

Application Materials
Adoption Hearing
CPA 19-11 Cove Salerno Partners
February 18, 2020



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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

A. General Information:

Type of Application: Future Land Use Map Amendment and Concurrent PUD Application

Name or Title of Project:
Showcase PUD

Future Land Use Amendment

Location of Project and Description of Proposal:

The 47.12-acre subject property is located east of Kanner Highway and extends from Salerno Road to Cove Road.

Parcel Control Number(s):

55-38-41-000-043-00020-4

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

47.12

Current Future Land Use Designation:

Estate Density (2 upa)

Current Zoning Designation:

RE-1/2A

Proposed Future Land Use Designation:

Low Density

Proposed Zoning Designation:

PUD

Text Amendment

Proposed Elements to Amend:
N/A

Not applicable.

Name or Company Name Cove/Salerno Partners, LLC
Company Representative Jim McNamara, Manager
Address 3393 SW 42nd Ave., Suite 1
City Palm City State FL Zip 34990
Phone ____ - ____ - ____ Fax ____ - ____ - ____
Email

Name or Company Name Lucido & Associates
 Company Representative Morris A. Crady
 Address 701 SE Ocean Boulevard
 City Stuart State FL Zip 34994
 Phone 772 - 220 - 2100 Fax _____
 Email mcrady@lucidodesign.com

Name or Company Name Select from the list
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

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

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

Attorney:

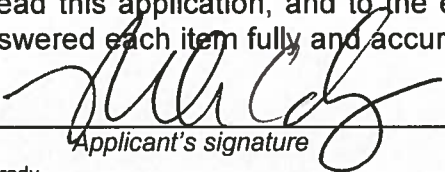
Name or Company Name Fox, McCluskey, et al
Company Representative Tyson J. Waters
Address 3473 SE Willoughby Boulevard
City Stuart State FL Zip 34994
Phone 772 - 287 - 4444 Fax - -
Email twaters@foxmccluskey.com

Other Professional:

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

B. Applicant or Agent Certification:

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



Applicant's signature
Morris A. Crady

Printed name


2-26-19

Date

NOTARY ACKNOWLEDGMENT

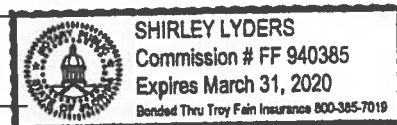
STATE OF Florida
COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 26th day of February, 2019, by Morris A. Crady.
He or she
☒ is personally known to me or ☐ has produced _____ as identification.



Notary public signature

Printed name



State of _____ at-large

Applicant or Agent Certification:

Applicant declares:

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

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

Applicant/Owner:

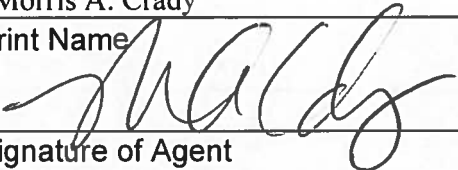
Print Name

Signature of Applicant

Applicant Agent:

Morris A. Crady

Print Name



Signature of Agent

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

Cove/Salerno Partners, LLC
3393 SW 42nd Avenue, Suite 1
Palm City, Florida 34990

February 5, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 55-38-41-000-043-00020-4
Showcase PUD

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Cove/Salerno Partners, LLC** during the governmental review process of the comprehensive plan amendment application.

Sincerely,

COVE/SALERNO PARTNERS, LLC,
a Florida limited liability company

By: James R. McNamara
James R. McNamara, Manager

STATE OF Florida
COUNTY OF Martin

The foregoing was acknowledged before me this 11TH day of February, 2019,
by James R. McNamara, Manager of COVE/SALERNO PARTNERS, LLC, a
Florida limited liability company. He ☒ is personally known to me or [] has produced
_____ as identification.

Brandyn McNamara
NOTARY PUBLIC

(Notarial Seal)

My Commission Expires:





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

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

RE: Owner Property Information Report

EFFECTIVE

DATE: January 28, 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:

Cove/Salerno Partners, LLC, a Florida limited liability company

Documents of Record (copies attached):

- 1) Warranty Deed recorded in O.R. Book 2081, Page 803
- 2) Warranty Deed recorded in O.R. Book 2150, Page 552

Legal Description:

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

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'.

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. P19-11,430/KRH

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. 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:

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

PRESTIGE TITLE AGENCY, INC.

736 Colorado Avenue, Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

TRACTS 2, 6 AND 7, BLOCK 43, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. COVE ROAD.

PARCEL 2:

TRACTS 2 AND 7, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. SALERNO ROAD.

LESS THE FOLLOWING:

BEING KNOWN AS A PORTION OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 40 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUN NORTH 66°09'54" EAST ALONG THE NEW RIGHT-OF-WAY OF WAY LINE OF SALERNO ROAD AND A LINE BEING SOUTH AND PARALLEL TO THE ORIGINAL CENTER LINE AND NORTH LINE OF SAID TRACT 2 A DISTANCE OF 237.81 FEET TO A POINT; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN SOUTH 66°09'54" WEST A DISTANCE OF 237.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE RUN NORTH 23°16'57" WEST ALONG SAID WEST LINE A DISTANCE OF 120.01 FEET TO THE POINT AND PLACE OF BEGINNING.

INSTR # 1887959
OR BK 02081 PG 0803
RECORDED 11/14/2005 10:12:32 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 40,253.50
RECORDED BY L Wood

Prepared by and return to:
Howard E. Googe, Esq.

Cornett, Googe & Associates, P.A.
401 East Osceola Street
Stuart, FL 34994
772-286-2990
File Number: Wright-Ferreira

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 8 day of November, 2005 between The Successor Trustees of the Larry J. Wright Living Trust under Agreement/Declaration of Trust dated February 12, 1993 whose post office address is c/o 401 E. Osceola Street, Stuart, FL 34994, grantor, and Cove/Salerno Partners, LLC, a Florida limited liability company whose post office address is 12825 SE Suzanne Drive, Hobe Sound, FL 33455, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

Parcel 1:

Tracts 2, 6 and 7, Block 43, ST. LUCIE INLET FARMS, according to the map or plat thereof as recorded in Plat Book 1, Page 98, Palm Beach County, Florida (now Martin) public records, less right-of-way for S.E. Cove Road.

Parcel 2:

Tracts 2 and 7, Block 44, ST. LUCIE INLET FARMS, according to the map or plat thereof as recorded in Plat Book 1, Page 98, Palm Beach County, Florida (now Martin) public records, less right-of-way for S.E. Salerno Road.

Less the following:

Being known as a portion of Tract 2, Block 44, "ST. LUCIE INLET FARMS SUBDIVISION" as recorded in Plat Book 1, Page 98, public records of Palm Beach (now Martin) County, Florida and being more particularly described as follows: commencing at the Northwest corner of said Tract 2, also being the centerline of a 30 foot wide platted road right-of-way; thence run South 23 16'57" East along the West line of said Tract 2 a distance of 40 feet to the point and place of beginning; thence run North 66 31'22" East along the new right-of-way of way line of Salerno Road and a line being South and parallel to the original center line and North line of said Tract 2 a distance of 217.80 feet to a point; thence run South 23 16'57" East a distance of 100.00 feet to a point; thence run South 66 31'22" West a distance of 217.80 feet to a point on the West line of said Tract 2; thence run North 23 16'57" West along said West line a distance of 100.00 feet to the point and place of beginning.

Parcel Identification Number: 55-38-41-000-043-00020-4

and

Parcel Identification Number: 55-38-41-000-044-00020-2

Subject to taxes for 2005 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in our presence:

Howard E. Googe
Witness Name: Howard E. Googe

Richard L. Brouse
Richard L. Brouse, Successor Co-Trustee

Michelle L. Googe
Witness Name: Michelle L. Googe

Bruce W. Zeigler
Bruce W. Zeigler, Successor Co-Trustee

Howard E. Googe
Witness Name: Howard E. Googe

Michelle L. Googe
Witness Name: Michelle L. Googe

Charles I. Harry
Charles I. Harry, Successor Co-Trustee

Howard E. Googe
Witness Name: Howard E. Googe

Michelle L. Googe
Witness Name: Michelle L. Googe

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 8th day of November, 2005 by Richard L. Brouse, Bruce W. Zeigler and Charles I. Harry, Successor Co-Trustees of the Larry J. Wright Living Trust under Agreement/Declaration of Trust dated February 12, 1993, who (X) are personally known or () have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:



INSTR # 1938505
 OR BK 02150 PG 0552
 Pgs 0552 - 555; (4pgs)
 RECORDED 06/06/2006 02:50:54 PM
 MARSHA EWING
 CLERK OF MARTIN COUNTY FLORIDA
 DEED DBC TAX 354.90
 RECORDED BY T Copus (asst mgr)

Prepared by and return to:
RICHARD J. DUNGEY
FOX, WACKEEN, DUNGEY,
BEARD, SOBEL, BUSH & McCLUSKEY, L.L.P.
 1100 South Federal Highway
 Stuart, FL 34994
 772-287-4444
 File Number: PA09S84
 Will Call No.: 55
 (DAS)

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11 day of June, 2006 between COVE/SALERNO PARTNERS, LLC, a Florida limited liability company whose post office address is 12825 SE Suzanne Drive, Hobe Sound, FL 33455, grantor, and WRIGHT-FISH, LLC, a Florida limited liability company whose post office address is 2075 South Kanner Highway, Stuart, FL 34994, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as fully set forth herein.

Parcel Identification Number: 55-38-41-000-044-00010.10000

SUBJECT TO restrictions, reservations and easements of record, if any, but this provision shall not operate to re-impose the same, and taxes and assessments subsequent to 2005.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

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

DoubleTimes

Signed, sealed and delivered in our presence:

Debra A. Sigatone
 Witness Name: Debra A. Sigatone

COVE/SALERNO PARTNERS, LLC, a Florida limited liability company

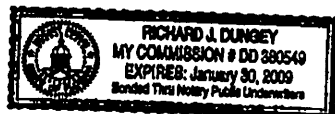
By: James R. McNamara
 JAMES R. McNAMARA, Manager

R.J. Dungey
 Witness Name: R.J. DUNGEY

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me this 6 day of June, 2006 by JAMES R. McNAMARA, Manager of COVE/SALERNO PARTNERS, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Richard J. Dungey
 Notary Public

Printed Name: Richard J Dungey

My Commission Expires: _____

**LEGAL DESCRIPTION
PART OF TRACT 2, BLOCK 44, ST. LUCIE INLET FARMS SUBDIVISION
MARTIN COUNTY, FLORIDA**

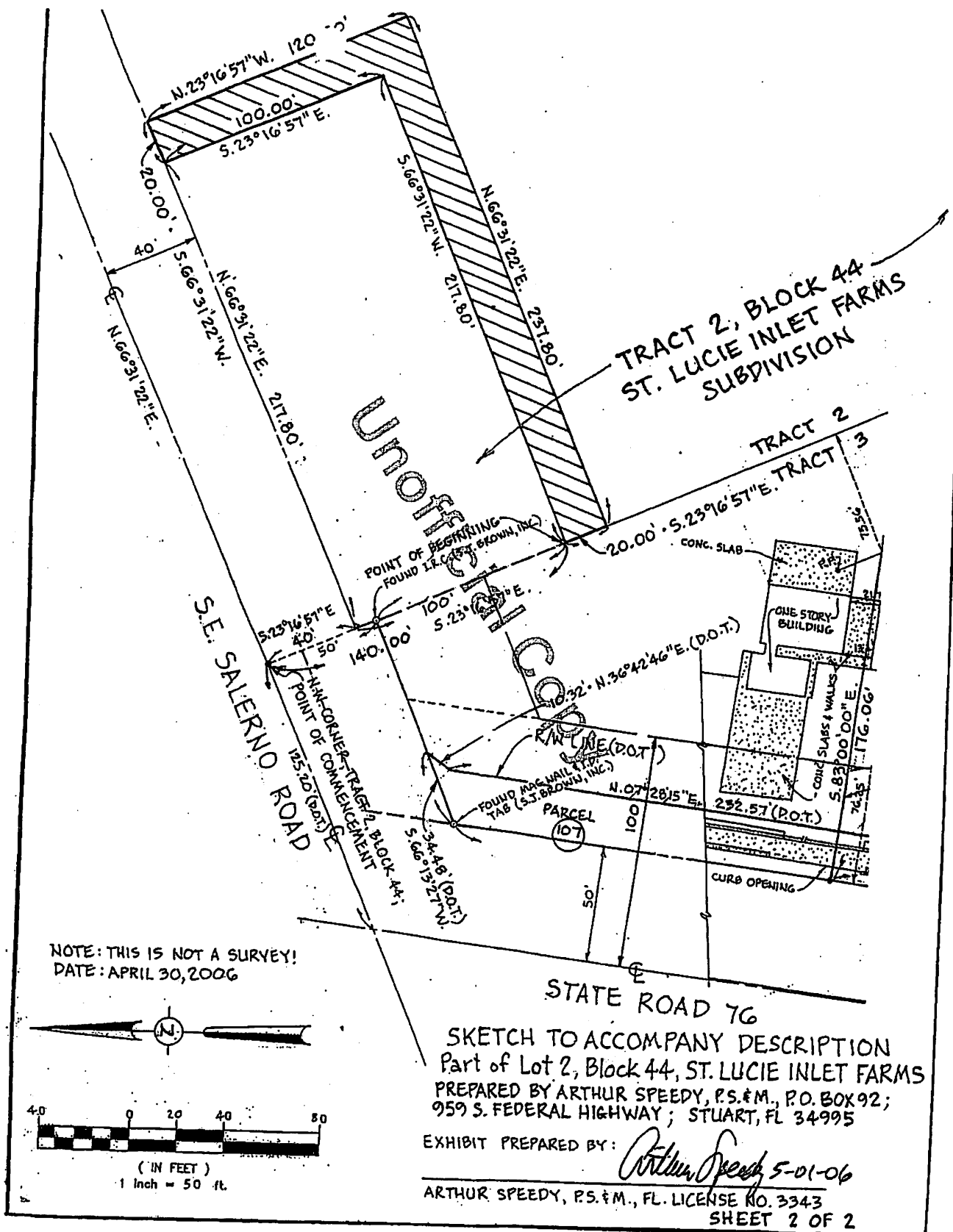
THAT PART OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE BOOK 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT OF WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF TRACT 2 A DISTANCE OF 140.00 FEET TO THE POINT AND PLACE OF BEGINNING;
THENCE CONTINUE SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 66°31'22" EAST ALONG A LINE SOUTH OF AND PARALLEL TO THE ORIGINAL CENTER LINE OF S.E. SALERNO ROAD A DISTANCE OF 237.80 FEET; THENCE RUN NORTH 23°16'57" WEST A DISTANCE OF 120.00 FEET TO A POINT ON THE NEW RIGHT OF WAY LINE OF S.E. SALERNO ROAD; THENCE RUN SOUTH 66°31'22" WEST ALONG SAID NEW RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 100.00 FEET; THENCE RUN SOUTH 66°31'22" WEST ALONG A LINE SOUTH OF AND PARALLEL TO THE ORIGINAL CENTER LINE OF S.E. SALERNO ROAD A DISTANCE OF 217.80 FEET TO THE POINT OF BEGINNING.

THE AREA OF THIS PARCEL IS 6,756 SQUARE FEET, MORE OR LESS (0.155 ACRES).

THIS DESCRIPTION WAS PREPARED BY ARTHUR SPEEDY, P.S.&M., FLORIDA CERTIFICATE NO. 3343; P.O. BOX 92; 959 SOUTH FEDERAL HIGHWAY; STUART, FLORIDA 34995.

SHEET 1 OF 2



Disclosure of Interest Information

- a. If the property is owned fee simple by an **INDIVIDUAL**, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary).

Name and Address	% of Ownership

- b. If the property is owned by a **CORPORATION**, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	% of Ownership
Cove/Salerno Partners, LLC, a Florida limited liability company 3393 SW 42nd Avenue, Suite 1, Palm City, FL 34990	
James R. McNamara, Manager & David A. San George, Jr., Manager	75%
FF Holdings, LLC, Nelson Ferreira, Manager	25%

- c. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with the percentage of Interest.

Name and Address	% of Ownership

- d. If the property is in the name of a **GENERAL or LIMITED PARTNERSHIP**, list the name of the general and/or limited partners.

Name and Address	% of Ownership

- e. If there is a **CONTRACT FOR PURCHASE**, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	% of Ownership

- f. If any contingency clause or contract terms involve **ADDITIONAL PARTIES**, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	% of Ownership

LEGAL DESCRIPTION

PARCEL 1:

TRACTS 2, 6 AND 7, BLOCK 43, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. COVE ROAD.

PARCEL 2:

TRACTS 2 AND 7, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. SALERNO ROAD.

LESS THE FOLLOWING:

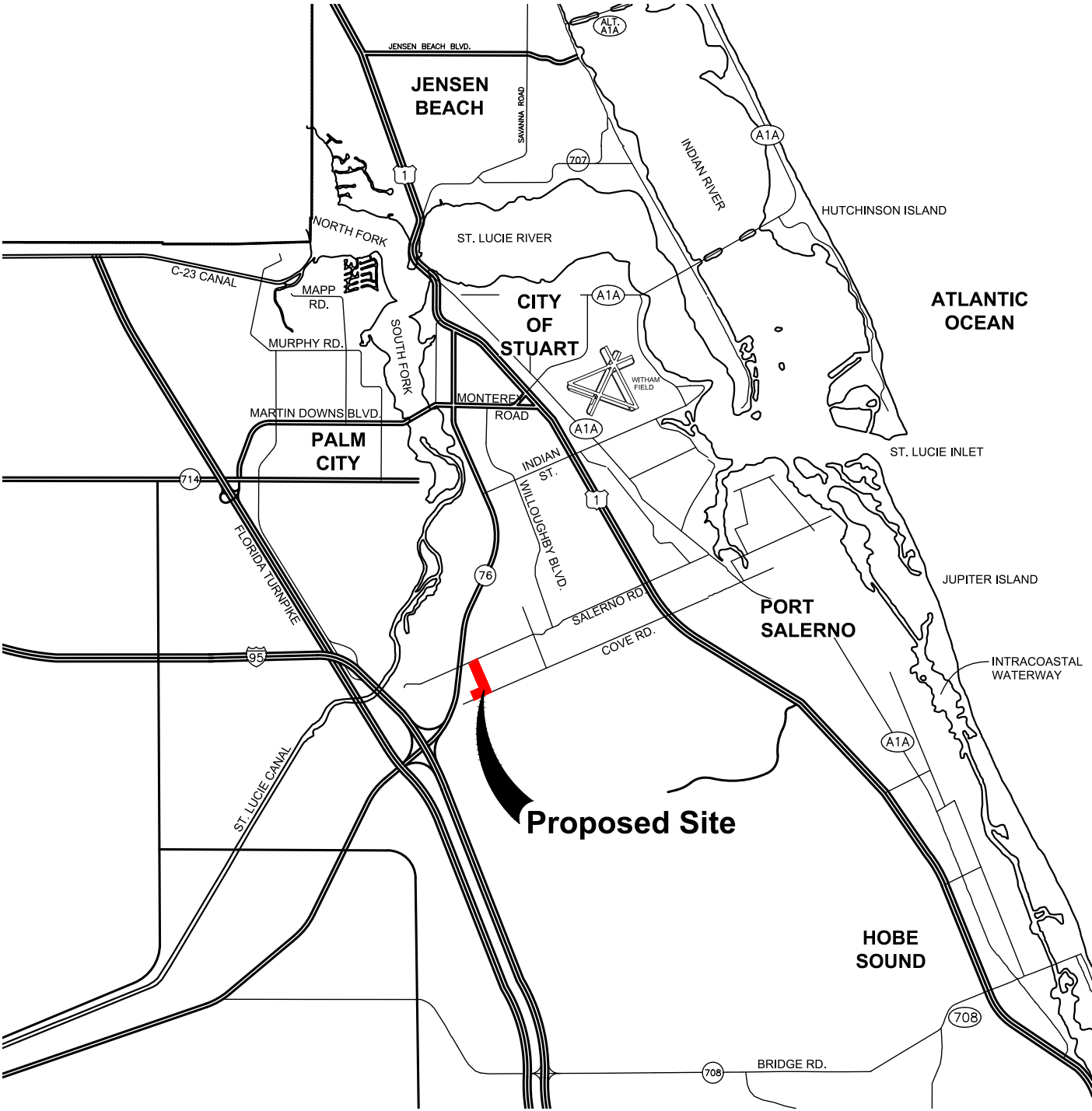
BEING KNOWN AS A PORTION OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 40 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUN NORTH 66°09'54" EAST ALONG THE NEW RIGHT-OF-WAY OF WAY LINE OF SALERNO ROAD AND A LINE BEING SOUTH AND PARALLEL TO THE ORIGINAL CENTER LINE AND NORTH LINE OF SAID TRACT 2 A DISTANCE OF 237.81 FEET TO A POINT; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN SOUTH 66°09'54" WEST A DISTANCE OF 237.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE RUN NORTH 23°16'57" WEST ALONG SAID WEST LINE A DISTANCE OF 120.01 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 28,537 S/F, 0.66 ACRES +/-

INCLUDED AREA = 2,052,500 SQUARE FEET, 47.12 ACRES +/-.

PCN #: 55-38-41-000-043-00020-4

Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

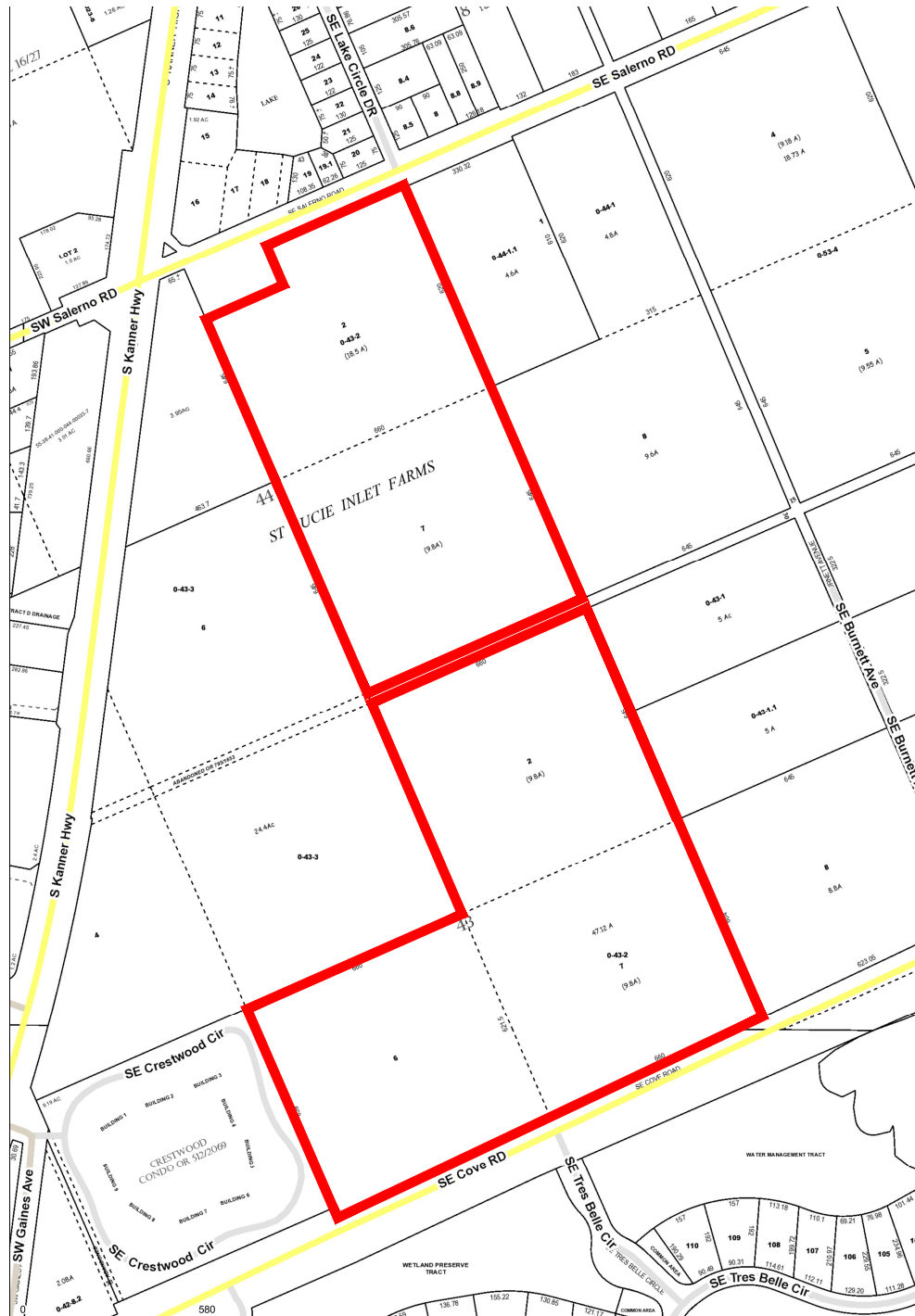
(772) 220-2100, Fax (772) 223-0220



CoveSalerno Partners LLC

Martin County, Florida

Property Appraisers Assessment Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

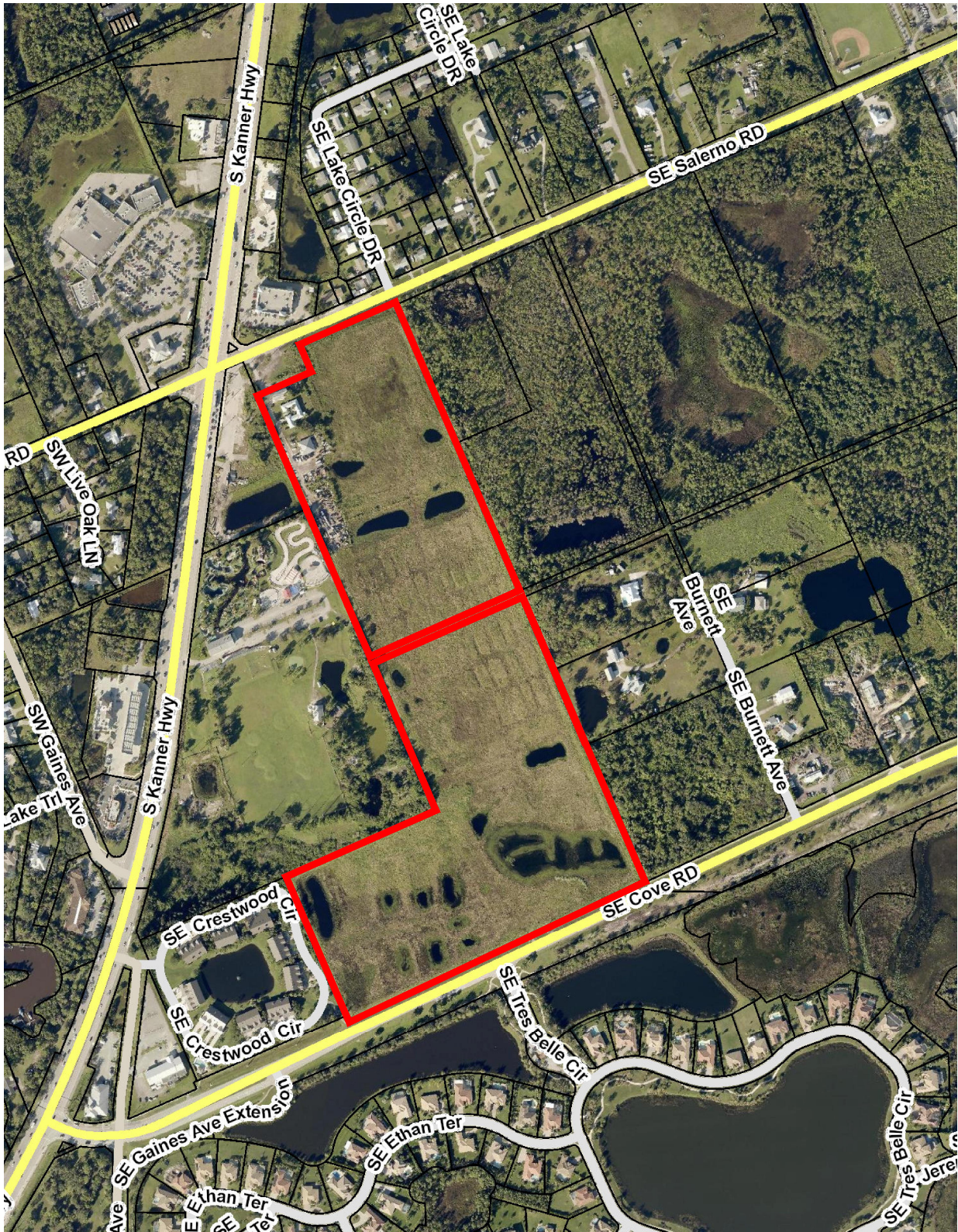
(772) 220-2100, Fax (772) 223-0220



CoveSalerno Partners LLC

Martin County, Florida

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

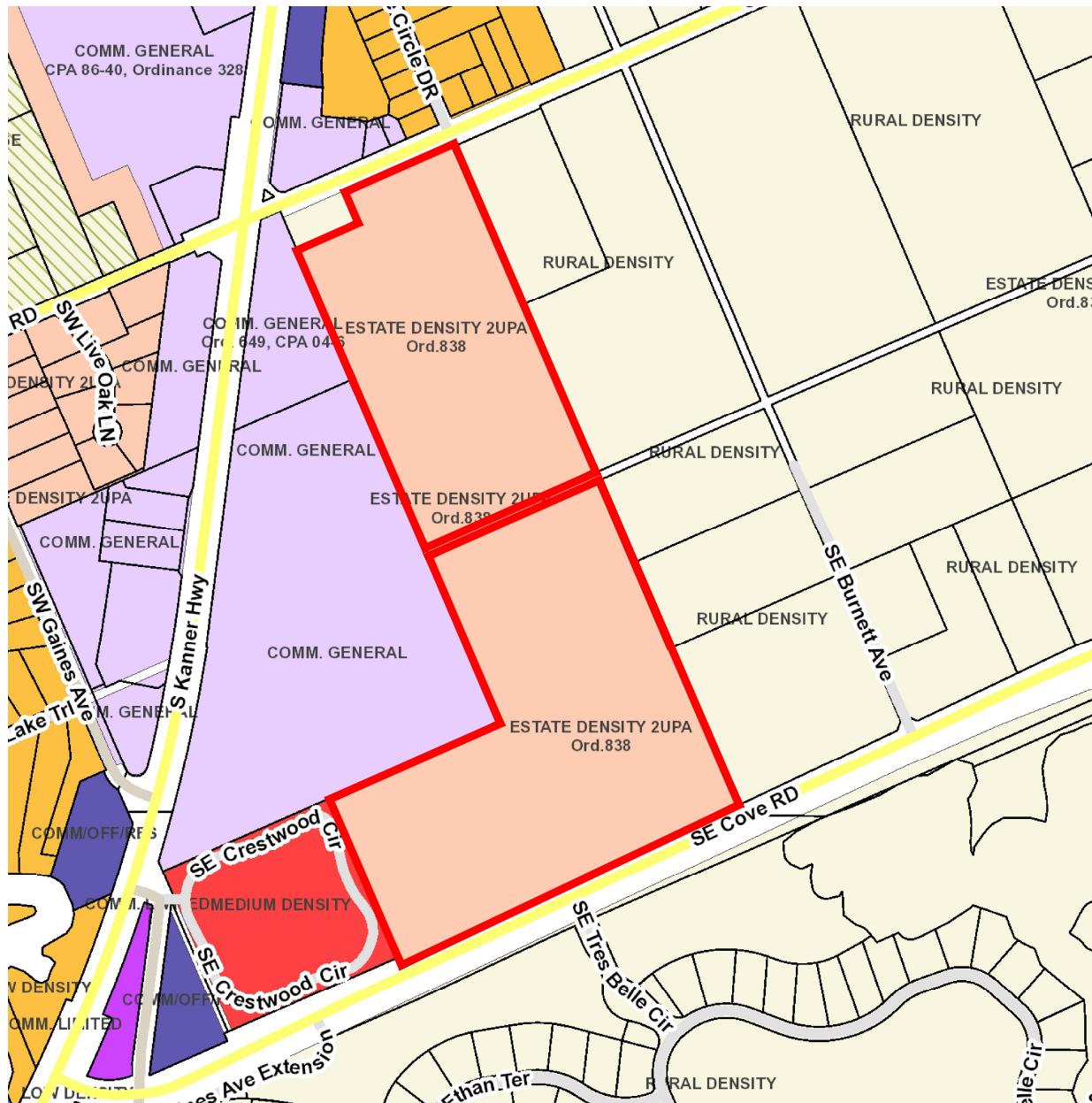
(772) 220-2100, Fax (772) 223-0220



CoveSalerno Partners LLC

Martin County, Florida

Current Future Land Use Map



Future Land Use Legend

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



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

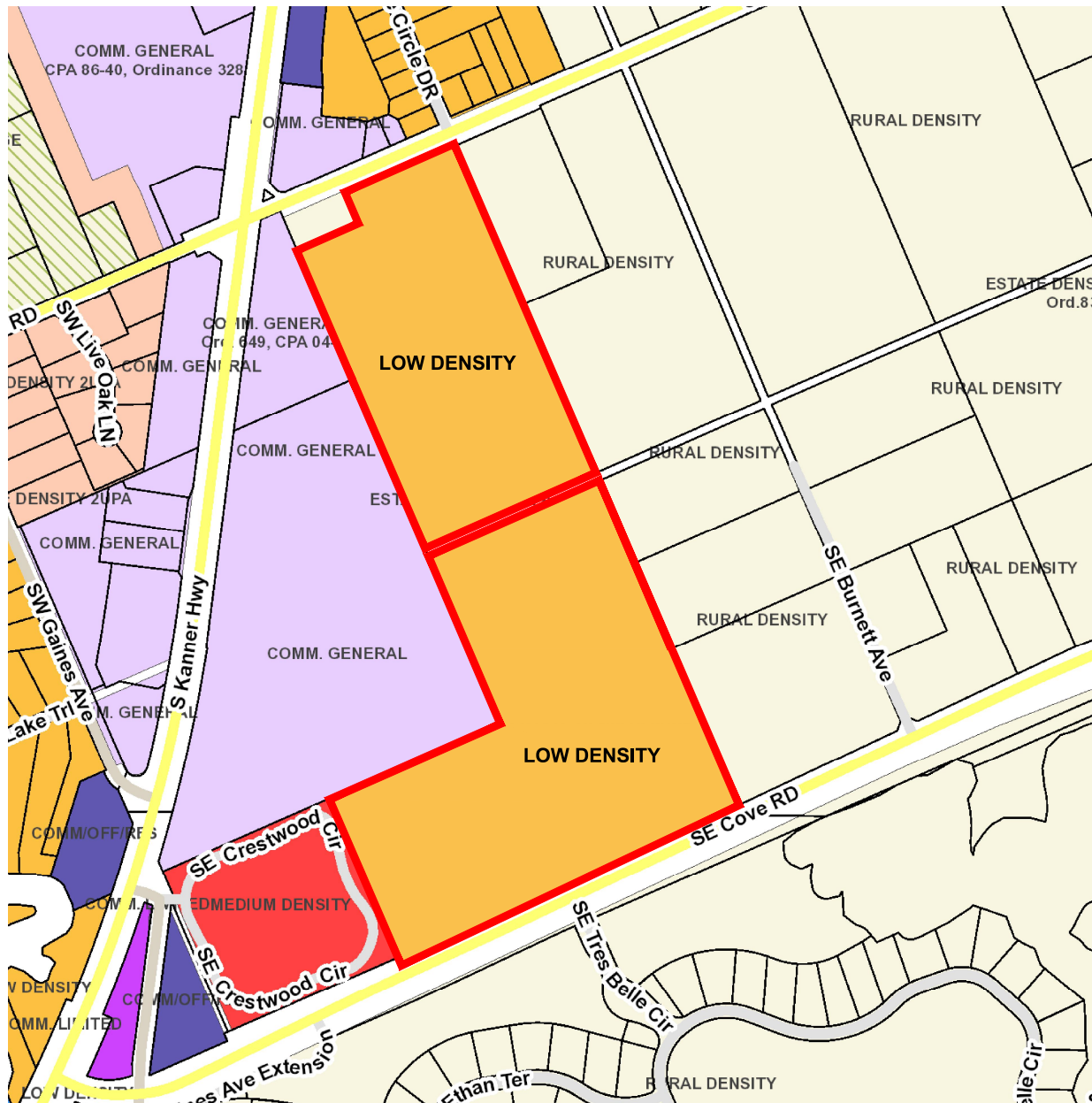
(772) 220-2100, Fax (772) 223-0220



CoveSalerno Partners LLC

Martin County, Florida

Proposed Future Land Use Map



Future Land Use Legend

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



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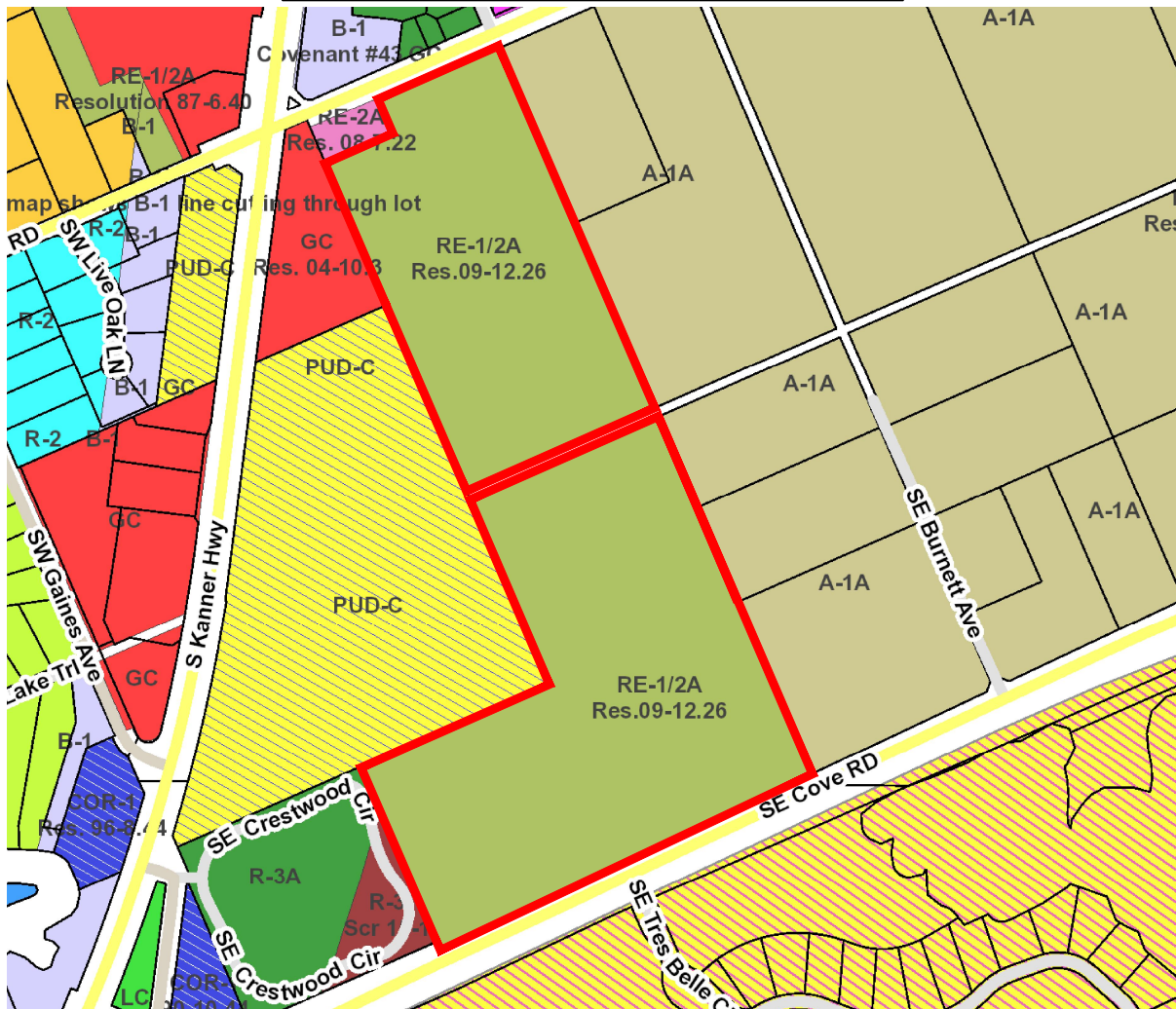
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CoveSalerno Partners LLC

Martin County, Florida

Current Zoning Map



Zoning Legend

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> A-1 (Small Farms) A-1A (Agricultural) A-2 (Agricultural) A-3 (Conservation) AG-20A (General Agricultural District) AR-10A (Agricultural Ranchette District) AR-5A (Agricultural Ranchette District) B-1 (Business) B-2 (Business Wholesale) B-3 (Rural Business) CC (Community Commercial District) CO (Commercial Office) COR-1 (Commercial Office/Residential District) COR-2 (Commercial Office/Residential District) E (Estates and Suburban Homes District) E-1 (Estates and Suburban Homes District) GC (General Commercial District) GI (General Industrial District) HB-1 (Limited Business) HB-1A (Hotel & Motel) HB-1AA (Hotel & Motel) HI (Heavy Industrial District) HR-1 (Single-family Residential District) HR-1A (Single-family Residential District) HR-2 (Multi-Family Residential) HR-2A (Multi-Family Dwelling) IZ - Interim Zoning Jupiter Island | <ul style="list-style-type: none"> LC (Limited Commercial District) LI (Limited Industrial District) LI-1 (Limited Industrial District) M-1 (Industrial) M-2 (Industrial) M-3 (Industrial) MH-P (Mobile Home Park District) MH-S (Mobile Home Subdivision District) Ocean Breeze PAF (Public Airport Facilities District) PC (Public Conservation District) PR (Public Recreation District) PS (Public Servicing District) PS-1 (Public Service District) PS-2 (Public Service District) PUD PUD-C (Commercial) PUD-I (Industrial) PUD-MH (Mobile Home) PUD-R (Residential) PUD-WJ (PUD West Jensen) PMUV (Planned Mixed-Use Village) R-1 (Single-family Residential District) R-1A (Single-family Residential District) R-1B (Single-family Residential District) R-1C (Single-family Residential District) R-2 (Single-family Residential District) R-2A (Two-Family Residential District) R-2B (Single-family Residential District) R-2C (Single-family Residential District) R-2T (Single-family Residential District) | <ul style="list-style-type: none"> R-3 (Multi-Family Residential) R-3A (Liberal Multi-Family) R-3B (Multi-Family Residential) R-4 (Multi-Family Residential) R-5 (Multi-Family Med. Density) RE-1/2A (Residential Estate District) RE-1A (Residential Estate District) RE-2A (Rural Estate District) RM-10 (High Density Residential District) RM-3 (Low Density Residential District) RM-4 (Low Density Residential District) RM-5 (Low Density Residential District) RM-6 (Medium Density Residential District) RM-8 (Medium Density Residential District) RS-10 (High Density Residential District) RS-3 (Low Density Residential District) RS-4 (Low Density Residential District) RS-5 (Low Density Residential District) RS-6 (Medium Density Residential District) RS-8 (Medium Density Residential District) RS-BR3 (Low Density Residential District, Beau Rivage) RT (Mobile Home Subdivision District) SY (Salvage Yard) Sewalls Point Stuart TP (Mobile Home Park District) WE-1 (Waterfront Estates District) WGC (Waterfront General Commercial District) WRC (Waterfront Resort Commercial District) |
|--|--|--|



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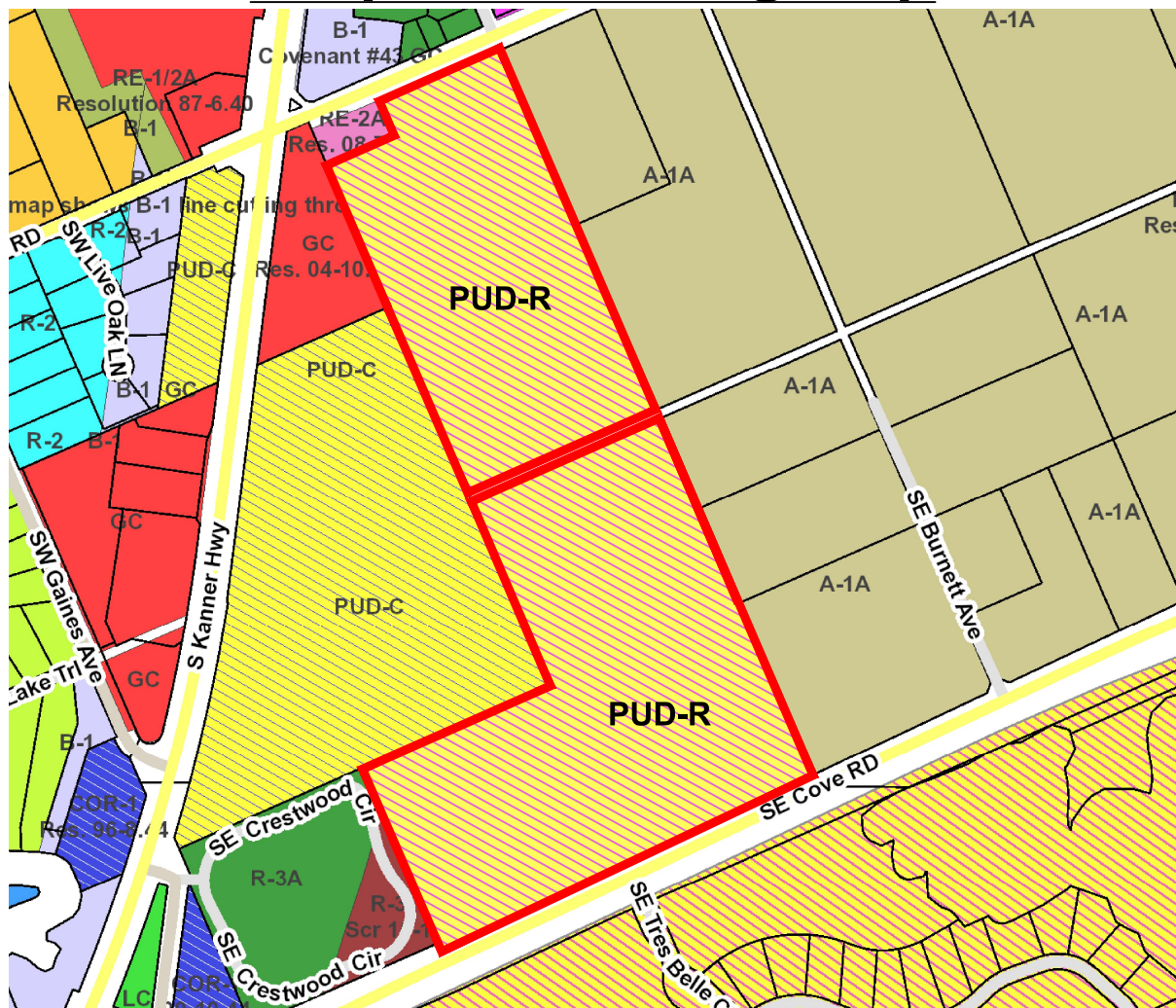
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Martin County, Florida

Proposed Zoning Map



Zoning Legend

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



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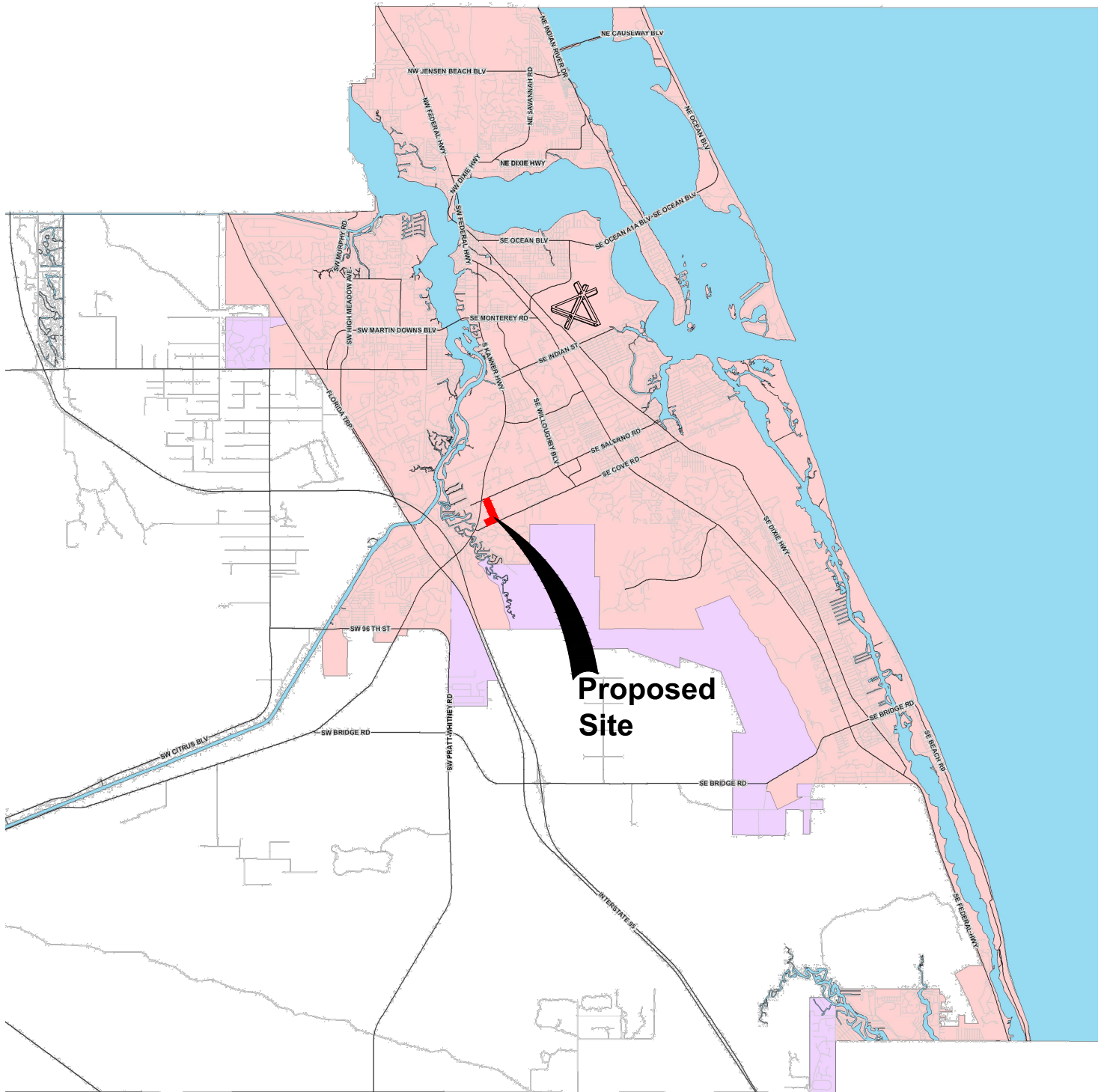
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Martin County, Florida

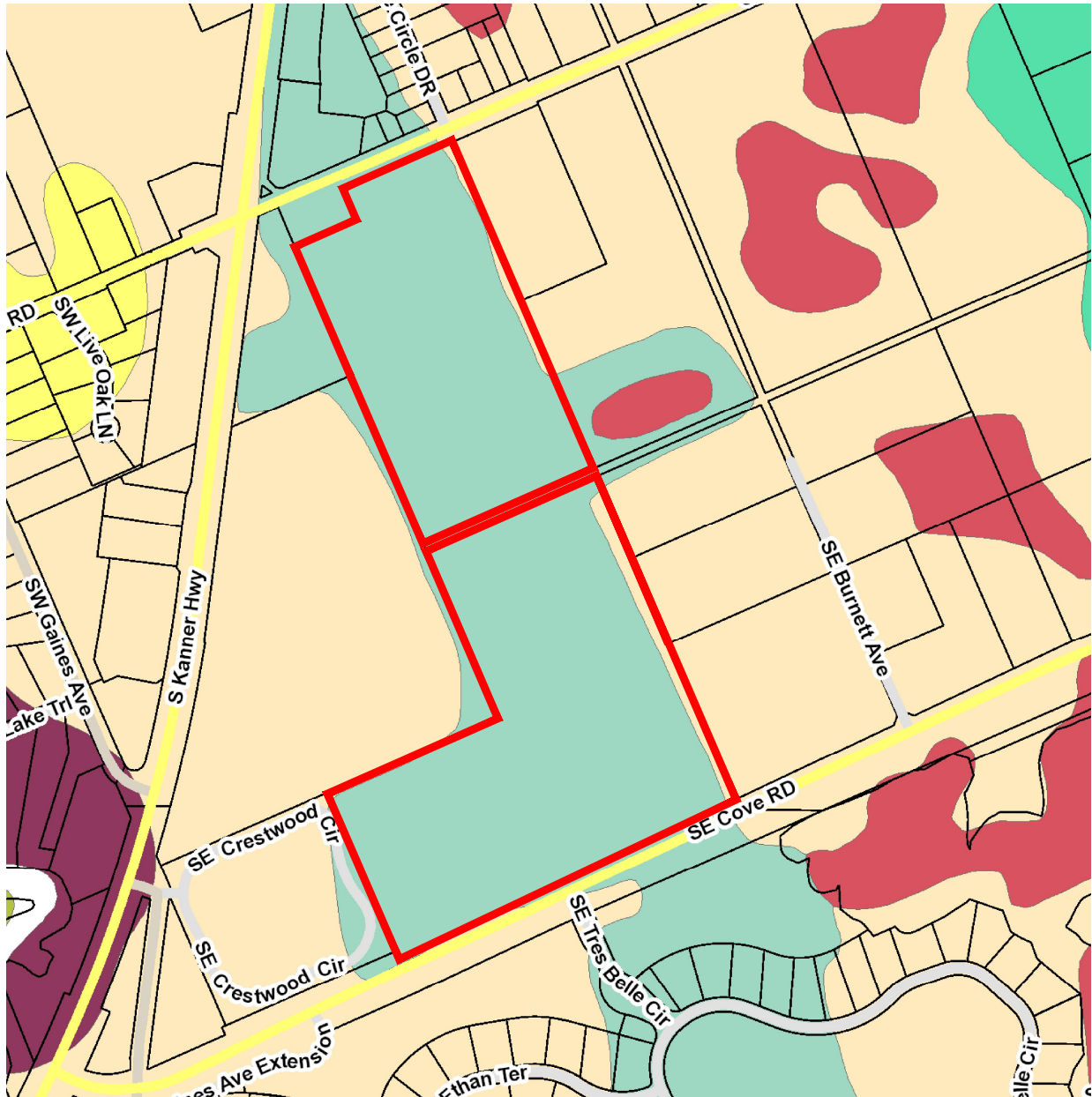
Urban Service District



Legend	
	Major Roads
	Roads
	Primary Urban Service District
	Secondary Urban Service District



Soil Type Map



Soils Type Legend

WULFERT AND DURBIN MUCK, TIDAL	PLACID AND BASINGER FINE SAND, DEPRESSIONAL	HOLOPAW FINE SAND
WINDER SAND, DEPRESSIONAL	PINELLAS FINE SAND	HOBE FINE SAND, 0-5% SLOPES
WAVELAND AND LAWNWOOD FINE SAND, DEPRESSIONAL	PINEDA AND RIVIERA FINE SAND	HALLANDALE SAND
WAVELAND AND IMMOKALEE FINE SAND	PAOLA AND ST LUCIE SAND, 8-20% SLOPES	GATOR AND TEQUESTA MUCK
WABASSO SAND	PAOLA AND ST LUCIE SAND, 0 - 8% SLOPES	FLORIDANA FINE SAND, DEPRESSIONAL
WABASSO AND OLDSMAR FINE SAND, DEPRESSIONAL	PALM BEACH-BEACHES COMPLEX, 0-8% SLOPES	DUETTE FINE SAND
URBAN LAND	OLDSMAR FINE SAND	CHOBEE LOAMY SAND, DEPRESSIONAL
UDORTHERS, 0-35% SLOPES	OKEELANTA MUCK	CANOVA MUCK
ST LUCIE-PAOLA-URBAN LAND COMPLEX, 0-8% SLOPES	NETTLES SAND	CANAVERAL SAND, 0-5% SLOPES
SANIBEL MUCK	MALABAR FINE SAND, HIGH	BOCA FINE SAND
SAMSULA MUCK	LAWNWOOD AND MYAKKA FINE SAND	BESSIE MUCK
SALERNO SAND	KESSON SAND, TIDAL	BASINGER FINE SAND
RIVIERA FINE SAND, DEPRESSIONAL	JUPITER SAND	ARENTS, ORGANIC SUBSTRATUM, 0-5% SLOPES
POMELLO SAND, 0-5% SLOPES	JONATHAN SAND, 0-5% SLOPES	ARENTS, 0-2% SLOPES
	HONTOON MUCK	ARCHBOLD SAND



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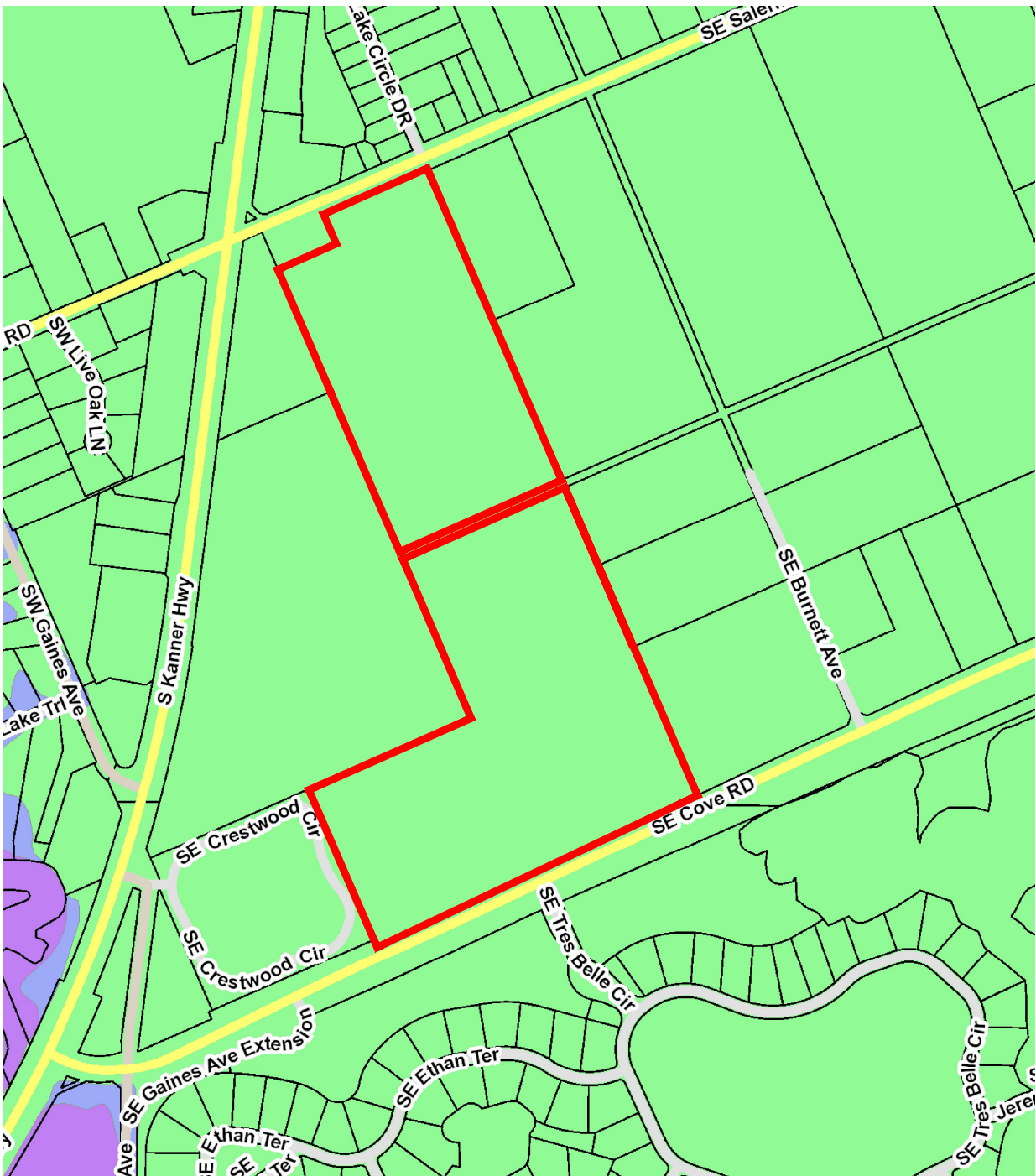
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CoveSalerno Partners LLC

Martin County, Florida

FEMA Flood Map



FEMA Flood Zones

- A
- AE
- AH
- VE
- X
- X500



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Martin County, Florida

Comprehensive Plan Amendment

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

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

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

1.1 *"(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or*

1.2 *"(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 area land use characteristics; or..."*

Since adoption of the original Comprehensive Growth Management Plan (CGMP) in 1982, numerous changes in land use designations and growth have occurred in the general area that make the proposed use logical and consistent with the surrounding land uses. Table 1 below provides a synopsis of the land use changes that have occurred in the general area since 1982.

The transition of this area from rural to urban development began in 1982 when the County adopted the Comprehensive Plan and included this area within the Primary Urban Service District. In the mid to late 1980s, Martin Memorial South Hospital was constructed and Indian River State College opened the Chastain campus on Salerno Road. Over the past 30 years, regional water and wastewater services have been expanded along with major drainage and roadway improvements including Salerno Road, Cove Road and Kanner Highway. These uses and improvements have created opportunities for urban "in-fill" development including numerous residential developments along Salerno Road, Publix shopping center on the west side of Kanner Highway, Walgreens at the intersection of Kanner Highway and Salerno Road, David Anderson Middle School on Cove Road and the Council on Aging on the south side of Salerno Road approximately one half mile east of the subject property.

In 2004, based on growth and the availability of public facilities and services, the County expanded the PUSD to include 870 acres of land south of Cove Road.

In 2008, the applicant applied for an amendment to Low Density Residential but the County "restricted" the land use and zoning to Estate Density (minimum half-acre lots) due to traffic constraints on Kanner Highway that have now been resolved. Several other properties on Cove Road and Salerno Road were also changed to Estate Density over the past 10 years. However, the subject property is the only parcel located in close proximity to Kanner Highway and adjacent to commercial and high density residential development. These unique features warrant a Low Density future land use designation to create a reasonable land use transition and to provide opportunities for a range of lot sizes and housing types as directed by applicable CGMP policies.

Comprehensive Plan Amendment

The growth in the area and investment in public infrastructure have clearly altered the character of the area such that the Estate Density land use policies no longer apply to the subject property and the proposed change to Low Density is now reasonable and consistent with area land use characteristics, land use transition policies and other CGMP policies that promote a diversity of housing types for all levels of income.

TABLE 1: RELEVANT FUTURE LAND USE AMENDMENTS SINCE 1982

CPA Number	Location	From	To
82-4	South of Salerno Road and east of Tower Drive, 40 acres (Martin Memorial Hospital)	Rural Density Residential	Institutional General
91-1	South of Salerno Road and west of Community Drive, 23.92 acres (Coastal Health Park PUD)	Institutional General	Commercial/ Office/Residential
08-7	West of Willoughby Blvd. and north of Cove Road, 35.9 acres (Willoughby Research Park)	Rural Density Residential	Commercial/ Office/Residential
08-4	East of Kanner Highway between Cove Road and Salerno Road, 47.11 acres (Wright Parcel)	Rural Density Residential	Estate Density Residential
16-2	East of Kanner Highway and north of Southwood Trail, 25 acres (Kanner 5601, LLC)	Commercial General	Low Density Residential
07-1E	South of Salerno Road and west of Pepperwood Drive, 9.19 acres (Council on Aging)	Rural Density Residential	Institutional General
04-15	Text amendment to expand Primary Urban Service District south of Cove Road, 870 acres	N/A	N/A
95-20	South of Salerno Road and west of Ault Ave., 54 acres (Legacy Cove)	Rural Density Residential	Estate Density Residential
95-21	Southeast corner of Cove Road and Willoughby Blvd., 38.2 acres (Cove Road Land Trust)	Estate Density Residential	Limited Commercial and Commercial/ Office/ Residential
95-22	North of Cove Road and west of Ault Ave., 37.83 acres (Legacy Cove)	Rural Density Residential	Estate Density Residential
95-23	North of Cove Road and west of Ault Ave., 36.68 acres (Legacy Cove)	Rural Density Residential	Estate Density Residential

Comprehensive Plan Amendment

1.3 *“(c) The proposed change would correct what would otherwise appear to be an inappropriately assigned land use designation; or...”*

The subject property was originally designated Rural Density in 1982 because it was being used as an active fish farm operation. There was also a lack of growth in the surrounding area and insufficient public infrastructure to support urban development. Over the past 30 years, regional water and wastewater services have been expanded along with major drainage and roadway improvements including Salerno Road, Cove Road and Kanner Highway. These improvements and surrounding growth have created opportunities for urban “in-fill” development on the subject property.

As per Comprehensive Growth Management Plan (CGMP) *Policy 4.13A.7(2)*, the Estate Density land use areas are generally on the “fringe” of the Primary Urban Service District and lack accessibility to a full complement of urban services. The Comprehensive Growth Management Plan (CGMP) also assigns estate densities to selected areas near existing estate development or to areas in the urban service districts that require density limitations because of unique problems associated with providing adequate urban services.

Based on the improvements to Kanner Highway and other roadways, the availability of a full range of public facilities and services, and the lack of surrounding estate development that warrants protection, the Estate Density future land use category on the subject property no longer complies with the Estate Density land use policies, and is therefore inconsistent with the Comprehensive Growth Management Plan. The change in land use to Low Density would make the property’s future land use designation consistent with the Comprehensive Growth Management Plan land use policies and thereby, correct an “inappropriately assigned” land use designation.

1.4 *“(d) The proposed change would fulfill a public service need that enhances the health, safety, or general welfare of County residents.”*

This criterion is not applicable to the subject request. However, the proposed amendment clearly meets 2 of the 4 criteria. Staff can recommend approval of the requested change provided at least one of the three criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

2.0 Physical Characteristics of the Site.

The property was used and operated for several decades as the “Wright” fish farm, which produced tropical fish and aquatic plants for retail and wholesale trade. The fish farm operation, which effectively ended in the late 1990s, included 2 single family homes and a storage shed on approximately 3 acres near Salerno Road (along the west side of the property). These uses have been maintained by the current owner as rental properties.

In 2010, the balance of the 47.11-acre site was reclaimed and improved as cow pasture by way of an excavation and fill permit issued by Martin County, and an Environmental Resource Permit issued by the South Florida Water Management District. (Some of the fish ponds were retained as watering ponds as part of the pasture operation.) Based on the findings within these permits and a preliminary site evaluation, no natural wetland or upland habitat occurs on the property.

Comprehensive Plan Amendment

2.1 Compatibility with Surrounding Uses.

The property is located east of Kanner Highway between Salerno Road and Cove Road. The properties along the west side, which front on Kanner Highway, consist of commercial amusement uses, namely Golf World PUD, and high density multi-family uses, namely Crestwood Condominiums. The properties to the east are primarily vacant except for two, 5-acre single family homesites that are accessed from Cove Road. Required landscape buffers between commercial and residential uses and compliance with density transition zone policies will ensure land use compatibility with surrounding uses.

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

The following CGMP policies support the proposed land use amendment from Estate Density to Low Density Residential:

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

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

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

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

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

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

“Policy 4.9A.1: Suitable siting of residential development. Residential development shall be located in areas that are suitable in terms of efficient land use planning principles regarding the location and design of units; projected availability of services and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers and fire and police

Comprehensive Plan Amendment

protection; avoidance of adverse impacts to natural resources; and continued viability of agricultural uses. The guideline for determining proximity is that commercial and employment opportunities are within 7.5 miles or 20 minutes.”

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

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

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

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

“(3) Low Density Residential Development. The Low Density Residential designation is reserved for land in the Primary Urban Service District. Densities shall not exceed 5 units per gross acres. In reviewing specific densities, the aim shall be to preserve the stability and integrity of established residential development and provide equitable treatment to lands sharing similar characteristics.”

The subject property is located adjacent to commercial and high density residential uses in the Primary Urban Service District and is highly accessible to major urban thoroughfares and urban collector streets. All public facilities and services are currently in place or planned to be available when actual development occurs.

The change to Low Density land use is consistent with all of the Comprehensive Growth Management Plan (CGMP) policies above and compatible with the pattern of growth that has occurred over the past 30 years since the CGMP future land use plan was originally adopted in 1982. The Low Density future land use designation creates a reasonable land use transition between the adjacent highway commercial uses to the west and the estate and rural densities to the east. The proposed request provides equitable treatment to the property owner, consistent with CGMP policies, while furthering the CGMP policies that promote an efficient use of public infrastructure and a mix of housing opportunities in the Primary Urban Service District.

While there is an adequate supply of vacant lands designated for Estate and Rural Density land uses in the surrounding areas, there is very little vacant lands designated Low Density. The subject property is ideally located and physically suitable to address the deficit of Low Density

Comprehensive Plan Amendment

future land use in accordance with the land use and housing policies of the Comprehensive Growth Management Plan.

2.3 Urban Sprawl.

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

The existing Estate Density land use designation promotes urban sprawl because it is an inefficient use of urban land and fails to provide a clear separation between urban and rural land uses. It is in direct conflict with policies intended to avoid urban sprawl and encourage in-fill development.

The proposed Low Density Residential land use will provide a reasonable land use transition between the highway commercial uses to the west and the vacant and estate uses to the east. It provides opportunities for a mix of housing types and is particularly suited on the subject property due to its physical condition (lack of upland or wetland habitat). In fact, the subject parcel is an excellent example of urban “in-fill” property.

The proposed land use change is a “remedy” for urban sprawl because it provides for a mix of housing opportunities and an economical and efficient use of existing infrastructure that helps “preserve” the urban boundary.

2.4 Availability of Public Facilities And Services.

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

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

Water and Sewer Availability Worksheet prepared by Lucido & Associates in coordination with the Martin County Utilities Department;
Traffic Study prepared by Susan O'Rourke, P.E.; and
School Impact Worksheet prepared by The Milcor Group

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

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

Comprehensive Plan Amendment

The requested rezoning from RE-1/2A to the RS-5, Single Family residential zoning district, implements the proposed Low Density Residential future land use category. The proposed zoning is consistent with the CGMP policies for allocating Low Density residential land use and with all applicable provisions of the Comprehensive Growth Management Plan including density transition policies and buffering requirements.

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

The RS-5 zoning district implements the requested Low Density Residential future land use category and is consistent with the all applicable provisions of the Land Development Regulations.

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

The RS-5 zoning district will provide a single family residential development pattern consistent with the residential development pattern on the adjacent and surrounding areas and is particularly suited for the property based on its current physical condition (lack of upland or wetland habitat).

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

The growth in the area over the past 30 years, particularly the improvements to public infrastructure and services, and the development of commercial uses along Kanner Highway, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics.

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

The property is located in the Primary Urban Service District and all required public facilities and services are in place or will be available to support future development in accordance with the RS-5 zoning district.

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

The RS-5 zoning district is consistent with the pattern of growth that has occurred since the Comprehensive Growth Management Plan (CGMP) land use plan was originally adopted in 1982. The proposed request will conserve and enhance the value of existing development and

Comprehensive Plan Amendment

provide equitable treatment to the property owner, consistent with CGMP policies, while furthering CGMP policies that support a mix of housing types and the efficient and economical use of the county's resources.

In addition to the criteria above, the following policy in the Comprehensive Growth Management Plan also applies to the proposed zoning district change to RS-5:

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

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

The land use and zoning district change are consistent with this policy because there is a deficit of vacant lands zoned RS-5 in the Primary Urban Service District.



Electronic Signature Report

Project Name: Cove Road LUPA

Job Number: MR16092.0

1. Cove Road LUPA – S&S 3.11.19

26

DOCUMENT NAME

OF SHEETS

Includes: Report, Figures 1 and 2; Project Location and Assignment, respectively. Tables 1, 2, 3, 4, 5, and 6; Trip Generation (Existing, Proposed and Net Change), Percent Impact, 2024 Link Analysis and 2040 Link Analysis, respectively.

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SHA CODE

A handwritten signature in blue ink is written over a circular official seal. The seal contains the text "SUSAN E. O'ROURKE, P.E." and "STATE OF FLORIDA". Below the signature and seal, the text "SIGNATURE/SEAL" is printed.

Susan E O'Rourke, PE

NAME

42684

LICENSE NUMBER

03/11/2019

DATE



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS
FOR
COVE ROAD - MCNAMARA
LAND USE PLAN AMENDMENT

Prepared for:

Mr. Jim McNamara
Cove/Salerno Partners, LLC
12825 SE Suzanne Drive
Hobe Sound, FL 33455

Prepared by:

O'Rourke Engineering & Planning
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
(772) 781-7918

March 11, 2019

MR16092.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 969 SE Federal Highway, Ste. 402 Stuart, Florida 34994 (772) 781-7918	Susan E O'Rourke State of Florida, Professional Engineer, License No. 42684 This Document has been electronically signed and sealed by Susan E O'Rourke, PE on 03/11/2019 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.
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O'ROURKE
ENGINEERING & PLANNING

March 11, 2019

Mr. Jim McNamara
Cove/Salerno Partners, LLC
12825 SE Suzanne Drive
Hobe Sound, FL 33455

Re: Cove Road LUPA - McNamara

Dear Mr. McNamara,

O'Rourke Engineering & Planning has completed the analysis of the proposed land use plan amendment for a change of 47.11 acres from Estate Density to Low Density. The parcels affected by the land use plan amendment are located between Cove Road and Salerno Road just east of Kanner Highway in Martin County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you. If you have any questions or comments, please give me a call.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING

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

C6 - Cove Road-McNamara-LUPA Report – 3.5.19

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use amendment of 47.11 acres. The current Future Land Use Designation is Estate Density. The proposed amendment is to allow for Low Density. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Summary of road network
- Assessment of the change in trip generation
- Summary of 2024 traffic volumes
- Summary of 2040 traffic volumes

Each of these components is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves a parcel of land located between Cove Road and Salerno Road just east of Kanner Highway in Martin County, Florida. The project location is shown in **Figure 1**, along with the stop signs, signals and number of lanes.

The existing land use designation for the Estate Density parcel would be amended to become Low Density.

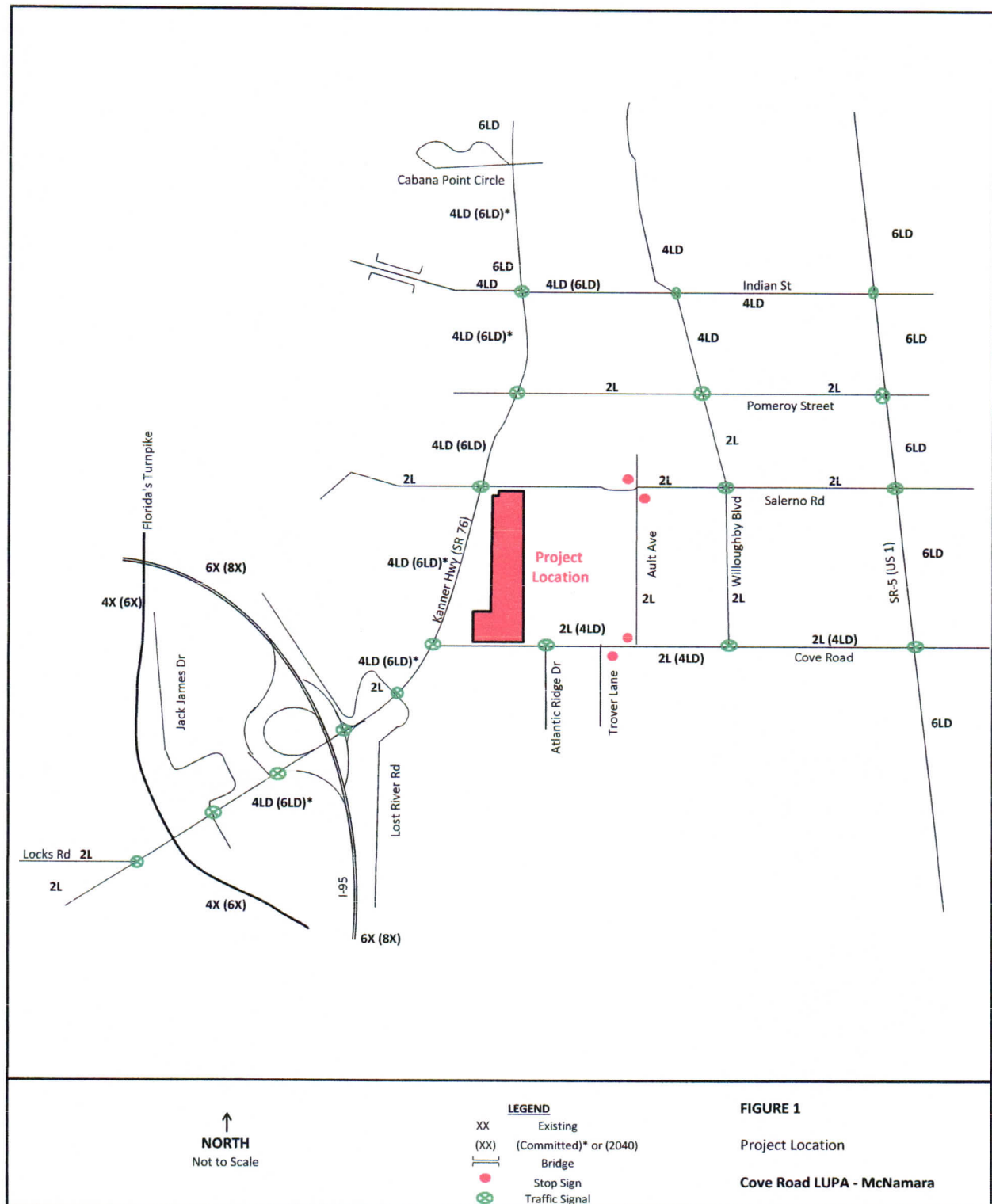
The analysis of the project impacts in the five-year period and the long-range scenario, 2040 are discussed herein.

ROADWAY NETWORK

Cove Road is a two-lane undivided arterial running generally east/west. It is included in the 2040 Long Range Transportation Plan to become a four-lane divided arterial.

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

- SE Cove Road is a two-lane arterial roadway with east/west alignment. It is included in the 2040 Long Range Transportation Plan to be widened into four lanes. PD&E is included in years 2022 and 2023 in the Martin MPO Transportation Improvement Plan.
- SE Salerno Road is a two-lane collector roadway with east/west alignment.
- SE Willoughby Boulevard is a two-lane arterial with a north/south alignment.
- S Kanner Highway is a four-lane divided arterial with a generally north/south alignment, from I-95 to Indian Street. The roadway is currently under construction to widen to six lanes. North of Indian Street the roadway is currently six lanes.



MAXIMUM ALLOWABLE USE/TRIP GENERATION

To determine the worst-case scenario from a traffic standpoint, the allowable uses under each category were considered for the existing and future land use. The Existing Future Land Use is Estate Density (RE-1/2A). This category allows for only one zoning category; Estate Density. Under Estate Density a maximum of 2 units per acre are allowed, resulting in 94 dwelling units. The trip generation for the existing future land use taken as Single Family Residential is shown in **Table 1a, 1b, and 1c**. The Proposed Future Land Use is Low Density. This land use includes zoning use categories of only Low Density (RS 5). The maximum residential density is 5 units per acre, resulting in 235 dwelling units. **Table 2a, 2b, and 2c** summarizes the trip generation for the proposed future land use. **Table 3** summarizes the net change in trips.

As shown, the parcel generates 982 daily trips, 72 AM Peak hour trips and 96 PM Peak hour trips under the existing future land use. Under the proposed future land use, the site generates 2,282 daily trips, 172 AM Peak hour trips and 231 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 1,300 daily trips, 100 AM trips and 135 PM peak hour trips. This change is the subject of this study.

PROJECT ASSIGNMENT

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

STUDY AREA

The study area was defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link. **Table 4** shows the project impact on the roadway network in the peak hour.

Trip Generation -Existing Future Land Use

Table 1a- Daily

Description	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Daily Net Trips		
					In	Out	In	Out	Total
Single Family Residential	210	94	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	491	491	982

Source: ITE 10th Edition Trip Generation Rates

Table 1b- AM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Net AM Trips		
					In	Out	In	Out	Total
Single Family Residential	210	94	DU	$T = 0.71(X) + 4.80$	25%	75%	18	54	72

Source: ITE 10th Edition Trip Generation Rates

Table 1c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Net PM Trips		
					In	Out	In	Out	Total
Single Family Residential	210	94	DU	$\text{Ln}(T) = 0.96\text{Ln}(X) + 0.20$	63%	37%	60	36	96

Source: ITE 10th Edition Trip Generation Rates

Trip Generation -Proposed Future Land Use

Table 2a- Daily

Description	Land Use Code	Intensity	Units	Daily Trip Generation	Directional Split		Daily Net Trips		
					In	Out	In	Out	Total
Single Family Residential	210	235	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.71$	50%	50%	1,141	1,141	2,282

Source: ITE 10th Edition Trip Generation Rates

Table 2b- AM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Net AM Trips		
					In	Out	In	Out	Total
Single Family Residential	210	235	DU	$T = 0.71(X) + 4.80$	25%	75%	43	129	172

Source: ITE 10th Edition Trip Generation Rates

Table 2c- PM

Description	Land Use Code	Intensity	Units	Equation	Directional Split		Net PM Trips		
					In	Out	In	Out	Total
Single Family Residential	210	235	DU	$\text{Ln}(T) = 0.96\text{Ln}(X) + 0.20$	63%	37%	146	85	231

Source: ITE 10th Edition Trip Generation Rates

Table 3 - Net Change in Trips

	Daily			AM			PM		
	In	Out	Total	In	Out	Total	In	Out	Total
Existing	491	491	982	18	54	72	60	36	96
Proposed	1,141	1,141	2,282	43	129	172	146	85	231
Net Change in Trips	650	650	1,300	25	75	100	86	49	135

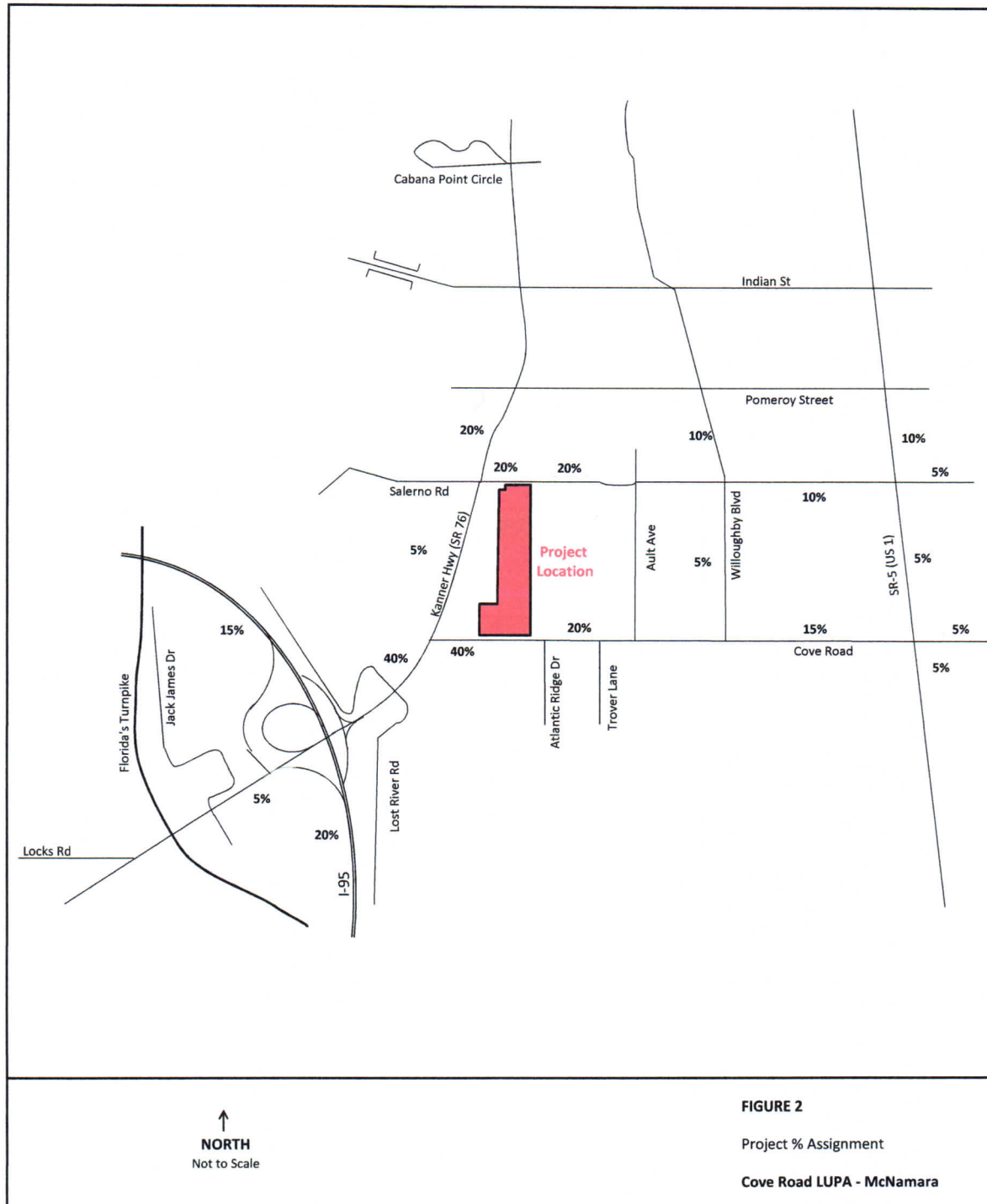


Table 4: Project Percent Impact

Segment	From	To	2% or greater	Number of Lanes	LOS D Peak Hour, Peak Direction	Project Volume-Peak Direction	% Project of Capacity-Peak Direction	Percent assignment Peak direction
Cove Road	SR 76	Project	yes	2LU	880	34	3.86%	40%
	Project	Willoughby Blvd	no	2LU	880	17	1.93%	20%
	Willoughby Blvd	SR 5	no	2LU	880	13	1.48%	15%
	SR 5	CR A1A	no	2LU	750	4	0.53%	5%
SE Federal Hwy (US 1/SR 5)	Seabranh Blvd	Cove Road	no	6LD	3020	4	0.13%	5%
	Cove Road	Salerno Road	no	6LD	3020	4	0.13%	5%
	Salerno Road	Pomeroy Street	no	6LD	3020	9	0.30%	10%
SE Willoughby Blvd	Cove Road	Salerno Road	no	2LU	880	4	0.45%	5%
	Salerno Road	Pomeroy Street	no	2LU	880	9	1.02%	10%
Salerno Road	SR 76	Willoughby Blvd	no	2LU	880	17	1.93%	20%
	Willoughby Blvd	SR 5	no	2LU	790	9	1.14%	10%
Kanner Highway (SR 76)	Jack James Drive	Cove Road	no	4LD	3020	34	1.13%	40%
	Cove Road	Salerno Road	no	4LD	3020	4	0.13%	5%
	Salerno Road	Pomeroy Street	no	4LD	3020	17	0.56%	20%

(1) Martin County 2018 Roadway LOS Inventory Report

(2) Table 3 - Net Change in Trips

Trips In: 86
Trips Out: 49

FUTURE TRAFFIC VOLUMES - 2024

Future traffic estimates were developed for those links with an impact of 2% or greater and adjacent links. The 2018 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2018 AADT, converted to peak hours then grown to 2024 total traffic volumes. **Table 5** shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place in 2024. **Appendix A** provides the Martin County 2018 Roadway Level of Service Inventory Report.

As shown, the total traffic volumes are within an acceptable level of service in the 5-year analysis. Cove road is included in the Martin County 2040 Transportation Improvement Plan to be widened to four lanes between the years of 2031 and 2040.

FUTURE TRAFFIC – 2040 LINK ANALYSIS

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long-range circulation plan that has been adopted for the existing future land use.

To determine the impact created by the change in land use, the traffic volumes from the 2040 Long Range Transportation Plan were converted to peak hour volumes using the same factors from the Inventory Level of Service Report.

Table 6 summarizes the 2040 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2040 conditions. All roadways will function within acceptable level of service. **Appendix B** contains the 2040 volumes and network data from the Long-Range Transportation Plan.

The links in the study area would show an increase in traffic with the proposed land use amendment. However, the future land use designation would not create the need for additional improvements on the network.

CONCLUSION

The proposed land use change will result in an increase in trips of 1,300 daily trips, 100 AM peak hour trips and 135 PM peak hour trips.

On the links within the study area, there would be a slight increase in traffic associated with the land use plan amendment. However, level of service D or better will be maintained on the roadway network.

Table 5: Link Analysis - 2024

Segment	From	To	2% or greater	2018 AADT	"K" Factor	"D" Factor	2018 Volume-Peak Hour Peak Direction	Growth Rate	2024 Volume (2018 x growth/ year)	LOS D Peak Hour, Peak Direction	Project Volume-Peak Direction	Total Traffic = 2024 + Project	% Project of Capacity - Peak Direction	Does Project Meet Concurrency?	Percent assignment Peak direction
Cove Road	SR 76	Project	yes	13,912	0.100	0.510	681	1.033	827	880	34	861	3.88%	yes	40%
	Project	Willoughby Blvd	no	13,912	0.100	0.510	681	1.033	827	880	17	844	1.93%	yes	20%
	Willoughby Blvd	SR 5	no	14,894	0.080	0.540	732	1.021	829	880	13	842	1.48%	yes	15%

Source: Martin County 2018 Roadway LOS Inventory Report

Trips In: 88
Trips Out: 49
Years Grown: 6

Table 6: Link Analysis - 2040

Segment	From	To	2% or greater	Lanes	Projected 2040 Daily Volumes	"K" Factor	"D" Factor	2040 Volume	LOS D Peak Hour, Peak Direction	Project Volume- Peak Direction	Total Traffic =2040 + Project	Does Project Meet Concurrency?	Percent assignment Peak direction
Cove Road	SR 76	Project	no	4LD	17205	0.100	0.510	877	2,000	34	911	yes	40%
	Project	Willoughby Blvd	no	4LD	17205	0.100	0.510	877	2,000	17	894	yes	20%

Source: Martin County 2040 Roadway Level of Service Inventory Report

Trips In: 86
Trips Out: 49

Appendix A

Martin County 2018 Roadway Level of Service Inventory Report

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	750	5,134	0.09	0.51	230	C	2.2%
Berry Ave	Golden Bear Wy	CR-714	750	3,496	0.09	0.50	157	C	0.9%
Berry Ave	CR-714	Sunset Tr	750	1,917	0.09	0.53	91	C	1.0%
Britt Rd	Pine Lake Dr	SR-5	750	4,538	0.08	0.58	208	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	1200	5,145	0.12	0.81	479	C	6.3%
Commerce Ave	Salerno Rd	Monroe St	750	6,810	0.10	0.60	413	D	2.5%
Commerce Ave	Monroe St	Indian St	750	6,726	0.11	0.60	432	D	1.2%
Country Club Dr	Palm Beach County	Island Way	750	2,978	0.08	0.53	120	C	4.2%
Country Club Dr	Island Way	Little Club Dr	750	3,665	0.08	0.59	164	C	4.4%
County Line Rd	Little Club Dr	SR-5	750	2,517	0.08	0.53	105	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	880	13,912	0.10	0.51	681	C	3.3%
Cove Rd	Willoughby Blvd	SR-5	880	14,894	0.09	0.54	732	C	2.1%
Cove Rd	SR-5	CR-A1A	750	12,683	0.08	0.52	547	D	4.2%
Cove Rd	CR-A1A	End	675	5,547	0.09	0.57	285	C	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	740	1,793	0.09	0.53	85	A/B	5.3%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	740	1,812	0.09	0.65	106	A/B	6.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	675	1,928	0.09	0.63	111	C	5.3%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	750	5,401	0.09	0.51	237	C	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	675	10,488	0.10	0.54	578	D	2.2%
CR-707 (Indian River Dr)	CR-707A	SR-732	675	5,683	0.08	0.53	241	C	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	675	6,216	0.09	0.61	334	C	3.1%

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
MacArthur Blvd	Sailfish Point	SR-A1A	675	5,386	0.10	0.58	306	C	0.5%
Mapp Rd	South End	CR-714	750	5,277	0.08	0.67	297	C	0.5%
Mapp Rd	CR-714	SR-714	750	11,742	0.09	0.53	529	D	0.5%
Mapp Rd	SR-714	Matheson Ave	750	5,650	0.09	0.53	275	C	1.9%
Mapp Rd	Matheson Ave	North End	750	7,637	0.08	0.54	322	C	0.5%
Market Pl	SR-5	Commerce Ave	790	4,431	0.08	0.54	187	C	1.9%
Matheson Ave	SR-714	Mapp Rd	750	5,077	0.09	0.61	279	C	0.5%
Monroe St	SR-5	Commerce Ave	750	1,775	0.11	0.64	130	C	1.7%
Murphy Rd	Mapp Rd	High Meadow Ave	750	5,986	0.10	0.51	302	C	0.5%
Murphy Rd	High Meadow Ave	St Lucie County	750	9,699	0.13	0.72	887	F	4.5%
Ocean Blvd	Flagler Ave	Palm Beach Rd	790	9,760	0.10	0.60	556	D	1.7%
Ocean Blvd	Palm Beach Rd	SR-714	1465	12,209	0.10	0.52	635	C	0.5%
Osprey St	SR-5	CR-A1A	750	5,057	0.07	0.54	197	C	1.0%
Osprey St	CR-A1A	Gomez Ave	750	1,864	0.09	0.61	100	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	710	8,272	0.09	0.55	428	D	0.5%
Palm City Rd	SR-714	SR-5	750	7,323	0.08	0.59	363	C	1.1%
Palmer St	CR-707	Indian River Dr	750	3,007	0.11	0.61	205	C	1.8%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	750	11,663	0.10	0.53	593	D	2.5%
Pomeroy St	SR-76	Willoughby Blvd	790	8,804	0.08	0.62	442	D	2.4%
Pomeroy St	Willoughby Blvd	SR-5	790	8,898	0.08	0.57	380	C	3.9%
Salerno Rd	SR-76	Willoughby Blvd	880	7,950	0.09	0.52	389	C	3.5%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	Willoughby Blvd	SR-5	790	9,765	0.12	0.62	727	D	1.8%
Salerno Rd	SR-5	Commerce Ave	750	9,439	0.08	0.55	431	D	0.5%
Salerno Rd	Commerce Ave	CR-A1A	750	7,502	0.09	0.51	337	C	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	2000	6,403	0.09	0.55	310	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	675	9,542	0.09	0.52	461	D	1.0%
Skyline Dr	CR-707A	CR-707	675	2,064	0.08	0.55	87	C	3.0%
SR-5 (US-1)	Palm Beach County	CR-A1A	3110	21,690	0.09	0.56	1,032	A/B	3.8%
SR-5 (US-1)	CR-A1A	CR-708	2000	17,113	0.09	0.68	1,094	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	2000	24,451	0.10	0.65	1,589	C	2.0%
SR-5 (US-1)	Osprey St	Seabranh Blvd	2000	24,010	0.08	0.61	1,128	C	1.2%
SR-5 (US-1)	Seabranh Blvd	Cove Rd	3020	30,639	0.08	0.51	1,313	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	3020	34,682	0.08	0.54	1,461	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	3020	42,146	0.08	0.52	1,775	C	0.9%
SR-5 (US-1)	Monroe St	Indian St	3020	45,627	0.08	0.52	1,922	C	1.3%
SR-5 (US-1)	Indian St	SR-714	3020	45,758	0.09	0.51	2,194	C	0.9%
SR-5 (US-1)	SR-714	SR-5A	3020	38,109	0.09	0.54	1,934	C	0.7%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	3020	36,130	0.09	0.51	1,640	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	2520	49,890	0.08	0.57	2,247	D	1.4%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	2520	55,868	0.08	0.64	2,860	F	0.8%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	3020	59,857	0.08	0.60	2,892	C	1.4%
SR-5 (US-1)	Wright Blvd	Baker Rd	3020	54,975	0.08	0.50	2,172	C	1.1%

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₅₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Causeway Blvd)	CR-707	SR-A1A	1190	13,403	0.10	0.51	684	C	0.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2000	25,891	0.10	0.52	1,319	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2000	24,869	0.09	0.56	1,253	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	740	2,117	0.09	0.57	105	A/B	8.0%
SR-76 (Kanner Hwy)	SR-710	CR-708	740	3,488	0.08	0.59	171	A/B	8.0%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1200	3,027	0.11	0.54	180	A/B	1.9%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	2000	12,928	0.12	0.52	813	C	1.2%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	2000	20,494	0.09	0.60	1,082	C	2.0%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	3020	45,918	0.10	0.52	2,409	C	2.4%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	3020	31,734	0.09	0.52	1,436	C	0.9%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	3020	29,492	0.10	0.52	1,468	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	3020	21,161	0.07	0.52	759	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	3020	25,033	0.08	0.50	1,001	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	1630	19,372	0.11	0.57	1,193	D	1.4%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	2000	21,532	0.09	0.51	1,010	C	0.5%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	925	12,803	0.09	0.54	650	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	1190	8,278	0.09	0.53	395	A/B	2.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	1190	14,957	0.12	0.54	953	D	3.6%
St Lucie Blvd	CR-A1A	Indian St	675	3,083	0.10	0.55	163	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	675	7,420	0.11	0.54	421	D	0.8%
Westmoreland Blvd	St Lucie County	SR-5	790	12,542	0.08	0.60	632	D	2.6%

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Willoughby Blvd	Cove Rd	Salerno Rd	880	3,938	0.10	0.56	216	C	4.6%
Willoughby Blvd	Salerno Rd	Pomeroy St	880	9,827	0.09	0.51	461	C	6.6%
Willoughby Blvd	Pomeroy St	Indian St	2000	11,500	0.10	0.60	662	C	7.9%
Willoughby Blvd	Indian St	SR-714	2000	11,284	0.10	0.53	610	C	4.2%
Wright Blvd	SR-5	Dixie Highway	750	9,689	0.09	0.59	503	D	2.4%

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APPENDIX B

Martin County 2040 Long Range Transportation Plan Data Report / Martin County MPO Transportation Improvement Program – Cove Road

Road Name	From	To	# Lane Bunch Direct (L, R, NB)	Class Int for Isolates (L, NB)	B/C Language Div (# Lane Direct)	Urban Transit Rural	Road attrb. for LOS Isolates	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2007 ADMT	2008 ADMT	2009 ADMT	2010 ADMT	2011 ADMT	2012 ADMT	2013 ADMT	Annual Historical Growth Rate (% Reduction)	Model 2010 Growth Rate (% Reduction)	Model Growth Rate (% Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	VC	
Baker Rd	SR-5	CR-723	1	H	U	Urban	IL_U_Urban_1	2-U	Class II: 2-U Undivided		15000		4,578	4,980	4,214	3,915	4,072	4,718	4,726	4,686	0.20%	8,017	12,486	55.14%	1.66%	7940	0.45
Berry Ave	Golden Bear Wy	CR-714	1	H	U	Urban	IL_U_Urban_1	2-U	Class II: 2-U Undivided		14800		2,623	2,689	2,620	3,100	2,748	3,332	3,444	2,963	0.20%	N/A	N/A	0.00%	0.00%	3122	0.21
Berry Ave		Sunset Tr	1	H	U	Urban	IL_U_Urban_1	2-U	Class II: 2-U Undivided		14600		1,274	1,793	1,507	1,500	1,543	1,461	1,333	1,513	0.00%	481	1,609	234.51%	7.62%	4706	0.32
Bird Rd	First Lane Dr	SR-5	1	H	U	Urban	IL_U_Urban_1	2-U	Class II: 2-U Undivided		14600		4,986	4,982	4,797	4,469	5,043	4,789	4,943	4,626	-0.07%	2245	4650	107.13%	3.57%	9900	0.61
Citrus Blvd	CR-714 (Martin Hwy)	Port St. Lucie Blvd	1	UN	U	Transit	UN_U_Transit_1	UN-1	Transitional 2-U Under Uninterrupted Flow		24400		3,443	3,470	3,443	3,410	3,548	3,412	3,401	0.00%	5722	13575	137.24%	4.57%	7602	0.31	
Commanche Ave	Salerno Rd	Monroe St	1	H	U	Urban	IL_U_Urban_1	2-U	Class II: 2-U Undivided		14600		6,251	6,335	6,338	5,771	6,803	5,891	5,795	5,877	-0.14%	9150	14074	53.81%	1.79%	8723	0.59
Commanche Ave	Monroe St	Indian St	1	H	U	Urban	IL_U_Urban_1	2-U	Class II: 2-U Undivided		14800		6,136	6,340	6,117	6,060	6,260	6,157	6,006	6,251	0.00%	11749	14074	19.79%	0.86%	7364	0.50
Country Club Dr	Palm Beach County	Island Way	1	H	U	Urban	IL_U_Urban_1	2-U	Class II: 2-U Undivided		14600		2,038	2,685	2,446	4,372	2,783	2,465	2,469	2,540	-0.12%	1673	1936	15.12%	0.59%	2686	0.19
Country Club Dr	Island Way	Little Club Dr	1	H	U	Urban	IL_U_Urban_1	2-U	Class II: 2-U Undivided		14800		3,210	3,084	2,889	5,453	5,314	3,331	3,102	3,083	0.00%	8792	10252	16.61%	0.52%	3544	0.24
County Line Rd	Little Club Dr	SR-5	1	H	U	Urban	IL_U_Urban_1	2-U	Class II: 2-U Undivided		14800		2,866	2,753	2,641	4,705	4,658	2,691	2,623	2,590	-0.11%	14627	14300	-2.00%	-0.07%	2658	0.20
County Line Rd	Sevilla Rd	CR-707	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		710	733	686	607	638	560	614	611	-0.26%	N/A	N/A	0.00%	0.00%	693	0.04
Cove Rd	SR-16	Wiloughby Blvd	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		12,695	12,429	11,965	12,453	12,422	12,694	12,811	13,051	0.06%	14767	19815	35.36%	1.18%	17205	1.06
Cove Rd	Wiloughby Blvd	SR-5	1	NS	U	Urban	NS_U_Urban_1	NS-2	2-U Divided Non-State		16725		13,861	13,741	13,861	13,741	13,832	14,004	14,188	0.11%	10513	13547	28.66%	0.86%	17686	1.07	
Cove Rd	SR-5	CR-41A	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		12,693	12,461	12,313	11,380	11,564	11,706	11,514	12,065	-0.14%	11154	13134	17.75%	0.59%	14627	0.86
Cove Rd	CR-41A	End	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		5,174	5,171	5,335	4,872	5,141	5,108	5,015	5,210	-0.00%	327	233	-30.86%	-1.03%	5913	0.37
CR-400 (Alapattah Rd)	SR-710	CR-714	1	UN	U	Rural	UN_U_Rural_1	UN-1	Uninterrupted Rural Hwy 2-U Undivided		14000		1,706	1,125	1,177	1,179	1,295	1,324	1,387	1,489	0.14%	2818	5944	110.83%	3.70%	2986	0.21
CR-400 (Alapattah Rd)	CR-714	St. Lucie County	1	UN	U	Rural	UN_U_Rural_1	UN-1	Uninterrupted Rural Hwy 2-U Undivided		14000		1,344	1,516	1,426	1,481	1,510	1,481	1,366	1,391	0.13%	1382	12812	827.86%	27.57%	11746	0.62
CR-707 (Beach Rd)	Palm Beach County	CR-708	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		1,863	1,606	1,616	1,684	1,615	1,739	1,616	1,514	-0.11%	2128	2791	30.89%	1.02%	1932	0.12
CR-707 (Dine Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		8,563	8,794	8,668	8,130	8,665	8,095	8,314	8,300	-0.00%	4966	7222	46.43%	1.51%	7959	0.47
CR-707 (Indian River Dr)	CR-707 (Dine Hwy)	CR-707/NA between Beach Blvd	1	UN	U	Urban	UN_U_Urban_1	NS-1	2-U Undivided Non-State		15000		12,614	11,867	11,663	10,763	10,723	10,319	10,765	10,374	-0.32%	5008	7140	41.72%	1.39%	14270	0.89
CR-707 (Indian River Dr)	CR-707A	SR-732	1	UN	U	Urban	UN_U_Urban_1	NS-1	2-U Undivided Non-State		15000		6,159	5,364	6,000	6,269	6,220	5,943	5,889	5,437	-0.09%	3896	5613	44.07%	1.47%	7594	0.46
CR-707 (Indian River Dr)	SR-732	St. Lucie County	1	UN	U	Urban	UN_U_Urban_1	NS-1	2-U Undivided Non-State		15000		5,021	6,051	5,415	5,140	5,191	5,320	5,584	5,670	0.07%	6808	10874	56.77%	1.89%	6555	0.54
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	2	H	D	Urban	IL_U_Urban_2	2-2D	Class II: 4-U Divided		32400		21,464	22,356	20,832	22,537	21,263	21,504	22,905	21,581	0.03%	13265	19360	23.39%	0.79%	26681	0.80
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	2	I	D	Urban	IL_U_Urban_2	1-2D	Class I: 4-U Divided		38000		20,750	20,679	19,369	16,743	20,582	16,605	21,620	20,364	0.03%	13466	17564	36.43%	1.01%	25667	0.65
CR-708 (Beach Rd)	Pineapple Wy	CR-707	1	UN	U	Urban	UN_U_Urban_1	NS-1	2-U Undivided Non-State		15000		12,025	11,442	10,177	9,723	9,463	9,802	10,700	10,205	-0.24%	5098	7168	41.09%	1.37%	13975	0.86
CR-708 (Beach Rd)	SR-16	CR-711	1	UN	U	Rural	UN_U_Rural_1	UN-1	Uninterrupted Rural Hwy 2-U Undivided		14000		828	743	815	655	658	619	602	671	-0.26%	8539	12836	50.32%	1.68%	975	0.07
CR-708 (Beach Rd)	CR-711	I45	1	UN	U	Rural	UN_U_Rural_1	UN-1	Uninterrupted Rural Hwy 2-U Undivided		14000		2,497	2,353	2,402	2,629	2,420	2,457	2,395	2,521	0.00%	11654	19316	62.85%	2.10%	3949	0.26
CR-708 (Beach Rd)	I45	Powderline Ave	1	UN	U	Transit	UN_U_Transit_1	UN-1	Transitional 2-U Under Uninterrupted Flow		24400		7,596	7,619	6,845	6,166	6,576	6,229	6,461	6,718	-0.29%	17169	20682	20.46%	0.68%	7965	0.33
CR-708 (Beach Rd)	Powderline Ave	SR-5	1	NS	D	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		8,833	8,071	8,475	7,503	7,792	7,577	7,195	8,017	-0.26%	17235	29406	18.40%	0.61%	9345	0.59
CR-708 (Beach Rd)	SR-5	CR-41A	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		9,590	9,890	9,559	8,863	7,332	8,823	9,019	8,865	-0.22%	4469	6313	40.32%	1.34%	12982	0.76
CR-708 (Beach Rd)	CR-41A	Comet Ave	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		8,556	8,800	8,915	7,680	7,980	8,010	8,009	8,072	-0.18%	7011	14620	34.79%	1.10%	16569	0.67
CR-708 (Beach Rd)	Comet Ave	CR-707	1	NS	U	Urban	NS_U_Urban_1	NS-1	2-U Undivided Non-State		15000		4,653	5,051	4,866	4,686	4,963	4,655	4,791	4,906	-0.07%	4506	6797	48.80%	1.63%	7966	0.44
CR-711 (Pine Whitney Rd)	Palm Beach County	CR-708	1	UN	U	Rural	UN_U_Rural_1	UN-1	Uninterrupted Rural Hwy 2-U Undivided		14000		2,143	2,342	2,523	2,593	2,476	2,664	2,594	2,562	0.31%	4906	6298	53.70%	1.79%	3902	0.27

Build table volume has been estimated or adjusted to account for recently constructed or committed projects.
Shaded volume exceeds generalized LOS volume and requires additional analysis.

Road Name	From	To	# Lane Birth Direct (L, R, B)	Class for Is Booster (L, R, B)	EB Language Div (L, R, B)	Urban Transit Road Type	2040 Road Type	Generalized Service Capacity	2040 Generalized Service Capacity	2008 AADT	2007 AADT	2006 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (2008-2013)	Model 2040 AADT	Model Growth Rate (20 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	VC	
Murphy Rd	High Meadow Ave	St Lucie County	1	NS	U	Urban	NS-U_Urban_1	NS-1	24-U Undivided Non-State	12,868	12,034	10,060	8,076	7,315	7,388	7,454	7,797	-0.84%	13,020	35.74%	1.19%	1.19%	10005	0.65
Coast Blvd	Flagler Ave	Palm Beach Rd	1	I	D	Urban	LD_U_Urban_1	2-D	Class II: 24-U Divided	12,380	11,442	8,260	9,084	10,052	9,875	9,325	9,830	-0.31%	14,437	16.03%	0.55%	0.55%	11260	0.36
Coast Blvd	Palm Beach Rd	SR-714	2	NS	D	Urban	NS-D_Urban_2	NS-2D	4-Ln Divided Non-State	13,781	13,454	10,564	11,675	12,613	12,210	12,023	12,168	-0.11%	10107	35.69%	1.19%	1.19%	14674	0.53
Operry St	SR-5	CR-1A	1	I	U	Urban	LD_U_Urban_1	2-U	Class II: 24-U Undivided	5,329	4,972	4,703	4,682	4,644	4,461	4,416	4,597	-0.21%	6164	17.78%	0.59%	0.59%	5332	0.36
Operry St	CR-1A	Gonzalez Ave	1	I	U	Urban	LD_U_Urban_1	2-U	Class II: 24-U Undivided	2,109	1,963	1,844	1,921	1,905	1,848	1,986	1,892	-0.00%	4263	25.22%	0.84%	0.84%	2309	0.16
Palm Beach Rd	SR-714	Ocean Blvd	1	NS	D	Urban	NS-D_Urban_1	NS-1D	2-U Divided Non-State	8,527	8,625	8,071	7,670	7,705	7,798	8,181	8,626	-0.04%	11054	11.79%	0.39%	0.59%	8791	0.66
Palm City Rd	SR-714		1	I	U	Urban	LD_U_Urban_1	2-U	Class II: 24-U Undivided	7,510	7,635	6,507	6,934	6,966	6,848	6,808	6,574	-0.24%	12466	17.52%	0.59%	0.59%	7910	0.49
Palmer St	CR-707	Indian River Dr	1	I	U	Urban	LD_U_Urban_1	2-U	Class II: 24-U Undivided	3,033	2,971	2,763	2,714	2,739	2,762	2,612	2,684	-0.24%	6135	43.10%	1.44%	1.44%	3725	0.25
Pine Lake Dr	Fork Rd	Belt Rd	1	NS	U	Urban	NS-U_Urban_1	NS-1	24-U Undivided Non-State	1,983	2,139	1,827	1,951	1,823	1,715	1,618	1,779	-0.27%	N/A	0.00%	0.00%	0.59%	2019	0.13
Pineapple Wy	CR-707A/Jensen Beach Blvd	SR-732	1	I	U	Urban	LD_U_Urban_1	2-U	Class II: 24-U Undivided	11,889	10,875	9,720	9,763	10,369	10,342	10,050	10,664	-0.15%	N/A	0.00%	0.00%	0.59%	12104	0.82
Pomeroey St	SR-76	Villagegrove Blvd	1	I	D	Urban	LD_U_Urban_1	2-D	Class II: 24-U Divided	3,843	4,792	6,038	6,872	7,263	7,138	7,032	8,061	1.55%	6878	140.36%	4.86%	4.86%	18244	1.17
Pomeroey St	Villagegrove Blvd	SR-5	1	I	D	Urban	LD_U_Urban_1	2-D	Class II: 24-U Divided	4,323	4,839	5,724	6,284	6,301	6,793	6,526	7,324	1.09%	7752	150.84%	3.36%	3.36%	13978	0.80
North River Shore St	Spence Ridge Dr	SR-5	1	NS	U	Urban	NS-U_Urban_1	NS-1	24-U Undivided Non-State	1,996	1,909	1,893	2,008	2,073	2,024	2,039	2,150	0.19%	N/A	0.00%	0.00%	0.59%	2440	0.15
Salerno Rd	SR-76	Villagegrove Blvd	1	NS	U	Urban	NS-U_Urban_1	NS-1	24-U Undivided Non-State	8,476	8,440	7,334	6,790	7,199	6,866	7,337	6,967	-0.31%	8033	86.69	41.19%	1.47%	9736	0.81
Salerno Rd	Villagegrove Blvd	SR-5	1	I	D	Urban	LD_U_Urban_1	2-D	Class II: 24-U Divided	11,222	10,718	10,006	8,688	8,870	8,689	8,707	8,711	-0.42%	10549	39.79%	1.33%	1.33%	11830	0.76
Salerno Rd	Commerce Ave	SR-5	1	NS	U	Urban	NS-U_Urban_1	NS-1	24-U Undivided Non-State	10,551	10,400	9,564	8,304	9,225	9,060	8,425	9,147	-0.24%	4360	16.33%	0.81%	0.81%	10656	0.87
Salerno Rd	Commerce Ave	CR-1A	1	I	D	Urban	LD_U_Urban_1	2-D	Class II: 24-U Divided	8,167	6,550	7,950	7,712	7,660	7,634	7,551	7,365	-0.27%	11861	9.71%	0.32%	0.59%	8309	0.54
Salerno Rd	CR-707A	County Line Rd	1	NS	U	Urban	NS-U_Urban_1	NS-1	24-U Undivided Non-State	1,372	1,255	1,122	1,052	1,068	1,025	1,081	1,029	-0.41%	N/A	0.00%	0.00%	0.59%	1168	0.07
Seabrook Blvd	Doublene Dr	SR-5	2	I	D	Urban	LD_Urban_2	1-2D	Class I: 44-U Divided	6,778	6,746	6,408	6,675	7,135	6,737	6,655	6,803	0.00%	9774	32.33%	1.08%	1.08%	8563	0.22
Seawall Pl Rd	SR-1A	Palmer St	1	NS	U	Urban	NS-U_Urban_1	NS-1	24-U Undivided Non-State	9,265	9,602	8,048	7,713	8,325	8,512	8,582	8,721	-0.12%	8570	46.43%	1.55%	1.55%	12385	0.78
Silver Fox Ln	Farm Rd	SR-710	1	UN	U	Rural	UN-U_Rural_1	UN-1	Unimproved Rural Hwy 24-U Undivided	263	222	268	266	160	229	207	184	-0.60%	N/A	0.00%	0.00%	0.59%	229	0.02
Skylene Dr	CR-707A	CR-707	1	NS	U	Urban	NS-U_Urban_1	NS-1	24-U Undivided Non-State	2,352	2,114	2,057	2,045	2,163	2,000	2,105	1,952	-0.16%	N/A	0.00%	0.00%	0.59%	2216	0.14
SR-15 (Common Hwy)	Palm Beach County	SR-76	1	UN	U	Rural	UN-U_Rural_1	UN-1	Unimproved Rural Hwy 24-U Undivided	5,049	5,159	4,822	3,660	4,333	4,167	4,196	4,759	-0.22%	4323	29.52%	0.89%	0.89%	6022	0.72
SR-15 (Common Hwy)	SR-76	Chaschoobee County	1	UN	U	Rural	UN-U_Rural_1	UN-1	Unimproved Rural Hwy 24-U Undivided	3,914	3,659	3,145	2,530	2,859	2,689	2,709	2,839	-0.55%	2671	21.34%	0.71%	0.71%	3384	0.40
SR-5 (US-1)	Palm Beach County	CR-1A	2	UN	D	Transit	UN-U_Transit_2	UN-2	Transitional 4-Ln Unimproved Divided Hwy	15,332	18,411	18,159	19,854	18,749	18,809	18,657	18,220	-0.03%	30777	40.07%	1.34%	1.34%	24790	0.39
SR-5 (US-1)	CR-1A	CR-706	2	I	D	Urban	LD_Urban_2	1-2D	Class I: 44-U Divided	14,479	15,011	14,172	14,805	15,141	14,656	14,964	14,528	-0.02%	29614	36.59%	1.22%	1.22%	19312	0.46
SR-5 (US-1)	Operry St	Seabrook Blvd	2	I	D	Urban	LD_Urban_2	1-2D	Class I: 44-U Divided	22,198	23,159	22,437	22,691	22,088	21,910	21,883	22,183	-0.05%	27724	37.12%	1.24%	1.24%	29590	0.74
SR-5 (US-1)	Seabrook Blvd	Cove Rd	3	I	D	Urban	LD_Urban_3	1-3D	Class I: 64-U Divided	22,695	22,506	22,330	22,391	22,663	21,663	21,776	21,697	0.10%	33060	46.24%	1.21%	1.21%	29749	0.72
SR-5 (US-1)	Cove Rd	Salerno Rd	3	I	D	Urban	LD_Urban_3	1-3D	Class I: 64-U Divided	35,242	33,355	35,241	28,846	29,386	28,494	28,974	28,708	-0.34%	43859	41.62%	1.39%	1.39%	39469	0.66
SR-5 (US-1)	Salerno Rd	Monroe St	3	I	D	Urban	LD_Urban_3	1-3D	Class I: 64-U Divided	30,042	32,621	31,805	32,686	32,029	32,046	31,901	32,269	0.05%	41955	54.613	1.07%	1.07%	41031	0.66
SR-5 (US-1)	Monroe St	Indian St	3	I	D	Urban	LD_Urban_3	1-3D	Class I: 64-U Divided	42,362	40,584	38,266	38,175	38,163	37,984	37,891	38,472	-0.15%	43839	55.666	0.89%	0.89%	46678	0.81
SR-5 (US-1)	Indian St	SR-714	3	I	D	Urban	LD_Urban_3	1-3D	Class I: 64-U Divided	43,602	42,584	39,776	40,338	40,016	39,181	39,852	40,597	-0.14%	46178	50.020	0.89%	0.89%	50407	0.84
SR-5 (US-1)	Indian St		3	I	D	Urban	LD_Urban_3	1-3D	Class I: 64-U Divided	46,081	45,229	43,541	42,827	43,121	42,725	42,008	43,146	-0.13%	45432	50.096	0.59%	0.59%	46038	0.83

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



Table 9-2 and Figure 9-1 depicts the Multimodal CFP. The pie-chart images in Figures 9-2, 9-3, 9-4, and 9-5 depict the funding allocation for projects based on revenue forecasts. Table 9-2a includes further detailed information regarding planning timeframes, funding allocation, and cost projections. (See also Appendix E-2). All of the Roadway Needs Plan projects are projected to be cost feasible through the revenue streams anticipated to be available through 2040.

Table 9- 2. Multimodal Cost Feasible Plan

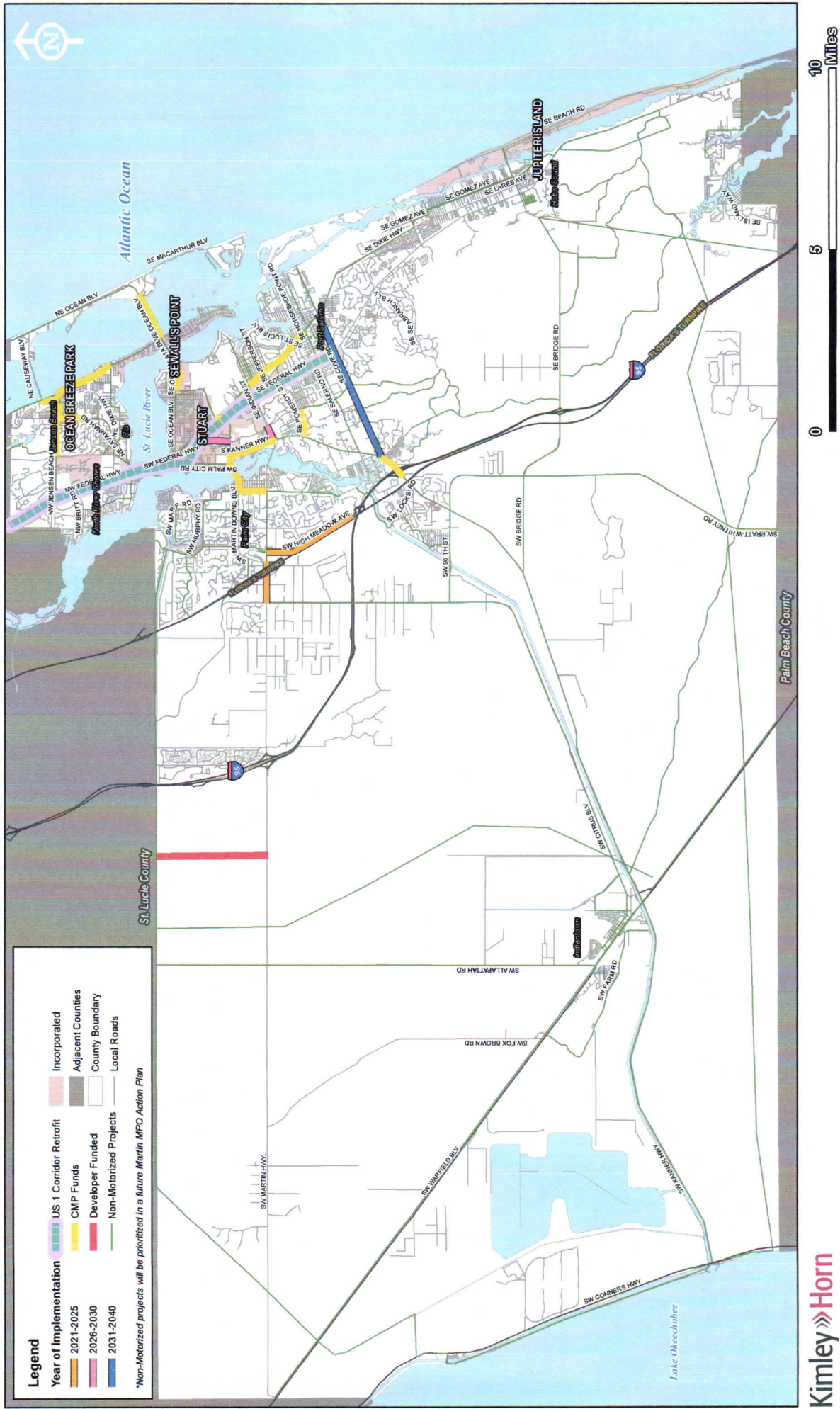
Project	Description	Estimated Implementation Timeframe
US 1	Corridor Retrofit Project	2021-2040
Congestion Management Process Strategies / Livable Communities Initiative	CMP / LCI Funds	2021-2040
Bicycle and Pedestrian Facilities ⁽¹⁾	Bicycle and Pedestrian Trails	2021-2040
Transit Projects	Transit	2021-2040
System Maintenance ⁽²⁾	Maintenance	2021-2040
SR 714 (Martin Hwy) from CR 76A (Citrus Blvd) to Martin Downs Boulevard	Widen from 2 lanes to 4 lanes	2021-2025
CR 713 (High Meadow Ave) from I-95 to CR 714 (Martin Hwy)	Widen from 2 lanes to 4 lanes	2021-2025
Indian St from SR 76 (Kanner Hwy) to Willoughby Boulevard	Widen from 4 lanes to 6 lanes	2026-2030
Willoughby Blvd from Monterey Road to SR 5 (US 1)	New 2-lane road	2026-2030
Cove Rd from SR 76 (Kanner Hwy) to US 1 ⁽³⁾	Widen from 2 lanes to 4 lanes	2031-2040
Cove Rd from US 1 to CR A1A	Widen from 2 lanes to 4 lanes	2031-2040
Village Parkway Extension from Martin Highway to St. Lucie County	New 4-lane road	Developer Funded

⁽¹⁾ Non-Motorized projects will be prioritized in a future Martin MPO Action Plan.

⁽²⁾ The application of Federal TMA funds to roadway maintenance needs will be for roadways on the federal aid highway system.

⁽³⁾ ROW and Design costs are included in the 2026-2030 planning timeframe.

Figure 9-1. Multimodal Cost Feasible Plan



4417001

COVE ROAD FROM SR-76/KANNER HIGHWAY TO SR-5/US-1 Non-SIS



Project Description: 2017 MPO PRIORITY #3 WIDEN FROM 2 TO 4 LANES

Work Summary: ADD LANES & RECONSTRUCT From: SR-76/KANNER HIGHWAY

To: SR-5/US-1

Lead Agency: FDOT Length: 3.230

Phase	Fund Source	2018/19	2019/20	2020/21	2021/22	2022/23	Total
PDE	SA	0	0	0	505,000	412,636	917,636
PDE	SU	0	0	0	0	1,587,364	1,587,364
Total		0	0	0	505,000	2,000,000	2,505,000

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 2,505,000



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: February 28, 2019
Parcel ID#: 55-38-41-000-043-00020-4
Project Name: Showcase PUD
Former Project Name: N/A
Owner/Developer: Cove/Salerno Partners, LLC
Contact Name/Number: Morris A. Crady, Lucido & Associates 772-220-2100
Total Project Acreage: 47.12
Year 1 of the Build-Out: 2026

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

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached	162 duplex units			50		50		67			
Multi-family											
Apartment											
Townhouse	54					54					
Other											

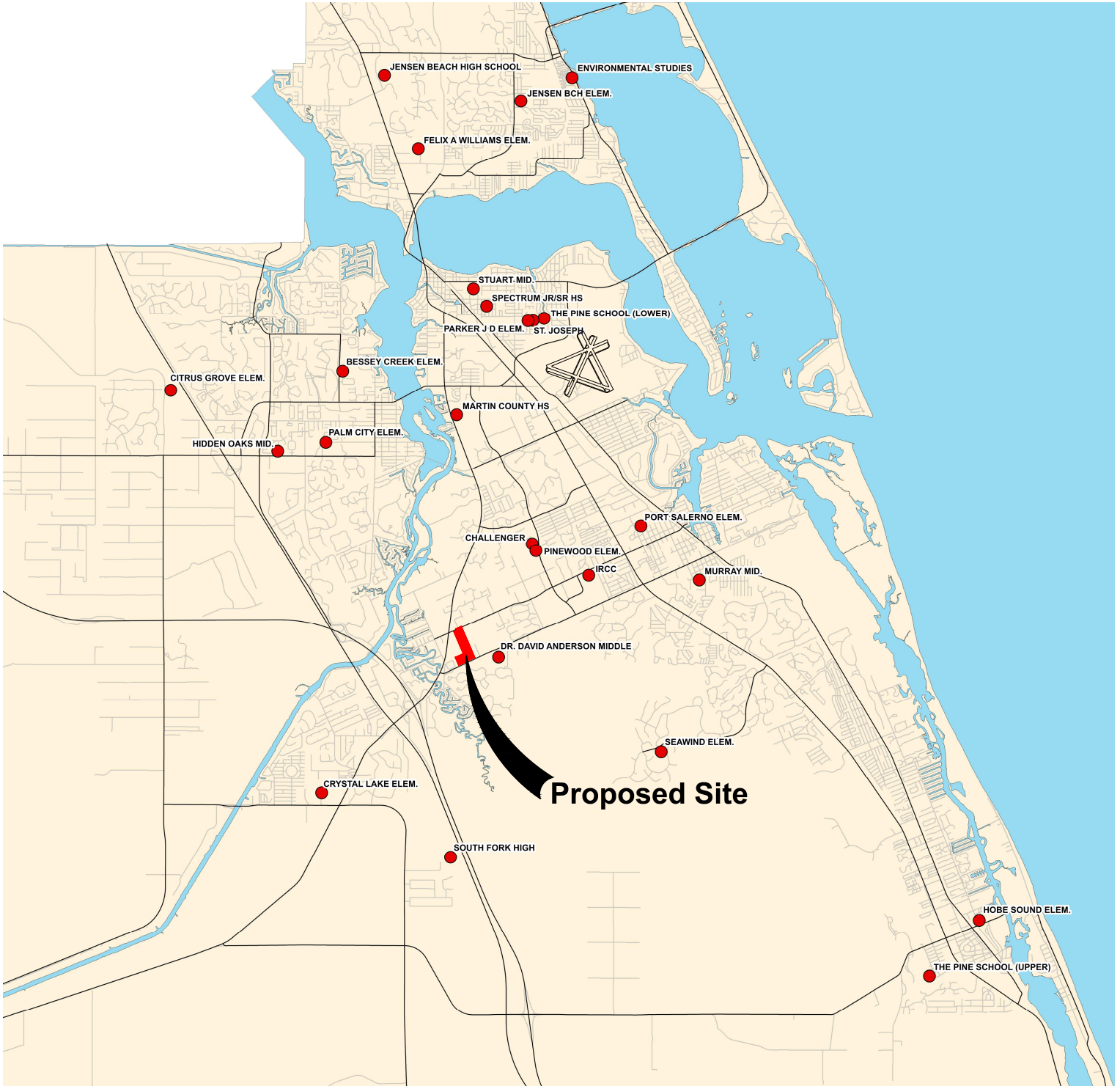
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

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

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	duplexes 162	1,800-2,300	\$250,000	NA
Multi-family				
Apartment				
Townhouse	54	1,800-2,300	\$220,000	NA
Other				

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

School Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

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



CoveSalerno Partners LLC

Martin County, Florida

WATER AND SEWER AVAILABILITY WORKSHEET

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

1. General Information

Date: 04/12/2018

melissac@themilcorgroup.com

Contact name: Melissa Corbett, P.E. Phone: 772-223-8850 E-Mail: _____

Local government: Martin County

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

Wastewater Collection: Martin County Utilities & Solid Waste Department

2. Infrastructure Information

North Plant: 00081025-079-WC

Tropical Farms Plans: 0143244-003-WC

Water treatment plant permit number: _____ Permitting agency: FDEP

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

Are distribution lines available to serve the property? Yes X No _____

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

Are reuse distribution lines available to serve the property? Yes _____ No X

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

provided: Martin County does not have adequate capacity at this time.

Wastewater treatment plant permit number: FL 0043214 Permitting agency: FDEP

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

Are collection lines available to serve the property? Yes X No _____

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

3. SFWMD Consumptive Use Permit (CUP) Information

CUP number: 43-00102-W Expiration date: 7-27-2035

Total CUP duration (years): 20

CUP allocation in last year of permit: 25.41 MGD

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

Allocations to other local governments: n/a

Reserved capacity: 0.508 MGD

4. Consumptive Use Analysis

Designate mgd X or mgy _____

A. Current year CUP allocation: 18.800

B. Consumption in the previous calendar year: 11.984

C. Reserved capacity X or growth projection 0.508

D. Projected consumption by proposed comprehensive plan amendment areas 0.027

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

6.281

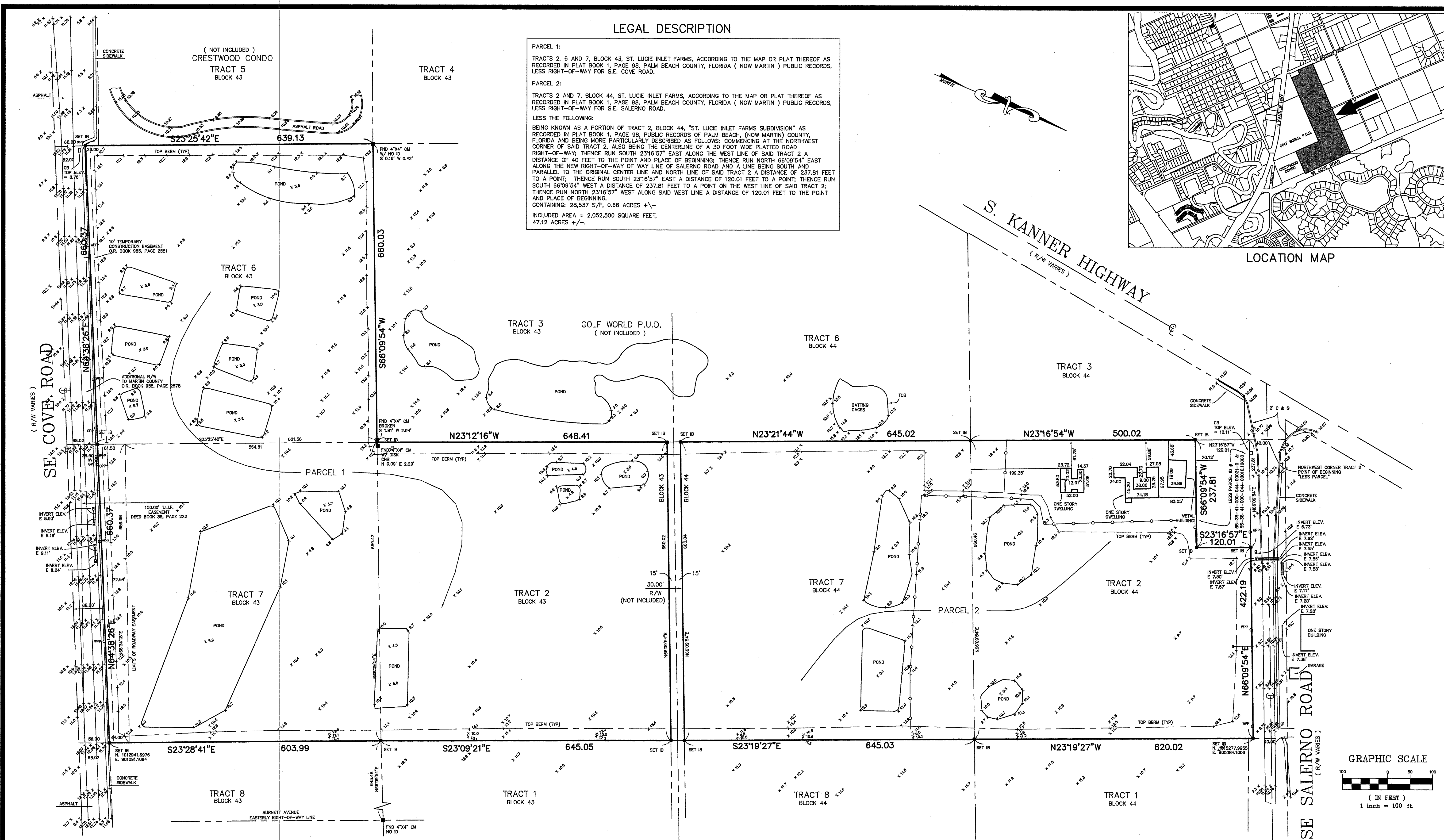
If the amount in E is zero or a negative number, explain how potable water will be made available for future uses: _____

WORKSHEET INSTRUCTIONS

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

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

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



LEGAL DESCRIPTION

PARCEL 1:

TRACTS 2, 6 AND 7, BLOCK 43, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. COVE ROAD.

PARCEL 2:

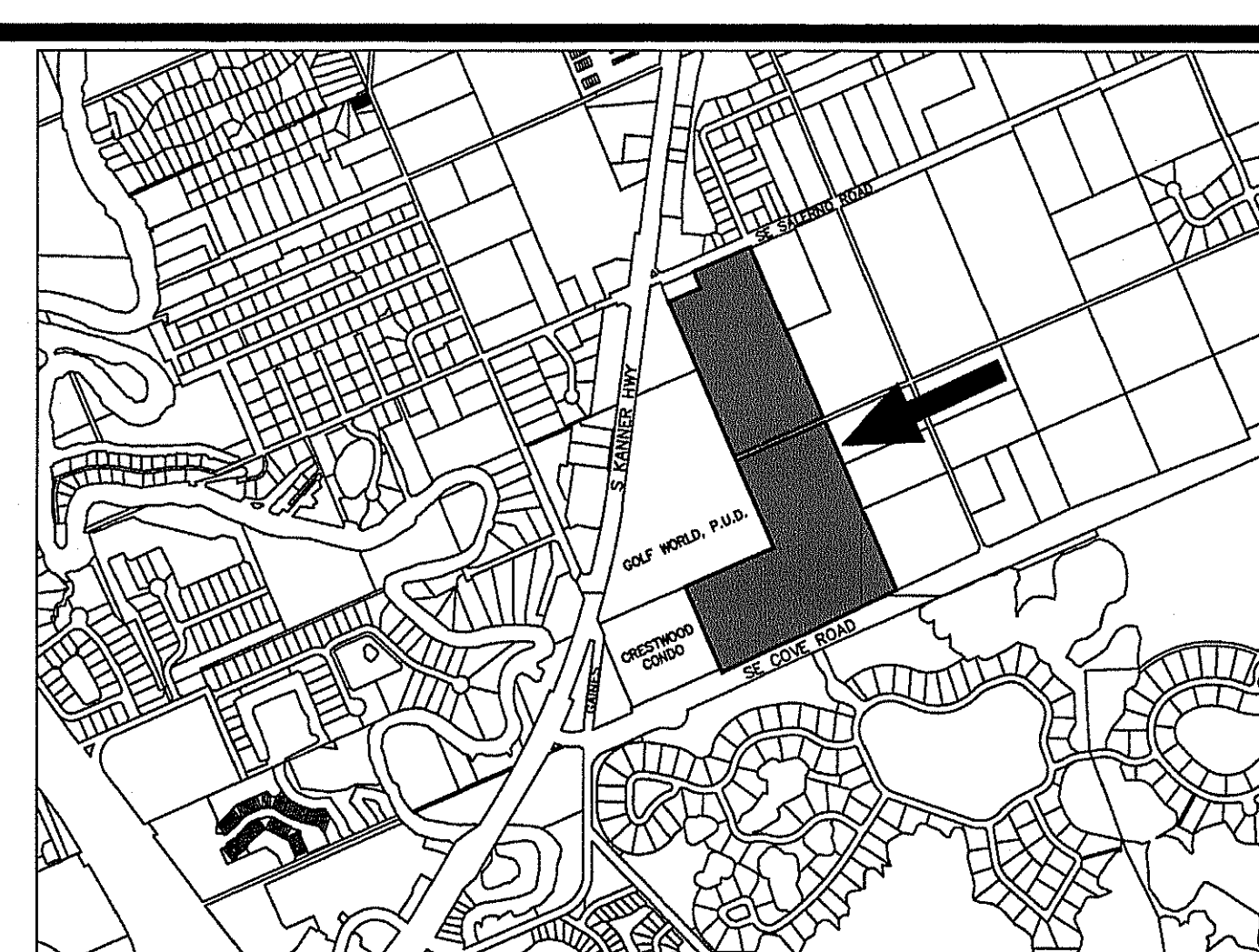
TRACTS 2 AND 7, BLOCK 44, ST. LUCIE INLET FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH COUNTY, FLORIDA (NOW MARTIN) PUBLIC RECORDS, LESS RIGHT-OF-WAY FOR S.E. SALERNO ROAD.

LESS THE FOLLOWING:

BEING KNOWN AS A PORTION OF TRACT 2, BLOCK 44, "ST. LUCIE INLET FARMS SUBDIVISION" AS RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO BEING THE CENTERLINE OF A 30 FOOT WIDE PLATTED ROAD RIGHT-OF-WAY; THENCE RUN SOUTH 23°16'57" EAST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 40 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUN NORTH 66°09'54" EAST ALONG THE WEST RIGHT-OF-WAY OF SAID SALERNO ROAD AND A LINE BEING SOUTH AND PARALLEL TO THE ORIGINAL CENTER LINE AND NORTH LINE OF SAID TRACT 2 A DISTANCE OF 237.81 FEET TO A POINT; THENCE RUN SOUTH 23°16'57" EAST A DISTANCE OF 120.01 FEET TO A POINT; THENCE RUN SOUTH 66°09'54" EAST A DISTANCE OF 237.81 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 2; THENCE RUN NORTH 67°16'57" WEST ALONG SAID WEST LINE A DISTANCE OF 120.01 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING: 28,537 S/F, 0.66 ACRES +/-

INCLUDED AREA = 2,052.500 SQUARE FEET,
47.12 ACRES +/-.



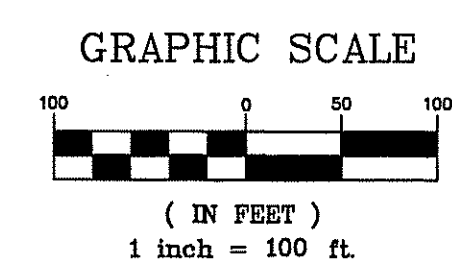
LOCATION MAP

REVISONS	BY
ADDED TOPO & POINCS 08/10/2006	SJB
REVISED TOPO & POINCS 08/10/2006	SJB
UPDATE BOUNDARY SURVEY & TOPOGRAPHY 07/20/2009	SJB
ADDED NOTE 02/25/2010	SJB
WMR AND BLEEDER DETAIL 09/19/2013	SJB
UPDATE BOUNDARY SURVEY 06/22/2016	RFC
UPDATE BOUNDARY SURVEY & TOPOGRAPHY 05/31/2018	RFC
UPDATE BOUNDARY SURVEY & TOPOGRAPHY 01/25/2019	RFC
FILE:	

PREPARED FOR: COVE/SALERNO PARTNERS, LLC

STEPHEN J. BROWN, INC
 LICENSED BUSINESS NUMBER: 6484
 SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
 619 EAST 5TH STREET, SUITE FLORIDA 34984 EMAIL: sjbrown@bellsouth.net PHONE: (772)-288-7176

TOPOGRAPHIC BOUNDARY SURVEY



Date of original field survey:
09/11/2005

[illegible]

PRO PRORATED
R RADIUS
RAD RADIAL
RRS RAILROAD SPIKE
RVS RANG
RCS REGISTERED LAND SURVEYOR
RCS REINFORCED CONCRETE PIPE
R/W RIGHT OF WAY
SS SANITARY SEWER
SECT SECTION
SET L.B. SET S/B RDN BAR & CAP #4049
SET PK SET PK ILL. & WASHER #4049
S/T SEPTIC TANK
S/W SIDEWALK
SBT SOUTHERN BELL TELEPHONE BOX
S/C SQUARE FEET
S/D SUBDIVISION
TANGENT
TCE TEMPORARY CONSTRUCTION EASEMENT
TOB TOP OF BANK
TOE TOE OF SLOPE
TWP TOWNSHIP
TRANS TRANSFORMER
TYP TYPICAL
UDS UTILITY & DRAINAGE EASEMENT
UE UTILITY EASEMENT
UG UNDERGROUND
U/L UTILITY POLE
WM WATERS METER
WV WATER VALVE
WPP WOOD POWER POLE
Ø DIAMETER

1. PROPERTY ADDRESS: 3
2. CERTIFIED TO:
— COVE/SALERNO PARTNER

1 SE COVE ROAD

NOT VALID WITHOUT
ORIGINAL RAISED SEA
SURVEYOR AND MAPPER

S, LLC

STEPHEN

STEPHEN J. BROWN, PROFESSIONAL
REGISTRATION NO.

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

STEPHEN J. BROWN, INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA

NOTES:

1. Survey of description as furnished by Client.
2. Lands shown hereon were abstracted for easements and/or rights-of-way of record.
3. All bearings are references to the Florida State Plane Coordinate System, NAD 83/90.
4. Elevations shown hereon are relative to North American Vertical Datum of 1988, and are based on benchmark GCY D27.
5. There are no above ground encroachments, unless otherwise shown.
6. The National Flood Insurance Program designation as indicated on the F.E.M. Map 12085C0301G & 12085C0282G, dated 03/16/2015, locates the parcel in Zone X, base flood elevation 4 feet.
7. Subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
8. Underground foundations & utilities not located unless shown.
9. The expected use of the survey and map is for commercial.
10. All measurements are in accordance with the United States standard, in feet.
11. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

DRAWN
S.J.B.
CHECKED
S.J.B.
DATE
11/07/2005
SCALE
1" = 100'
JOB NO.
4896-01-13
SHEET
ONE
OF ONE SHEETS