

Correspondence

CPA 19-6

KL Waterside

FLUM

From: [Leo Repetti](#)
To: [Samantha Lovelady](#)
Cc: [James Christ](#); [Jeremy Covey](#); [Samuel Amerson](#)
Subject: RE: CPA 19-6 Neill Parcels FLUM
Date: Monday, June 29, 2020 1:21:31 PM
Attachments: [Revised Final Flows.xlsx](#)
[image001.png](#)

Samantha,

Please see the revised Utilities response based on the new uses and areas.

CPA 10-19 / Ordinance 876 relocated the Martin County Service territory to include Commercial Waterfront and Industrial areas on a portion of this new application. The anticipated flows were calculated at approximately 0.3 million gallons per day (MGD). The proposed uses with this application result in an increase of 0.036 MGD. The following chart identifies specific uses from the application and projected flows.

Neill Parcel - Water and Wastewater Flows

Existing use in Urban service area	75	Unit	GPD / Unit	GPD
General Retail (acre 60% max bldg)	74.0	Acres	0.10	193,406
Industrial	175.4	Acres	600	105,240
Total				298,646

Proposed Uses	Qty.	Unit	GPD / Unit	GPD
General Retail (acre 60% max bldg)	19.6	Acres	0.10	51,227
Industrial	473.8	Acres	600	284,280
Total				335,507

Net increase in Water and Wastewater Flows **36,860**

Martin County Utilities is the utility provider for this parcel and we have adequate capacity in our system. The developer will be required to have utility-related plans reviewed and approved by Martin County Utilities, obtain appropriate permits, pay applicable utility fees, and construct utility infrastructure improvements to support their development.

Martin County Utilities has however identified a near-term need for surficial raw water wells to supply the Tropical Farms Water Treatment Plant. This project is in the vicinity of existing raw water wells and request consideration of up to four surficial well sites within their project limits.

Martin County Utilities has no objection to the above comp plan amendment / zoning application.

Thank you,

Leo Repetti, PE

Martin County Utilities & Solid Waste

From: Lukas Lambert
To: Lisa Wichser; Samantha Lovelady
Subject: RE: CPA 19-5, 19-6 Neill Parcels
Date: Thursday, June 25, 2020 3:53:59 PM
Attachments: image003.png

Lisa/Sam,

In the original 19-5 Neill Parcels CPA submittal, the existing FLU trip generation included with the [January 2019 TIA](#) (begins on page 67), in my opinion matched the stipulations imposed under Ordinance [876](#) & [877](#) that is tied to the parcel which limited development to 1.6M SF of non-residential landuses existing on the parcels.

Table 1 - Trip Generation Existing FLU

Table 1a: Daily

Land Use	FTE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips			
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Single Family Detached	210	12	DU	$Ln(T)=0.92Ln(X)+2.71$	50%	50%	74	74	148	1	2	3	2.0%	73	72	145	-	-	0.0%	73	72	145
General Office	710	250,000	SF	$Ln(T)=0.97Ln(X)+2.50$	50%	50%	1,291	1,290	2,581	52	176	228	8.8%	1,239	1,114	2,353	118	117	235	1,121	997	2,118
General Light Industrial	110	1,250,000	SF	$T=4.96(X)$	50%	50%	3,100	3,100	6,200	125	424	549	8.9%	2,975	2,676	5,651	283	282	565	2,692	2,394	5,086
Shopping Center	820	50,000	SF	$Ln(T)=0.68Ln(X)+5.57$	50%	50%	1,876	1,876	3,752	601	172	778	20.7%	1,275	1,699	2,974	714	714	1,428	488	985	1,546
Marina	420	50	Berths	$T=2.41(X)$	50%	50%	61	60	121	-	-	-	0.0%	61	60	121	3	3	6	58	57	115
TOTALS							6,482	6,480	12,962	779	779	1,558	12.1%	5,623	5,621	11,244	1,118	1,116	2,234	4,505	4,505	9,010

Source: ITE 10th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	12	DU	T=0.71(X)+4.80	25%	75%	3	10	13	-	-	-	0.0%	3	10	13	-	-	0.0%	3	10	13	
General Office	710	250,000	SF	T=0.94(X)+26.40	80%	14%	224	37	261	1	2	3	1.1%	223	35	258	13	13	26	210	22	232	
General Light Industrial	110	1,250,000	SF	T=0.70(X)	88%	12%	770	165	935	4	7	11	1.3%	766	98	864	43	43	86	723	55	778	
Shopping Center	820	50,000	SF	T=0.94(X)	62%	38%	29	18	47	9	5	14	29.8%	20	13	33	8	8	16	48.0%	12	5	17
Marina	420	50	Berths	T=0.07(X)	33%	67%	1	3	4	-	-	-	0.0%	1	3	4	-	-	5.0%	-	3	4	
TOTALS							1,027	173	1,200	14	14	28	3.3%	1,013	159	1,172	64	64	128	10.9%	949	95	1,044

Source: ITE 10th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips			Net External Trips			Pass-by Trips			Net New Trips				
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total		
Single Family Detached	210	12	DU	$Ln(T)=0.98Ln(X)+0.30$	63%	37%	8	5	13	4	2	6	46.2%	4	3	7	-	-	0.0%	4	3	7	
General Office	710	250,000	SF	$Ln(T)=0.95Ln(X)+0.36$	10%	90%	44	229	272	1	3	4	1.5%	43	225	268	13	14	27	10.0%	30	211	241
General Light Industrial	110	1,250,000	SF	$T=0.63(X)$	13%	87%	102	686	788	2	9	11	1.4%	100	677	777	38	40	78	10.0%	62	637	699
Shopping Center	820	50,000	SF	$Ln(T)=0.74Ln(X)+2.89$	48%	52%	156	169	325	15	9	24	7.4%	141	160	301	71	73	144	48.0%	70	87	157
Marina	420	50	Berths	$T=0.21(X)$	69%	31%	7	4	11	2	1	3	27.3%	5	3	8	-	-	5.0%	5	-	8	
TOTALS							317	1,092	1,409	24	24	48	3.4%	293	1,068	1,361	122	127	249	18.3%	171	941	1,112

Source: ITE 10th Edition Trip Generation Rates

In keeping consistent with the Aquarius Text Amendment where we limited trips rather than SF, I took Morris' text amendment and added the trip limiter. Below is the suggested language.

- (2) The development of the tract of real property described in the Warranty Deed recorded in OR Book 2239, Page 2498, Public Records of Martin County, Florida, shall be restricted and managed as follows:
- (a) Uses on the subject property shall be limited to nonresidential uses. Residential uses shall not be permitted.
 - (b) Uses on the property shall be consistent with the future land use designations for the property and the applicable land use policies of the Martin County Comprehensive Growth Management Plan (CGMP).
 - (c) The maximum intensities of uses on the subject property contained within a building or buildings shall not exceed 1,600,000 square feet.
 - (d) All future applications for development approval shall may be processed by the applicant as a Planned Unit Development (PUD) or a major or minor development application in accordance with the Industrial land use designation and the LI zoning district.
 - (e) The net annual AM peak hour trips generated by all uses shall be limited to 950 trips. maximum intensities of all uses contained within a building or buildings shall not exceed 500,000 square feet on the subject property (of which up to 25,000 square feet may be in marina uses) prior to December 1, 2015."

Luke Lambert
Traffic Analyses Manager
Public Works Department
[Martin County Board of County Commissioners](#)
772-221-2300

From: Morris Crady <mcrady@lucidodesign.com>

Sent: Friday, June 5, 2020 1:46 PM

To: Samantha Lovelady <slove@martin.fl.us>; Lisa Wichser <lwichser@martin.fl.us>

Cc: Lukas Lambert <llambert@martin.fl.us>

Subject: RE: CPA 19-5, 19-6 Neill Parcels



To be clear, our revised request maintains the existing 1.6 mil square feet of non-residential use as currently allocated in the Comprehensive Plan policy. There is no reference to LSTAR uses or targeted industries in the revised policy text attached.

We can take out the reference to Industrial land use and the LI zoning district in Section (2)(d) and put back Section (2)(e) if that will help.

Our goal is keep the non-residential square footage as already approved @1.6 mil sf so we don't have to do a traffic study, and remove the PUD requirement from the policy, and expand the Industrial land use to Kanner so the users will not have to use 96th Street.

Thanks!

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