

CPA 22-02 Hobe Sound Storage
Additional Application
Materials Received
February 14, 2023



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

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:

Hobe Sound Storage

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

Parcel Control Number(s)

343842000140001406

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

Size of Project (Acres): 4.01

Current Future Land Use Designation: Medium Density

RS-6

Current Zoning Designation:

General Commercial

Designation:

GC

Designation:

Text Amendment

Proposed Elements to Amend:

B. APPLICANT INFORMATION

Property Owner: EMPLOYEES MONEY PURCHASE PENSION PLAN & TRUST OF BOCA CARDIOLOGY ASSOCIATES BABIC & VINCI PA FBO STEPHEN BABIC

Company Representative: Stephen Babic MD TTEE

Address: 7155-Queenferry Cir.

City: Boca Raton, State: FL Zip: 33496

Phone: Email:

Agent: Thomas Engineering Group, LLC

Company Representative: Brandon Ulmer

Address: 840 SE Osceola Street

City: Stuart, State: FL Zip: 34994

Phone: 772-888-3138 Email: bulmer@thomaseg.com

Contract Purchaser: Live Oak Capital Partners

Company Representative: Steve Tedder

Address: 430 Plasters Avenue NE, Suite 200

City: Atlanta, State: GA Zip: 30324

Phone: 404-202-6121 Email: stedder@liveoakcp.com

Land Planner:

Company Representative:

Address:

City: State: Zip:

Phone: Email:

Traffic Engineer: : MacKenzie Engineering & Planning, Inc.

Company Representative: Shaun MacKenzie

Address: 1172 SW 30TH Street, Suite 500

City: Palm City, State: FL Zip: 34990

Phone: 772-286-8030 Email: shaun@mackenzieengineeringinc.com

Attorney: : Gunster

Company Representative: Robert Raynes Jr.

Address: 800 SE Monterey Commons Blvd., Suite 200

City: Stuart, State: FL Zip: 34996

Phone: 772-288-1980 Email: rraynesjr@gunster.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.


Applicant Signature

2-13-2023
Date

Brandon Ulmer
Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: Florida COUNTY OF: Martin

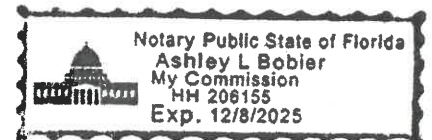
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of February, 2023, by Brandon Ulmer


Notary Public Signature

Ashley L. Bobler
printed name

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

STATE OF: Florida at-large: Martin County



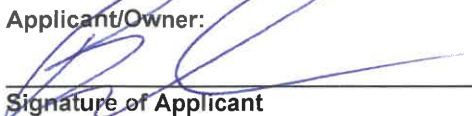
Applicant declares:

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.

Please submit the application 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 of Applicant

Brandon Ulmer
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.

Justification Statement

Future Land Use and Re-Zoning Modification Proposed Storage Facility Hobe Sound, FL

RECEIVED

FEB 14 2023

GROWTH MANAGEMENT
DEPARTMENT

1. Request

On behalf of the applicant, Live Oak Capital Partners, LLC, Thomas Engineering Group submits this request for a Future Land Use Amendment ("FLUM") as well as a Re-Zoning change for the undeveloped 4.01 acre-site located on the northbound road of SE Federal Highway. As a storage facility is not a permitted use within RS-6 zoning district, we are requesting that the required changes modifies the future land use designation from Medium Density Residential to a commercial future land use designation along with the amendment of the Zoning Atlas to change the zoning from RS-6 to a commercial zoning district.

Please refer to Figure 1

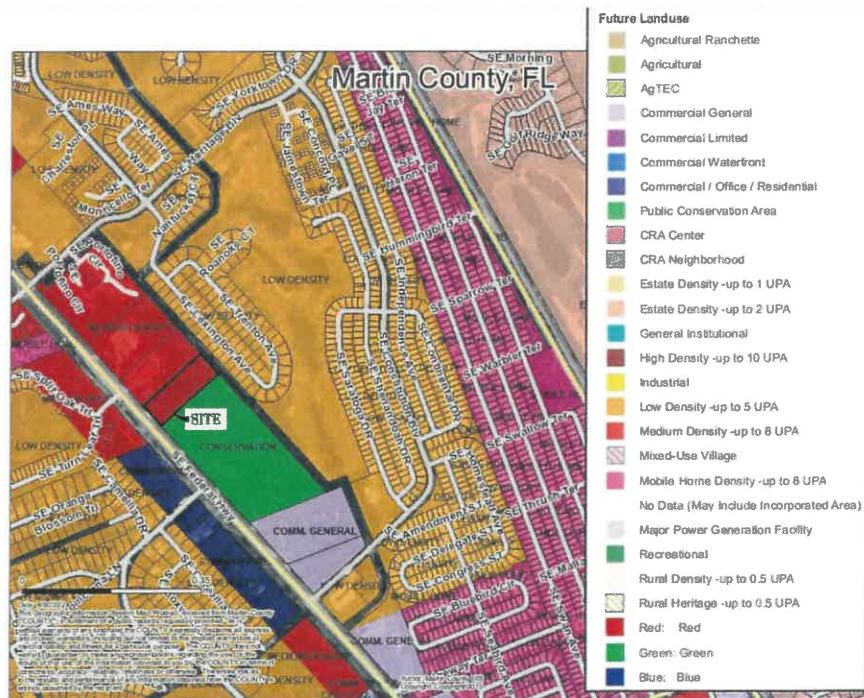


Figure 1 – Future Land Use Map

2. Subject Property

The subject property has a PCN # of 34-38-42-000-140-00140-6 and totals 4.01 acres. It is located on the northbound main road of SE Federal Highway, approximately 1,500 feet south of SE Heritage Blvd. This property is currently undeveloped and does not have an address. We are proposing to design a 3-story storage facility on the subject property.

This property currently has the Medium Density Residential future land use designation and is in the RS-6 zoning district. The proposed development of a storage unit requires the amendment of the Comprehensive Growth Management Plan, modifying the future land use designation and zoning district.

3. Surrounding Areas

The property located to the southeast, along the north side of SE Federal Highway, has a PCN # of 34-38-42-000-140-00100-4, totals 21.45 acres, and is currently owned by Martin County. The property has a designated future land use of conservation and is in the PC zoning district.

The property located to the northeast, along the north side of SE Federal Highway, has a PCN # of 34-38-42-000-140-00142-4, totals 5 acres, and is currently the Bethel Lutheran Church. This property currently has the Medium Density Residential future land use designation and is in the RM-8 zoning district. *Please see Figure 2 for additional information*

Figure 2 - Surrounding Areas and Uses

Property	Land Use Designation	Existing Zoning	Proposed Zoning	Existing Use	Proposed Use
Adjacent	Conservation	PC	PC (no change)	Conservation Area	No Change
Bethel Lutheran Church	Medium Density (Up to 8 UPA)	RM-8	RM-8 (no change)	Church	No change
Subject Property	Medium Density	RS-6	GC	Vacant	Proposed Storage Facility
Surrounding Areas					
North	Medium Density	PUD-R	PUD-R (no change)	Residential	No Change
South	Commercial General	GC	GC (no change)	Vacant	No Change
East	Low Density	PUD-R	PUD-R (no change)	Residential	No Change
West	Comm/off/res	R-3A	R-3A (no change)	Vacant	No Change

✓ **Goal 4.10.** To provide for adequate and appropriate sites for commercial land uses to serve the needs of the County's anticipated residents and visitors.

✓ **Objective 4.10A.** To continue using the Land Development Regulations to provide a variety of commercial zoning districts to implement future land use designations and provide sufficient space for a variety of activities.

✓ **Policy 4.10A.1. Diverse commercial zoning districts.** Appropriate zoning districts shall be provided, at a minimum, for research and development facilities; targeted industries; business and professional offices; general retail sales and services; limited commercial uses; wholesale trades and services; and marine waterfront commercial uses.

Policy 4.10A.2. Zoning for research and development. A zoning district shall be created to permit research and development in one or more commercial future land use designations.

✓ **Objective 4.10B.** To consider the space requirements and location of commercial development and its impact on a community when assigning commercial future land use designations.

Policy 4.10B.1. Criteria for commercial land use designation. The following criteria, at a minimum, shall be used for assigning a commercial land use designation at a given location on the Future Land Use Map:

(1)

Trip generation characteristics; impact on existing and planned transportation facilities; and ability to achieve functional internal circulation and a landscaped parking area.

(2)

Specific needs of commercial activities, such as market area, anticipated employment generation and floor area requirements.

(3)

Compatibility with and impact on other surrounding commercial activities.

(4)

Relationship to surrounding land uses and natural systems.

(5)

Impact on existing and planned community services and utilities.

Response: Of goal 4.10., Objective 4.10.A, policy 4.10A.1., and objective 4.10B. are applicable to request for the FLUM amendment.

Goal 4.10. *The following standards were considered in the evaluation of proposed amendments to the Future Land Use Map:*

Objective 4.10A. *To continue using the Land Development Regulations to provide a variety of commercial zoning districts to implement future land use designations and provide sufficient space for a variety of activities.*

Response: This site is currently comprised of vacant, undeveloped land surrounded by many residential areas. This makes it a prime location to develop the proposed self-storage facility.

Policy 4.10A.1. *Diverse commercial zoning districts. Appropriate zoning districts shall be provided, at a minimum, for research and development facilities; targeted industries; business and professional offices; general retail sales and services; limited commercial uses; wholesale trades and services; and marine waterfront commercial uses.*

Response: The development of this site and re-zoning will create a more diverse zoning district. There are many low and medium residential areas in the surrounding area of the subject property but not many commercially zoned properties.

Objective 4.10B. *To consider the space requirements and location of commercial development and its impact on a community when assigning commercial future land use designations.*

Response: Since this site is undeveloped, there is sufficient space for the proposed storage facility. The location would be a prime spot off of SE Federal Highway and would generate new jobs in the community.

Conclusion

Based on the above, the Applicant respectfully requests the approval of the FLU Map Amendment and the Re-Zoning change. This request complies with all applicable standards as contained in Goal 4.10. of the Future Land Use Element of the Martin County Comprehensive Plan. In the event you have any questions or require any additional information, please contact us.

CPA 22-02 Hobe Sound Storage
Original Application Materials
Received

January 20, 2023

APPLICATION MATERIALS CHECKLIST

Plan Amendment # _____ (Staff use only)

This application materials checklist is provided for the applicant's use. The checklist will be used by staff to determine the completeness of the application. If there are incomplete items, a notification will be sent to the applicant with a request to provide the missing materials.

- ☒ 1. Application.
- ☒ 2. Name and address of the current property owner and documents of authority to act on behalf of the owner.
- ☒ 3. Certificate of opinion by an attorney/title company regarding current property ownership.
- ☒ 4. Financial Disclosure Affidavit.
- ☒ 5. Legal descriptions and parcel control numbers for each parcel proposed to be amended. If the request is for more than one land use designation, the legal description must be formatted to identify each designated land use separately.
- ☒ 6. Acreage of subject parcel or parcels per land use type. ***See 01. Application**
- ☒ 7. A detailed location map.
- ☒ 8. A Soils Survey Map sheet with the subject property outlined in red. Soil Survey map sheets can be obtained from the Soil and Water Conservation Service by calling (772) 221-1303.
- ☒ 9. A current Flood Insurance Rate map with the subject property outlined in red. The Flood Insurance Rate Map sheets are available on the County's Web Site. Search for FEMA Flood Insurance Rate Maps.
- ☐ 10. Proposed text amendment, if applicable. ***N/A**
- ☒ 11. Justification statement for the proposed amendment that cites how the amendment is consistent with the Goals, Objectives and Policies of the CGMP.
- ☒ 12. Traffic study, demonstrating the effects of the proposed amendment on the minimum Levels of Service.
- ☐ 13. School Impact Worksheet. ***N/A**
- ☒ 14. Water & Sewer Availability Worksheet. ***See Attached Service Availability Letter from SMRU**
- ☒ 15. Survey file in CAD format, in the correct coordinate system, that is compatible with the County's GIS system. ***See Attached CD**
- ☐ 16. Other relevant data as appropriate.

The following must be provided concurrent with the draft notification letter for staff review prior to the first public hearing.

- ☐ 17. Certified list of surrounding property owners.

Reviewed By: _____ (Staff use only)
Growth Management Dept.: (772) 288-5495



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

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A. GENERAL INFORMATION

Type of Application:

Name or Title of Project:

Future Land Use Map Amendment:

Location of Project and Description of Proposal:

Parcel Control Number(s)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Project within a CRA? YES/NO Which One?

Size of Project (Acres): _____

Current Future Land Use Designation: _____

Current Zoning Designation: _____

Proposed Future Land Use Designation: _____

Proposed Zoning Designation: _____

Text Amendment

Proposed Elements to Amend:

B. APPLICANT INFORMATION

Property Owner: _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Agent: _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Contract Purchaser: _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Land Planner: _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Traffic Engineer: : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

Attorney: : _____

Company Representative: _____

Address: _____

City: _____, State: _____ Zip: _____

Phone: _____ Email: _____

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.

Applicant Signature

Date

Printed Name

NOTARY ACKNOWLEDGMENT

STATE OF: _____ **COUNTY OF:** _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization, this _____ day of _____, 20____, by _____

Notary Public Signature

printed name

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

STATE OF: _____ **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.

Please submit the application 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 of Applicant

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.



Designation of Authorized Agent

Consent for: Hobe Sound Property proposed Storage Facility

Hobe Sound

Parcel ID: 343842000140001406

This form shall serve as consent for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act as agent/applicant to prepare, submit, and sign (as applicant) all applications and documentation required for procurement of the Martin County Development Review and Approval, site plan and rezoning as needed; site construction permits; building permits; SMRU, permits and approvals; Martin County Fire Review and approval; Florida Department of Environmental Protection permits; FDOT; South Florida Water Management District Permit and water use permit and any other necessary permits or approvals required for the construction of the proposed Commercial Development.

I do hereby give consent to for **Brandon Ulmer and Ryan Thomas, Thomas Engineering Group, LLC** to act on our behalf to sign and submit applications, required material and documents, and attend and represent us at all meetings and public hearings pertaining to this project.

Property Owner: Trust C/O Stephen Babic

Owner/Mail Address 7155 Queenferry Circle

Boca Raton, FL 33496

By:

(signature)

STEPHEN A BABIC
(printed name, title)

State of Florida

County of Palm Beach

This foregoing instrument was acknowledged before me this 11 day of October, 2022,

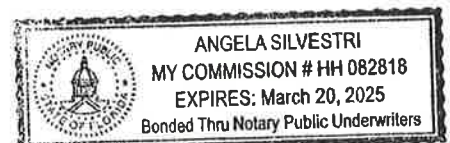
by Stephen Babic

He/she is personally known to me or has produced

as identification and did/did not take an oath.

Notary Public Information

Agent Information:



Angela Silvestri

Angela Silvestri

(Signature of Notary)

206

(Name – Must be typed, printed or stamped)

My Commission Expires: 3/20/25

Brandon Ulmer, Thomas Engineering Group, LLC

Ryan Thomas, Thomas Engineering Group, LLC

125 West Indiantown road Suite

Jupiter, FL 33458



WWW.THOMASENGINEERINGGROUP.COM



736 Colorado avenue, Suite a, Stuart, Florida 34994 ·phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net
September 6, 2022

Ownership Search

Prepared For: THOMAS ENGINEERING GROUP, LLC

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500-foot area surrounding the following described parcel of land:

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

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: The list does not include any owners who qualify for confidentiality (See attached).

Iris M. Crews

icrews



736 Colorado avenue, Suite a, Stuart, Florida 34994 ·phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P22-11795IC

THE ATTACHED REPORT IS ISSUED TO THOMAS ENGINEERING GROUP, LLC. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THE REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500-foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

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

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By: *icrews*

Iris M. Crews

87-5-74gb
WARRANTY DEED
INDIVID TO INDIVID

663704

RAMCO FORM 01

This Warranty Deed Made the 17th day of June A. D. 1987 by
IRWIN S. GARS, as Trustee and individually

hereinafter called the grantor, to
STEPHEN BABIC, M.D., AS TRUSTEE FOR EMPLOYEES' MONEY PURCHASE PENSION
PLAN AND TRUST AGREEMENT OF BOCA RATON CARDIOLOGY ASSOCIATES, BABIC AND
VINCI, P.A., FOR THE BENEFIT OF STEPHEN BABIC
whose postoffice address is 7321 Estrella Ct.

hereinafter called the grantee:
Boca Raton, Florida 33427
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Martin
County, Florida, viz:

Commencing at the Northwest corner of Ridgeway Mobile Home
Subdivision as recorded in Plat Book 7, Page 26, Public Records
of Martin County, Florida, thence run North 42 14' 43" West a distance
of 3102.67 feet along the East right of way of U.S.#1 to the Point
of Beginning, thence continue North 42 14' 43" West along said right
of way a distance of 249.00 feet, thence run North 47 45' 17" East a
distance of 700.00 feet, thence run South 42 14' 43" East a distance
of 249.00 feet, thence run South 47 45' 17" West a distance of 700.00
feet to the Point of Beginning.

Subject to taxes--Subsequent to December 31, 1986 and restrictions,
reservations, easements and covenants of record.

GRANTOR hereby certifies that said property is not his homestead
and that said property is vacant land.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 19

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

Ray M. Thomas
Stephanie M. Thomas

Irwin S. Gars
IRWIN S. GARS, as Trustee, and individually

STATE OF Florida
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared

Irwin S. Gars, as Trustee, and individually

to me known to be the person described in and who executed the
foregoing instrument and has acknowledged before me that he
executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 18 day of

June

A. D. 19 87

Theresa B. Bell
Notary Public -- My Commission Expires

This Instrument prepared by:

Address STEWART TITLE OF MARTIN COUNTY
409 E. Osceola Ave.
Stuart, FL 33494

Notary Public, State of Florida
Commission Expires March 18, 1988
Security Bond Associates, Inc.

SPACE BELOW FOR RECORDERS USE

BOOK 725 PAGE 1687

Exhibit 'A'

Copy Copy Copy

07 JUN 30 AM 11:51
Kw
0.00

1 9 9 6
DUSTIN
COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PR JUN 30 '87
100.00
FLORIDA
TA/P TAX
900.00

(CA)

To

Warrantly Deed

RAMCO FORM 01

BOOK 725 PAGE 1688

Exhibit 'A'

Basic Info

PIN	AIN	Situs Address	Website Updated
34-38-42-000-140-00140-6	48565	UNASSIGNED	9/1/22

General Information

Property Owners

EMPLOYEES MONEY PURCHASE PENSION PLAN & TRUST OF BOCA
CARDIOLOGY ASSOCIATES BABIC & VINCI PA FBO STEPHEN BABIC

Mailing Address

STEPHEN BABIC MD TTEE
7155 QUEENFERRY CIR
BOCA RATON FL 33496

Tax District

DISTRICT THREE MSTU

Parcel ID

34-38-42-000-140-00140-6

Account Number

48565

Property Address

UNASSIGNED

Legal Description

GOMEZ GRANT W OF
RIVER BEG E R/W US 1 &
...

Use

Code/Property Class

9900 - 9900
Vacant Acreage

Neighborhood

70000 Market
Area 7 Acreage

Legal Acres

4.01

Ag Use Acres

N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	\$ 754,680	\$ 0	\$ 754,680	\$ 465,686	\$ 288,994	\$ 0	\$ 288,994

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date

6/30/87

Sale Price

\$ 200,000

Grantor (Seller)

SELLER - see file for name

Deed Type

Special Warranty Deed

Doc Num

N/A

Book & Page

0725 1687

Exhibit "B"
page 1 of 2

Legal Description

GOMEZ GRANT W OF RIVER BEG E R/W US 1 & N/LN RIDGEWAY S/D NWLY ALG R/W 3102.67' FOR POB CONT NWLY 249' NELY 700' SELY 249' SWLY 700' TO POB

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.

Exhibit "B"
page 2 of 2

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
STEPHEN BARNER	2158 QUEEN PERRY CIRCLE BOON RAPID 83491

(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

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

Name	Address	Interest

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}

(If more space is needed attach separate sheet)

¹ Status defined as: A = Approved P = Pending D = Denied W = Withdrawn

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

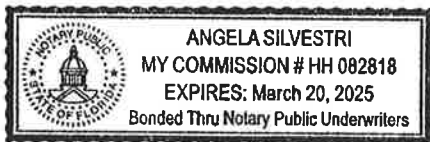

Signature

STEPHEN BABIC
Print name

STATE OF: Florida

COUNTY OF: Palm Beach

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 11 day of October 2022, by Stephen Babic, who is personally known to me or have produced _____ as identification.



(Notary Seal)


Signature

Notary Public, State of Florida

Print Name: Angela Silvestri

My Commission Expires: 3/20/2025

DISCLOSURE OF INTEREST AFFIDAVIT

Exhibit "A" **(Disclosure of Interest and Affidavit) (Legal Description)**



DISCLOSURE OF INTEREST AFFIDAVIT

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.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF RIDGEWAY MOBILE HOME SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, THENCE RUN NORTH 42°14'43" WEST A DISTANCE OF 3102.67 FEET ALONG THE EAST RIGHT OF WAY OF U.S. #1 TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 42°14'43" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 249.00 FEET, THENCE RUN NORTH 47°45'17" EAST A DISTANCE OF 700.00 FEET, THENCE RUN SOUTH 42°14'43" EAST A DISTANCE OF 249.00 FEET, THENCE RUN SOUTH 47°45'17" WEST A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

PROJECT: HOBE SOUND STORAGE
 LOCATION: MARTIN COUNTY, FLORIDA

PROJECT NO: FJ220006	PAGE NO: 1	OF 1
PREPARED BY: NJL	DATE: 09/21/2022	
CHECKED BY: BMU	SCALE: N.T.S.	



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 PHONE: (561) 203-7503

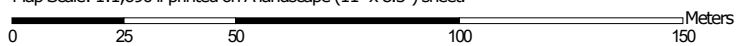


Soil Map—Martin County, Florida
(HOBE SOUND LIMITED ACCESS STORAGE)



Soil Map may not be valid at this scale.

Map Scale: 1:1,690 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/7/2022
Page 1 of 3

Soil Map—Martin County, Florida
(HOBE SOUND LIMITED ACCESS STORAGE)

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

Water 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.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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 20, Aug 25, 2021

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

Date(s) aerial images were photographed: Jan 21, 2021—Feb 4, 2021

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
5	Waveland and Lawnwood fine sands, depressional	1.5	38.4%
14	Archbold sand	1.3	31.7%
35	Salerno sand	1.2	29.9%
Totals for Area of Interest		4.0	100.0%

National Flood Hazard Layer FIRMette



80°10'23"W 27°6'45"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/20/2023 at 10:11 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Justification Statement

Proposed Storage Facility (Three Story)

Hobe Sound, FL

The subject property has a PCN # of 343842000140001406 and totals 4.00 acres. It is located on northbound SE Federal Highway, approximately 1,500 feet south of SE Heritage Blvd.

This property currently has the Medium Density Residential future land use designation and is in the RS-6 zoning district. The proposed development of a storage unit requires the amendment of the Comprehensive Growth Management Plan, modifying the future land use designation and zoning district.

As a storage facility is not a permitted use within this district, the required changes modifies the future land use designation from Medium Density Residential to a commercial future land use designation along with the amendment of the Zoning Atlas to change the zoning from RS-6 to a commercial zoning district.

FUTURE LAND USE AMENDMENT
TRAFFIC ANALYSIS

Hobe Sound
Martin County, FL

Prepared for:
Thomas Engineering Group, LLC
125 W. Indiantown Rd St206
Jupiter, FL 33458

Prepared by:


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

009053
January 2023
© MacKenzie Engineering and Planning, Inc.
CA 29013

Shaun G. MacKenzie P.E.
PE Number 61751

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the property located on the northeast side of US 1 about 1,600 feet south of SE Heritage Boulevard and US 1, Martin County, FL (PCN: 34-38-42-000-140-00140-6). The future land use (FLU) amendment traffic analysis will examine the impacts of changing the existing future land use from Medium Density Residential to General Commercial.

Future Land Use – Maximum Increase in External Trips

The future land use amendment trip generation resulting change is as follows:

- Future Land Use Change 5,495 daily, 193 AM peak hour (132 in/61 out), and 528 PM peak hour (248 in/280 out) trips.

All of the roadways surrounding and the property are projected to operate acceptably with the increase in traffic from the property.

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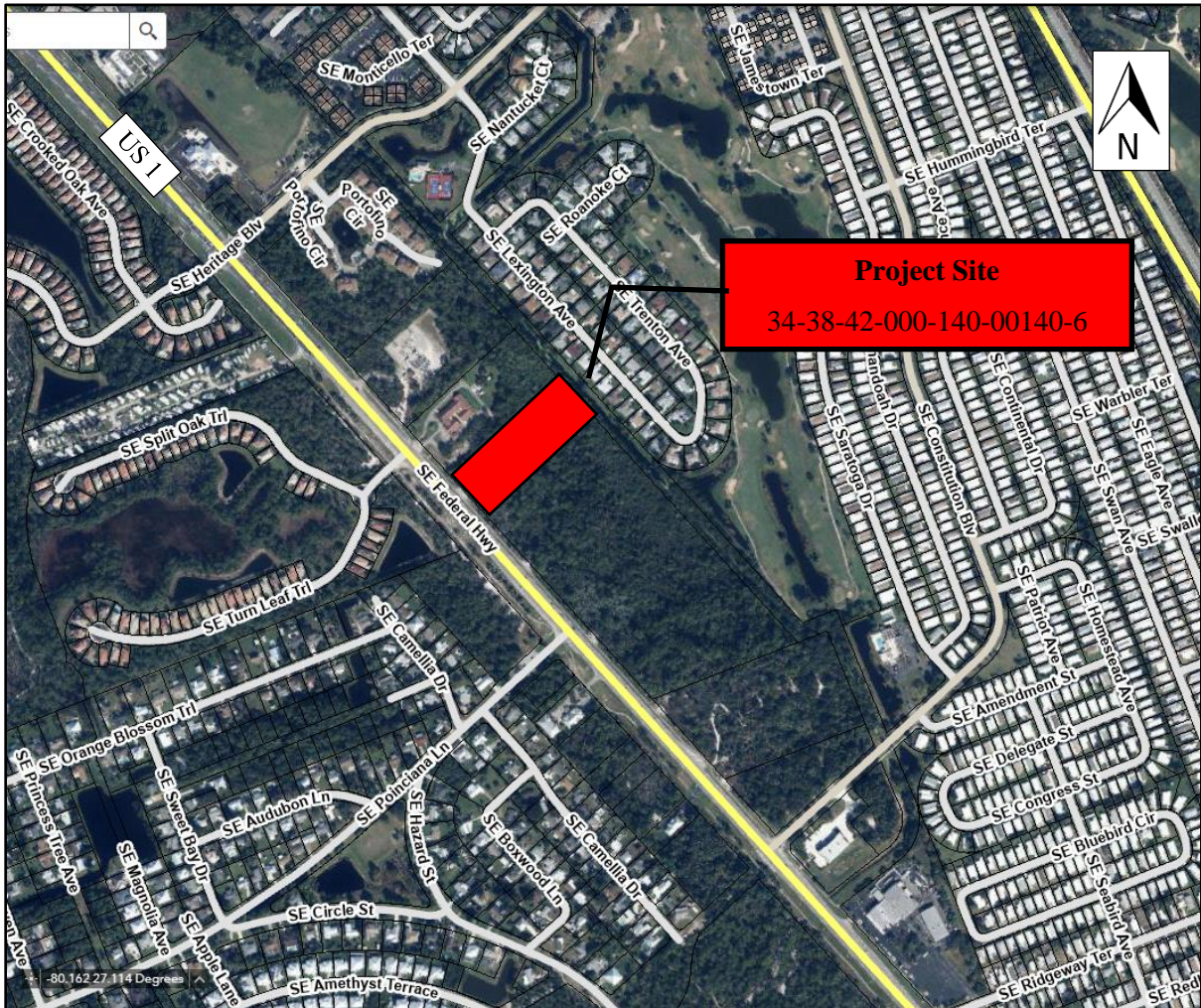
INTRODUCTION

A future land use amendment is proposed on 4.01 acres located on the northeast side of US 1 about 1,600 feet south of SE Heritage Boulevard and US 1, Martin County, FL (PCN: 34-38-42-000-140-00140-6). The future land use (FLU) amendment traffic analysis will examine the impacts of changing the existing future land use (FLU) from Medium Density Residential to General Commercial. The property details and proposed changes are shown below in Table 1. Figure 1 illustrates the property location.

Table 1. Future Land Use Change

Parcel Size (Acres)	Existing FLU				Proposed FLU			
	Land Use	Maximum Density	Maximum Intensity (DUs)	ITE Code	Land Use	Maximum Coverage	Maximum Intensity (SF)	ITE Code
4.01	Medium Density Residential	8 DUs/Acre	33	220	General Commercial	60%	104,805	821

Figure 1. Property Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 11th Edition* (ITE report)
- Martin County Comprehensive Plan
- FDOT Traffic Online
- Martin County 2021 Roadway Level of Service Inventory Report

FUTURE LAND USE CHANGE ANALYSIS

Trip Generation

The study used trip generation rates and equations from the Institute of Transportation Engineers (ITE)'s report, *Trip Generation (11th Edition)* for:

- Multifamily Housing (Low-Rise) - (ITE Code 220)
- Shopping Plaza (40k - 150k) - (ITE Code 821)

Existing Future Land Use (Residential)

The existing FLU for the property is 4.01 acres of Medium Density Residential. Based on the Martin County Comprehensive Plan, Medium Density Residential land use permits eight (8) home per acre of land. Therefore, the maximum existing land use is 33 multifamily (low-rise) homes (DUs) calculated as follows:

Medium Density Residential: 4.01 acres x 8 dwelling units / acre = 33 dwelling units.

The existing future land use generates the following net new external trips:

- 287 daily, 33 AM peak hour (8 in/25 out), and 35 PM peak hour (22 in/13 out) trips.

Proposed Future Land Use (Commercial)

The proposed FLU is 4.01 acres of General Commercial. The study used a 0.5 floor to area ratio for the commercial maximum buildable density based on the maximum 60 percent building coverage in the Comprehensive Plan. The proposed amount of estimated commercial use is 104,805 SF calculated as follows:

General Commercial: 4.01 acres x 43,560 SF/acre x 60% coverage = 104,805 SF commercial use.

The proposed future land use generates the following net new external trips:

- 5,782 daily, 226 AM peak hour (140 in/86 out), and 563 PM peak hour (270 in/293 out) trips.

Net Impact

The difference between the trip generation potential of the existing future land use and the proposed future land use was examined to determine estimated impact to the existing and future roadway network.

The proposed future land use change will generate the following net new external trips:

- 5,495 daily, 193 AM peak hour (132 in/61 out), and 528 PM peak hour (248 in/280 out) trips.

Table 2 displays the resulting trip generation.

Table 2. Future Land Use Trip Generation

Land Use	Intensity	Daily	AM Peak Hour		PM Peak Hour			
		Trips	Total	In	Out	Total	In	Out
Existing FLU								
Multi-family Housing (Low-rise)	33 DU	287	33	8	25	35	22	13
Proposed FLU								
Shopping Plaza (40-150k)	104.805 1000 SF	9,479	370	229	141	923	443	480
Pass-By Traffic Shopping Plaza (40-150k)	39%	3,697	144	89	55	360	173	187
NET PROPOSED TRIPS		5,782	226	140	86	563	270	293
Total Proposed Driveway Volumes		9,479	370	229	141	923	443	480
NET CHANGE IN TRIPS (FOR THE PURPOSES OF FLU ANALYSIS)		5,495	193	132	61	528	248	280
Note: Trip generation was calculated using the following data:								
				Pass-by	AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation
Multi-family Housing (Low-rise)	220	DU	T = 6.41(X) + 75.31	0%	24/76	T = 0.31(X) + 22.85	63/37	T = 0.43(X) + 20.55
Shopping Plaza (40-150k)	821	1000 SF	T = 76.96(X) + 1412.79	39%	62/38	3.53	48/52	T = 7.67(X) + 118.86

ITE 11th Edition

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ANALYSIS

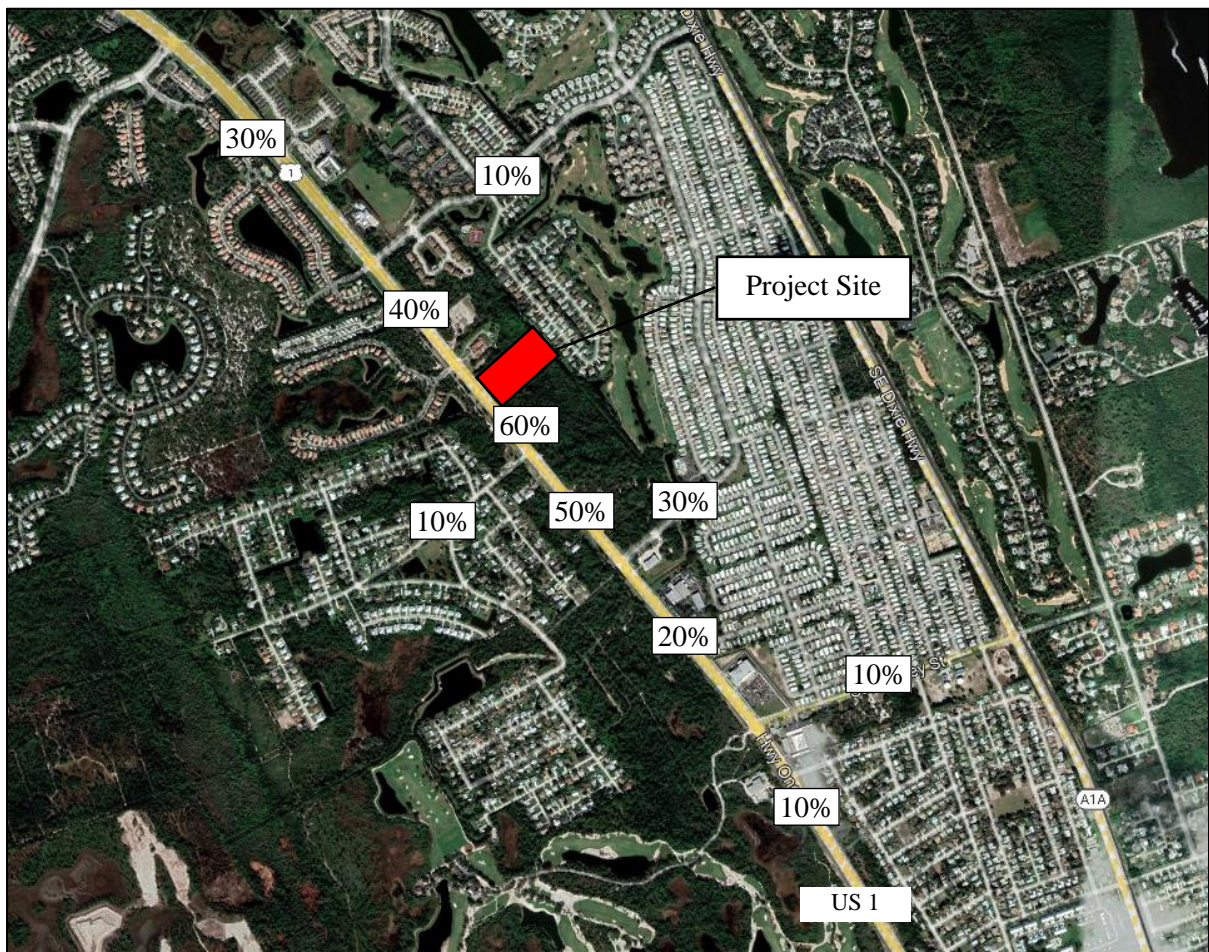
Traffic Distribution

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

NORTH	-	30 percent
SOUTH	-	20 percent
WEST	-	10 percent
EAST	-	30 percent

The distributed net proposed trips for the project were assigned to the roadway network within the radius of influence. The project assignment is illustrated in Figure 2.

Figure 2. Traffic Assignment



Roadway Analysis

The total volumes were developed by adding background traffic volume plus future land use (FLU) trips. The level of service capacity, growth rate and existing traffic volumes are based on Martin County 2021 Roadway Level of Service Inventory Report. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably. Based on the analysis, all roadway segments are projected to operate acceptably in 2028 with the proposed development as shown in Table 3.

Table 3. Peak Hour One-Way Roadway Analysis

Roadway	From	To	Lanes	Service Capacity	Peak Hour Existing Traffic	Count Year	Growth Rate	2028 Traffic Growth	2028 Background Traffic	Assignment	Project Traffic	2028 Total Traffic	Meets Service Volume
SR-5 (US-1)	CR 708	Osprey St	4	2,000	1,405	2021	0.5%	50	1,455	10%	28	1,483	YES
	Osprey St	Poinciana Ln	4	2,000	1,330	2021	0.5%	47	1,377	50%	140	1,517	YES
	Poinciana Ln	Project Site	4	2,000	1,330	2021	0.5%	47	1,377	60%	168	1,545	YES
	Project Site	Seabbranch Blvd	4	2,000	1,330	2021	0.5%	47	1,377	40%	112	1,489	YES
	Seabbranch Blvd	Cove Rd	6	3,020	1,397	2021	0.5%	50	1,447	30%	84	1,531	YES
Osprey St	SR-5	CR A1A	2	750	207	2021	1.2%	18	225	10%	28	253	YES

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the property located on the northeast side of US 1 about 1,600 feet south of SE Heritage Boulevard and US 1, Martin County, FL (PCN: 34-38-42-000-140-00140-6). The future land use (FLU) amendment traffic analysis will examine the impacts of changing the existing future land use from Medium Density Residential to General Commercial.

Future Land Use – Maximum Increase in External Trips

The future land use amendment trip generation resulting change is as follows:

- Future Land Use Change 5,495 daily, 193 AM peak hour (132 in/61 out), and 528 PM peak hour (248 in/280 out) trips.

All of the roadways surrounding and the property are projected to operate acceptably with the increase in traffic from the property.

APPENDICES

- A. ITE Trip Generation Report
 - a. Land Use 821 – Shopping Plaza (40K - 150 K)
 - Pass-By Justification
 - b. Land Use 220 – Multifamily Housing (Low-Rise)
- B. Martin County 2021 Roadway Level of Service Inventory Report
- C. Property ID Card

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

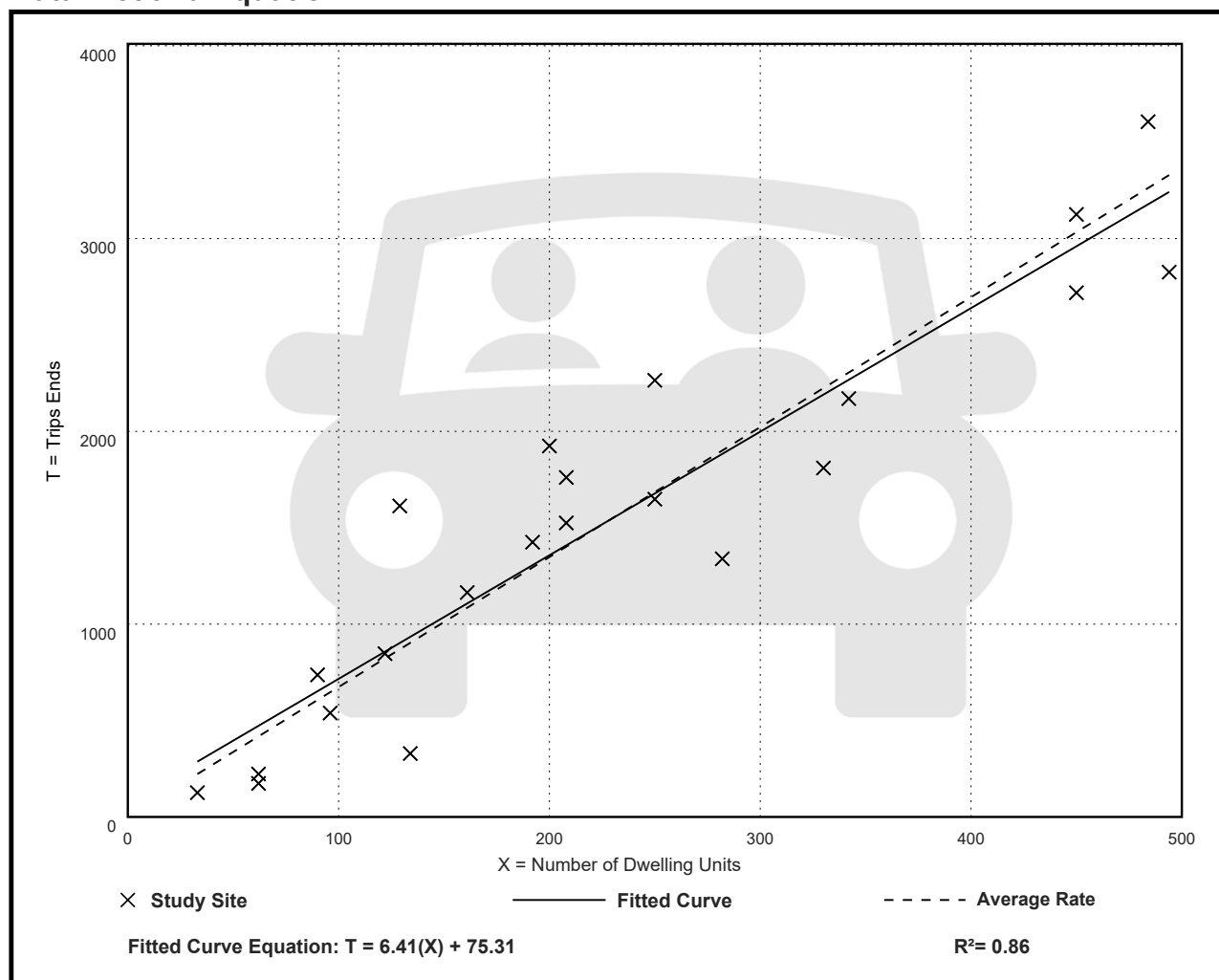
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

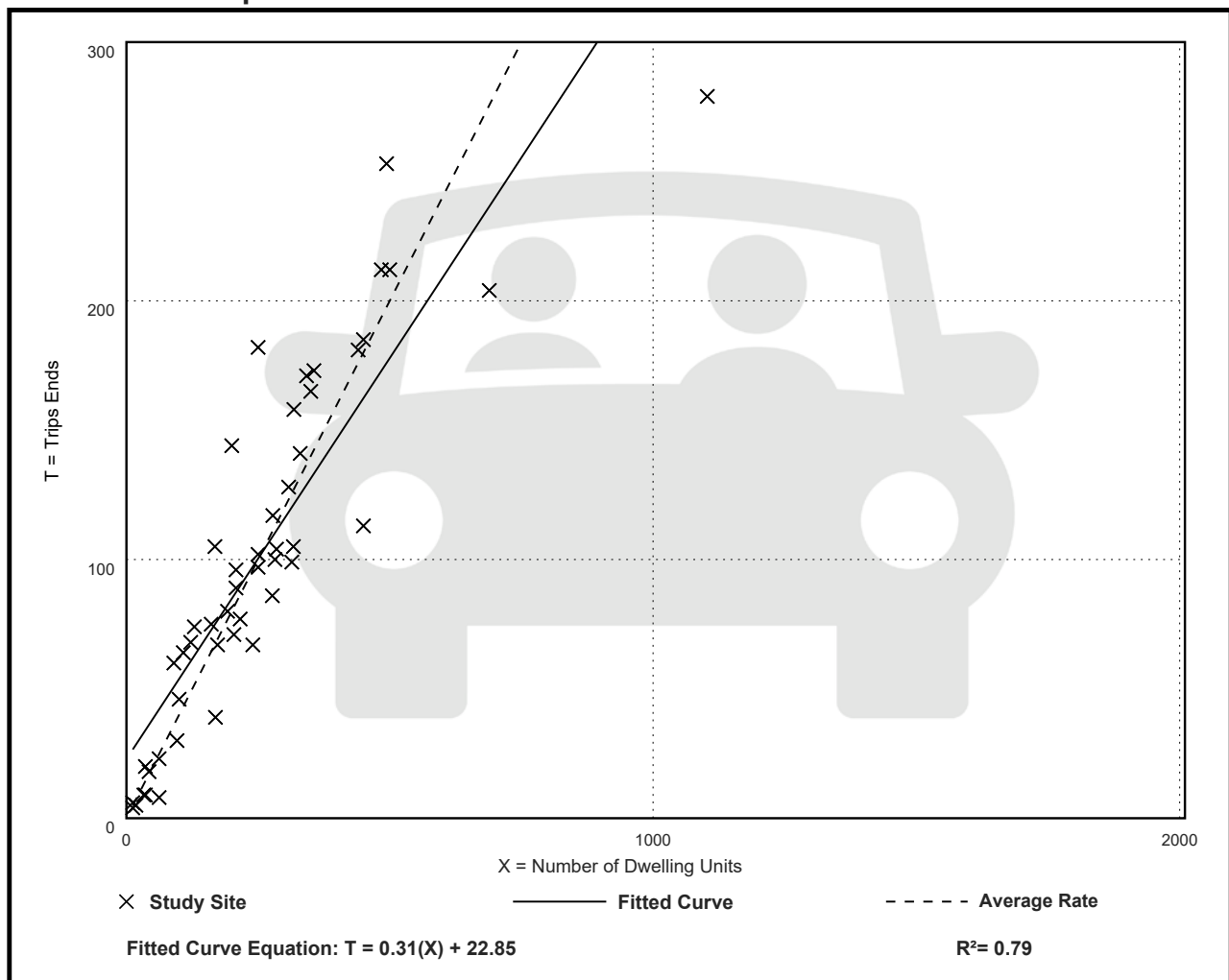
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

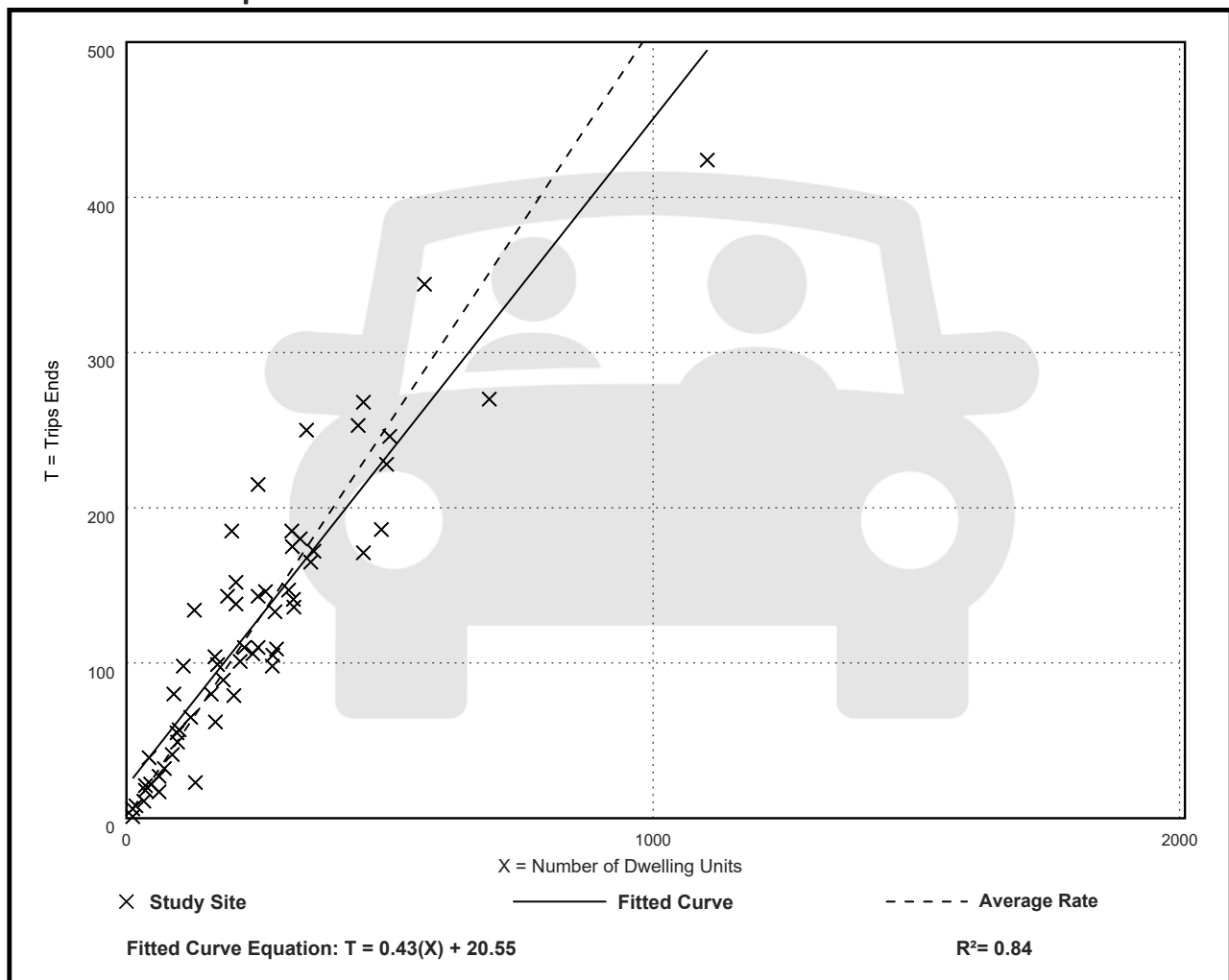
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Land Use: 821

Shopping Plaza (40-150k)

Description

A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). The term “plaza” in the land use name rather than “center” is simply a means of distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range, depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants. A shopping plaza is almost always open-air and the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between shopping plaza and shopping center (Land Use 820) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

The 40,000 square feet GFA threshold between shopping plaza and strip retail plaza (Land Use 822) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land Use 820), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Land Use Subcategory

The presence or absence of a supermarket in a shopping plaza has been determined to have a measurable effect on site trip generation. Therefore, data are presented for two subcategories for this land use: sites with a supermarket anchor and sites without a supermarket.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Connecticut, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

105, 110, 156, 159, 186, 198, 204, 211, 213, 239, 259, 260, 295, 301, 304, 305, 307, 317, 319, 358, 376, 390, 400, 404, 437, 444, 446, 507, 580, 598, 658, 728, 908, 926, 944, 946, 960, 973, 974, 1004, 1009, 1025, 1069

Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 17

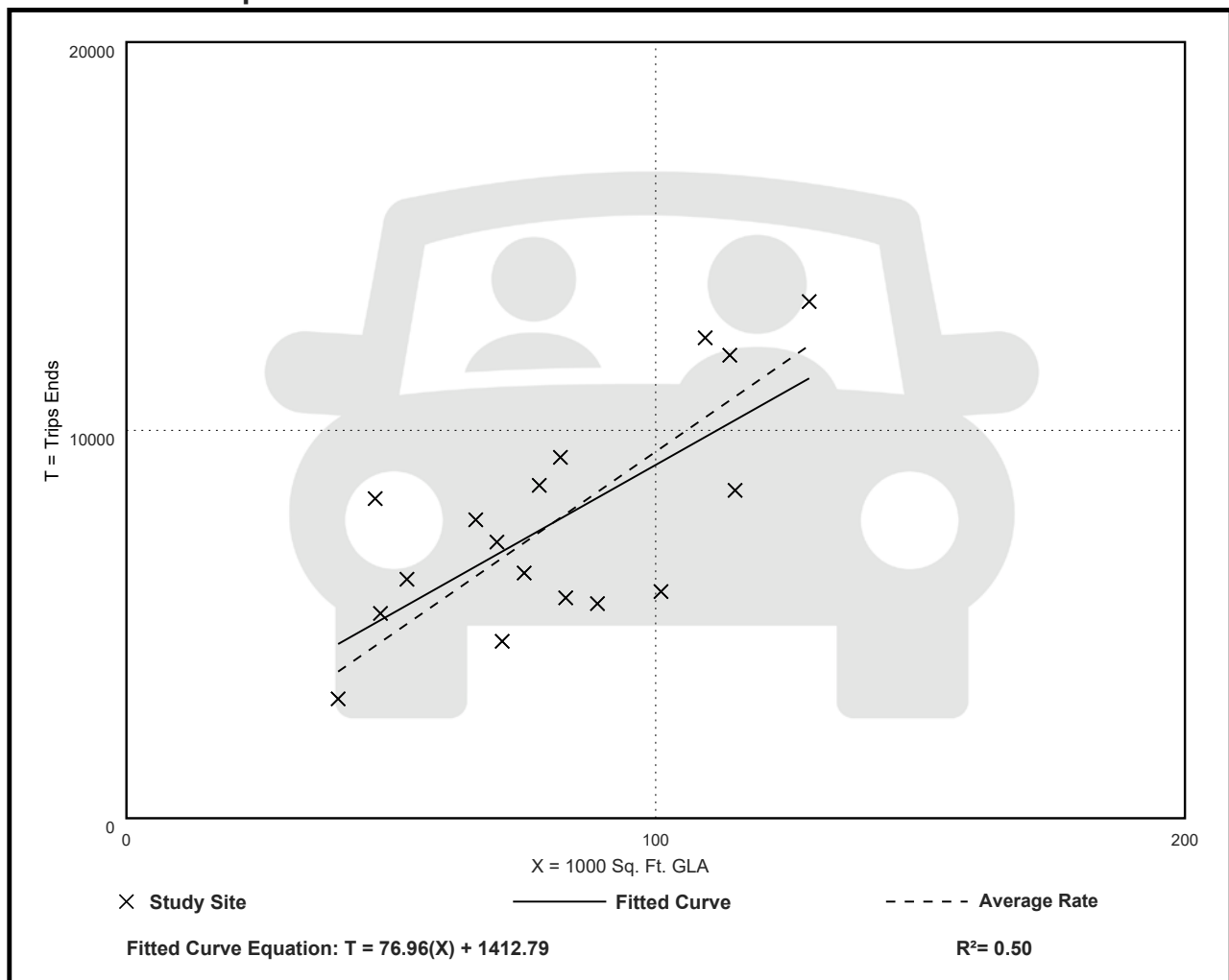
Avg. 1000 Sq. Ft. GLA: 81

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

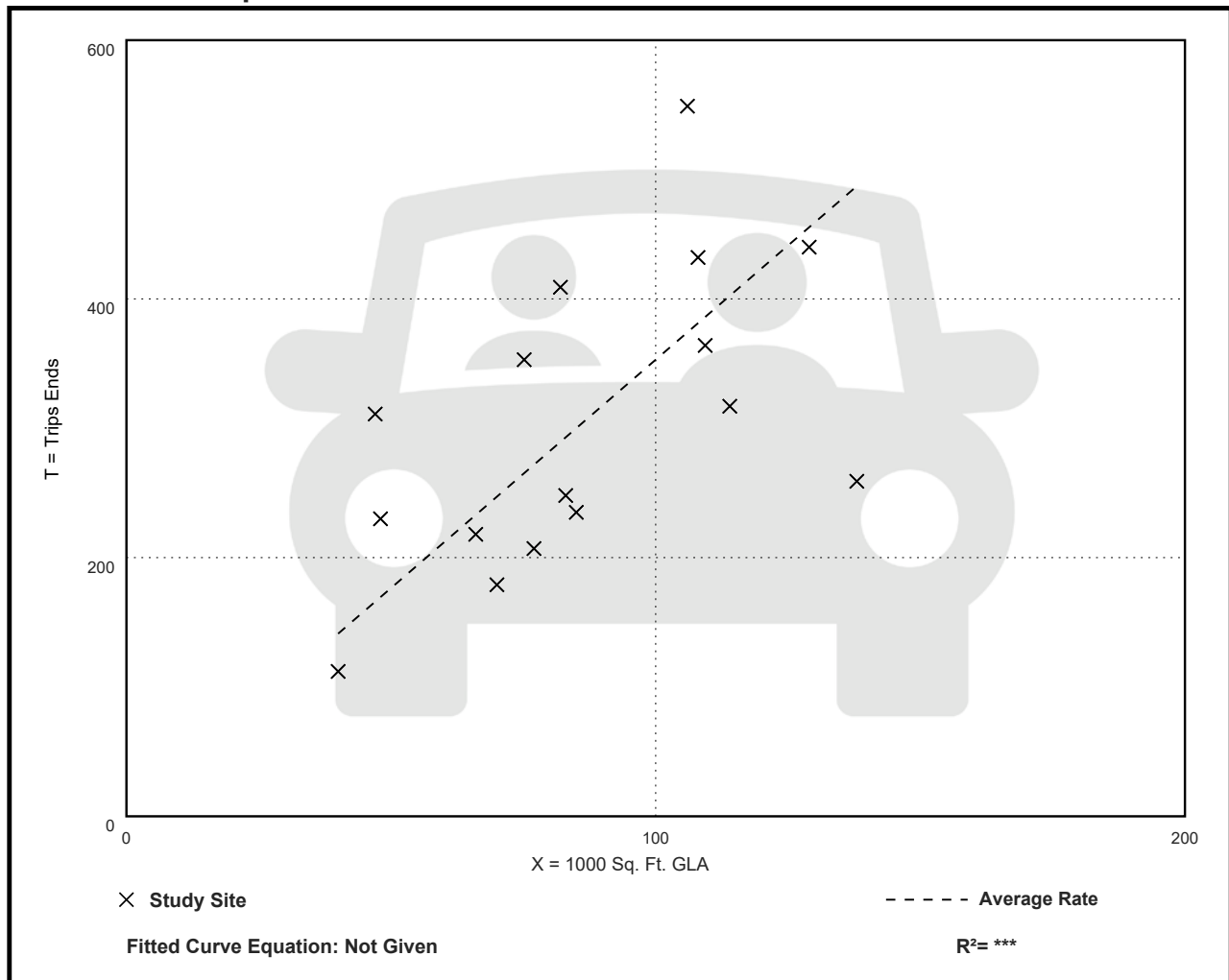
Avg. 1000 Sq. Ft. GLA: 86

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

Avg. 1000 Sq. Ft. GLA: 87

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation

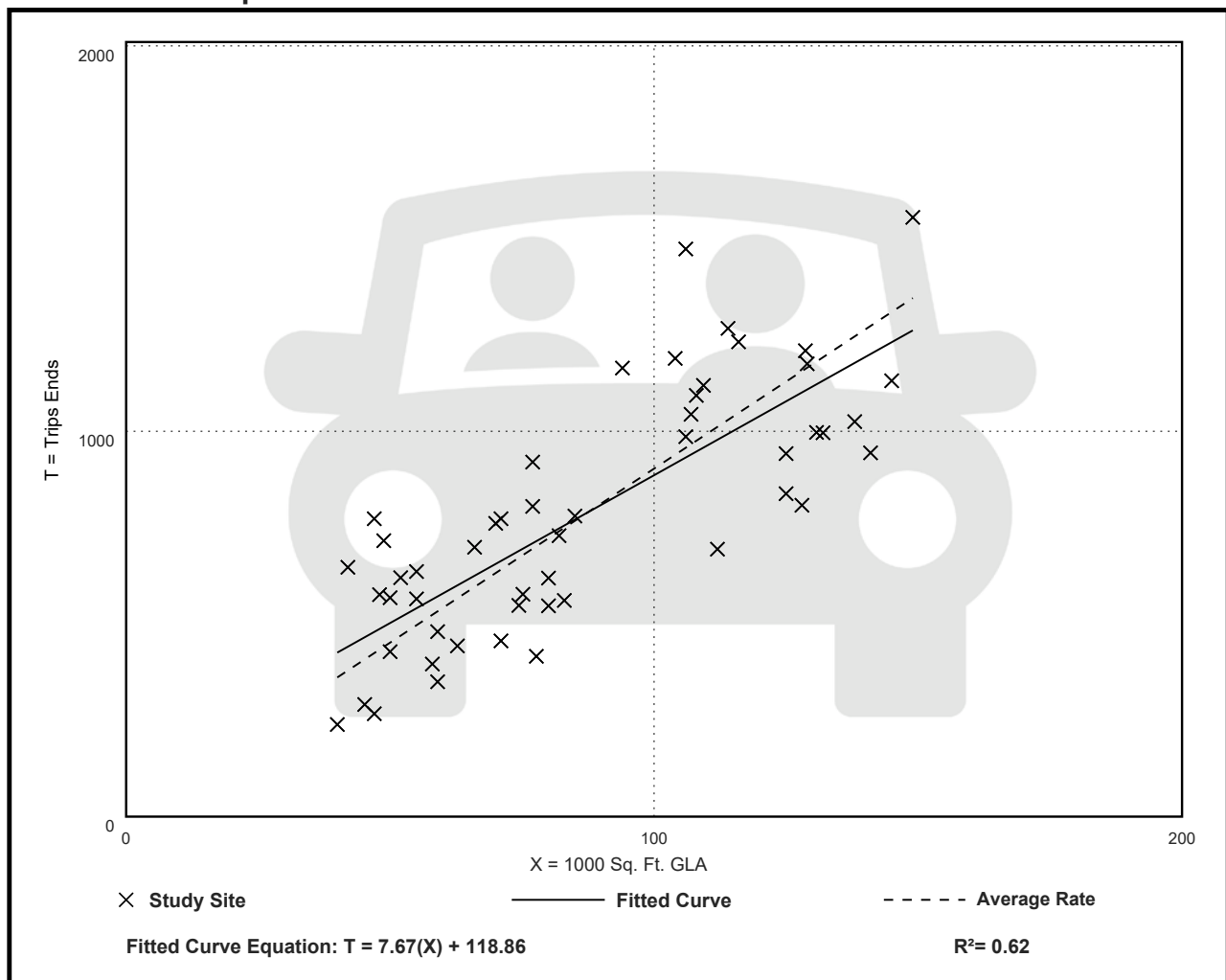


Table 13 – Road Improvement Needs by Land Use Type

Land Use	Unit	Trips	Trip				New Rds (Ln Ft)
			Length	% New	Adj %	VMT	
Residential:							
800 FT² & Under	Dwelling	5.34	5.63	100%	35%	10.66	6.13
801 to 1,100	Dwelling	5.40	5.63	100%	35%	10.78	6.19
1,101 to 2,300	Dwelling	6.63	5.63	100%	35%	13.23	7.60
2,301 & Over	Dwelling	9.57	5.63	100%	35%	19.10	10.98
Non-Residential:							
Hotel/Motel	Room	8.17	5.57	90%	35%	14.52	8.34
RV Park	Per Lot	4.00	5.57	90%	35%	7.11	4.00
Nursing Home	1000 s.f.	7.58	3.46	100%	35%	9.30	5.34
ACLF	1000 s.f.	2.66	3.46	100%	35%	3.26	1.88
Medical Office	1000 s.f.	36.13	3.46	90%	35%	39.88	22.92
Bank Walk In	1000 s.f.	69.60	3.46	53%	35%	45.25	26.00
Bank w/Drive In	1000 s.f.	148.15	3.46	53%	35%	96.31	55.35
Office Under 100,000 FT²	1000 s.f.	13.34	5.63	90%	35%	23.96	13.77
Office 100,000 to 199,999 FT²	1000 s.f.	11.38	5.63	90%	35%	20.44	11.75
Office 200,000 to 399,999 FT²	1000 s.f.	11.44	5.63	90%	35%	20.55	11.81
Office 400,000 TO 599,999 FT²	1000 s.f.	11.10	5.63	90%	35%	19.94	11.46
Office 600,000 TO 799,999 FT²	1000 s.f.	10.93	5.63	90%	35%	19.63	11.28
Office 800,000 TO 999,999 FT²	1000 s.f.	10.83	5.63	90%	35%	19.45	11.18
Office 1,000,000 Ft² or Larger	1000 s.f.	10.75	5.63	90%	35%	19.31	11.10
Manufacturing	1000 s.f.	3.82	5.63	90%	35%	6.86	3.94
Warehouse	1000 s.f.	3.56	5.63	90%	35%	6.40	3.68
Mini-Warehouse	1000 s.f.	2.50	5.63	90%	35%	4.49	2.58
Gen. Industrial	1000 s.f.	6.97	5.63	90%	35%	12.52	7.20
Retail Under 50,000 FT²	1000 s.f.	84.76	1.50	52%	35%	23.44	13.47
Retail 50,000 to 99,999 FT²	1000 s.f.	67.92	2.50	52%	35%	31.30	17.99
Retail 100,000 to 199,999 FT²	1000 s.f.	53.28	3.00	61%	35%	34.57	19.87
Retail 200,000 to 399,999 FT²	1000 s.f.	41.80	4.00	74%	35%	43.86	25.21
Retail 400,000 TO 599,999 FT²	1000 s.f.	36.27	5.73	77%	35%	56.73	32.60
Retail 600,000 TO 799,999 FT²	1000 s.f.	32.80	6.87	79%	35%	63.11	36.27
Retail 800,000 TO 999,999 FT²	1000 s.f.	30.33	8.00	80%	35%	68.81	39.55
Retail 1,000,000 Ft² or Larger	1000 s.f.	28.06	8.00	81%	35%	64.46	37.05
Gasoline/Service Station	Fuel Pstn	168.56	1.50	50%	35%	44.82	25.76
Auto Sales & Repair	1000 s.f.	33.34	3.46	85%	35%	34.76	19.98
Restaurant	1000 s.f.	89.95	3.29	56%	35%	58.75	33.76
Fast Food Restaurant	1000 s.f.	496.12	1.50	51%	35%	134.54	77.33
Car Wash	1000 s.f.	108.00	3.46	100%	35%	132.47	76.13
Convenience Store w/o Gas	1000 s.f.	737.99	1.50	39%	35%	153.05	87.96
Convenience Store w/Gas	1000 s.f.	845.60	1.50	39%	35%	175.36	100.79
Pharmacy w/Drive Thru	1000 s.f.	88.16	3.46	50%	35%	54.07	31.07
Golf Course	Hole	35.74	3.21	95%	35%	38.64	22.21
Racquet Club	1000 s.f.	14.03	3.21	95%	35%	15.17	8.72
Parks	Acre	2.28	3.21	95%	35%	2.47	1.42
Tennis Court	Court	31.04	3.21	95%	35%	33.56	19.29
Marina	Slip	2.96	3.37	95%	35%	3.36	1.93
Boat Storage	Slip	2.96	3.37	95%	35%	3.36	1.93
Post Office	1000 s.f.	108.19	3.21	90%	35%	110.80	63.68
Library	1000 s.f.	56.24	5.63	90%	35%	101.02	58.06
Day Care Center	1000 s.f.	79.26	3.46	50%	35%	48.61	27.94
Hospital	1000 s.f.	16.50	5.63	90%	35%	29.64	17.03
House of Worship	1000 s.f.	9.11	5.36	95%	35%	16.45	9.45
Movie Theatre	1000 s.f.	78.06	3.21	95%	35%	84.39	48.50
Elem School	1000 s.f.	15.43	5.36	100%	35%	29.32	16.85
Middle School	1000 s.f.	13.78	5.36	100%	35%	26.18	15.05
High School	1000 s.f.	12.89	5.36	100%	35%	24.49	14.08
Fitness Center	1000 s.f.	32.93	3.46	95%	35%	38.37	22.05

Source: Institute of Transportation Engineers Trip Generation - 8th Edition
Palm Beach County Trip Generation Rates - September 1, 2011
Walter H. Keller, Inc.

Martin County 2021 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2021 Average Annual Daily Traffic	2021 Peak Hour Directional Volume	2021 Generalized LOS	Avg. Annual Growth Rate
Ocean Blvd	Palm Beach Rd	SR-714	4-Ln Divided Non-State	1465	14,331	663	D	0.6%
Osprey St	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	4,794	207	C	1.2%
Osprey St	CR-A1A	Gomez Ave	Class II: 2-Ln Undivided	750	2,042	111	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	2-Ln Divided Non-State	710	7,493	361	D	0.5%
Palm City Rd	SR-714	SR-5	Class II: 2-Ln Undivided	750	6,893	408	D	1.9%
Palmer St	CR-707	Indian River Dr	Class II: 2-Ln Undivided	750	3,254	244	C	1.7%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	Class II: 2-Ln Undivided	750	11,208	509	D	0.5%
Pomeroy St	SR-76	Willoughby Blvd	Class II: 2-Ln Divided	790	9,042	436	D	0.5%
Pomeroy St	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	8,766	415	D	1.0%
Salerno Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	7,618	397	C	0.8%
Salerno Rd	Willoughby Blvd	SR-5	Class II: 2-Ln Divided	790	8,749	509	D	0.5%
Salerno Rd	Commerce Ave	CR-A1A	Class II: 2-Ln Undivided	750	7,758	376	D	0.5%
Seabbranch Blvd	Doubletree Dr	SR-5	Class I: 4-Ln Divided	2000	6,011	313	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	2-Ln Undivided Non-State	675	9,874	469	D	3.7%
Skyline Dr	CR-707A	CR-707	2-Ln Undivided Non-State	675	1,780	82	C	0.5%
SR-5 (US-1)	Palm Beach County	CR-A1A	Transitional 4-Ln Uninter /Divided Flow	3120	21,041	974	A/B	1.1%
SR-5 (US-1)	CR-A1A	CR-708	Class I: 4-Ln Divided	2000	18,214	1,190	C	1.4%
SR-5 (US-1)	CR-708	Osprey St	Class I: 4-Ln Divided	2000	24,897	1,405	C	1.0%
SR-5 (US-1)	Osprey St	Seabbranch Blvd	Class I: 4-Ln Divided	2000	23,633	1,330	C	0.5%
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	Class I: 6-Ln Divided	3020	29,876	1,397	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	31,597	1,450	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: Cove Rd (AM/EB) and Murphy Rd (PM/NB).

Basic Info

PIN 34-38-42-000-140-00140-6	AIN 48565	Situs Address UNASSIGNED	Website Updated 1/6/23
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General Information

Property Owners EMPLOYEES MONEY PURCHASE PENSION PLAN & TRUST OF BOCA CARDIOLOGY ASSOCIATES BABIC & VINCI PA FBO STEPHEN BABIC	Parcel ID 34-38-42-000-140-00140-6	Use Code/Property Class 9900 - 9900 Vacant Acreage
Mailing Address STEPHEN BABIC MD TTEE 7155 QUEENFERRY CIR BOCA RATON FL 33496	Account Number 48565	Neighborhood M5 M5-HOBESOUND
Tax District DISTRICT THREE MSTU	Property Address UNASSIGNED	Legal Acres 4.01
	Legal Description GOMEZ GRANT W OF RIVER BEG E R/W US 1 & ...	Ag Use Size (Acre\Sq Ft) N/A

Current Value

Year	Land Value	Improvement Value	Market Value	Value Not Taxed	Assessed Value	Total County Exemptions	County Taxable Value
2022	\$ 754,680	\$ 0	\$ 754,680	\$ 465,686	\$ 288,994	\$ 0	\$ 288,994

Market values shown on the website reflect market conditions as of January 1st, the statutory assessment date. We are prohibited by law from relying on sales that occur after the January 1 assessment date. Therefore, market values shown on the website do not reflect today's market conditions, but rather the market conditions last year. In addition, the statutes require the county Property Appraiser to deduct for typical costs of sale (which include expenses such as commissions, title insurance, appraisals, inspection fees, etc.) when arriving at market value for tax purposes. That is why the market value for tax purposes is different from what a property would sell for today.

Current Sale

Sale Date 6/30/87	Grantor (Seller) SELLER - see file for name	Doc Num N/A
Sale Price \$ 200,000	Deed Type Special Warranty Deed	Book & Page <u>0725 1687</u>

Legal Description

GOMEZ GRANT W OF RIVER BEG E R/W US 1 & N/LN RIDGEWAY S/D NWLY ALG R/W 3102.67' FOR POB CONT NWLY 249' NELY 700' SELY 249' SWLY 700' TO POB

The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the uses or interpretations of the legal description.



SOUTH MARTIN REGIONAL UTILITY (SMRU)

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

(772) 546-2511 • FAX (772) 546-7619

December 6, 2022

Brandon Ulmer, PE
Thomas Engineering Group, LLC
125 W. Indiantown Rd St 206
Jupiter, FL 33458

RE: Hobe Sound Storage Site; PCN 34-38-42-000-140-00140-6

Dear Mr. Ulmer,

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

Our initial review indicates that off-site utility construction improvements, at the developer's expense, may 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,

Stuart Trent, P.E.
Director of Public Services
ST/kmc

cc: Kim McLaughlin, Project Coordinator
Linda Race, Customer Service Manager
File