores without food or laundry (Gross Square Feet): _____
- G. Schools: (# Students)_____ (# of Faculty)
Showers (Yes) (No) Cafeteria (Yes) (No)
- H. Office Building (Gross Square Feet)_____
- I. Service Station (# Water Closets) _____
- J. Car Washes: (# of Bays)_____ (% of Reclaim)
- K. Barber/Beauty Shops (# of Chairs)_____.
- L. Hospital/Nursing Home (# of Beds)_____.
Dining Facilities (# of Seats)_____.
- M. Churches (# of Seats)_____.
- N. Laundromat (# of Machines)_____.
- O. Hotel/Motel
Regular (# of Rooms)_____.
Restaurant Facilities (# of Seats)_____.
Laundry Facilities (Circle One) (Yes) # of machines_____ (No)
- P. Air Conditioning Water Cooling Towers (rating in tons anticipated water usage and wastewater discharge _____)
- Q. Warehouse: # of employees/8 hour shift_____
of bays_____
of self storage units_____
- R. Other (Please specify)_____.
- II. Number of Acres_____.

- III. Total water and wastewater demand in gallons per day (must comply with HRS Rule 64E-6.008(1), F.A.C., as amended from time to time _____).
- IV. Estimated cost to construct water, wastewater, and reuse improvements: _____
- V. General Information:
- A. Describe current plans for phasing, if any.
- B. Provide beginning and ending dates for each phase. _____
- C. Give the name, address and phone number of the Developer and name and title of one representative/officer of Developer (if applicable) who will be signing the Utility Permit _____

- D. Entity for which Utility Permit will be issued. _____
- E. Give name, address and phone number of individual to whom all correspondence, etc., concerning this project can be sent _____

After the above information is reviewed, you will be contacted if further discussion is needed.

I have read the attached information sheet and understand it fully. I further hereby affirm that I am the authorized agent of the property owner and that the information provided herein is true and correct to the best of my knowledge and belief.

Applicant's Signature  _____.

Print Name Doug Fitzwater Number 772-220-2100

EXPLANATION/NOTES

REV: 8-06



December 7, 2020

Mr. Doug Fitzwater
For the Loblolly Community Service Corp.
701 SE Ocean Blvd.
Stuart, FL 34994

Re: Loblolly LUPA

Dear Mr. Fitzwater:

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed land use plan amendment for a change affecting 114.8 acres along Gomez Avenue in Martin County. The proposed amendment is structured to have an insignificant net impact. The steps in the analysis and the ensuing results are presented herein.

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment affecting 114.8 acres along Gomez Avenue. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Assessment of the change in trip generation
- Link Analysis

Each of these components is outlined herein.

PROJECT DESCRIPTION

The proposed land use plan amendment involves a "swap" of land use categories involving two parcels of land and an abandoned right-of-way located on Gomez Avenue in Martin County, Florida. The project location is shown in **Attachment A**.

The **existing future land use designation** for the 114.8 acres is as follows; FIND parcel – 62.97 acres of Conservation, Loblolly Community Service Corporation parcel 50.26 acres of Estate Density and 1.57 acres of right-of-way to be abandoned. In the existing future land use, the portion in Estate Density could allow up to 100 single family dwelling units.

In the **proposed future land use**, the 114.8 acres is designated as follows: FIND parcel – 62.03 acres of Conservation, the Loblolly Community Service District parcel – 51.20 acres of Estate

Density and the 1.57 acres of right-of-way to be abandoned. In proposed future land use condition, the Estate Density could allow up to 102 single family dwelling units.

TRIP GENERATION

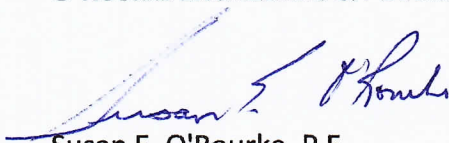
The additional two units would increase traffic by 19 daily trips and one AM and two PM peak hour trips. The trip generation under the existing future land use and the proposed future land use is shown in **Attachment B**.

LINK ANALYSIS

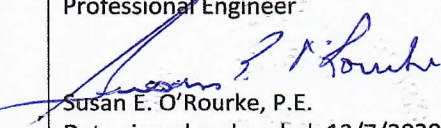
Gomez Avenue is a two- lane arterial with a capacity of 750 vehicles per hour in the peak hour/ peak direction. With an increase of 2 peak hour/ peak directional trips, the project impact is .28%. This impact is de minimis and does not require further analysis. **Attachment C** includes the capacity and volumes on Gomez Avenue for 2019 and 2040 conditions.

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

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: 12/7/2020 License #: 42684
---	--

ATTACHEMENT A

PROJECT LOCATION

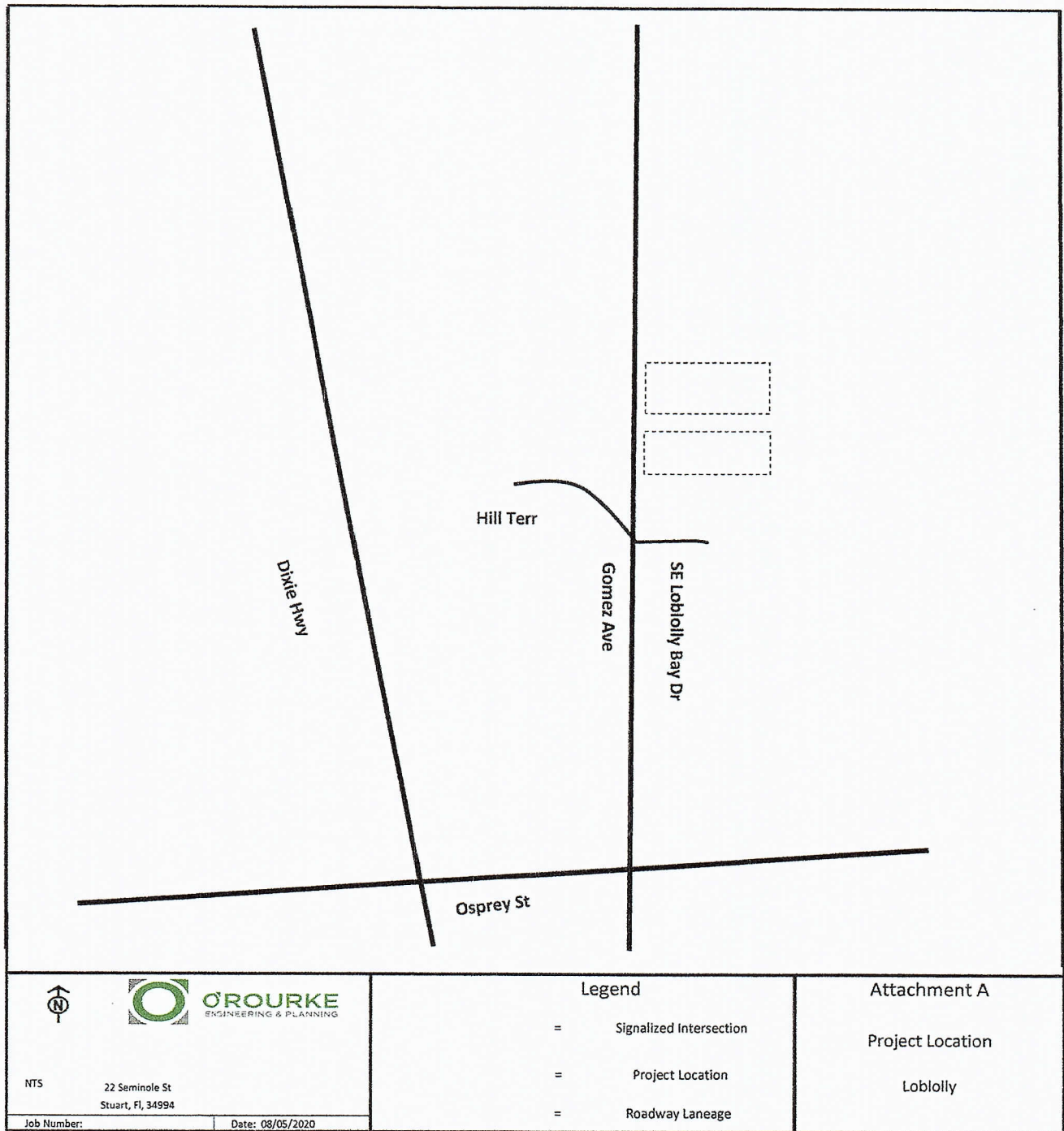


FIGURE 1 LOBLLOLY

ATTACHMENT B

TRIP GENERATION

Attachment B

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Existing Land Use									
Single Family Detached (Parcel A)	210	103	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	534	534	1,068
Single Family Detached (Parcel B)	210	-	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	-	-	-
Proposed Land Use									
Single Family Detached (Parcel A)	210	-	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	-	-	-
Single Family Detached (Parcel B)	210	102	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	530	529	1,059
Net Change							4	5	9

Source: ITE Trip Generation, 10th Edition

AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Existing Land Use									
Single Family Detached (Parcel A)	210	103	DU	$T=0.71(X)+4.80$	25%	75%	20	58	78
Single Family Detached (Parcel B)	210	-	DU	$T=0.71(X)+4.80$	25%	75%	-	-	-
Proposed Land Use									
Single Family Detached (Parcel A)	210	-	DU	$T=0.71(X)+4.80$	25%	75%	-	-	-
Single Family Detached (Parcel B)	210	102	DU	$T=0.71(X)+4.80$	25%	75%	19	58	77
Net Change							1	-	1

Source: ITE Trip Generation, 10th Edition

PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Existing Land Use									
Single Family Detached (Parcel A)	210	103	DU	$\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	63%	37%	66	39	105
Single Family Detached (Parcel B)	210	-	DU	$\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	63%	37%	-	-	-
Proposed Land Use									
Single Family Detached (Parcel A)	210	-	DU	$\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	63%	37%	-	-	-
Single Family Detached (Parcel B)	210	102	DU	$\text{Ln}(T)=0.96\text{Ln}(X)+0.20$	63%	37%	66	38	104
Net Change							-	1	1

Source: ITE Trip Generation, 10th Edition

ATTACHMENT C

**Martin County 2040
Roadway Level of Service Inventory Report
and
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
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,877	402	D	1.9%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,635	295	C	3.0%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,732	199	C	1.4%
Gomez Ave	Crossrip St	Osprey St	Class II: 2-Ln Undivided	750	1,065	61	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	Class II: 2-Ln Undivided	750	6,833	351	C	3.1%
Green River Parkway	Baker Rd	SR-732	Class I: 2-Ln Undivided	880	8,341	596	C	4.3%
Green River Parkway	SR-732	St. Lucie County	2-Ln Uninter /Undivided Flow	1190	8,667	576	C	1.8%
Horseshoe Point Rd	CR-A1A	Kubin Ave	2-Ln Undivided Non-State	675	5,647	285	C	0.5%
Indian St	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	29,306	1,729	C	4.7%
Indian St	Willoughby Blvd	SR-5	Class I: 4-Ln Divided	2000	27,852	1,236	C	2.8%
Indian St	SR-5	Commerce Ave	Class I: 4-Ln Divided	2000	22,368	995	C	0.5%
Indian St	Commerce Ave	CR-A1A	Class I: 4-Ln Divided	2000	25,515	1,199	C	2.5%
Indian St	CR-A1A	St Lucie Blvd	2-Ln Undivided Non-State	675	7,051	346	D	1.1%
Indian River Dr	Palmer St	CR-707	Class II: 2-Ln Undivided	750	7,509	374	D	3.7%
Island Way	Palm Beach County	Jupiter Road	Transitional 2-Ln Uninter /Undivided Flow	1200	4,493	302	A/B	3.4%
Island Way	Jupiter Road	Country Club Dr	Class II: 2-Ln Undivided	750	4,855	213	C	0.5%
Jack James Rd	SR-76	Blue Water Wy	Class II: 2-Ln Undivided	750	3,132	294	C	0.5%
Lares St	CR-708	CR-A1A	2-Ln Undivided Non-State	675	3,349	235	C	0.6%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	2-Ln Undivided Non-State	675	2,273	103	C	0.5%
Locks Rd	Canal St	SR-76	2-Ln Undivided Non-State	675	3,667	232	C	2.0%
MacArthur Blvd	Salfish Point	SR-A1A	2-Ln Undivided Non-State	675	5,989	368	D	6.8%

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

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