

# Application Materials

CPA 19-20

Tucker Commons

FLUM



Hand Delivered

June 6, 2019

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

**Re: Future Land Use Map Amendment with Concurrent Zoning Change-  
Application Justification Statement: Tucker Commons, 0.755 Acres.**

Dear Ms. van Vonno,

We are pleased to submit to you and Martin County on behalf of our client Christina Tucker a Future Land Use Map Amendment with concurrent Zoning Change application. Our client owns the existing vacant lots identified with parcel control number 17-38-41-010-014-00090-0, located on the east side of SW Mapp Road and north of SW 29<sup>th</sup> Street within the Old Palm City Community Redevelopment Area. The property consists of five contiguous lots of record as per Plat Book 10, Page(s) 78, public records of Martin County, Florida (See Exhibit "A").

The subject property is located on the east side of SW Mapp Road and north of SW 29<sup>th</sup> Street within the Old Palm City Community Redevelopment Area in Palm City, as identified on the location map, attached as Exhibit "B". The lots are collectively approximately 0.755 acres in size and are all cleared and vacant. The land use designations on the subject property are Commercial Office/Residential on lots 9 through 12 and Low Density Residential on lot 13. Lots 9 through 12 are zoned R-3A – Liberal Multiple Family district, a category C zoning district designation (See Exhibit "E" and "F"). The subject property is located within the Old Palm City Community Redevelopment Area, the Palm City Mixed Use Overlay District (See Exhibit "G" and "H"). Lots 9 through 12 are located in the Town Center Zoning Overlay District.

SW Mapp Road is a minor collector road and SW 29<sup>th</sup> Street is a residential street, providing access to SW Martin Downs Blvd (Major Arterial) to the north and SW Martin Highway (Major Arterial) to the south.

Proximity of the subject property to SW Mapp Road, SW Martin Downs Boulevard and SW 34<sup>th</sup> Street, the commercial properties this part of Old Palm City CRA predominantly serve and its inclusion within the Old Palm City Town Centre Overlay District, all suggest an amendment to provide a Commercial General Future Land Use would be consistent with the existing pattern of development. A concurrent zoning change from R-3A, Liberal Multiple Family (Category C) underlying zoning district and R-2B, Residential (Category B) zoning district to General Commercial (GC) will remove a split zoning on the property and achieve a proposed Category A, General Commercial zoning district and Commercial General future land use.

As noted above the subject property is situated within the Old Palm City Community Redevelopment Area, the Old Palm City Town Center Zoning Overlay District and the Old Palm City Mixed Use Overlay. The property owner is currently restricted to those uses afforded to a property with a Commercial Office/Residential Future Land Use designation which excludes any restaurant uses, unless the property owner was to opt for a Mixed-Use project. Any Mixed-Use project developed within Martin County requires a percentage of residential use to meet the established criteria, therefore ruling out any of the independent commercial uses ordinarily afforded to larger properties located within the Town Center Zoning Overlay District.

The permitted uses afforded to the subject property are currently restricted to Commercial Office/Residential. The R-3A, Liberal Multiple Family zoning district list of permitted uses includes opportunities for commercial and/or residential development on the property. A property situated within the Old Palm City CRA, and more specifically the Old Palm City Zoning Overlay District would ordinarily be governed by its list of permitted uses, including commercial and restaurant uses. However, Comprehensive Growth Management Plan (CGMP) Policy 4.1A.2., Supremacy of CGMP, states where conflict arises between the adopted Land Development Regulations and this Plan, the goals, objectives and policies of this CGMP shall control all land use and development decisions. The Commercial Office/Residential Future Land Use does make provision for restaurant uses unless a mixed-use project is being proposed on the property. It is therefore in conflict with the R-3A, Liberal Multiple Family and Old Palm City Town Center Zoning Overlay District regulations.

With the established mix of commercial land uses within the Town Center Zoning Overlay District surrounding the subject property the proposed land use is compatible with the surrounding neighborhood and just as importantly with the larger Old Palm City CRA. The subject property is ideally positioned to serve existing residents as a commercial development that capitalize on an opportunity to provide a place to work or shop within walking or biking distance from existing homes. Demonstrating that the land use change to Commercial General would also be meeting the intent of the CRA Plan and potentially being a catalyst for introducing new commercial development within the Old Palm City CRA and Town Centre zoning overlay district.

## **REQUEST**

The proposed amendment seeks the change the land use from Commercial Office/Residential to General Commercial future land use. The purpose of the requested Land Use Amendment is to recognize the established development patterns afforded to properties located within the Old Palm City CRA and the Town Center Zoning Overlay District. Also, to allow for the potential development of the property in part as a restaurant use that may better serve the local neighborhood and Palm City businesses. A request to rezone the property to GC, General Commercial is consistent with the proposed Commercial General Future Land Use.

## **EVALUATION AND ANALYSIS**

Changing a parcel from Commercial Office/Residential to General Commercial would be compatible with the existing established mix of commercial and residential land uses found in this part of the Old Palm City CRA. SW Mapp Road runs along the entire western edge of the subject property with SW 29<sup>th</sup> Street running along the southern

boundary of the property, making this a corner lot. SW Martin Downs Boulevard is further north and SW Martin Highway further south rounding off the edge of the Old Palm City Town Center Zoning Overlay District. Existing residences to the east of the subject property are screened by existing landscaping and would be required to continue to be screened as part of any future development application.

This land use change would recognize the existing established commercial and residential development that has occurred in the area, while making provision for uses that should be readily available within the Old Palm City Town Center Zoning Overlay District.

### **COMPATIBILITY WITH THE SURROUNDING USES AND CONSISTENCY WITH COMPREHENSIVE GROWTH MANAGEMENT PLAN (CGMP)**

A concept in redevelopment of older less affluent areas within Martin County is an early success in certain areas of the Old Palm City CRA. The development trend SW Mapp Road has been developed to accommodate a mixture of offices, medical offices, retail and restaurants to serve the long-established residential communities to the east and west of the Old Palm City Town Center Zoning Overlay District and Mixed Use Overlay. Very little new development or redevelopment has occurred in the Town Center Zoning Overlay District within immediate proximity of the site, despite the intent of the Old Palm City CRA. The subject site is of a sufficient size to accommodate commercial uses such as offices, retail or a restaurant use while ensuring sufficient landscape buffers are provided to screen the property from existing residences to the east. This will facilitate improvements in the Old Palm City Community Redevelopment Area, extending towards SW Mapp Road and down to SW Martin Highway and aid redevelopment efforts within the Old Palm City Town Centre Zoning Overlay District.

The non-residential patterns of development that have occurred along the east and western sides of SW Mapp Road area surrounding the subject property are called out in the Port Salerno CRA Plan as being part of an historic pattern of commercial development. Much of the existing commercial development consists of an old retail plaza and pockets of commercial activities established over many years.

Existing residential uses are more densely populated east and further west of the subject property, following the pattern of the original Plat. The subject properties proximity to the intersection of SW Mapp Road and SW Martin Downs Boulevard, in addition to the established pattern of commercial development within the Old Palm City Town Center zoning overlay district, provides compatible transitions to these established uses while not encroaching on the wider historic pattern of residential development to the east and further west of SW Mapp Road and the subject property.

Any future development on the subject property would be required to comply with all land development regulations applicable to the General Commercial land use as well as the Old Palm City Community Redevelopment Area Plan, Town Center Zoning Overlay District code provisions and the CRA Design Regulations. Architectural scale, materials and styles and specific permitted uses are also applicable and replace the commercial design regulations of Division 20 of the Land Development Regulations. Offering a more stringent and specific governance of the use, design and scale of development of the subject property.



In addition, all required public facilities including water, sanitary sewer, solid waste, storm water management, public safety, parks and transportation have adequate capacity to serve the proposed project. A concurrency evaluation be required prior to the issuance of any site plan and development order for the subject properties.

The proposed land use change does not create any internal inconsistencies with the elements of the Comprehensive Growth Management Plan, and the proposed amendment does not require additional urban expansion. The subject property is located within the existing primary Urban Service District and is not adjacent to the Secondary Urban Service District.

The change from Commercial Office/Residential to General Commercial will not increase the impacts to adjacent residential properties and result in a logical, timely and orderly development pattern that is compatible with the character of the existing land uses in the adjacent and surrounding areas.

The change in land use is compatible with the existing land use patterns, does not impact natural resources, and is consistent with the capital improvements element and the implementation of adopted levels of service standards.

## **ENVIRONMENTAL ISSUES**

The site will require further analysis as part of any type of proposed site plan application to ensure compliance with upland and wetland habitat protection requirements. In general, neither upland or wetland habitat exist on this legally cleared site.

## **COMMERCIAL/INDUSTRIAL LANDS**

Adequate buffering between any future proposed commercial uses on the subject property and residential properties to the east will be provided in accordance with the Land Development Regulations and Old Palm City CRA Plan and Town Centre Zoning Overlay District Regulations.

The change in land use is compatible with surrounding land uses and existing residential areas to the east will be protected by landscape buffering in accordance with the Land Development Regulations.

The traffic analysis completed to assess the proposed land use amendment and determine the impact on the surrounding roadway system with a land use and zoning change is attached. This report includes a detailed review of daily trips anticipated were the proposed land use and zoning to be approved on the subject property. The projected traffic impacts based on a change in land use to Commercial General and zoning to General Commercial were determined to be de minimis.

Any proposed commercial uses on the subject property will be required to be in accordance with the permitted uses applied to properties located within the Old Palm City CRA Town Centre Zoning Overlay District. The allowed uses for a property within the Town Centre Zoning Overlay District will not generate significant nuisance, impacts, noise, vibration, major fire hazards and limits outside storage and display. The subject property, with its proposed General Commercial future land use change, will create an appropriate transition to the established residential neighborhoods while meeting the

intent of the CRA Plan in introducing appropriate new commercial development within the Town Center Zoning Overlay district and establishing pedestrian/community supportive land development patterns along SW Mapp Road.

## **URBAN SPRAWL**

The proposed land use change does not create urban sprawl or trigger any of the 13 indicators and eight criteria for urban sprawl.

## **PROLIFERATION OF URBAN SPRAWL**

The proposed land use change from Commercial Office/Residential to General Commercial discourages the proliferation of urban sprawl to a greater extent than the existing land use. More importantly will encourage the redevelopment of a vacant property within the Town Centre Zoning Overlay District of the Old Palm City CRA with the addition of new businesses along Mapp Road.

## **SCHOOL IMPACT WORKSHEET**

The school worksheet is not required as no residential units are permitted within the General Commercial land use being proposed, unless a mixed-use development. The property owner has no intent to develop the subject property as a mixed-use development.

## **WATER AND SEWER AVAILABILITY**

Based on a preliminary analysis of potable water and wastewater service as per the attached Water and Sewer Availability Worksheet, adequate capacity exists for the required services and public facilities and is available to the site.

## **COMPREHENSIVE PLAN AMENDMENT PROCEDURES**

*“.... In evaluating each Future Land Use Map amendment request, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change providing consistency is maintained with all other elements of this Plan if one of the following four items is found to comply:*

- (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; or*
- (b) 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 the area land use characteristics; or*
- (c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or*
- (d) The proposed change would fulfill a public service need that enhances the health, safety or general welfare of County residents.”*

Based on evaluation and analysis of the subject property's characteristics and the surrounding development trends that have occurred since 1982, when the original Future Land Use maps were adopted, the proposed request clearly meets criteria (b) above of the comprehensive plan amendment procedure list and can therefore be recommended for approval.

## CONCLUSION

The land use amendment from Commercial Office/Residential to General Commercial with a concurrent zoning change from R3A and R-2B to GC is both appropriate and timely. The land use zoning change will allow the development of the properties with commercial uses to help spur redevelopment within the Old Palm City CRA and Town Center Zoning Overlay District. Accommodating a commercial use on the subject property in accordance with the uses permitted within the Old Palm City Town Centre Zoning Overlay District will meet the intent of CRA aims and objectives. Namely to revitalize and restore the neighborhoods and town center with the addition of commercial development that is more accessible to surrounding established residential communities and more competitive with other commercial areas within the County. The land use and zoning change will also allow the development of the property with commercial uses to serve the residents of Martin County and is justified for the following reasons:

- It is consistent with the Comprehensive Growth Management Plan land use policies;
- It is consistent with the procedural criteria for recommending approval of a land use map amendment;
- It has no measurable impact on availability of public facilities and services;
- It is more compatible with the surrounding uses than the existing land use designation;
- It will compliment and support redevelopment in the Old Palm City CRA core area;
- It is consistent with the established historic development patterns and trends along SW Mapp Road and is suitably positioned adjacent to an established commercial area along SW Mapp Road and to accommodate the needs of existing residents to the east and further west of the subject property.

If you have any questions or need any additional information please do not hesitate to contact me at 772-678-7200.

Sincerely,



Michael Houston  
President, HJA Design Studio

c.c. Valerie Hellriegel, on behalf of Charmer Properties, LLC  
Drew Poston, SLC Commercial



## 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](http://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:**

Tucker Commons

**Future Land Use Map Amendment:**

**Location of Project and Description of Proposal:**

1195 SW 29th St, Palm City, Florida. See attached legal and proposal description

**Parcel Control Number(s)**

17-38-41-010-014-00090-0

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

Size of Project (Acres): 0.7550 acres

Current Future Land Use Designation: Commercial Office Residential (COR) & Low Density Residential (LD)

Current Zoning Designation: R-3A and R-2B

Proposed Future Land Use Designation: Commercial General (CG)

Proposed Zoning Designation: General Commercial (GC)

### **Text Amendment**

**Proposed Elements to Amend:**

Not applicable.

**B. APPLICANT INFORMATION****Property Owner:** Christina TuckerCompany Representative: OwnerAddress: 1190 SW Dyer Point RoadCity: Palm City, State: FL Zip: 34990Phone: \_\_\_\_\_ Email: ctucker@dcrmail.us**Agent:** Michael Houston, HJA Design StudioCompany Representative: Michael Houston, PresidentAddress: 50 East Ocean Blvd. Suite 101City: Stuart, State: FL Zip: 34994Phone: 772 678 7200 Email: mhouston@hjadstudio.com**Contract Purchaser:** Not applicableCompany Representative: N/A

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Land Planner:** Same as Agent

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Traffic Engineer :** Velcon Engineering and Surveying, LLCCompany Representative: Darren Guettler, P.E.Address: 590 Peacock Blvd. Suite 8City: Port St. Lucie, State: FL Zip: 34986Phone: 772 879 0477 Email: darreng@velconfl.com**Attorney: :** Not applicable

Company Representative: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_, State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Other Professional: :** Not applicable

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.

Michael Houston  
Applicant Signature

6.14.19  
Date

Michael Houston  
Printed Name

**NOTARY ACKNOWLEDGMENT**



STATE OF: Florida COUNTY OF: Martin

I hereby certify that the foregoing instrument was acknowledged before me this 14 day of June, 2019, by Michael Houston.

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

Erika Smith  
Notary Public Signature

Erika Smith  
printed name

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 of Applicant

\_\_\_\_\_  
Printed Name

**Applicant Agent:**

Michael Houston  
Signature of Agent

Michael Houston  
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.





Hand Delivered

May 23, 2019

Our Ref: 19-015

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

**Re: Tucker Commons Property, PCN: 17-38-41-010-014-00090-0, 1195 SW 29<sup>th</sup> St,  
Palm City, Florida. Land Use Amendment and concurrent Zoning Change**

Dear Ms. van Vonno,

Please be advised that Mrs. Christina Tucker, owner of the property the subject property  
to act as her agent relative to the above referenced project and approval process.

If you have any questions or need any additional information please do not hesitate to  
contact me at 772-678-7200.

Sincerely,

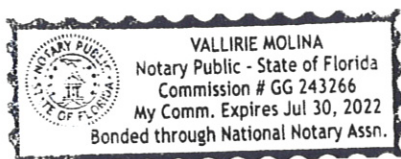
Christina Tucker, Property Owner

By: Christina Tucker Christina Tucker 6/11/19  
Signature Print Name Date

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me 11<sup>th</sup> day of

June, 2019 by Christina Tucker, as Owner of the above  
mentioned property.



Signature Vallirie Molina  
Notary Public-State of Florida

My Commission Expires: 7/30/2022

Print Name Vallirie Molina



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

May 29, 2019

TO: HJA Design Studio

RE: Ownership Search  
Christina Tucker  
File #P19-11,469/krh

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INVOICE

Ownership Search	\$150.00
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THANK YOU.

Please remit payment within 30 days to avoid a late fee of 10%.



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

TO: HJA Design Studio  
50 East Ocean Blvd. Ste. 101  
Stuart FL 34994

RE: Owner Property Information Report

EFFECTIVE  
DATE: May 2, 2019 @ 8:00am

Pursuant to your request, we have caused to be made a search of the indices of the public records of Martin County, Florida, relative to the following described lands. As of the effective date of this Report the apparent last record title holder(s) is/are:

Last Record Title Holder:  
Christina Tucker

Documents of Record (copies attached):  
Warranty Deed recorded in O.R. Book 1762, Page 2256

Legal Description:  
Lots 9, 10, 11, 12 and 13, Block N, (less and except the West 20 feet of Lot 9, Block N) Plat of Cleveland Addition to the Town of Palm City, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida.

This report does not reflect title defects or other matters that would be shown by title insurance. This report does not reflect those instruments, if any, which may have been recorded prior to the recording date of the deed, or subsequent to the effective date referenced above, which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the lands under search.

Sincerely,

A handwritten signature in blue ink that reads 'Karen Rae Hyche'. The signature is written in a cursive, flowing style.

Karen Rae Hyche  
President



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

## OWNER PROPERTY INFORMATION REPORT

SEARCH NO. P19-11,469/KRH

THE ATTACHED REPORT IS ISSUED TO HJA DESIGN STUDIO. 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 MAXIMUM LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE AMOUNT PAID FOR THIS REPORT AND IS FURTHER LIMITED TO THE PERSON EXPRESSLY IDENTIFIED BY NAME IN THE REPORT AS THE RECIPIENT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include restrictions, easements, reservations, notices, conditions or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency, or other documents not listed above.

This Report is not title insurance and 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 Property Information Report and the documents attached hereto.

The land referred to herein is described as follows:

Lots 9, 10, 11, 12 and 13, Block N, (less and except the West 20 feet of Lot 9, Block N) Plat of Cleveland Addition to the Town of Palm City, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida.

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

736 Colorado Avenue, Ste. A  
Stuart FL 34994

By: \_\_\_\_\_

Karen Rae Hyche

This Document Prepared By and Return to:  
Walter G. Woods, Esq.  
Oughterson, Sundheim & Woods, P.A.  
310 SW Ocean Blvd.  
Stuart, Florida 34994

INSTR # 1657341  
OR BK 01762 PG 2256  
RECORDED 05/08/2003 08:46:52 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 630.00  
RECORDED BY S Phoenix

Parcel ID Number: 17-38-41-010-014-0009.0-0  
Grantee #1 TIN:  
Grantee #2 TIN:

## Warranty Deed

This Indenture, Made this 8th day of April, 2003 A.D., Between  
Mary Ellen Kean, a single woman

of the County of Centre, State of Pennsylvania, grantor, and  
Christina Tucker, a single woman

whose address is: 822 SW Falcon Street, Palm City, FL 34990

of the County of Martin, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
----- TEN DOLLARS (\$10) ----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Martin, State of Florida to wit:

Lots 9, 10, 11, 12 and 13, Block N; (less and except the West 20 feet of Lot 9, Block N), PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida.

Subject to restrictions, reservations and easements of record, if any,  
and taxes subsequent to December 31, 2002.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: Wendy Bentley  
Witness

Mary Ellen Kean (Seal)  
Mary Ellen Kean  
P.O. Address: 327 E. Park Avenue, State College, PA 16803

[Signature]  
Printed Name: Walter G. Woods  
Witness

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 8th day of April, 2003 by  
Mary Ellen Kean, a single woman

she is personally known to me or she has produced her Florida driver's license as identification.

[Signature]  
Printed Name: Walter G. Woods  
Notary Public  
My Commission Expires: June 27, 2006  
BONDED THRU TROY FARM INSURANCE, INC.

K-183A

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Martin County Growth Management Department  
 2001 S. E. Montgomery Road, Stuart, FL 34996  
 888-288-6667 www.martinclerk.com

Return to: Martin County Growth Management Department

INSTR # 2170675  
 OR BK 02415 PG 0130  
 Pgs 0130 - 1321 (3pgs)  
 RECORDED 10/02/2009 11:40:34 AM  
 MARSHA EWING  
 CLERK OF MARTIN COUNTY FLORIDA  
 RECORDED BY T COPUS (asst mgr)

### UNITY OF TITLE

In consideration of the issuance of a permit to Christina Tucker, as "Owner(s)" for the construction of Tucker Commons in Martin County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict use of lands described in Exhibit "A" attached hereto in the following manner:

*Read carefully.*

- ✓ Check Box 1. - if property is non-platted/non-condominium or
- ✓ Check Box 2. - if property is a platted subdivision or
- ✓ Check Box 3. - if property is a condominium, as applicable.

☒ 1. Non-Platted/Non-Condominium. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; with the sole exception being that a portion of said property may be sold, transferred, devised or assigned to Martin County or the State of Florida.

OR

☐ 2. Platted Subdivision (Non-Condominium). That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot and parcel of land; however that individual subdivision lots may be conveyed upon approval and recordation of the Plat of \_\_\_\_\_, with the sole exception being that a portion of said property may be sold, transferred, devised, or assigned to Martin County or the State of Florida.

OR

☐ 3. Condominium. That said property shall be developed as a condominium in which the underlying common elements shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land, with the sole exception being that if any of the condominium units are developed as "land units" those parcels may be sold, transferred, devised or assigned subject to being part of the condominium and subject to the declaration of condominium pursuant to which they were established, or a portion of said property sold, transferred, devised, or assigned to Martin County or the State of Florida.

4. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their/its successors, heirs and assigns until such time as the same may be released in writing by the Martin County Board of County Commissioners.

5. The undersigned further agrees that this instrument shall be recorded in the Public Records of Martin County.

D:\E:\mclerk\lrcw\410\Aug2007

15 August 2007

page 1 of 3

FOR Ref. only

Martin County Clerk's Office  
200 S. E. Moorpark Road, Stuart, FL 34996  
888-284-5301 www.martinclerk.com

File  
Book of File

## INDIVIDUAL(S)

Signed, acknowledged and notarized on this 26 day of June, 2008

## WITNESSES:

Sign: Cristal Quevedo  
Print: Cristal Quevedo  
Sign: Aya Argenson  
Print: Aya Argenson  
Sign: Aya Argenson  
Print: Aya Argenson  
Sign: Aya Argenson  
Print: Aya Argenson

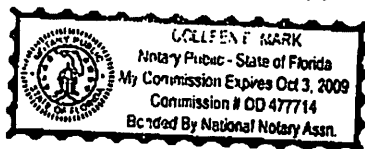
## OWNER(S):

Sign: Christina Tucker  
Print: Christina Tucker  
Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Owner(s) Address: \_\_\_\_\_

Note: If two owners are involved, two witnesses are required for each signature; the same 2 witnesses can be used for both signature and both signatures need to be notarized.

STATE OF Florida  
COUNTY OF Martin

I HEREBY CERTIFY that the foregoing Unity of Title was acknowledged before me this 26 day of June, 2008, by Christina Tucker. He or she ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

NOTARY PUBLIC  
Name: Christina Tucker  
State of FL at large  
My commission expires: \_\_\_\_\_

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_. He or she ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

Name: \_\_\_\_\_  
State of \_\_\_\_\_ at large  
My commission expires: \_\_\_\_\_



## EXHIBIT A

**LEGAL DESCRIPTION** : ALL OF LOTS 9, 10, 11, 12 AND 13, BLOCK "N" ACCORDING TO THE PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY THEREOF, AS RECORDED IN PLAT BOOK 10. PAGE 78 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

**PARCEL ID NUMBER** 17-38-41-010-014-0009.0

## 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
Christina Tucker	1190 SW Dyer Pt Road, Palm City, FL, 34990

(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
Christina Tucker	1190 SW Dyer Pt Road, Palm City, FL, 34990	Owner

(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
Not Applicable	Not applicable	N/A

(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 <sup>1*</sup>
N/A	Not applicable	N/A	N/A	N/A

(If more space is needed attach separate sheet)

<sup>1</sup> 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

Christina Tucker

Signature

Christina Tucker

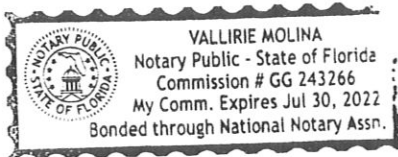
Print name

STATE OF: Florida

COUNTY OF: Martin

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 11<sup>th</sup> day of June, 2019, by

Christina Tucker, who is personally known to me or have produced personally known as identification.



(Notary Seal)

Vallirie Molina

Signature

Notary Public, State of Florida

Print Name: Vallirie Molina

My Commission Expires: 7-30-22

# DISCLOSURE OF INTEREST AFFIDAVIT

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

Lots 9, 10, 11, 12 and 13, Block N; (less and except the West 20 feet of Lot 9, Block N), PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida. Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2002.

# 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

Lots 9, 10, 11, 12 and 13, Block N; (less and except the West 20 feet of Lot 9, Block N), PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2002.







# MARTIN COUNTY, FLORIDA PROPERTY APPRAISER Laurel Kelly, CFA



[Print View](#)  
[Land](#)  
[Improvements](#)  
[Assessments & Exemptions](#)  
[Sales](#)  
[Taxes](#) →  
[NEW: MC Maps](#)  
[Parcel Map](#) →  
[Notice of Prop.](#)  
[Taxes](#) →

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
17-38-41-010-014-00090-0	150401	1195 SW 29TH ST, PALM CITY	\$169,380	4/20/2019

<b>Owner(Current)</b>	TUCKER CHRISTINA
<b>Owner/Mail Address</b>	1190 SW DYER POINT RD PALM CITY FL 34990
<b>Sale Date</b>	4/8/2003
<b>Document Book/Page</b>	<a href="#">1762 2256</a>
<b>Document No.</b>	1657341
<b>Sale Price</b>	90000

[Owner](#)  
[Address](#)  
[Account #](#)  
[Use Code](#)  
[Legal Description](#)  
[Neighborhood](#)  
[Sales](#)  
[MC Maps](#) →

<b>Account #</b>	150401	<b>Map Page No.</b>	O-17A
<b>Tax District</b>	5005	<b>Legal Description</b>	CLEVELAND ADDN LOTS 9 TO 13 INC (LESS R/W) BLK N
<b>Parcel Address</b>	1195 SW 29TH ST, PALM CITY		
<b>Acres</b>	.7550		

<b>Use Code</b>	1000 Vacant Commercial
<b>Neighborhood</b>	40100 Palm City

[Contact Us](#)  
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[County Home](#)  
[Site Home](#)  
[County Login](#)

<b>Market Land Value</b>	\$169,380
<b>Market Improvement Value</b>	
<b>Market Total Value</b>	\$169,380

[Print](#) [First](#) [Previous](#) [Next](#) [Last](#)

# Tucker Commons

## Location Map Martin County, FL



Prepared by:



Date: 03/30/16  
Project # : 19015



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

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

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

**Tucker Commons**



April 5, 2018



# Preface

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

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

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

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

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

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

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# How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

## Custom Soil Resource Report

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

# Soil Map

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


# Custom Soil Resource Report Soil Map




# Custom Soil Resource Report


## 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 16, Oct 5, 2017

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

Date(s) aerial images were photographed: Feb 14, 2015—May 8, 2015

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
27	Arents, organic substratum, 0 to 5 percent slopes	0.0	2.1%
35	Salerno sand	1.2	97.9%
<b>Totals for Area of Interest</b>		<b>1.2</b>	<b>100.0%</b>

## Map Unit Descriptions

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

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

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

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

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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



## Martin County, Florida

### 27—Arents, organic substratum, 0 to 5 percent slopes

#### Map Unit Setting

*National map unit symbol:* 1jq8b  
*Mean annual precipitation:* 56 to 64 inches  
*Mean annual air temperature:* 72 to 79 degrees F  
*Frost-free period:* 350 to 365 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Arents, organic substratum, and similar soils:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Arents, Organic Substratum

##### Setting

*Landform:* Rises on marine terraces  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Sandy dredge spoils over organic material over sandy marine deposits

##### Typical profile

*A - 0 to 6 inches:* sand  
*C - 6 to 36 inches:* sand  
*20a - 36 to 48 inches:* muck  
*2C - 48 to 80 inches:* sand

##### Properties and qualities

*Slope:* 0 to 5 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Somewhat poorly drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* About 24 to 36 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 4.0  
*Available water storage in profile:* Moderate (about 7.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8  
*Hydrologic Soil Group:* A  
*Forage suitability group:* Forage suitability group not assigned (G156BC999FL)  
*Hydric soil rating:* No

### 35—Salerno sand

#### Map Unit Setting

*National map unit symbol:* 1jq8j  
*Mean annual precipitation:* 56 to 64 inches  
*Mean annual air temperature:* 72 to 79 degrees F  
*Frost-free period:* 350 to 365 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Salerno and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Salerno

##### Setting

*Landform:* Flatwoods on marine terraces  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Sandy marine deposits

##### Typical profile

*A - 0 to 9 inches:* sand  
*Eg/Bw - 9 to 61 inches:* sand  
*Bh - 61 to 76 inches:* fine sand  
*Bw - 76 to 99 inches:* fine sand

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* 50 to 72 inches to ortstein  
*Natural drainage class:* Poorly drained  
*Runoff class:* High  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.60 in/hr)  
*Depth to water table:* About 6 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Salinity, maximum in profile:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum in profile:* 4.0  
*Available water storage in profile:* Very low (about 2.8 inches)

##### Interpretive groups

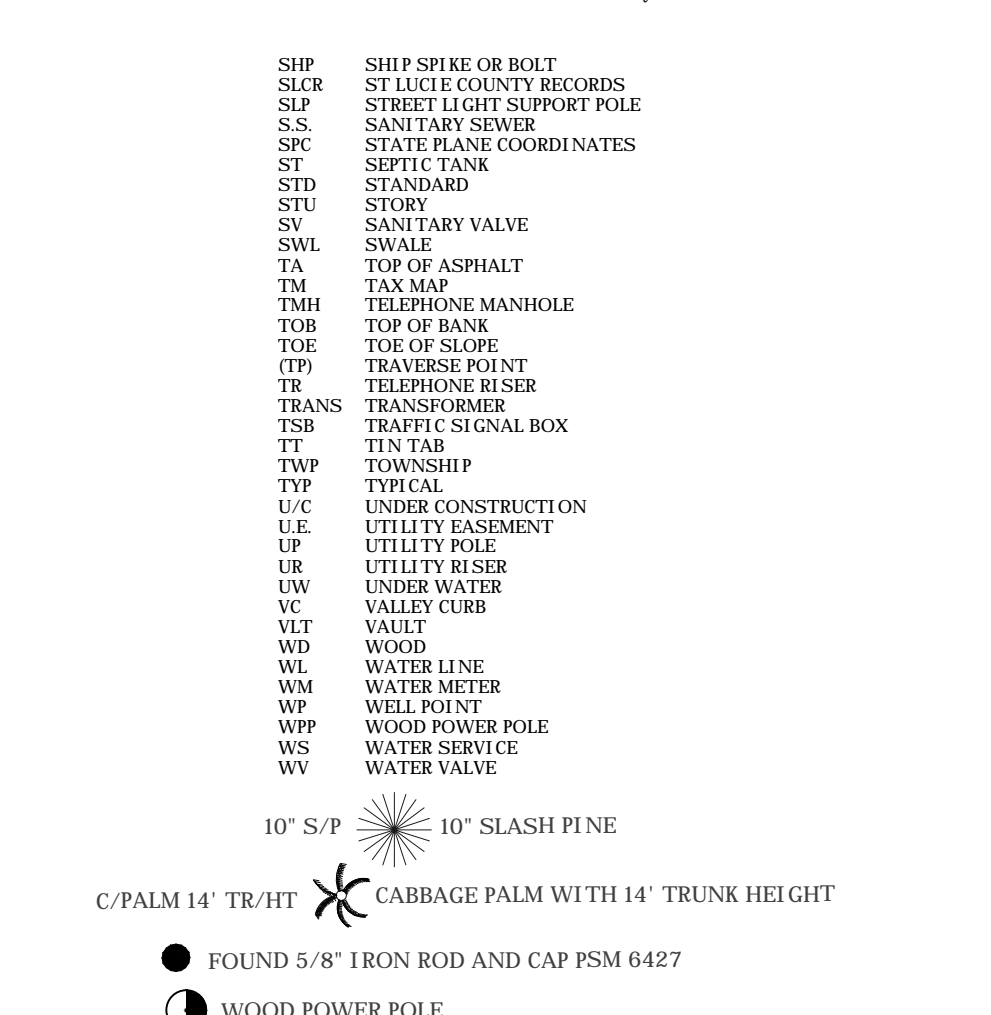
*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* A/D  
*Forage suitability group:* Sandy soils on flats of mesic or hydric lowlands (G156BC141FL)  
*Other vegetative classification:* South Florida Flatwoods (R156BY003FL)

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)



DRAWN BY:  
BK

APPROVED BY:  
R. KEMERSON

SCALE:  
1" = 20'

DATE:  
06/12/2018

FIELD BOOK/PAGES  
PLANS

JOB NUMBER:  
17-051

SHEET:  
1 OF 1



NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 'Flood Protection Measures' of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Florida State Plane East zone (FIPS 0901). The **horizontal datum** was the North American Datum of 1983 (NAD 83). GRS1980 Spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NINGS12  
National Geodetic Survey  
SSM-C-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland, 20910-3282  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

**Base Map** information shown on this FIRM was derived from multiple sources and was provided in digital format using source material at a scale of 1:20,000 or larger.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations** and **floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on the map. Also, the ratio to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

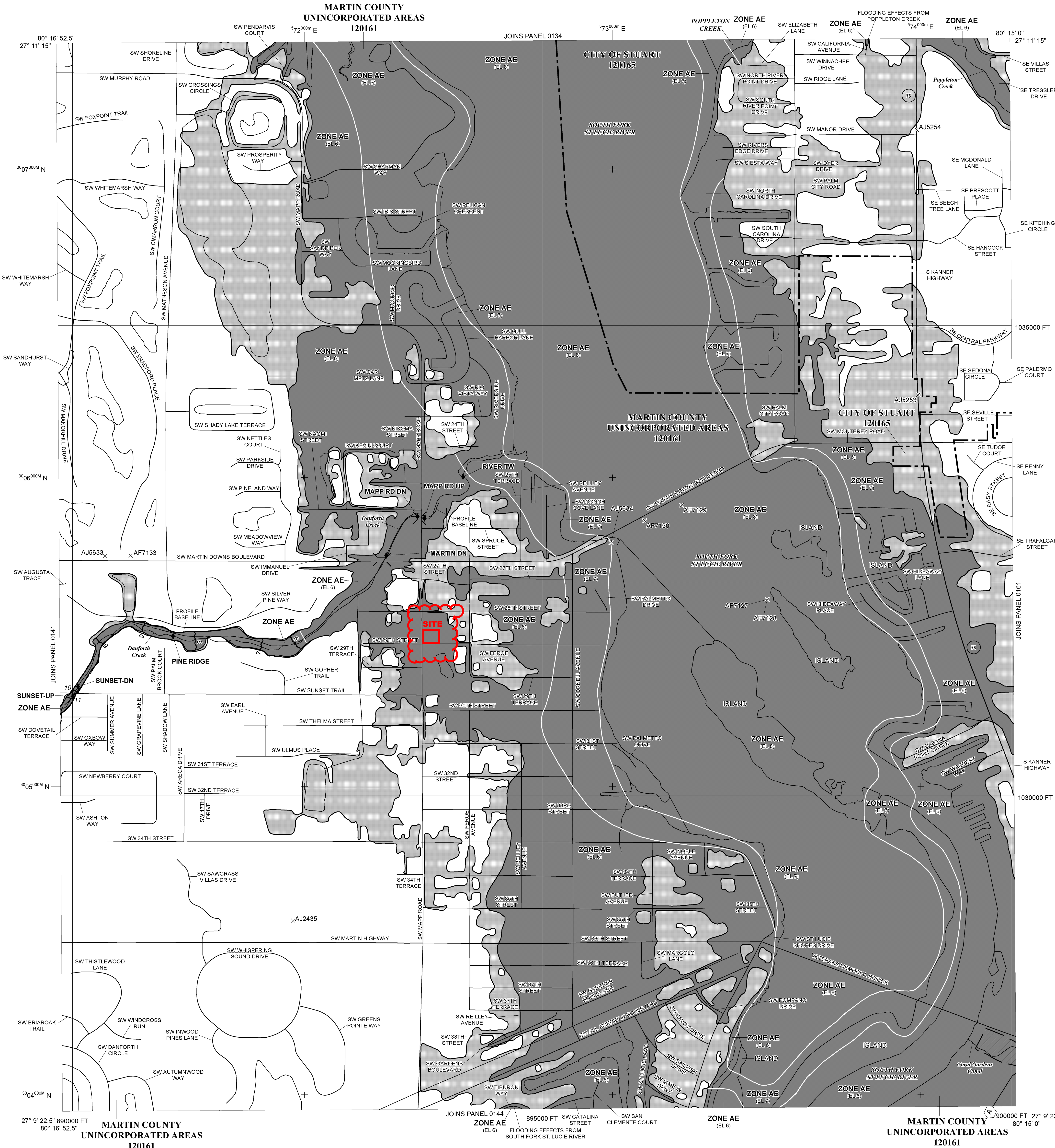
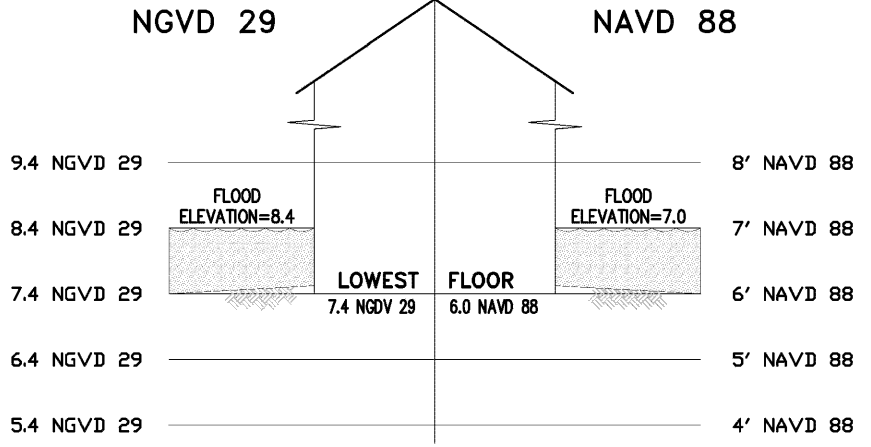
**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Ground, structure, and NAVD 88 flood elevations may be compared and/or referenced to NGVD 29 by applying a standard conversion factor. To get the conversion from NAVD 88 to NGVD 29, add 1.4 foot to the NAVD 88 elevation. The 1.4 foot value is an average for the entire county. The Datum Conversion Schematic below illustrates this conversion.

DATUM CONVERSION SCHEMATIC



LEGEND

**SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the 'base flood', is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- Floodplain Boundary
- Floodway Boundary
- Zone D Boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard areas of different Base Flood Elevations, flood depths or flood velocities.

**Limit of Moderate Wave Action**

**513** Base Flood Elevation line and value; elevation in feet\*  
**(EL 987)** Base Flood Elevation value where uniform within zone; elevation in feet\*

\*Referenced to the North American Vertical Datum of 1988

- A** Cross section line
- (23)** Transect line
- - - - -** Culvert
- - - - -** Bridge
- - - - -** Footbridge
- 45° 02' 08", 93° 02' 12"** Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
- 1000-meter** Universal Transverse Mercator grid ticks, zone 17
- 5000-foot** grid values: Florida State Plane Coordinate System, East zone (FIPS Zone 0901), Transverse Mercator
- Bench mark** (see explanation in Notes to Users section of this FIRM panel)
- M1.5** River Mile
- Flow accumulation point or hydraulic connection**

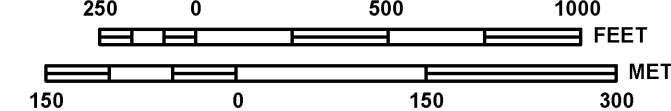
**MAP REPOSITORIES**  
Refer to Map Repositories list on Map Index  
**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
OCTOBER 4, 2002  
**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**  
March 16, 2015 - to update corporate limits, to reflect updated topographic information, to add and change Base Flood Elevations, to add floodways, to add and change Special Flood Hazard Areas, and to change zone designations.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



MAP SCALE 1" = 500'



**NATIONAL FLOOD INSURANCE PROGRAM**

**FEDERAL EMERGENCY MANAGEMENT AGENCY**

PANEL 0142G

**FIRM**

FLOOD INSURANCE RATE MAP

**MARTIN COUNTY, FLORIDA AND INCORPORATED AREAS**

PANEL 142 OF 527  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARTIN COUNTY	120161	0142	G
STUART, CITY OF	120165	0142	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
12085C0142G

**MAP REVISED**  
MARCH 16, 2015

Federal Emergency Management Agency



**Tucker Commons**  
**Land Use Map Amendment and Rezoning Standards**  
**June 2019**

**Compatibility with Surrounding Uses**

The CGMP provides that existing residential areas shall be protected from encroachment by incompatible development. The applicant's justification should discuss whether the proposed amendment would result in a logical, timely and orderly development pattern which is compatible with the character of the existing land uses in the adjacent and surrounding area.

- Policy 2.1A.1. No land uses or development shall: (1) exceed 15 units per acre. (2) have more than four stories... (3) be more than 40 feet high...
  - **Not applicable. No development plans are included with this application. All future development must comply with the Martin County Comprehensive Plan and Land Development Regulations and the Old Palm City CRA Plan and Town Centre Zoning Overlay District provisions. The intent is to propose a non-mixed use project. Density would therefore be governed by the proposed Commercial General future land use thresholds for density, open space, maximum building coverage and maximum height standards.**
- Policy 2.1A.2. Protect residential areas from encroachment by commercial or industrial development.
  - **The proposed amendment will not encroach on residential areas.**

**The existing residence on Lots 14 and 15, to the east of the subject property will be screened in accordance with the landscape and buffer provisions included in the Comprehensive Growth Management Plan, Land Development Regulations and the Old Palm City CRA Plan and zoning overlay district. The subject property is ideally positioned to serve existing residents as a commercial development that capitalize on an opportunity to provide a place to work or shop within walking or biking distance from existing homes.**

**The property has an underlying split zoning of R-3A and R-2B zoning district, with the R-3A designation being consistent with Commercial**

Office/Residential future land use and the R-2B being a category B zoning district consistent with all land use designations. R-3A, Liberal Multiple Family, Category C zoning district designation, includes both commercial and residential type uses in its list of permitted developments for the property. Gas Stations, restaurants, offices and retail stores are amongst the uses listed as permitted with an R-3A zoning district. The Palm City Town Center Zoning Overlay District also includes both commercial and residential uses in its list of permitted uses afforded to this part of the CRA. A land use change to Commercial General would afford permitted uses consistent with the R-3A and Town Center Zoning overlay district, without allowing the more intense uses such as gas stations and drive through restaurants. Demonstration of compliance with the intent of the uses permitted for properties within the Town Center zoning overlay district would be required and would trump those uses listed for properties zoned Commercial General. The proposal will likely be a catalyst for introducing new commercial development within the Port Salerno CRA as per the intent of the underlying zoning and Town Centre zoning overlay district.

- Policy 2.1A.3. Comparable density and dwelling unit types for abutting existing residential development.
  - **Not applicable, no residential units are proposed on the subject property.**
- Objective 4.1F. Density allocations and intensity.
  - **Not applicable, no residential units are proposed on the subject property.**
- Policy 4.9A.1. Suitable siting of residential development.
  - **Not applicable; this is a commercial project with no intent to develop the property as a mixed-use project.**
- 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.

- The proposed development meets this criterion. A commercial use of the subject property will provide goods and services to the public. The application does not conflict with the Old Palm City CRA plan which includes the principle of protecting and enhancing natural resources which foster community belonging, unique sense of community identity.
- The proposal will provide the potential for commercial office and restaurant use to serve the residents within the Old Palm City CRA, Town Centre Zoning Overlay District and wider area. Providing an opportunity for the project to deliver on the Palm City Principles part of the “2020 Vision for a Sustainable Martin County” – to “Encourage compact, mixed-use, residential, commercial, institutional, pedestrian-oriented development.”
- Facilitate the successful development of vacant commercial land to an area where the CRA Plan recognizes that the established historic commercial patterns of development have failed to provide competition with the wider commercial areas. This area of the Town Centre Zoning Overlay District is devoid of vacant commercial land to support the aims and objectives of the CRA.
- This application will support an area (Palm City) with a population that is anticipated to grow from 22,248 to 24,628 between 2010 and 2045. The Old Palm City CRA Plan calls out the challenges afforded to Town Centre Zoning Overlay District and identifies a need to introduce new commercial development to better serve the established and growing residential communities.
- The property associated with this application is a corner lot which has 143 feet of frontage abutting SW Mapp Road and 232 feet abutting SW 29<sup>th</sup> Street, making it suitable for commercial uses and introducing the opportunity to provide a more accessible commercial site for residents within the Old Palm City CRA.
- Goal 4.11. To provide for adequate and appropriate sites for industrial land uses to support the role of industry in the County’s economy.
  - Not applicable.



- Goal 4.12. To fairly and equitably enhance and protect appropriate and productive land for agricultural uses.
  - **Not applicable.**
- Goal 4.13. To allocate land uses as indicated on the Year 2025 Land Use Map to provide for compatibility with existing development, consistency with the Capital Improvements Element, protection of natural resources and implementation of the adopted LOS standards.
  - **The proposed amendment supports this goal, the applicable Policy for this Goal is policy 4.13.A.8 which is addressed below.**
- Policy 4.13A.8. Commercial development. The Future Land Use Map identifies the allocation of commercial land for offices and services, limited commercial, general commercial and marine waterfront commercial activities. The allocation is supportive research and analysis.
  - **The General Commercial designation is suitable for the proposed location. The property is within the Old Palm City CRA, Town Centre Zoning Overlay District and Mixed-Use Overlay district. The property abuts SW Mapp Road and SW 29<sup>th</sup> Street within the Old Palm City CRA and Town Center Zoning Overlay District, historically designated to encourage mixed retail and office development in accordance with the CRA designation. Provision of retail/commercial use on the subject property will meet the purpose and intent of the Old Palm City CRA Plan and Town Center Zoning Overlay District requirements by providing opportunities for a mixed commercial and residential uses in redeveloping areas (Section 3.260.A. Martin County LDR).**

#### **Consistency with CGMP.**

The proposed amendment shall maintain internal consistency among all elements of the CGMP. Internal consistency shall be a prime consideration in evaluating all requests for amendments to any element of the Plan.

- Policy 4.1A.1. Conformity of Land Development Regulations

- **There is no development plan associated with this application; all future development will comply with the required Land Development Regulations for Martin County and the Town Center Community Redevelopment Area Zoning Overlay District as an alternative zoning procedure.**
- Policy 4.1B.2. Analysis of availability of public facilities.
  - **There is adequate availability of public facilities for the proposed amendment. A detailed analysis is provided in the Water and Sewer Availability Worksheet.**
- Policy 4.1B.3. Internal consistency of elements.
  - **The proposed amendment supports this policy the property is located within the Primary Urban Service District (PUSD) in an area already developed where services and facilities are readily available.**
- Objective 4.1E: (Policies 4.1E.1. through 4.1E.7.)
  - **The requirements will be addressed at the time of submittal of the development application.**
- Policy 4.4A.1. Rezoning
  - **Addressed separately as part of this analysis.**
- Objective 4.7B. (policies 4.78.10.)
  - **The objective is not applicable. The site is located in the PUSD.**
- Objectives 4.9G. through 4.9H.
  - **These objectives are not applicable as the intent is not to create a residential or mixed-use project.**
- Objective 4.10E.

- **Not applicable, no development is proposed with this application, therefore there are no design elements to consider at this stage.**
- Goal 4.13
  - **The proposed amendment supports this goal as the property is located within the PUSD.**

### **Environmental Issues.**

The application should consider whether the amendment protects the safety, health, welfare of Martin County citizens, and addresses the impacts of development activities on natural systems, environmentally sensitive areas, and the County's historic resources.

- Policy 2.2A.1. All wetlands shall be preserved...
  - **Not applicable. No development plans are included with this application. All future development must comply with the Martin County Comprehensive Growth Management Plan, Land Development Regulations, Old Palm City CRA Plan and Town Center Zoning Overlay District provisions.**
- Policy 2.2A.3. In all cases where wetlands alterations are allowed the least damaging alternative shall be chosen...
  - **Not applicable.**
- Policy 2.2A.4. Development plans shall provide restoration of the natural hydroperiod.
  - **Not applicable.**
- Policy 2.2B.1. ...a minimum of 25% of existing upland native habitat will be preserved in all development where such habitat exists.
  - **Not applicable.**

- Objective 2.2C. Martin County shall ensure that all official actions of the County support and further a safe, healthy and ecologically balanced St. Lucie River Estuary and Indian River Lagoon.
  - **Not applicable. The properties are not located within the St. Lucie County Estuary or Indian River Lagoon.**
- Policy 2.2C.5. Changes to the FLUM or the text of the Comprehensive Plan that would negatively affect implantation of CERP or the Indian River Lagoon South component by compromising their success or increasing cost, shall not be allowed unless the applicant clearly demonstrates with supporting evidence, that the denial of such request would result in a violation of its constitutional or statutory property rights.
  - **Not applicable, the properties are not located within the CERP area nor within the Indian River Lagoon.**
- Policy 2.2D.2. In considering amendments to the CGMP in the watershed of the Loxahatchee River which increase the intensity of use, the Board shall consider whether the more intense land use will negatively impact the ability to restore natural timing, volume, and water quality to the Loxahatchee River.
  - **Not applicable. The properties are not located within the Loxahatchee River watershed.**
- Goal 4.5. To protect the County's natural resource systems from the adverse impacts of development (Policies 4.5A.1. through 4.5C.3.).
  - **There are no anticipated negative impacts from the proposed amendment and this issue will be addressed at the time of final site plan development and submittal.**
- Goal 4.6. To protect historical resources in the County from the adverse impacts of development as set forth in Chapter 16 Arts, Culture and Historic Preservation Element.
  - **Not applicable.**

**Concurrency.**

No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted level of service standards of the CGMP for the proposed future land use. Among other consideration, the Future Land Use Map (FLUM) shall not be amended to provide for additional urban expansion unless the CGMP includes traffic circulation; mass transit; water; sewer; solid waste; drainage; parks and recreation; Fire/Public Safety/ EMS; schools and library facilities necessary to serve the area, and the associated funding sources.

- Policy 2.3B.1. Martin County shall enforce the concurrency standards.
  - **The site is bound between SW 28<sup>th</sup> Street to the north and south of the property, and by Mapp Road to the west. A traffic engineer has completed a Traffic Statement considering the anticipated trips generated by the proposed land use and zoning change. The Traffic Engineer concludes that the trips generated by the proposed land use and zoning change represent a de minimis increase in the number of peak hour trips allocated for this segment of Mapp Road, with the link remaining well within Level of Service D.**
- Policy 2.3B.4. No FLUM amendment or text amendments shall lessen the requirements to provide an acceptable level of public services.
  - **The proposed amendment does not lessen any requirements to provide acceptable levels of services.**
- Policy 4.1B.2. Analysis of availability of public facilities.
  - **The Water and Sewer Availability Worksheet provides an analysis of available public facilities. The analysis shows that there is available capacity to support the proposed amendment. The property is within the PUSD, and the existing infrastructure can provide service for the commercial site. This application has no associated site plan; therefore, the full traffic distribution analysis shall be provided during the site plan approval process based on the specific uses requested.**
- Policy 4.1B.3. Internal consistency of elements.
  - **The proposed amendment supports this policy. No expansion of the urban service area is required.**

- Policies 4.7A.1. through 4.7A.13.
  - **The proposed amendment supports these policies. The site is located within the PUSD and will utilize existing infrastructure.**
- Policies 4.7B.7. through 4.7B.10.
  - **Not applicable. The subject site is located within the PUSD.**
- Objective 4.7D. Provision of adequate capital facilities.
  - **The proposed amendment supports this policy. There are adequate public facilities available to support the commercial site.**

### **Community Redevelopment Areas**

- Objective 4.3A. To encourage, but not mandate, mixed use in designated CRAs as described in Policies 4.3A.1 through 4.3A.9.
  - **A mixed-use project on the subject property is an option but is not mandated by the CGMP. Existing and established residential neighborhoods will benefit from the introduction of new commercial property within the Old Palm City CRA without a need to accommodate residential use on the proposal site. Any future project will support a compact urban form and provide for local, small-scale employment and/or shopping activities. Attaining a small-town urban form, with the site being within walkable distance from established residential neighborhoods.**

### **Expansion of Urban Service Districts**

This section is not applicable because the project will not result in any modification of the Urban Service District.

### **Commercial/Industrial Lands**

Applicants requesting a change in land use designation to a commercial or Industrial land use should review the Policies in the CGMP relating to the land use designation they are proposing. Additionally, Applicants must demonstrate compliance with Policy 2.4C.3.

- Policy 2.4C.3. Limit commercial and industrial land use amendments to that needed for projected population growth for the next 15 years. The determination of need shall include consideration of the increase in developed commercial and industrial acreage in relation to population increases over the preceding ten years, the existing inventory of vacant commercial and industrial land, and the goals, objectives, and policies of the CGMP, including the Economic Element. The County shall update this analysis at least every two years. The limitation contained herein shall only apply to land use amendments, and not to rezoning's, site plans, or any other land use approvals, including development agreements.
  - **The County's Commercial and Industrial Land Analysis guides future development by limiting land use amendments to those needed to support projected population growth in the next 15 years. The subject property has a Future Land Use designation of Commercial Office Residential with a request to change the zoning to General Commercial. The Old Palm City Community Redevelopment Plan identifies a need to provide additional commercial properties within the CRA. The population has increased since 2010 and is projected to continue to grow between now and 2045. The expansion of commercial land use to the subject property provides for more efficient and logical development pattern of development along SW Mapp Road and with the property being well placed within the Old Palm City Town Centre Zoning Overlay District and CRA.**
  - **The Old Palm City CRA Plan recognizes the need to encourage compact, mixed-use, residential, commercial, institutional, pedestrian-oriented development. It also encourages redevelopment and infill development within the Urban Services Boundary Protect, enhance existing neighborhoods.**
  - **The Town Center Zoning Overlay district includes properties with primarily General Commercial, Limited Commercial and Commercial Office/Residential future land use designations, with the Town Center Zoning Overlay and Mixed-Use Overlay designations primarily overlaying these commercial land use designations. This application will accommodate the development of existing vacant commercial property in the Town Center Zoning Overlay District and support**



**redevelopment and infill development within the Urban Services Boundary Protect, while enhancing existing neighborhoods.**

- Goal 2.3. Martin County shall promote orderly and balanced economic growth while protecting natural resources, enhancing the quality of life in Martin County, and providing prudent fiscal management.
  - **The proposed amendment supports this goal. The amendment allows for economic growth and better quality of life for residents living within close proximity to the Town Center Zoning Overlay District in the Old Palm City CRA.**
- Policy 4.9E.1. Forms of buffering between land uses.
  - **The appropriate buffering will be addressed during the site plan submittal stage.**
- Objective 4.9H. To protect residential areas from encroachment by incompatible development.
  - **The proposed amendment will not cause encroachment to nearby residential areas. Landscaping will provide a buffer that will lessen any impact to the neighboring residential area. The property is located within the Old Palm City CRA and Town Center Zoning Overlay District and Mixed-Use Zoning Overlay. Amending the Commercial Office Residential Land Use on the property to Commercial General will provide the opportunity for a property to be develop to provide potential places to work and shop within walking and bicycle distance from the established residential neighborhoods.**
- Policy 4.10B.1. Criteria for commercial land use designation.
  - **The subject property meets the criteria for commercial land use designation, the application complies with all traffic standards, fills an existing need for appropriate new commercial property within the Old Palm City CRA and Town Centre Zoning Overlay District. The proposal**

**is compatible with surrounding commercial activities and land uses and has adequate services in the area to serve the project.**

- Policy 4.10B.2. Criteria for siting commercial development.
  - **The subject property is within proximity to the intersections of SW Mapp Road and SW Martin Downs Boulevard, within the Mixed Use Overlay and Town Center Zoning Overlay Districts of the Old Palm City CRA.**
  - **A number of non-residential uses exist within proximity to the subject property, as do a number of vacant/undeveloped lots. The Boys and Girls Club, Treasure Coast Academy and offices are located north of 27<sup>th</sup> Street and the subject property. To the west of SW Mapp Road and the subject property uses include the Treasure Coast Isle Plaza with business including a barber, a restaurant and offices. Medical offices, general retail stores and general offices also exist along the western edge of SW Mapp Road. An amendment to provide a Commercial General Future Land Use would be consistent with the existing pattern of development as encouraged by the CRA Town Center Zoning Overlay District designation and Mixed Use Zoning Overlay District and pattern of land use designations within this part of the Old Palm City CRA.**
- Policy 4.11B.1. Development review process for industrial development.
  - **Not applicable.**
- Policy 4.11C.1. Nuisance standards for industrial development.
  - **Not applicable.**
- Policy 4.11C.2. Buffers in industrial areas.
  - **Not applicable.**
- Policy 4.13A.8 (2&3) Commercial development.
  - **The proposed amendment is compatible with the criteria for Commercial development. The property is located along the SW Mapp Road, close to SW Martin Downs Boulevard, serving as major through**

**fare in a highly accessible area of the Old Palm City CRA, close to the other existing residential and commercial development located within the PUSD.**

- Policy 4.13A.9. Industrial development.
  - **Not applicable.**

### **Conversion of Agricultural Lands**

This section is not applicable because none of the properties are being used for agricultural purposes.

### **Urban Sprawl**

In 2011 the Florida legislation adopted HB 7207 that amends the Growth Management Act.

- 163.3177(3)(a)9. Under HB 7207 states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl. HB 7207 provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of 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 thirteen indicators and the eight criteria for urban sprawl are as follows:

1. Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.
  - **No. The site is located within the Primary Urban Service District and in close proximity of residential development. Commercial use of the site encourages a mix of land uses rather than single-use development.**

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
  - **No. The property is located inside the Primary Urban Service District.**
3. Promotes, allows or designates urban development in radical, strip, isolated, or ribbon patterns generally emanating from existing urban developments.
  - **No. The site is located in the Old Palm City Community Redevelopment Area, Town Center Zoning Overlay District and Mixed-Use Zoning District.**
4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.
  - **No. There are no environmentally sensitive areas that will be disturbed by this application.**
5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.
  - **No. The property is not used for agricultural activities.**
6. Fails to maximize use of existing public facilities and services.
  - **No. The development maximizes use of existing public facilities and services. The site is located within the Primary Urban Services District.**
7. Fails to maximize use of future public facilities and services.
  - **No. The site is located in the Primary Urban Services District.**
8. Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, storm water management, law

enforcement, education, health care, fire and emergency response, and general government.

- **No. The site is located in the Primary Urban Services District.**

9. Fails to provide a clear separation between rural and urban uses.

- **No. The project is located well within an area of urban development situated within the Old Palm City Community Redevelopment Area, and there are no rural areas located nearby.**

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

- **No. The project encourages infill development due to its location within the existing Old Palm City CRA and Town Center Zoning Overlay District and the Primary Urban Services District. The property is, in effect, an infill site that has been vacant and unused with an opportunity to accommodate uses consistent with the Town Center Zoning Overlay list of permitted uses.**

11. Fails to encourage a functional mix of uses.

- **No. The project encourages a functional mix of commercial uses and provides services to existing residential areas.**

12. Results in poor accessibility among linked or related land uses.

- **No. The site is located adjacent to established commercial uses and residential land uses within close proximity to SW Mapp Road and SW Martin Downs Boulevard.**

13. Results in the loss of significant amounts of functional open space.

- **No. The project is a small-scale development.**

## **Proliferation of Urban Sprawl**

In order for the application to be determined to discourage the proliferation of urban sprawl, the amendment must incorporate development patterns or urban form that achieve four or more of the following.

- 1) Directs or located economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.
  - **The proposed land use amendment achieves this objective. The proposed application encourages infill development in an existing urban area.**
- 2) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
  - **The proposed land use amendment achieves this objective. The site is located in the Primary Urban Services District and has access to existing public infrastructure and services.**
- 3) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.
  - **The proposed land use amendment achieves this objective. The commercial development supports the surrounding residential development by providing goods and services within walking and biking distance.**
- 4) Promotes conservation of water and energy.
  - **The proposed land use amendment achieves this objective. The proposed commercial use is within the Primary Urban Services District.**
- 5) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.
  - **Not applicable. The properties are not for agricultural uses.**

- 6) Preserves open space and natural lands and provides for public open space and recreation needs.
  - **Not applicable.**
- 7) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.
  - **This statement is accurate. The commercial use of the site provides goods and services to the surrounding residential area.**
- 8) Provides uses, densities and intensities of use and urban form that would remediate and existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-orientated developments or new towns as defined in s. 163.3164.
  - **Not applicable.**

### **Consideration for Rezoning**

The Future Land Use Map of the CGMP establishes the optimum overall distribution of land uses. The Future Land Use Map shall not be construed to mean that every parcel is guaranteed the maximum density and intensity possible pursuant to the CGMP and the Land Development Regulations.

The County has the discretion to decide that the development allowed on any given parcel of land shall be more limited than the maximum allowable under the assigned future land use category. The application should consider the surrounding area and the provisions of the Land Development Regulations in the selection of the proposed zoning on the property.

- **Objective 4.4A. – Policy 4.4A.1 Rezoning.**

The applicant is requesting a concurrent zoning change Commercial Office/Residential to General Commercial (GC). This request is consistent with the adjacent uses with the subject property abutting SW Mapp Road and is consistent with the intent and provisions of the Old Palm City CRA, Town Center Zoning Overlay District and Mixed-Use Zoning Overlay designations.

- Encourage compact, mixed-use, residential, commercial, institutional, pedestrian-oriented development
- Encourage redevelopment and infill development within the Urban Services Boundary Protect, enhance existing neighborhoods

A rezone to GC, General Commercial would be consistent with the request to amend the Commercial General future land use designation. Property located within the Town Center Zoning Overlay District and Mixed-Use Zoning Overlay is governed by a list of permitted uses rather than those uses included in the General Commercial zoning district designation. The proposed General Commercial future land use designation will accommodate a restaurant use, where the Commercial Office Residential land use does not. This is an important element of the request and is consistent with the list of permitted uses for a property located within the Town Center Zoning Overlay District (which lists restaurants without drive throughs as acceptable). Changing the zoning to GC and the land use to Commercial General will not change the safeguards and intent of the permitted used included in the Town Center Zoning Overlay District. For instance, such uses as a restaurant with drive through or gas station, although permitted in the GC zoning district are not permitted in the Town Center Zoning Overlay District. The Town Center Zoning Overlay District will continue to govern the development standards and permitted uses.

### **Adjacent Zoning Districts:**

All of the properties surrounding the subject property are located within the Old Palm City Community Redevelopment Area, Town Center Zoning Overlay District and Mixed-Use Overlay District.

- North: Alley. Vacant lots 5,6,7 & 8 and an 1,876 sf single family residence R-3A, Liberal Multiple Family District & R-2B, Single-family Residential District and Old Palm City Town Center Zoning Overlay District, Mixed Use Overlay and Old Palm City CRA.  
Further North of SW 28<sup>th</sup> and 27<sup>th</sup> Street is the Boys & Girls Club, Treasure Coast Academy and a small office.
- South: SSW 29<sup>th</sup> Street  
Beyond SW 29<sup>th</sup> Street - Martin County Stormwater Facility & Single-Family Residence to SE of subject property.  
R-3A, Liberal Multiple Family District & R-2B, Single-family Residential District and Old Palm City Town Center Zoning Overlay District, Mixed Use Overlay and Old Palm City CRA.



- East: Existing 2,235 sf single family residence separated by buffer  
R-2B, Single-family Residential District & Old Palm City CRA
- West: Existing 2,400 sf retail store & 3,055 sf Medical Offices  
HB-1 Limited Business District & Old Palm City Town Center Zoning  
Overlay District, Mixed Use Overlay and Old Palm City CRA.
- South West:  
Existing 4,320 sf Treasure Isle shopping plaza including a barber, retail,  
restaurant and offices.  
HB-1 Limited Business District & Old Palm City Town Center Zoning  
Overlay District, Mixed Use Overlay and Old Palm City CRA.
- North West: Existing 1,200 sf retail store  
HB-1 Limited Business District & Old Palm City Town Center Zoning  
Overlay District, Mixed Use Overlay and Old Palm City CRA.

The Zoning Change is subject to LDR Section 3.2.E which provides the criteria for consideration of a Zoning Change:

- a) Whether the proposed amendment is consistent with all applicable provisions of the Comprehensive Plan;
  - **The previous sections of this document have shown that the requested amendment is consistent with the CGMP.**
- b) Whether the proposed amendment is consistent with all applicable provisions of the LDR;
  - **The development will be required to demonstrate compliance with all applicable Land Development Regulations at the time when a development application is submitted for the property.**
- c) Whether the proposed zoning district amendment is compatible with the character of the existing land uses in the adjacent and surrounding area and the peculiar suitability of the property for the proposed zoning use;
  - **The proposed GC zoning district is compatible with the character of the existing land uses in the vicinity. The subject property and**

**surrounding areas are within the Old Palm City Community Redevelopment Area and Town Center Zoning Overlay District and Mixed-Use Overlay. A multitude of uses are listed for property located within the Town Centre Zoning Overlay District in addition to Mixed Use projects. The subject property being within the Town Center Zoning Overlay will continue to dictate the list of permitted uses afforded to the subject property and surrounding areas to the north, west and south of the proposal site.**

d) Whether and to what extent there are documented changed conditions in the area;

- **The Old Palm City CRA Plan, Town Center Zoning Overlay District and Mixed-Use overlay have been established to encourage the rehabilitation and redevelopment of these areas of the community. There are a number of vacant lots to the east of SW Mapp Road that, although included in the Town Center Zoning Overlay and Mixed Use Overlay District designations, have remained undeveloped. Changing the land use and zoning on the subject property will help facilitate future development while continuing to support the intent of the Old Palm City CRA and Town Center Zoning Overlay District and its list of permitted uses.**

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

- **The zoning change from R-3A and R-2b to GC is not expected to cause a significant increase in the demand for public facilities. The site is within the Primary Urban Service District. The R-3A zoning district designation affords similar permitted uses as the proposed General Commercial zoning district. However, it is the same Town Center Zoning Overlay District designation and its list of permitted uses that will govern the proposal site. Changing the zoning to General Commercial will achieve consistency with the Town Center Zoning Overlay District and its list of permitted uses.**

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

- **The surrounding road networks and proximity to the established commercial development, existing utility services, and the site being within the Old Palm City CRA, Town Center Zoning Overlay District and Mixed Use Overlay, which includes commercial uses within the list of permitted developments, demonstrates that the proposed amendment is logical, timeline and orderly.**

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

- **Not applicable.**

# **TRAFFIC STATEMENT**

for

## **TUCKER PARCEL FUTURE LAND USE AMENDMENT**

Palm City, Florida

September, 2019  
October, 2019 (Revised)

Prepared By:



### ***Velcon Engineering & Surveying LLC***

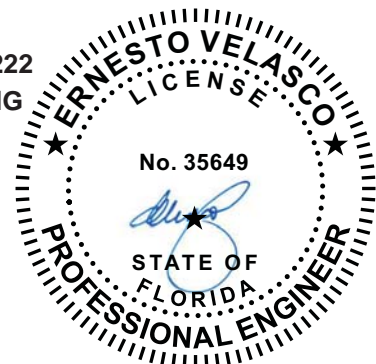
590 NW Peacock Blvd., Suite 8, Port St. Lucie, FL, 34986

Ph: 772 / 879-0477

<https://velconfl.com>

Certificate of Authorization No. 32222

Engineer's Project No. 19-1025 ENG



Ernesto Velasco, P.E.

Florida Lic. No. 35649

Date: 10-01-19



## **TRIP GENERATION**

### **Introduction**

Velcon Engineering and Surveying, LLC has been retained to prepare a traffic statement for the rezoning and Land Use amendment for the Tucker Parcel in Palm City. This traffic statement will focus on the Future Land Use (FLU) Amendment from COR to General Commercial for the subject project and will show the impacts of the most intense uses that could be associated with the FLU amendment versus the uses permitted under the existing FLU. The parcel consists of lots 9 through 12 in Block N, at the intersection of SW 29th Street, and Mapp Road. The parcel ID number is 17-38-41-010-014-00090-0. The purpose of this statement is to ascertain the impact of the proposed change of FLU to the existing roadway system surrounding this property. The FLU is currently split into two designations based on the Lots that comprise the site. Lots 9-12 are currently designated as COR, while Lot 13 is designated as Low Density Residential. The proposed designation for all of the lots is General Commercial.

### **Site and surroundings**

The site is bound between SW 28th Street to the north and SW 29th Street to the south of the property, and by Mapp Road to the west. The eastern boundary of the site is adjacent to a residential lot on SW 29th Street. This adjacent lot is occupied. Across the street to the south, lies a pond, which is part of the Palm City master drainage system. To the west, the land is vacant, as well as to the north. Mapp Road, a two-lane road, has recently been widened to include bicycle lanes.

### **Trip Generation**

The following trip generation information was taken from the ITE Trip Generation Manual, 10th Edition based the uses that will be applicable in this report.

The ITE Trip Generation Code and Land Use utilized in this analysis are as follows:

<u>Code</u>	<u>Land Use</u>
210	Single-Family Detached Housing
720	Medical-Dental Office Building

Under the existing conditions, Lots 9-12 comprise 25,740 square feet of the site and the most intense use permitted would be Medical-Dental Office. Since 40% of building coverage is permitted under the current FLU of COR, this would equate to a footprint size of 10,296 square feet. The current FLU also allows 2-story buildings, so the maximum building size would be 20,592 square feet. The trips generated for Lots 9-12



under the current FLU would be 717 daily trips, with 58 trips in the AM Peak hour, and 72 trips during the PM Peak hour (see Table 1).

The most intense use for Lot 13 would be Single-Family Detached Housing, based on the current FLU of Low Density Residential. The trips generated for Lot 13 under the current FLU would be 10 daily trips, with 1 trip during the AM Peak hour, and 1 trip during the PM Peak hour (see Table 1).

Under the proposed FLU amendment, the most intense use for the entire site would be Medical-Dental Office. This use will be applied to a building size based on the allowable 60% lot coverage for the FLU proposed. The size of the lot is 32,890 square feet, which would permit a footprint size of 19,734 square feet based on the 60% allowable building coverage. The proposed FLU also allows 2-story buildings, so the maximum building size would be 39,468 square feet. The resulting number of weekday daily trips in this configuration is 1,374 daily trips, along with 110 trips in the AM Peak hour and 137 trips in the PM Peak Hour (See Table 2).

The above trip estimates result in an increase of 647 weekday daily trips, an increase of 51 trips during the AM Peak Hour, and an increase of 64 trips in the PM Peak Hour.

## **Link Analysis**

The largest net increase in trips that will be adding to the surrounding roadway network with this FLU amendment occurs during the P.M. Peak Hour with a directional distribution of 28% entering the site and 72% exiting the site. 47 additional trips are estimated for the exiting movement during the P.M. Peak Hour, with a 50% split, or 24 trips going north and 23 trips going south on Mapp Road. According to the Martin County 2018 Roadway Level of Service Inventory Report, the link of Mapp Road from CR-714 to SR-714 has a generalized service capacity of 750 and a Peak Hour Directional Volume of 529, with an average annual growth rate of 0.5%. With the current year being 2019 and adding a 5 year growth period, the growth rate has been applied to the Peak hour Directional Volume for the year 2024 to bring this figure to 545 trips. Including the proposed increase of 47 trips during the P.M. Peak Hour with the Peak Hour Directional Volume on this segment results in a total of 592 trips. This represents an increase in Peak Hour Directional Trips of 7.9% to this link of Mapp Road, which is does not result in a change of the LOS for this link or the surrounding roadway network.

The estimated 24 trips going to the north on Mapp Road are split at 12 trips to the east and 12 trips to the west at the intersection of Mapp Road and SR-714. The link of SR-714 to the east is from Mapp Road to SR-76 (Palm City Bridge). According to the Martin County 2018 Roadway Level of Service Inventory Report, this link has a generalized service capacity of 2,000 and a Peak Hour Directional Volume of 2,022, which is already at an LOS F. With the average annual growth rate of 0.90% included,



the Peak Hour Directional Volume is estimated at 2,134 for this link. 12 trips will be added due to the FLU amendment for a total of 2,146 trips, which is a 0.6% increase and is considered de minimis.

According to the Martin County 2018 Roadway Level of Service Inventory Report, the link of SR-714 to the west from Mapp Road to Matheson Avenue has a generalized service capacity of 2,000 and a Peak Hour Directional Volume of 1,718. With the average annual growth rate of 2.70% included, the Peak Hour Directional Volume is estimated at 2,016 for this link, which is an LOS F. 12 trips will be added due to the FLU amendment for a total of 2,028 trips, which is a 0.6% increase and is considered de minimis.

The estimated 23 trips going to the south on Mapp Road are split at 11 trips to the east and 12 trips to the west at the intersection of Mapp Road and CR-714. The link of CR-714 to the east is from Mapp Road to SR-76 (Veteran's Memorial Bridge). According to the Martin County 2018 Roadway Level of Service Inventory Report, this link has a generalized service capacity of 2,000 and a Peak Hour Directional Volume of 1,500. With the average annual growth rate of 8.00% included, the Peak Hour Directional Volume is estimated at 2,380 for this link, which is an LOS F. 11 trips will be added due to the FLU amendment for a total of 2,391 trips, which is a 0.5% increase and is considered de minimis.

According to the Martin County 2018 Roadway Level of Service Inventory Report, the link of CR-714 to the west from Mapp Road to CR-713 (High Meadow Avenue) has a generalized service capacity of 2,000 and a Peak Hour Directional Volume of 1,352. With the average annual growth rate of 5.30% included, the Peak Hour Directional Volume is estimated at 1,843 trips for this link, which is an LOS D. 12 trips will be added due to the FLU amendment for a total of 1,855 trips, which is a 0.6% increase and is considered de minimis.

## **Conclusion**

The information provided in this report and summarized in the tables and link distribution map represent the existing and proposed site conditions as we understand current and proposed Future Land Use designations sought for this property. The trips generated by the proposed FLU amendment represent a minor increase in the number of peak hour trips allocated to the effected roadway segments and would not cause any changes to the Level of Service for any of the subject links or necessitate the need for improvements to account for the minor increase in traffic associated with this FLU amendment.



## **Traffic Projections Tucker Parcel**

Land Use **Single-Family Detached Housing**  
ITE Code: 210  
Trip Generation Per Dwelling Unit  
Number of Residences **1 (Existing FLU)**

### **Weekday Daily Trips:**

Average Rate	Project D.U.	Trips
9.44 / 1 D.U.	1	9.44 $\approx$ <b>10</b>

Directional Distribution: 50% Entering, 50% Exiting  
Entering: 10  
Exiting: 10

### **Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 And 9 A.M.:**

Average Rate	Project D.U.	Trips
0.74 / 1 D.U.	1	0.74 $\approx$ <b>1</b>

Directional Distribution: 25% Entering, 75% Exiting  
Entering: 0  
Exiting: 1

### **Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 And 6 P.M.**

Average Rate	Project D.U.	Trips
0.99 / 1 D.U.	1	0.99 $\approx$ <b>1</b>

Directional Distribution: 63% Entering, 37% Exiting  
Entering: 1  
Exiting: 0





Land Use	<b>Medical-Dental Office Building</b>
ITE Code:	710
Proposed Area (S.F.)	20,592 <b>(Existing FLU)</b>

**Weekday Daily Trips:**

Average Rate	Project S.F.	Trips
34.80 / 1000 S.F.	20,592	716.60 $\approx$ <b>717</b>

Directional Distribution: 50% Entering, 50% Exiting  
Entering: 358  
Exiting: 359

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 And 9 A.M.:**

Average Rate	Project S.F.	Trips
2.78 / 1000 S.F.	20,592	57.25 $\approx$ <b>58</b>

Directional Distribution: 78% Entering, 22% Exiting  
Entering: 45  
Exiting: 13

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 And 6 P.M.**

Average Rate	Project S.F.	Trips
3.46 / 1000 S.F.	20,592	71.24 $\approx$ <b>72</b>

Directional Distribution: 28% Entering, 72% Exiting  
Entering: 20  
Exiting: 52



Land Use	<b>Medical-Dental Office Building</b>
ITE Code:	710
Trip Generation Per Dwelling Unit	
Proposed Area (S.F.)	39,468 ( <b>Proposed FLU</b> )

**Weekday Daily Trips:**

Average Rate	Project S.F.	Trips
34.80 / 1000 S.F.	39,468	1,373.49 $\approx$ <b>1,374</b>

Directional Distribution: 50% Entering, 50% Exiting  
Entering: 687  
Exiting: 687

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 And 9 A.M.:**

Average Rate	Project S.F.	Trips
2.78 / 1000 S.F.	39,468	109.72 $\approx$ <b>110</b>

Directional Distribution: 78% Entering, 22% Exiting  
Entering: 86  
Exiting: 24

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 And 6 P.M.**

Average Rate	Project S.F.	Trips
3.46 / 1000 S.F.	39,468	136.56 $\approx$ <b>137</b>

Directional Distribution: 28% Entering, 72% Exiting  
Entering: 38  
Exiting: 99



**Table 1: Traffic Projection for Current FLU**  
**Lots 9 - 12: Commercial-Office-Residential**  
**Lot 13: Low Density Residential**

<b>Basis</b>	<b>Single-Family Detached Housing</b>	<b>Medical-Dental Office Building</b>	<b>Total</b>
Weekday Daily	10	717	727
Weekday AM Peak Hour - Enter	0	45	45
Weekday AM Peak Hour - Exit	1	13	14
Weekday PM Peak Hour - Enter	1	20	21
Weekday PM Peak Hour - Exit	0	52	52

**Table 2: Traffic Projection for Proposed FLU**  
**General Commercial**

<b>Basis</b>	<b>-</b>	<b>Medical-Dental Office Building</b>	<b>Total</b>
Weekday Daily	-	1,374	1,374
Weekday AM Peak Hour - Enter	-	86	86
Weekday AM Peak Hour - Exit	-	24	24
Weekday PM Peak Hour - Enter	-	38	38
Weekday PM Peak Hour - Exit	-	99	99

MARTIN COUNTY ROADWAY LINK ANALYSIS FOR:

TUCKER PARCEL

Road Name	From	To	2018 AADT	Pak Hour Factor (K <sub>90</sub> )	Directional Distribution Factor (D <sub>100</sub> )	2018 Peak Hour Dir. Vol.	Annual Growth Rate	2024 Growth Vol.	Project P.M. Peak Hour Vol.	Total Traffic Vol.	Generalized Service Cap. or Interim LOS Threshold	Existing LOS	Proposed LOS	Accepted LOS	Conclusion
Mapp Rd	CR-714	SR-714	11,742	0.090	0.530	529	0.50%	16	47	592	750	D	D	D	OK
CR-714 (Veteran's Memorial)	Mapp Road	SR-76	23,323	0.110	0.590	1,500	8.00%	880	11	2,391	2000	F	F	F	NOT OK **
CR-714	CR-713	Mapp Road	22,352	0.110	0.560	1,352	5.30%	491	12	1,855	2000	D	D	D	OK
SR-714 (Palm City Bridge)	Mapp Road	SR-76	34,965	0.100	0.590	2,022	0.90%	112	12	2,146	2000	F	F	F	NOT OK **
SR-714 (Martin Downs Blvd.)	Matheson Avenue	Mapp Road	32,616	0.100	0.530	1,718	2.70%	298	12	2,028	2000	F	F	F	NOT OK **

\*NOTES\*

INFORMATION SHOWN ABOVE WAS TAKEN FROM THE MARTIN COUNTY 2018 ROADWAY LEVEL OF SERVICE INVENTORY REPORT.  
2024 IS USED FOR THE EFFECTIVE YEAR SINCE THE FLU AMENDMENT WOULD GO INTO EFFECT IN 2019 AND PROGRESS 5 YEARS.  
\*\*NOTE THAT THE FAILING LINKS ARE FAILING DUE TO THE GROWTH RATES ANTICIPATED AND PRIOR TO THE PROJECT TRIPS BEING ADDED TO THE SUBJECT LINKS.

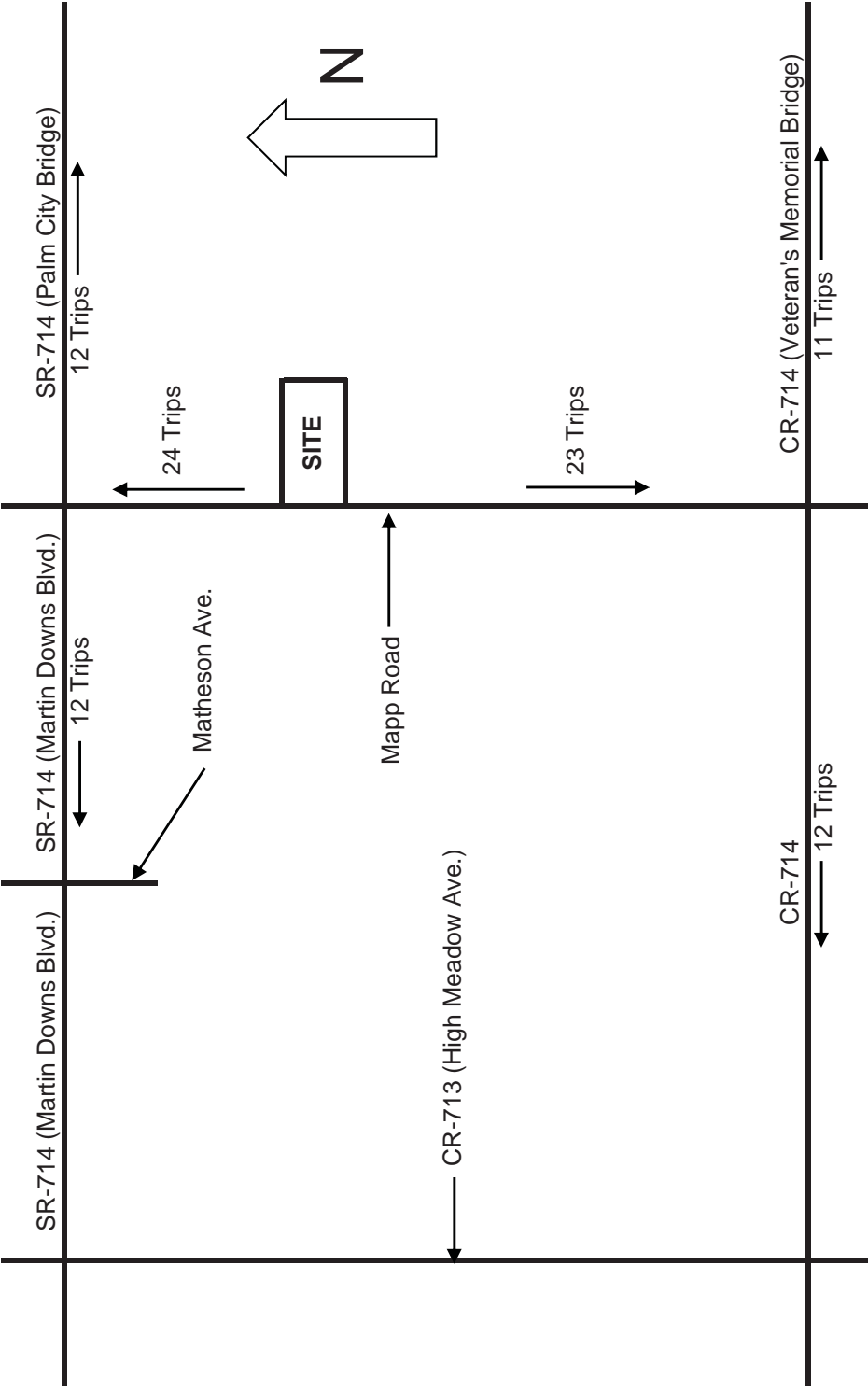
Prepared By:



**VELCON**  
ENGINEERING & SURVEYING

590 NW Peacock Boulevard, Port St. Lucie, FL 34986  
Ph: 772879-0477  
[www.velconfl.com](http://www.velconfl.com)

Job # 19-1025  
Date: 10/1/2019



Link Distribution Map - P.M. Peak Hour

## Single-Family Detached Housing (210)

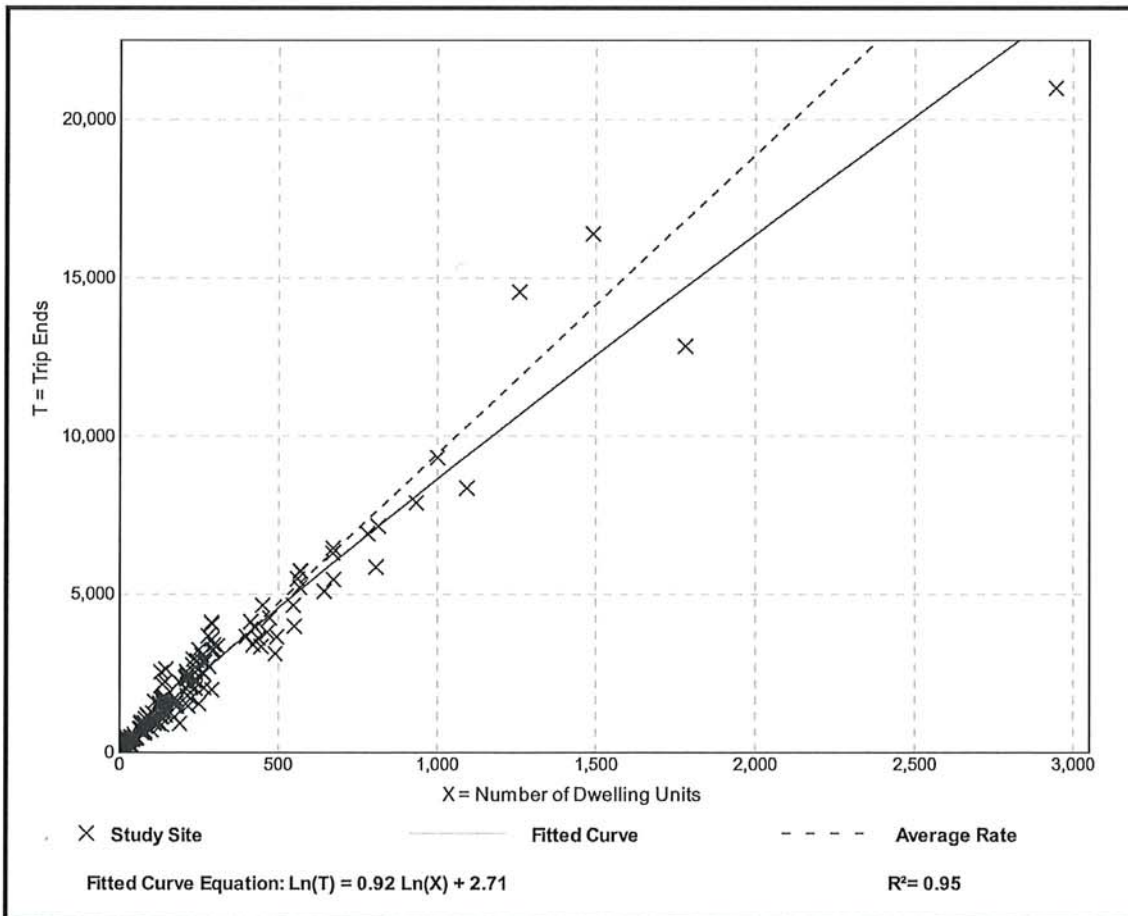
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 159  
Avg. Num. of Dwelling Units: 264  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

### Data Plot and Equation



## Single-Family Detached Housing (210)

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: 173

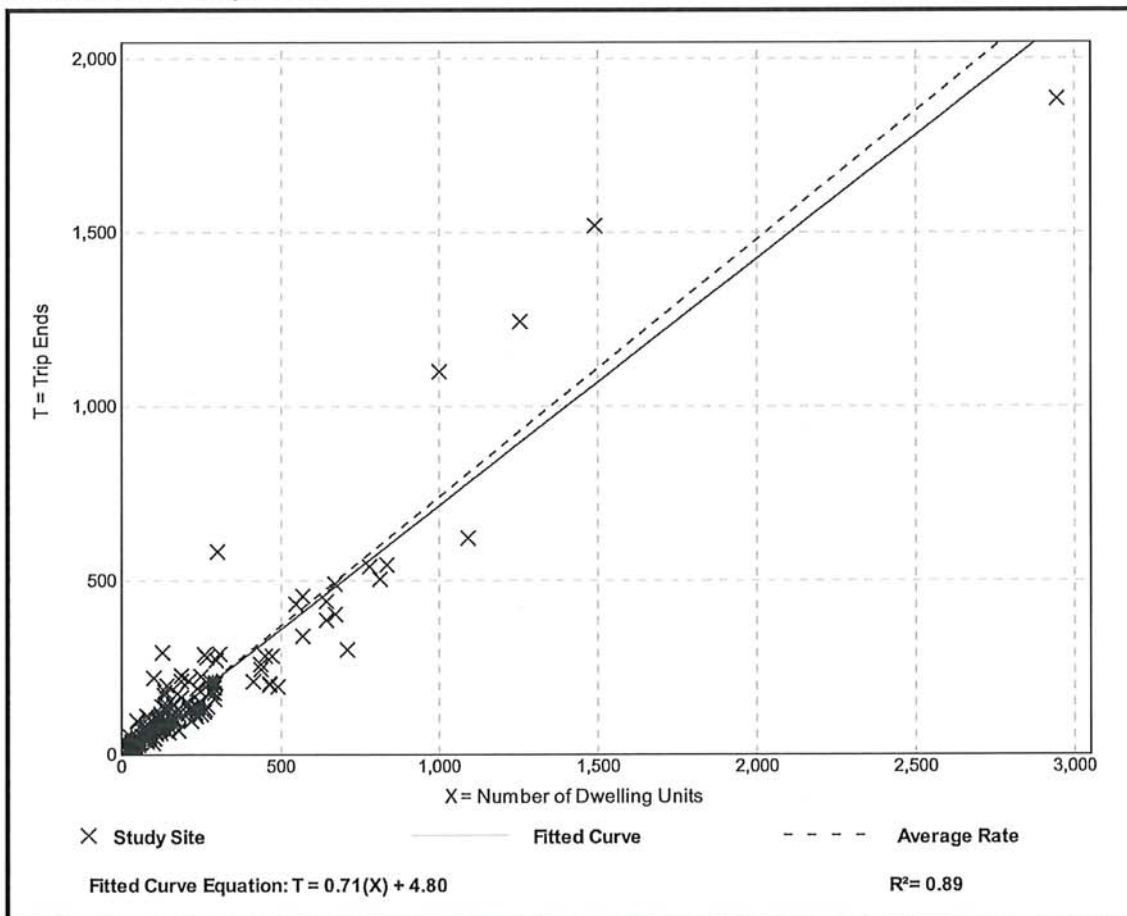
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

### Data Plot and Equation



## Single-Family Detached Housing (210)

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: 190

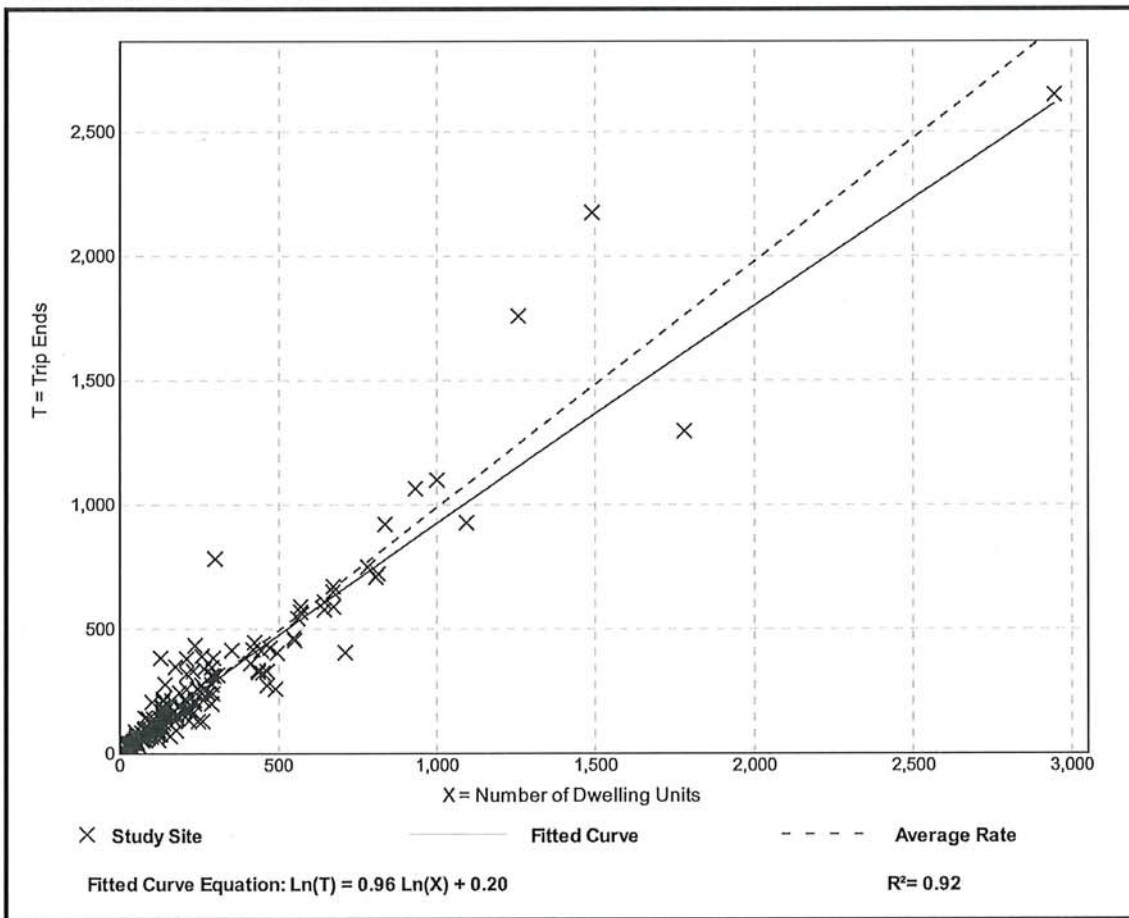
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

### Data Plot and Equation





## Medical-Dental Office Building (720)

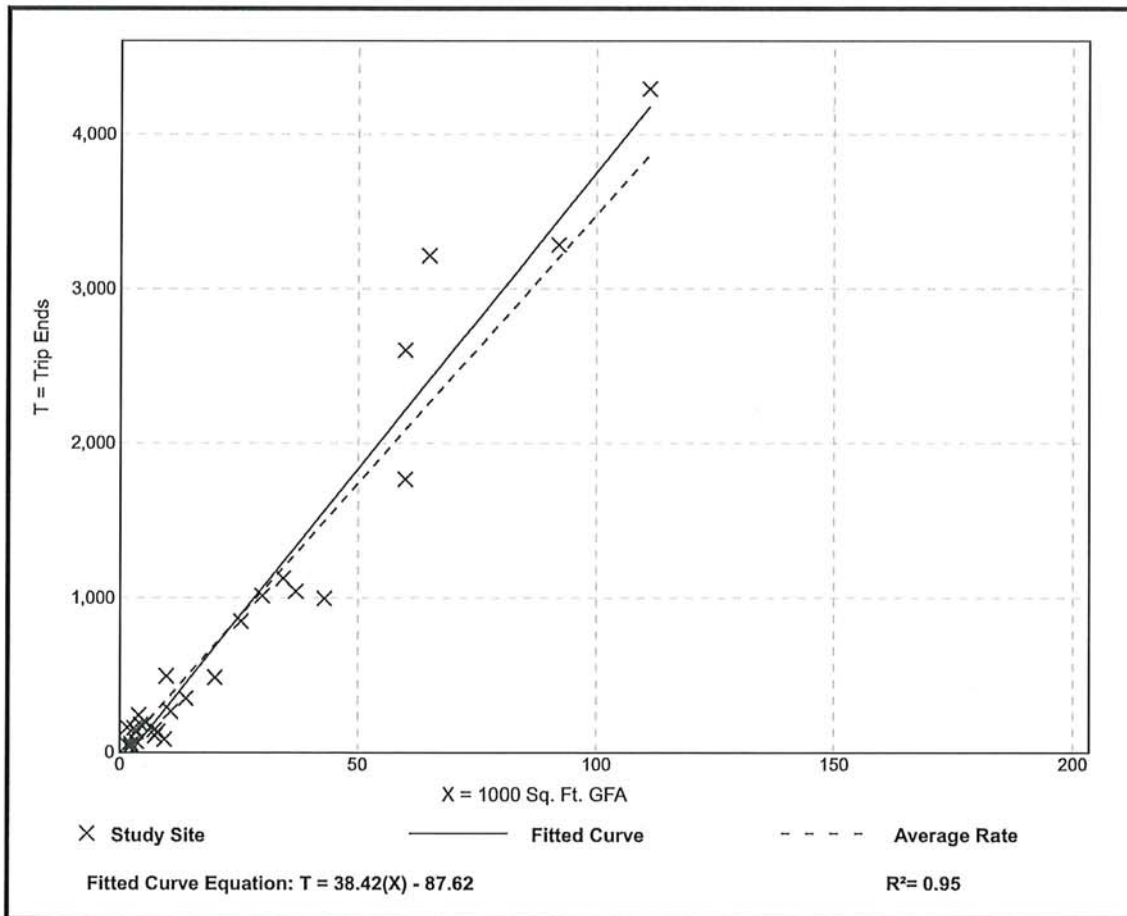
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 28  
1000 Sq. Ft. GFA: 24  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

### Data Plot and Equation



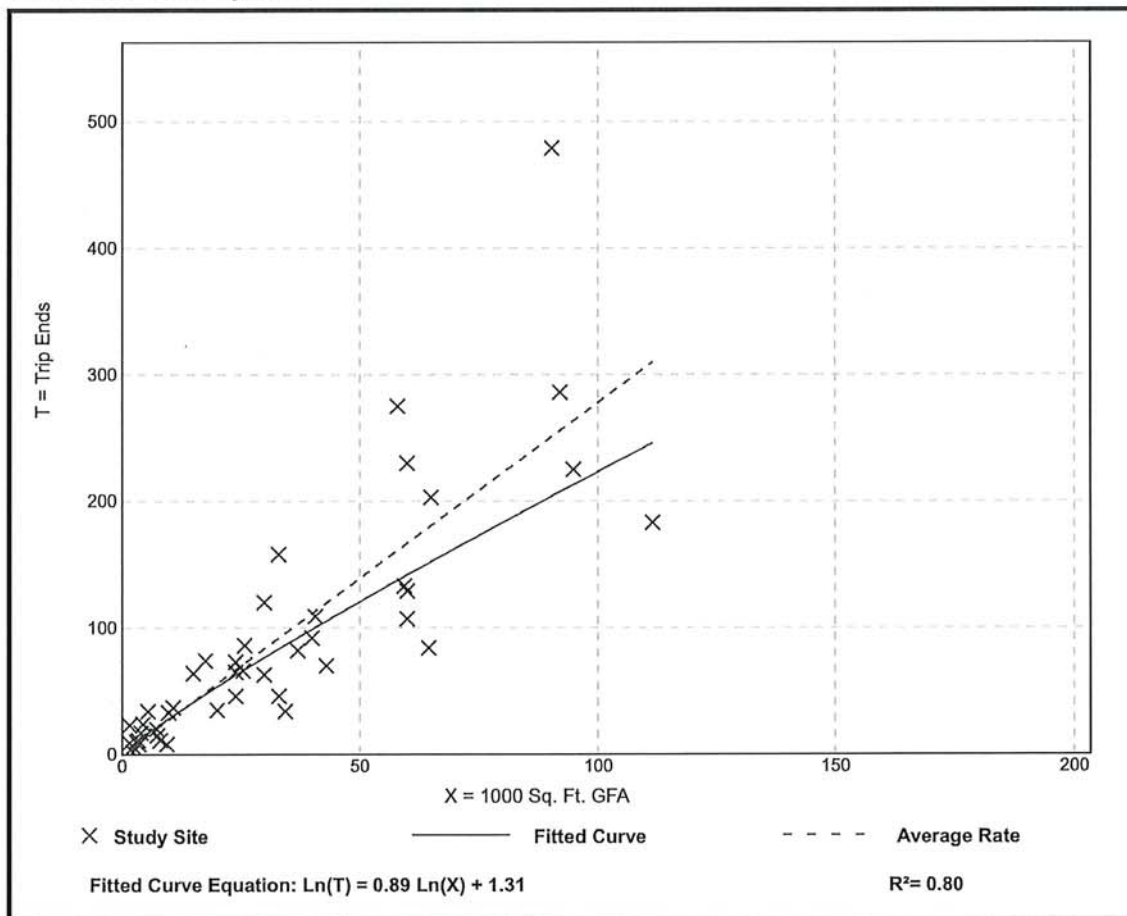
## Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 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: 44  
 1000 Sq. Ft. GFA: 32  
 Directional Distribution: 78% entering, 22% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

### Data Plot and Equation



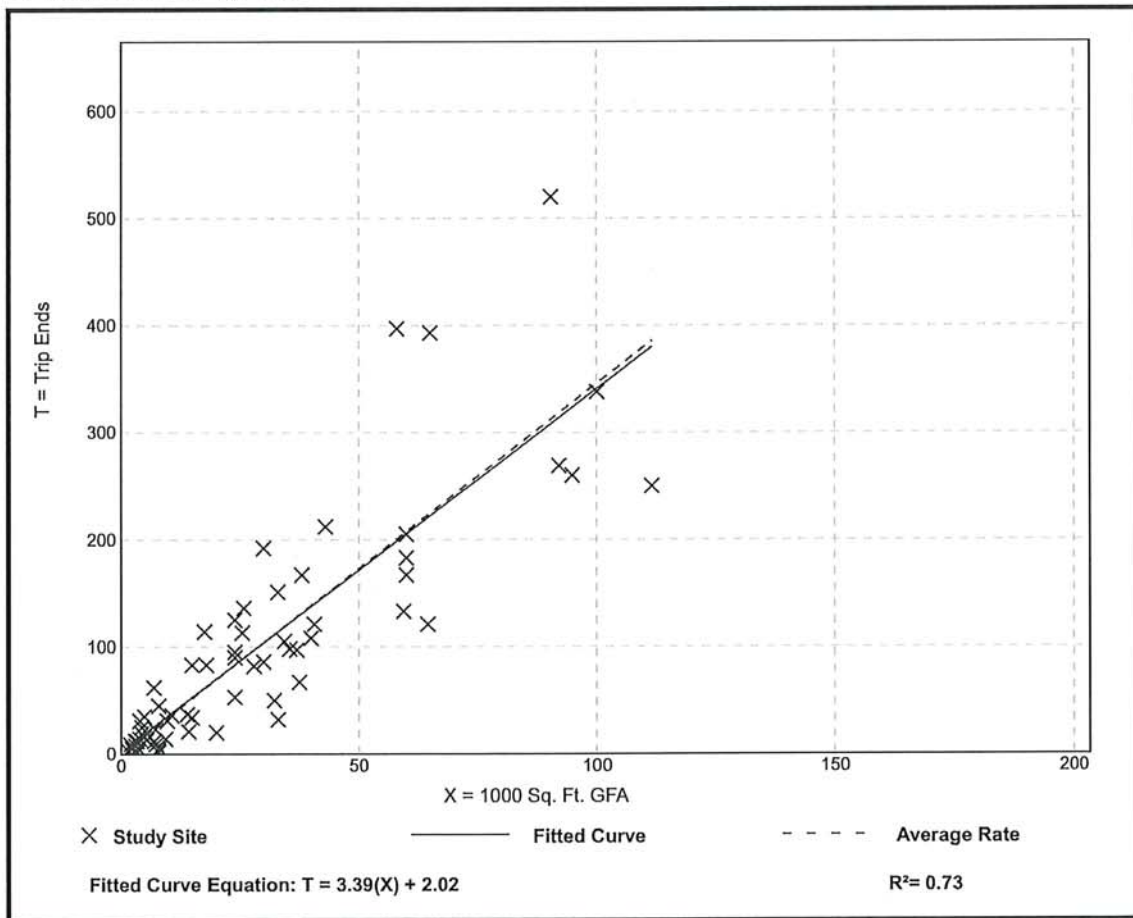
## Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 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: 65  
 1000 Sq. Ft. GFA: 28  
 Directional Distribution: 28% entering, 72% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

### Data Plot and Equation





*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:** June 6 2019  
**Parcel ID#:** 17-38-41-010-014-00090-0  
**Project Name:** Tucker Commons  
**Former Project Name:** \_\_\_\_\_ **Owner/Developer:** \_\_\_\_\_  
**Contact Name/Number:** Christina Tucker  
**Total Project Acreage:** \_\_\_\_\_ **Year 1 of the Build-Out:** N/A

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

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Single-family detached	N/A										
Multi-family	N/A										
Apartment	N/A										
Townhouse	N/A										
Other	N/A										

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	N/A			
Multi-family	N/A			
Apartment	N/A			
Townhouse	N/A			
Other	N/A			

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.

Not applicable as no residential is proposed as part of this project - commercial only.

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

Wastewater collection: Martin County Utilities & Solid Waste Department

If not, indicate if, how and when the lines will be provided: Martin County does not have adequate capacity at this time

Reserved capacity: 0.508 MGD

E. Amount available for all other future uses (A-B-C-D-E):	6.484
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Page 1 of 3



# Tucker Commons

Aerial Map  
Martin County, FL



Prepared by:

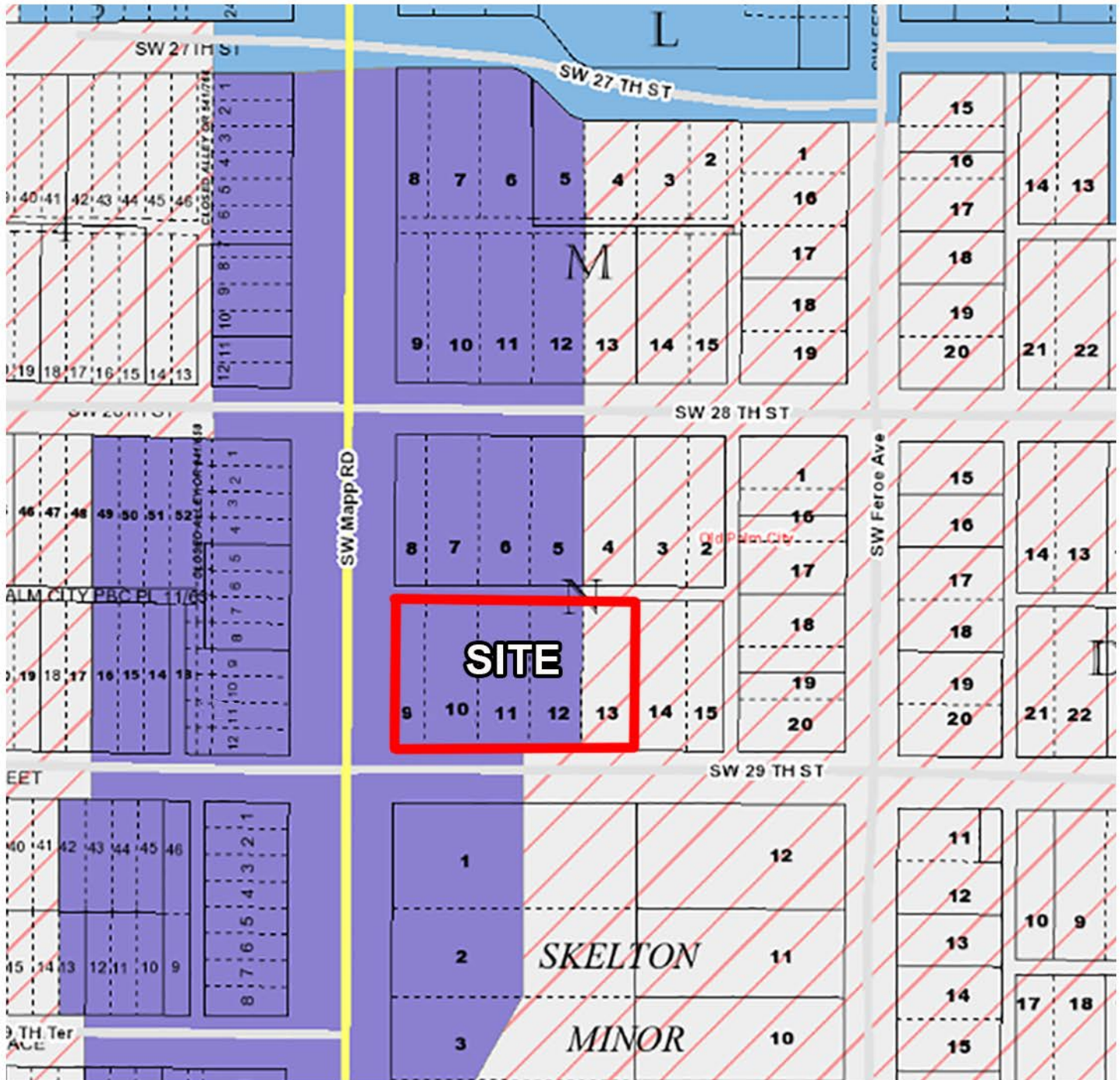


Date: 03/30/16  
Project # : 19015



# Tucker Commons

## CRA and Overlay Map Martin County, FL



Old Palm City CRA



Town Center Zoning Overlay



Gateway Zoning Overlay

Prepared by:



North

Date: 03/30/16  
Project # : 19015



# Tucker Commons

## Existing Zoning Map Martin County, FL



R-3A: Liberal Multi-Family



R-2B: Single Family Residential



HB-1: Limited Business



LC: Limited Commercial

Prepared by:



North

Date: 03/30/16  
Project # : 19015



# Tucker Commons

## Existing Future Land Use Map Martin County, FL



- Commercial / Office/ Residential
- Low Density - up to 5 UPA
- Commercial Limited
- Commercial General

Prepared by:



Date: 03/30/16  
Project # : 19015

# Tucker Commons

## Proposed Future Land Use Map Martin County, FL



- Commercial General
- Commercial / Office/ Residential
- Low Density - up to 5 UPA
- Commercial Limited

Prepared by:



Date: 03/30/16  
Project # : 19015



# Tucker Commons

## Proposed Zoning Map Martin County, FL



GC: General Commercial



R-3A: Liberal Multi-Family



R-2B: Single Family Residential



HB-1: Limited Business

Prepared by:



Date: 03/30/16  
Project # : 19015

**This Document Prepared By and Return to:**  
**Walter G. Woods, Esq.**  
**Oughterson, Sundheim & Woods, P.A.**  
**310 SW Ocean Blvd.**  
**Stuart, Florida 34994**

INSTR # 1657341  
OR BK 01762 PG 2256  
RECORDED 05/08/2003 08:46:52 AM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
DEED DOC TAX 630.00  
RECORDED BY S Phoenix

# Warranty Deed

This Indenture, Made this 5th day of April, 2003 A.D., Between  
**Mary Ellen Kean, a single woman**

of the County of **Centre**, State of **Pennsylvania**,  
**Christina Tucker, a single woman**, grantor, and

whose address is: 822 SW Falcon Street, Palm City, FL 34990

of the County of **Martin** , State of **Florida** , grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of **TEN DOLLARS (\$10)** DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Martin** State of **Florida** to wit:

Lots 9, 10, 11, 12 and 13, Block N; (less and except the West 20 feet of Lot 9, Block N), PLAT OF CLEVELAND ADDITION TO THE TOWN OF PALM CITY, according to the map or plat thereof as recorded in Plat Book 10, Page(s) 78, Public Records of Martin County, Florida.

Subject to restrictions, reservations and easements of record, if any,  
and taxes subsequent to December 31, 2002.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

**In Witness Whereof**, the grantor has hereunto set her hand and seal the day and year first above written.

**Signed, sealed and delivered in our presence:**

Printed Name: \_\_\_\_\_  
Witness: Wendy K. Bentley

Mary Ellen Kean (Seal)  
**Mary Ellen Kean**  
 P.O. Address: 327 E. Park Avenue, State College, PA 16803

Printed Name: WILLIAM G. WOODS  
Witness

STATE OF Florida  
COUNTY OF Martin

The foregoing instrument was acknowledged before me this  
**Mary Ellen Kean, a single woman**

8th day of April, 2003 by

she is personally known to me or she has produced her **Florida driver's license** as identification.

Printed Name: \_\_\_\_\_  
Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Walter G. Woods  
MY COMMISSION # DD121436 EXPIRES  
June 27, 2006  
BONDED THRU TROY FAIR INSURANCE INC