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February 26, 2024

Ms. Barbara Powell, Deputy Bureau Chief
Bureau of Community Planning and Growth
Florida Commerce
Caldwell Building
107 E. Madison St.
Tallahassee, FL 32399

Re: Florida Commerce reference 23-04ESR, adopted Martin County Comprehensive Plan Amendment.

Dear Ms. Powell:

Please find enclosed the transmittal package of adopted Martin County Comprehensive Plan Amendment. The adopted amendment is being submitted pursuant to the Expedited State Review process, Chapter 163.3184(3), Florida Statutes.

The Board of County Commissioners reviewed a total of one (1) Comprehensive Plan Amendment. The Local Planning Agency (LPA) reviewed the amendment on November 2, 2023. The transmittal public hearing was duly advertised and held by the Board of County Commissioners (BCC) on November 7, 2023. The adoption public hearing was duly advertised and held by the BCC on February 20, 2024. The proposed amendment was adopted by ordinance 1219. This adoption package includes one Future Land Use Map amendment and no text amendments as listed below.

CPA #22-11, Three Lakes Golf Club, LLC (FLUM)

I certify that copies of the adopted plan amendment have been sent to the Treasure Coast Regional Planning Council, South Florida Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, the Office of Educational Facilities of Commission of Education, and all government(al) agencies that have filed written requests.

For further information regarding the adopted Comprehensive Growth Management Plan amendment, please contact Paul Schilling, Growth Management Department Director at (772) 288-5495, or email: pschilli@martin.fl.us.

Yours sincerely,



Don G. Donaldson, P.E.
County Administrator

DD:PS:jvs

Enclosures:

cc (full packet):

Office of Policy and Budget
Mark Weigly, Director
Fl. Dept. of Environment Protection
Timothy A. Parsons, Ph.D., Preservation Officer
FWCConservationPlanningServices@myfwc.com
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John Krane, P.E., District Planning & Env. Administrator
Stephanie Heidt, AICP, Economic Dev. & Intergov't Director
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Mike Mortell, City Manager
Robert Daniels, Town Manager
Patricia Behn, Director
Kaija Mayfield, Mayor
Jeremy Allen, Village Manager
Michael Ventura, Town Manager
Teresa Lamar-Sarno, AICP, Deputy City Manager
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Taryn Kryzda, Interim Village Manager
Beth Beltran, Administrator

Dept. of Agriculture & Consumer Svs.
Dept. of Education
Dept. of Environmental Protection
Dept. of State
Fla. Fish & Wildlife Conservation Comm.
Bureau of Economic Development
Dept. of Transportation, District 4
Treasure Coast Regional Planning Council
South Florida Water Management District
Town of Ocean Breeze
City of Stuart
Town of Jupiter
Palm Beach County Planning Department
Town of Sewall's Point
Village of Tequesta
Town of Jupiter Island
City of Port St. Lucie
St. Lucie County BOCC
Village of Indiantown
Martin County - MPO

Enclosures:

cc (letter only):

Board of County Commissioners
Elysse Elder, Deputy County Attorney
Jenny Fields, CFA, Martin County Property Appraiser
Tyler Steinhauer, Director of Appraisal Services
Bob Webster, Real Estate Manager

PROPOSED AMENDMENT TO THE MARTIN COUNTY COMPREHENSIVE PLAN

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REQUEST NUMBER: CPA 22-11, Three Lakes Golf Club FLUM

Report Issuance Date: October 16, 2023

APPLICANT: Three Lakes Golf Club, LLC
501 Fern Street
West Palm Beach, FL 33401

REPRESENTED BY: Morris Crady, AICP
Lucido & Associates
701 SE Ocean Blvd
Stuart, FL 34994

PLANNER-IN-CHARGE: Carolyn Grunwald, Planner
Growth Management Department

<u>PUBLIC HEARINGS:</u>	Date	Action
Local Planning Agency:	November 2, 2023	3-2
Board of County Commission Transmittal:	November 7, 2023	4-1
Board of County Commission Adoption:	February 20, 2024	3-1

SITE LOCATION: The parcel is located on both the east and west side of SW Kanner Highway and the north side of SW Bridge Road, east of the Okeechobee Waterway, south of SW 96th Street and west of SW Pratt Whitney Road.

APPLICANT REQUEST: This request is for an amendment to the Future Land Use Map (FLUM) on a ±1,216-acre parcel. The request proposes to change ±1,216-acres from Agricultural to Rural Lifestyle. A Planned Unit Development (PUD) zoning district and site plan application has been filed and will be reviewed separately.

STAFF RECOMMENDATION:
Staff recommends approval of the proposed change from Agricultural to Rural Lifestyle.

EXECUTIVE SUMMARY:

The application materials say the site was previously owned and used as a family retreat, a hunting preserve and tree farm. Currently, golf course construction is proceeding consistent with the Agricultural future land use designation. The application materials say the Rural Lifestyle future land use is sought to permit "Additional golf course clubhouse facilities

and ancillary uses that cannot other wise be permitted with a standard well and septic tank.”
“These golf course elements, which include two club house facilities, swim and spa club, performance center buildings and employee dormitories, require connection to Martin County water and sewer lines that are located adjacent to the subject property.” The application materials also say the designation is “not intended to increase density or construct any homes.”

Figure 1 - The site is shown below on the location map, highlighted in red.

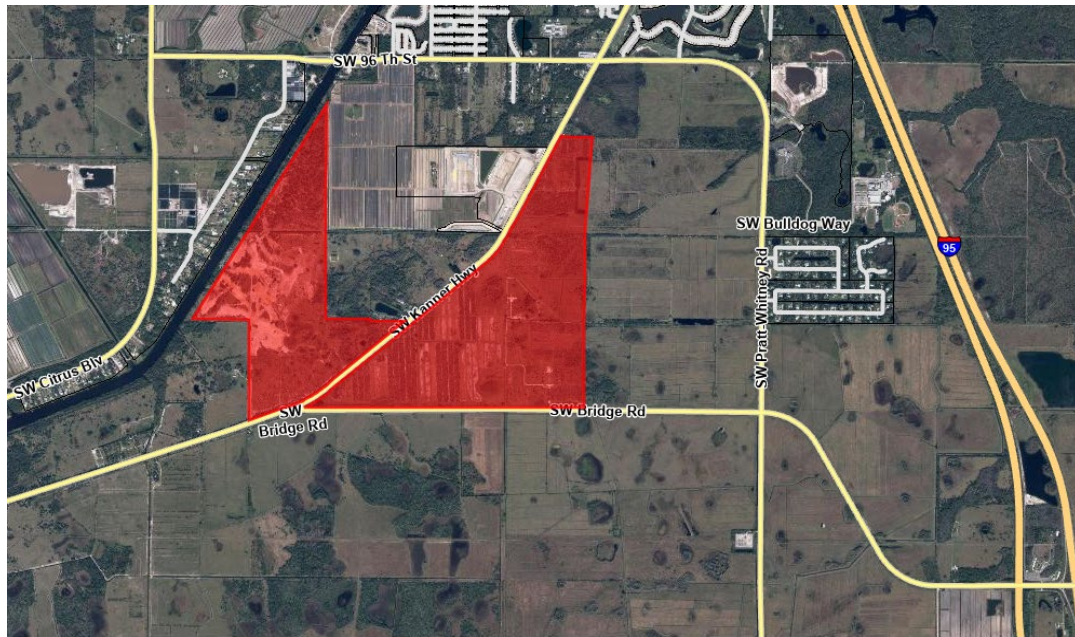


Figure 2 – Aerial photograph of the site, outlined in red.

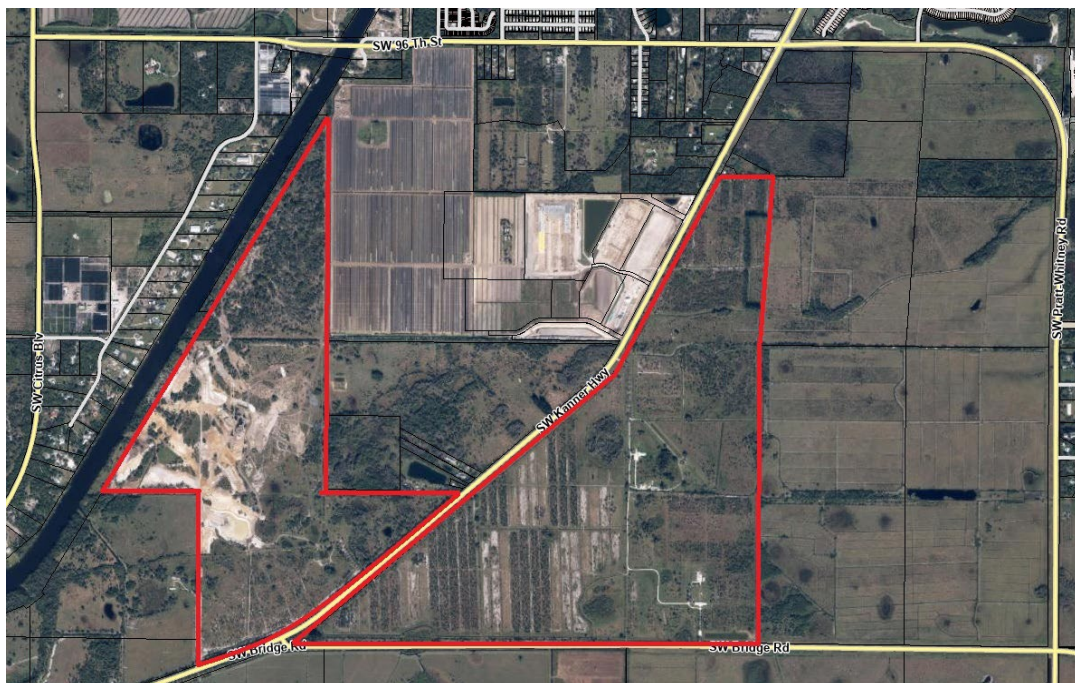


Figure 3 – Shows the existing future land use of the parcel outlined in red.

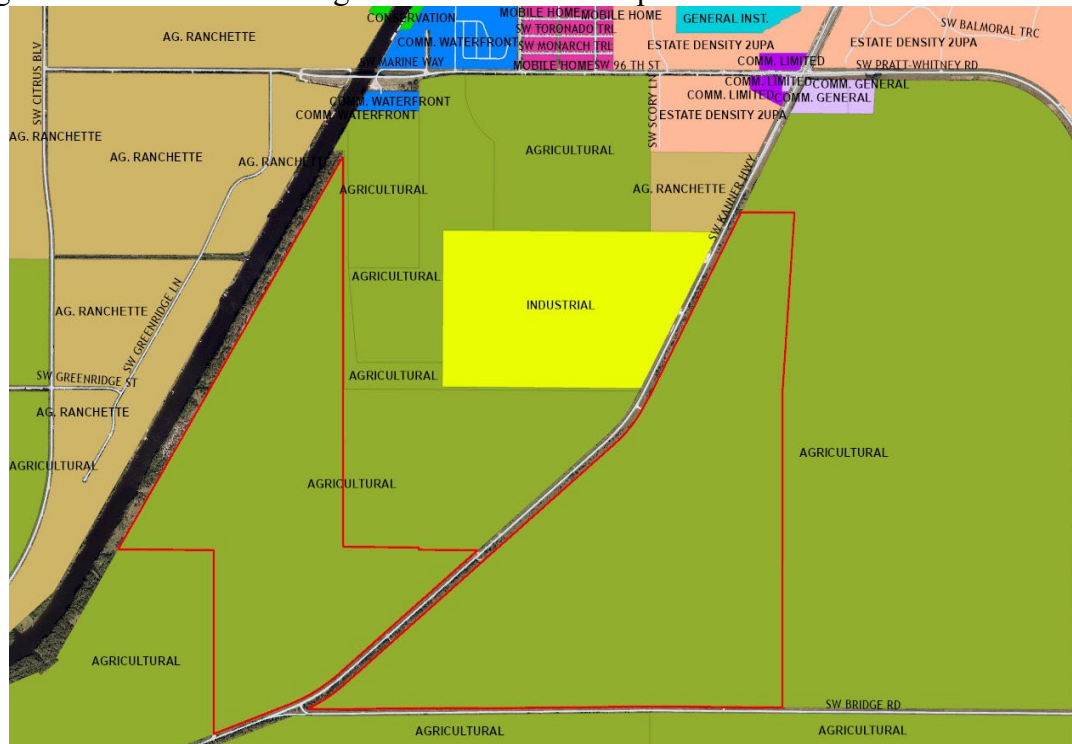
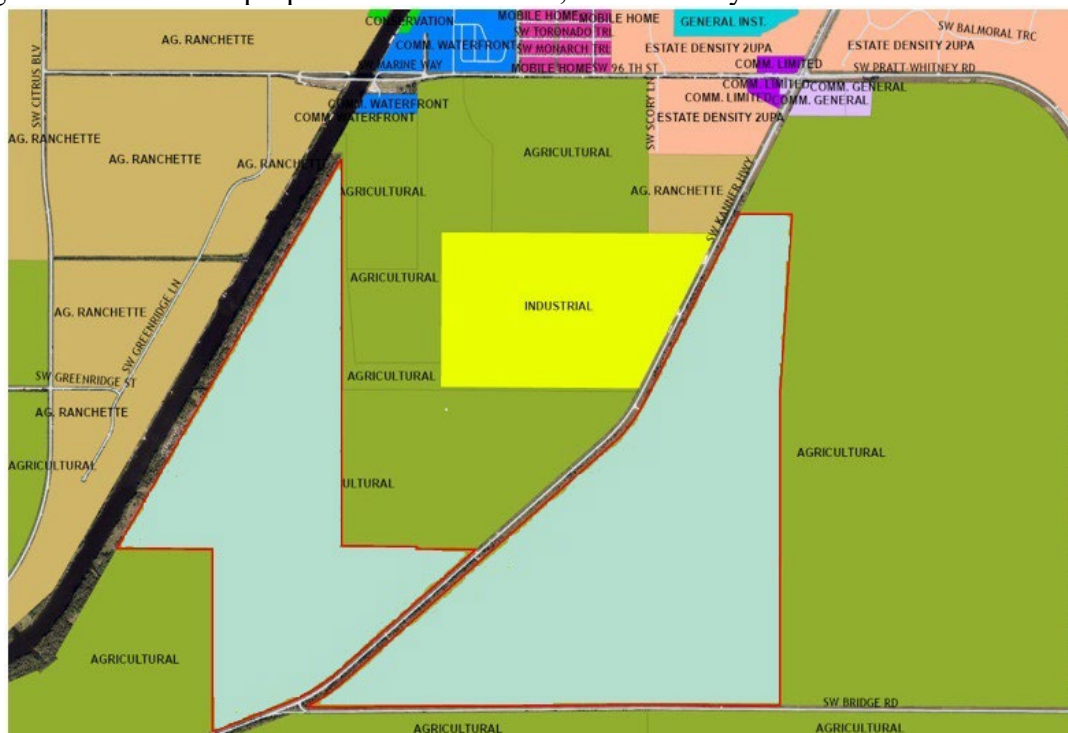


Figure 4 – Shows the proposed future land use, Rural Lifestyle.



- A. CPA 21-12, Waterside, is a request to amend the FLUM on 369.89 acres from Agricultural to Low Density Residential and Industrial to Low Density Residential.
- B. CPA 22-02, Pulte I-95, is a request to amend the FLUM on 12.33 acres of General Commercial to Commercial Office/Residential (allowing 10 units per acre).
- C. CPA 22-10, Walsh/Indiantown Property Holdings, is a request to amend the FLUM on 123 acres from Rural Density to Marine Waterfront Commercial.
- D. CPA 22-12, South Florida Gateway Parcel 1 PUD, is a request to amend the FLUM on 32.26 acres from Agricultural to Industrial.
- E. CPA 22-13, Kanner Townhomes, is a request to amend the FLUM on 3.18 acres from General Commercial to Medium Density Residential.
- F. CPA 23-02, Hobe Sound Storage, is a request to amend the FLUM on 4 acres from Medium Density Residential to General Commercial.
- G. CPA 23-03, Sunrise Grove, is a request to amend the FLUM on 205 acres from Agricultural to AgTEC.
- H. CPA 23-06, Sandy Cove Plaza, is a request to amend the FLUM on 0.84 acres from Limited Commercial to General Commercial.
- I. CPA 23-07 Evergreen Reserve is a request to amend the FLUM on 633 acres from Agricultural Ranchette to Residential Estate Density (allowing 1 unit per acre).
- J. CPA 23-10 Martin Commerce Park is a request to amend the FLUM 167 acres from Agricultural and Agricultural Ranchette to Industrial.
- K. CPA 23-11 Four Fish PUD is a request to amend the FLUM on 0.9 acres from Limited Commercial and Low Density Residential to Martin Waterfront Commercial.
- L. CPA 23-12 The Ranch PUD is a request to amend the FLUM on 3,902 acres from Agricultural to Rural Lifestyle.
- M. CPA 23-14 South Florida Gateway Parcel 2 PUD is a request to amend the FLUM on 32.26 acres from Agricultural to Industrial.

1.4. Past Changes in Future Land Use Designations

There have been some changes in the surrounding area. Since adoption of the Comprehensive Growth Management Plan in 1982, some amendments to the FLUM have occurred in the immediate area. The amendments are summarized below.

- A. CPA 10-19, Ordinance 876 adopted a change from Agricultural to Marine Waterfront Commercial (75 acres) and Industrial (174 acres) adjacent to the Okeechobee Waterway and south of SW 96th St.
- B. CPA 10-23, Atlantic Ridge (State Park). Ordinance 887 changed 5,747 acres from Low Density Residential, Residential Estate Density, Rural Density and Agricultural Ranchette to Institutional Recreational and Conservation.
- C. CPA 19-22, Publix Supermarket. Ordinance 1129 changed 6 acres of 16.72 acres from

Agricultural to General Commercial.

- D. CPA 19-6, KL Waterside LLC. Ordinance 1153: A FLUM amendment for ±499 acres of land lying south of SW 96th Street, east of the St. Lucie Canal and west of SW Kanner Hwy. The amendment changed 249 acres of Agricultural, 175 acres of Industrial and 75 acres of Marine Waterfront Commercial to ±249 acres of Agricultural and ±250 acres of Industrial. This amendment involved land described in CPA 10-19 above.
- E. CPA 19-19, Pulte at Christ Fellowship. Ordinance 1154 adopted a change from Rural Density (one unit per two acres) to Residential Estate Density (one unit per acre) on 321 acres east of S.W. Pratt Whitney Rd. and north of S.W. Bulldog Way.
- F. CPA 21-09, Becker B14 FLUM. Ordinance 1186 amended the FLUM to change ± 1493.91 acres from Agricultural to a new future land use designation, Rural Lifestyle.

1.5. Adjacent Future Land Use

North: Agricultural

South: Agricultural

East: Agricultural

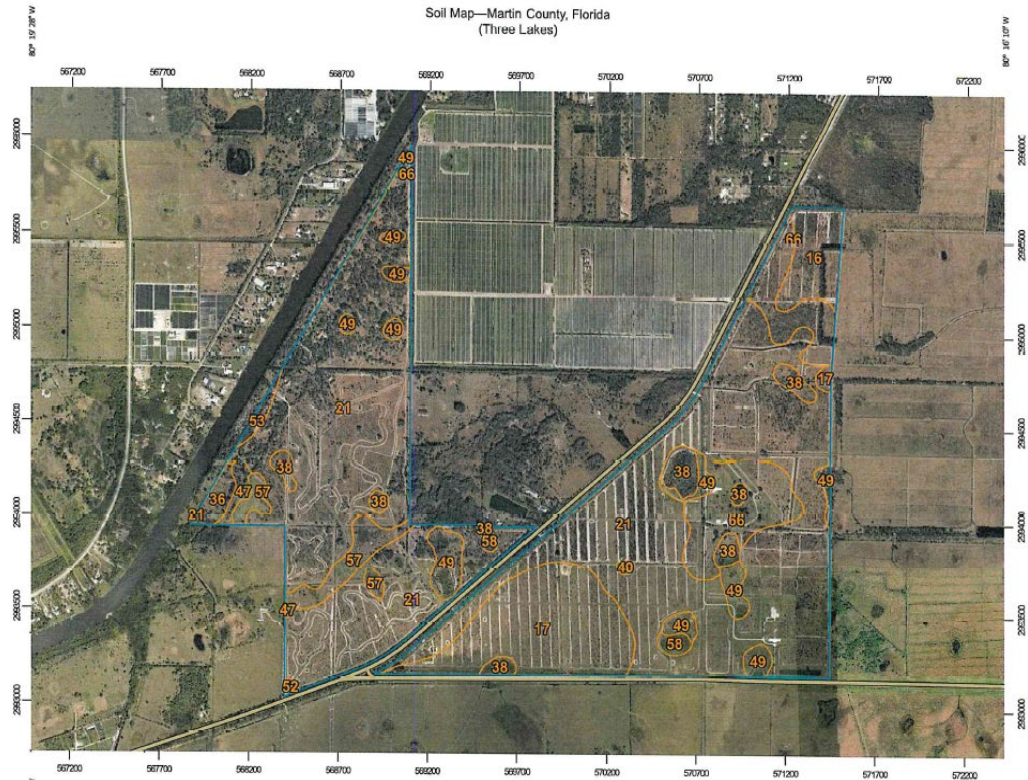
West: N/A

1.6. Environmental Considerations

1.6.1. Wetlands, soils and hydrology

The soil on the subject site is a combination of 12 different soil types. Please see the below figure as provided from the applicant.

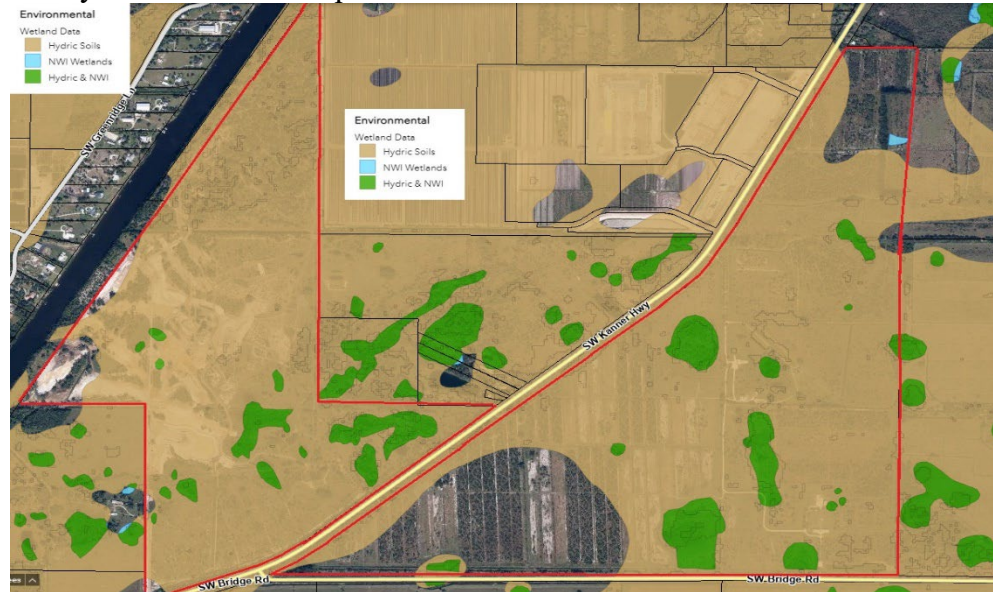
Figure 6 - A soils map showing the soils on the subject site.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	36.9	3.0%
17	Wabasso sand, 0 to 2 percent slopes	122.3	10.0%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	814.5	66.8%
36	Arents, 0 to 2 percent slopes	9.7	0.8%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	34.5	2.8%
47	Pinellas fine sand, 0 to 2 percent slopes	7.0	0.6%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	52.5	4.3%
52	Malabar fine sand, high, 0 to 2 percent slopes	1.3	0.1%
53	Udorthents, 0 to 35 percent slopes	4.8	0.4%
57	Chobee muck, frequently ponded, 0 to 1 percent slopes	32.5	2.7%
58	Gator and Tequesta mucks	6.6	0.5%
66	Holopaw fine sand, 0 to 2 percent slopes	96.3	7.9%
Totals for Area of Interest		1,218.9	100.0%

Figure 7 - A composite wetlands map that shows the presence of Hydric Soils and National Inventory Wetlands. The composite wetlands data only provides an indicator of potential wetlands. The data shown on the composite wetlands map is not equivalent to on site delineation by an environmental professional.



1.6.2. Wellfield protection

The following is a description of the presence of existing wellfields proximate to the site and applicable wellfield protection measures.

The subject, 1,216 acres, site is not within any wellfield protection zones.

1.7. Adjacent Existing Uses

Below is a summary of the existing adjacent land uses in the general vicinity of the subject property:

North – Agricultural
 South – Agricultural
 East – Agricultural
 West – Okeechobee Waterway

2. ANALYSIS

2.1. Criteria for a Future Land Use Amendment (Section 1-11 CGMP)

In evaluating each Future Land Use Map amendment request, staff begins with the assumption that the Future Land Use Map, as amended, is generally an accurate representation of the intent of the Board of County Commissioners, and thus the community, for the future of Martin County. Based on this assumption, staff can recommend approval of a requested change provided that consistency is maintained with all other elements of this Plan and at least one of the following four items is found to apply. If staff cannot make a positive finding regarding any of the items in (a) through (d), staff shall recommend denial.

- (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*

CPA 19-6 assigned the Industrial future land use designation on 250 acres near the subject site within a freestanding urban service district intended for industrial development and not the full range of urban development types. CPA 21-09, Becker B14 received the Rural Lifestyle future land use on \pm 1493.91 acres east of Interstate 95 and north of Bridge Rd. The Rural Lifestyle future land use is intended for rural areas and densities comparable with the Agricultural and Agricultural Ranchette future land use designations outside the Primary and Secondary Urban Service Districts. Criterion met.

- (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*

The subject site is no longer used for silviculture. Golf course construction is underway consistent with the Agricultural future land use designation. Site plans and building permits have been approved and extensive industrial development is occurring on vacant land across SW Kanner Hwy from the subject. Water and sewer service is being constructed to serve the industrial development across SW Kanner Hwy. from the subject site in a Freestanding Urban Service District. SW Kanner Hwy. was widened from two lanes to four lanes between SW Locks Rd. and a point beyond the intersection of SW Kanner Hwy and SW Pratt Whitney Rd... Criterion met.

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

The proposed change would not correct an inappropriately assigned land use designation. Criterion not met.

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

No, changing the land use to Rural Lifestyle does not fulfill a public service need. This criterion has not been met.

Two of the four criteria have been met and staff can make a positive recommendation.

2.2. Urban Sprawl

Urban sprawl is defined 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.

Florida Statute 163.3177(6)(a) 9.a. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl. This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.

Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets 4 out of 8 criteria that determine the application discourages urban sprawl.

An evaluation of the thirteen indicators for urban sprawl and a determination on the eight criteria for this future land use request follow:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed future land use designation, Rural Lifestyle, does allow clustered units at a density comparable to Agricultural or Agricultural Ranchette future land use designations. However, neither the maximum density nor the open space requirements can be considered “urban.” The extension of water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. Discourages the proliferation of urban sprawl.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed future land use designation, Rural Lifestyle, does not promote “significant amounts of urban development” or urban density to occur in rural areas. It does allow clustered residential units, private golf course development and open space preservation in rural areas. Discourages the proliferation of urban sprawl.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed change will not promote “urban development.” It does allow clustered residential units, private golf course development and open space preservation in rural areas. Discourages the proliferation of urban sprawl.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The application materials describe 1,216-acre site (including approximately 500 acres between SW Kanner Hwy. and the St. Lucie Canal) as a “private family retreat, tree farm and hunting preserve for several decades.” “It contains 3 single family structures, farm buildings and access paths scattered throughout the site among the various native wetlands and upland habitat that have been impacted by these activities.”

It does not contain rivers, shorelines, beaches, bays, estuarine systems. Prior to any development, an Environmental Assessment will be required from a qualified Environmental Consultant. Wetlands found on site must be protected and native upland habitat must be protected in compliance with Plan policies and a Preserve Area Management Plan. Discourages the proliferation of urban sprawl.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

No loss of agriculture will occur on lands immediately west of the St. Lucie Canal (Okeechobee Waterway) that have been developed with homes. Industrial development is occurring across SW Kanner Hwy. from a portion of the subject site. Agricultural lands to the south are separated from the subject site by SW Bridge Rd. The minimum 70 percent open space and the density limits of the Rural Lifestyle future land use designation will limit the impact on adjacent agricultural areas. Golf course construction, permitted under the Agricultural future land use designation, has eliminated the silviculture and passive agricultural activities that were occurring onsite and may be permitted on adjacent Agricultural lands. Discourages the proliferation of urban sprawl.

(VI) Fails to maximize use of existing public facilities and services.

The proposed future land use will utilize most public facilities and services at the same level (or lower) than the Agricultural Ranchette future land use designation. The maximum density of one unit per five acres will have a minimal demand on regional water and sewer facilities. The cost of extending water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. Discourages the proliferation of urban sprawl.

(VII) Fails to maximize use of future public facilities and services.

The proposed future land use will utilize public facilities and services at a comparable level to the Agricultural Ranchette future land use designation. The maximum density of one unit per five acres will have a minimal demand on regional water and sewer facilities. The cost of extending water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. Discourages the proliferation of urban sprawl.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including

roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed future land use will utilize public facilities and services at a comparable level to the Agricultural Ranchette future land use designation. The maximum density of one unit per five acres will have a minimal demand on regional water and sewer facilities. The cost of extending water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. Discourages the proliferation of urban sprawl.

(IX) Fails to provide a clear separation between rural and urban uses.

The Rural Lifestyle designation requires substantial open space and development approval through a Planned Unit Development. This permits site design that can minimize residential units adjacent to agricultural areas off-site. Discourages the proliferation of urban sprawl.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The Rural Lifestyle designation does not provide a less expensive development option to urban infill. The text of the Rural Lifestyle designation text will permit higher tax assessments than Agricultural and Agricultural Ranchette areas while permitting comparable densities. The numerous public benefits required will cause a high cost of development and limit the extent to which the Rural Lifestyle designation is assigned. Discourages the proliferation of urban sprawl.

(XI) Fails to encourage a functional mix of uses.

The golf facilities permitted by the Rural Lifestyle future land use will be a functional mix with the golf course currently under construction, on the subject site and permitted on all lands with the Agricultural future land use designation. Discourages the proliferation of urban sprawl.

(XII) Results in poor accessibility among linked or related land uses.

No, this site does not result in poor accessibility among related or existing land uses. SW Kanner Highway is a Major Arterial route spanning from Lake Okeechobee to Downtown Stuart. Both Kanner Hwy. and SW Bridge Rd. connect agricultural, residential, industrial, commercial, and recreational uses. Discourages the proliferation of urban sprawl.

(XIII) Results in the loss of significant amounts of functional open space.

The existing future land use, Agricultural, requires a minimum 50 percent open space. The proposed future land use designation, Rural Lifestyle requires 70 percent as a minimum and requires additional open space with a higher proposed density. The

proposed future land use will not result in a loss of public open space and may require the preservation of substantially more private open space than the Agricultural future land use designation. Discourages the proliferation of urban sprawl.

The site complies with all 13 sprawl criteria listed above.

2.2.1. Proliferation of Urban Sprawl

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

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The Rural Lifestyle future land use directs density (comparable to agricultural densities) in a clustered fashion while requiring 70 percent open space. Discourages the proliferation of urban sprawl.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed future land use does permit the extension of water and sewer service outside the Primary, Secondary and Freestanding Urban Service Districts. Encourages the proliferation of urban sprawl.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The Rural Lifestyle future land use does not promote walkable, connected communities or a mix of uses at densities and intensities that support a range of housing choices. It does not support multimodal transportation, including pedestrian, bicycle and transit. Encourages the proliferation of urban sprawl.

(IV) Promotes conservation of water and energy.

The proposed land use designation may require increased treatment of stormwater prior to discharge. However, additional energy will be necessary to serve the future land use designation. Encourages the proliferation of urban sprawl.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

On the site where the Rural Lifestyle future land use designation is assigned, agricultural production, where it exists, will be replaced. However, consistent with the Agriculture

future land use designation, the silviculture that occurred on this land previously has been replaced with golf course construction. Encourages the proliferation of urban sprawl.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The Rural Lifestyle future land use designation requires 70 percent open space compared with the 50 percent required by the Agricultural future land use designation. Neither the Rural Lifestyle nor the Agricultural future land use designation provide for public open space. The clustering of residential units may permit more preservation of natural lands. Discourages the proliferation of urban sprawl.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The Rural Lifestyle (as proposed on this site) and the Agricultural future land use both allow for a maximum of 1 unit per 20 acres for single-family homes. The proposed amendment will concentrate a select residential population that will demand nonresidential needs providing employment. Discourages the proliferation of urban sprawl.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Neither the proposed future land use designation nor the existing Agricultural future land use designation permits an urban form, transit-oriented development or new towns as defined in s. 163.3164. The proposed Rural Lifestyle designation will allow clustering of residential units and increased open space within the minimum 1,000-acre PUD. Discourages the proliferation of urban sprawl.

Four out of eight of the criteria have been met to determine the application discourages urban sprawl.

2.3 Land Use Compatibility

The lands south of the subject site have the future land use designation of Agricultural. The lands north have the future land use designations of Agricultural, Industrial, Single Family, Mobile Home, and a blend of Commercial. The Agricultural and Industrial future land use designations separate the subject site from the residential and commercial uses in the Primary Urban Service District. The lands to the east are Agricultural. The Okeechobee Waterway borders the west side of the site. Please see Figures 3 and 4.

The proposed Rural Lifestyle future land use will not conflict with the Industrial land across SW Kanner Hwy. or the Okeechobee Waterway. The density proposed in the application materials will be the same or lower than the density permitted by the land with an Agricultural future land use on the east, south and southwest sides. A golf course and

clubhouse facilities are permitted in both the Agricultural and Rural Lifestyle future land use designations. The compatibility of the proposed use will be comparable to the permitted uses in the Agricultural future land use designation.

2.4 Consistency with the Comprehensive Growth Management Plan

Attached to this staff report are excerpts from the CGMP describing the Agricultural future land use designation assigned to the site and the Rural Lifestyle future land use designation proposed.

Staff analysis of the Agricultural future land use designation. Policy 4.13A.1. describes most agricultural lands as “far removed from urban service districts.” The 1,216-acre site is adjacent to a freestanding Urban Service District but, it is not far removed from the Primary Urban Service District. At its closest point the Three Lakes property is approximately 2,800 feet from the Primary Urban Service District.

The Policy also says, “The further intent of the Agricultural designation is to protect agricultural land from encroachment by urban or even low-density residential development.” The proposed future land use is not urban and, as proposed, will have the same or less density than the existing Agricultural future land use designation.

The Policy goes on to say, “In agriculturally designated lands, the Agriculture zoning districts shall provide definitive policy regarding development options.” A golf course and related facilities is permitted by the AG-20A zoning district and is currently under construction on the subject site.

The following text of Policy 4.13A.1.(2) must be considered in order to determine whether the proposed change is appropriate.

The following is an excerpt from Policy 4.13A.1.(2), CGMP, Martin County, Fla. (2019),

(2) Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:

- (a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;*
- (b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.*

Staff Analysis of criterion (a):

The site has access to the C-44 Canal (aka Okeechobee waterway) for irrigation water. This has the potential to minimize ground water withdrawn for irrigating turf grass. The proposed text of the Rural Lifestyle future land use designation requires enhanced water

quality above minimum requirements in the Martin County Land Development Regulations through retention, detention and on-site irrigation prior to discharge to receiving waters. The use of retention and detention should not adversely impact the hydrology of the area and may improve the hydrology.

Staff Analysis of criterion (b):

The proposed Rural Lifestyle future land use designation does not involve a conversion to urban development. The proposed designation has densities comparable to the Agricultural and Agricultural Ranchette future land use designations. The existing and anticipated use of the property is a golf course which is permitted by both the Agricultural and the Rural Lifestyle future land use designations. An agricultural site assessment is unnecessary since any passive agriculture that occurred previously has been replaced by golf course construction.

Staff analysis of the proposed Rural Lifestyle future land use designation.

Attached to this staff report is the text of the Rural Lifestyle future land use designation proposed for the Three Lakes site. The site comprises more than 1,000 contiguous acres adjacent to a Freestanding Urban Service District. The application materials indicate the applicant will be proposing a density of one unit per 20 acres, or less, in the Planned Unit Development. Additional off site open space will not be necessary. The preservation of wetlands and native upland habitat must occur consistent with all other Comprehensive Plan policies and a minimum 70 percent open space must occur within the ±1,216-acre site.

The text of the Rural Lifestyle future land use designation permits the extension of potable water and sanitary sewer service. But all costs associated with the extension, ongoing service and maintenance of utility services to the site, shall be paid by the Planned Unit Development. All other public services will be provided at the same service levels provided to the Agricultural and Agricultural Ranchette future land use designations.

2.5. Capital Facilities Impact (i.e. Concurrency Management)

Policy 4.1B.2. of the Future Land Use Element states: “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. This analysis shall address, at a minimum, the availability of category A and category C service facilities as defined in the Capital Improvements Element. No amendment shall be approved unless present or planned public facilities and services will be capable of meeting the adopted LOS standards of this Plan for the proposed land uses. The Capital Improvements Element, or other relevant plan provisions, and the FLUMs may be amended concurrently to satisfy this criterion. The intent of this provision is to ensure that the elements of the CGMP remain internally consistent.”

2.5.1. Mandatory Facilities

2.5.1.1. Water/Sewer Facilities

The parcel is located in the Martin County Utilities Area. The site has adequate water and sewer lines, with a potable water line and a main sewer line available for connection.

Please see the attached memorandum from the Utilities and Solid Waste Department.

2.5.1.2. Drainage Facilities

Level of Service for drainage facilities is listed below. Compliance with the following levels of service requirements must be evaluated with the submittal of a site plan. The developed site must comply with the following policies.

Policy 14.1A.2.(2) County water management systems:

Level of Service

Major Drainage Ways (over one square mile) - 8.5" in a 24-hour period (25 year/24-hour design storm)

Underground Facilities Utilizing Storm Sewers - 6" in a 24-hour period (5 year/24-hour design storm)

All Other Facilities - 7" in a 24-hour period (10-year/24-hour design storm)

Finished Floor Elevation - 100-year/3-day storm

(a) Building floors shall be at or above the 100-year flood elevations, as determined from the most appropriate information, including Federal Flood Insurance Rate Maps. Both tidal flooding and the 100-year, 3-day storm event shall be considered in determining elevations. Lower floor elevations will be considered for agricultural buildings and boat storage facilities that are nonresidential and not routinely accessed by the public.

(b) All project sites shall control the timing of discharges to preclude any off-site impact for any storm event. The peak discharge rate shall not exceed the predevelopment discharge rate for the 25-year frequency, 3-day duration storm event.

The minimum roadway flood protection design storm shall be the 10-year frequency, 24-hour duration storm event unless the roadway is classified as a scenic corridor, in which case the flood protection design storm will consider maintaining the character of the roadway.

2.5.1.3. Transportation

Policy 5.2A.1, states: "*Establish a base level of service.* The LOS standard for all roadways in unincorporated Martin County is LOS D in the peak hour/peak direction. Standards for the State Highway System are guided by FDOT's latest 'LOS Policy'. The methodology for determining roadway facilities' level of service shall adhere to the methodologies identified in the latest FDOTs Q/LOS Handbook."

Please see the attached memorandum from the Public Services Department.

2.5.1.4 Solid Waste Facilities

The proposed Future Land Use designation does not exceed the level of service (LOS) criteria for solid waste facilities. The required LOS in Martin County is 1.06 tons of capacity per weighted population. The weighted average population (the average of seasonal and full-time residents) countywide in Fiscal year 2024 is 178,927 persons. In fiscal year 2024, there are 263,031 tons of available capacity or 1.47 tons per weighted person. The proposed change will not reduce the level of service below capacity.

2.5.1.5. Parks/Recreation Facilities

Parks and recreation facilities are calculated on a countywide basis. The county has a

total population in Fiscal Year 2024 of 163,560 persons. There are currently 1730 acres of active parkland available in the County. The 2024 Capital Improvements Plan provides the following LOS analysis for services. The proposed change will not reduce active parks and recreation level of service below capacity.

	REQUIRED LOS	PROVIDED	CURRENT LOS
ACTIVE PARKLAND	3 acres per 1,000 residents	1730 acres	10.58 acres per 1,000 residents
BEACH FACILITIES	9 parking spaces per 1,000 residents	1,398 spaces	8.5 spaces per 1,000 residents

2.5.1.6. Fire/Public Safety/EMS

The following table shows the levels of service adopted in Chapter 14, Capital Improvements. Level of Service Area: Unincorporated Martin County. The analysis is based upon a 2024 (weighted average) population in unincorporated Martin County of 149,109 persons. The proposed future land use change will not diminish the level of service below capacity in the Rural areas of Martin County.

	Travel time	Areas of Martin County	Required LOS Percent of time	Current LOS Percent of time
Advanced life support	8 minutes	Urban	90	97
Advanced life support	20 minutes	Rural	90	97
Basic life support	6 minutes	Urban	90	97
Basic life support	15 minutes	Rural	90	97
Fire response	6 minutes	Urban	90	97
Fire response	15 minutes	Rural	90	97

2.5.1.7. Schools

The LOS for public school facilities is established by CGMP Policy 17.1A.1. Pursuant to CGMP Policy 17.1B.1, final site plans that include residential units can be approved by the County “only after receipt of a School Concurrency Report from the School District stating that adequate capacity exists for the anticipated students.”

The property will have no impact on existing schools because the proposed density of residential units will be equal to the existing density on the property.

2.5.2. Non-Mandatory Facilities

2.5.2.1. Libraries

Library level of service is calculated on a countywide basis and has a goal of 0.60 gross square feet of library space for each resident. Two volumes of reading material are also planned for each weighted resident. The Fiscal Year 2024 Capital Improvement Plan shows the current LOS is 0.65 square feet per resident and 2.04 volumes per weighted resident. There is currently a deficit in volumes per weighted resident. The proposed future land use change will not impact the Library level of services, because the proposed density of residential units will be equal to the existing density on the property.

3. FIGURES/ATTACHMENTS

Figure 1, Location Map

Figure 2, Area of Proposed Change Map

Figure 3, Excerpt of Existing FLUM

Figure 4, Proposed FLUM

Figure 5, Map of Current Future Land Use Map Amendment applications

Figure 6, Current Soil Map

Figure 7, Composite Wetlands Map

Draft Ordinance

Plan Policies

Traffic memorandum

School Impact Letter

Utilities memorandum

Application Materials

Agency comments

Comprehensive Growth Management Plan Policy excerpts.

October, 2023

Agricultural future land use designation.

Policy 4.13A.1. Intent of agricultural designation. The FLUM identifies those lands in Martin County that are allocated for agricultural development. This designation is intended to protect and preserve agricultural soils for agriculturally related uses, realizing that production of food and commodities is an essential industry and basic to the County's economic diversity. Most agricultural lands are far removed from urban service districts and cannot be converted to urban use without substantial increases in the cost of providing, maintaining and operating dispersed services. The allocation of agricultural land is furthered by Goal 4.12.

The further intent of the Agricultural designation is to protect agricultural land from encroachment by urban or even low-density residential development. Such development affects the natural environment and may cause adverse impacts such as erosion, run-off, sedimentation and flood damage, all of which reduce the land's agricultural productivity. Residential development in the Agricultural future land use designation is restricted to one single-family residence per gross 20-acre tract. To further avoid activities that adversely affect agricultural productivity on such lands on the FLUM, development shall not be permitted that divides landholdings into lots, parcels or other units of less than 20 gross acres. Acreage may be split for bona fide agricultural uses into parcels no smaller than 20 gross acres. Subdivisions containing residential dwellings must be platted, provide for all necessary services and maintain a minimum of 50 percent open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space. Buildings in Agricultural developments shall be no more than 40 feet in height.

Subdivisions containing residential dwellings at a density greater than one single-family dwelling unit per 20 gross acre lot shall not be allowed.

In agriculturally designated lands, the Agriculture zoning districts shall provide definitive policy regarding development options. All such provisions in agricultural zoning districts shall be consistent with the CGMP. Limited residential and other uses are permitted where they are directly related to and supportive of agriculture or would not jeopardize the integrity of the agricultural purpose of the district.

- (1) *Congregate housing for farm workers.* Farm worker housing shall be considered an agricultural activity and shall only be permitted as part of bona fide agricultural activity, consistent with Policies 4.12A.4. through 7. Agricultural zoning shall include farmworker housing as a permitted use, implementing this provision.
- (2) *Conversion of land designated Agricultural on the FLUM.* Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:
 - (a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;

- (b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.

Rural Lifestyle future land use designation. Ordinance, 1185, Effective September 18, 2023.

Policy 4.13A.18. Rural Lifestyle. The Rural Lifestyle future land use designation is intended to guide development of self-supporting, self-contained and rural communities including affiliated recreational amenities with an emphasis on maintaining and enhancing natural and manmade open space and promoting sustainability and stewardship of the land and water.

In order to be eligible for the Rural Lifestyle future land use designation, a minimum of 1,000 contiguous acres located within unincorporated Martin County and outside the Primary Urban Service District are required. To minimize the extension of utility service, a portion of the minimum 1,000 contiguous acres must be adjacent to the Primary Urban Service District, the Secondary Urban Service District or a Freestanding Urban Service District.

For purposes of this policy, adjacent property is the same as "abutting" or "adjoining" or "immediately adjacent" property and shall refer to property with a shared property line regardless of easements on the abutting properties. Properties separated by an existing road right of way shall be considered adjacent. Properties adjacent to the urban service districts within or adjacent to the Village of Indiantown municipal limits are not eligible for the Rural Lifestyle land use designation.

Approval of an amendment to the Future Land Use Map changing the future land use designation on a specific parcel to Rural Lifestyle shall be required. Development of a specific parcel with the Rural Lifestyle future land use designation shall be implemented through a Planned Unit Development (PUD) zoning agreement and concurrent rezoning approved pursuant to the requirements of the Land Development Regulations and the standards established herein.

- (1) Within a specific parcel designated as Rural Lifestyle on the Future Land Use Map, development shall not exceed a maximum building height of four-stories or 40 feet and a minimum of 70 percent of the gross land area shall be established and maintained as open space. Wetlands, landlocked water bodies, upland habitat and land used for agricultural production may be used in calculating open space.
- (2) Blended densities, as described in Chapter 4, Future Land Use Element, shall be permitted.
- (3) Within the Rural Lifestyle future land use designation, gross residential density, including employee dormitory housing, shall not exceed a maximum of one unit per 5 acres.

Employee dormitory housing shall be allowed, otherwise only detached single-family dwellings are permitted. Duplex dwellings and multi-family dwellings are prohibited.

- (a) Development proposed at a density of one unit per 20 acres or less shall be required to comply with all minimum preserve area, habitat protection and open space requirements in the Comprehensive Plan. Development proposed at a density of more than one unit per 20 acres shall be required to exceed the minimum habitat protection and open space requirements and provide proportionally more of the type of public benefits listed in subsection (9) below.
- (b) Development proposed at a density of more than one unit per 20 acres, but not exceeding the allowed maximum of one unit per five acres, shall provide open space preservation outside of the specific parcel designated as Rural Lifestyle on the Future Land Use Map. A minimum of one acre of open space shall be provided off-site for every two acres assigned the Rural Lifestyle future land use designation. The open space provided off-site shall be located within unincorporated Martin County and maintained in perpetuity. The following forms of open space may be provided off-site:
 - Native upland habitat,
 - Wetland habitat,
 - Lands in agricultural production,
 - Areas of restored habitat
 - Water farming.
- (c) The off-site open space shall be encumbered by a perpetual conservation or agricultural easement conveyed to at least one governmental organization and a 501 (c)(3) conservation organization, to be specified within the PUD Zoning Agreement. The property shall not be designated as Rural Lifestyle on the Future Land Use Map and shall not be rezoned, but shall be governed by the PUD Zoning Agreement and identified therein by legal description. The perpetual easement shall restrict future use of the property in perpetuity to open space, prohibiting development of the property inconsistent with this policy and the terms and conditions established within the PUD Zoning Agreement.

Amendments to the Future Land Use Map should consider the potential for on-site open space and off-site open space to create contiguous open spaces and corridors with other adjacent open spaces and preserves.

- (d) Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages. Each golf cottage shall be limited to 6 bedrooms.

- (e) Dormitories provided for permanent or temporary employee housing shall comply with all requirements of the Florida Building Code. A maximum of 6 employee dormitory beds shall be permitted per 100 acres of a specific parcel with a Rural Lifestyle future land use designation. The maximum number of single-family dwelling units permitted in the Rural Lifestyle future land use shall be reduced by one unit for every six employee dormitory beds.
 - (f) One accessory dwelling unit shall be allowed on the same lot as a single-family dwelling unit. The accessory dwelling unit shall meet the following requirements:
 - An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.
 - It shall not count as a separate unit for the purpose of density calculations.
 - Construction of an accessory unit shall require recordation of a unity of title prohibiting the conveyance of the accessory dwelling unit separate from the primary dwelling unit.
- (4) Notwithstanding the prioritization of public services and any prohibition to the extension of services outside the Primary Urban Service District, described in Chapters 4, 10 and 11, the Rural Lifestyle future land use designation may receive potable water and sanitary sewer service through facilities provided by a regional utility.

The extension of utility services from or through a Primary Urban Service District, Secondary Urban Service District or Freestanding Urban Service District to a specific parcel with a Rural Lifestyle future land use designation and a Planned Unit Development zoning classification shall not serve any other property outside the Planned Unit Development agreement.

All costs associated with the extension, ongoing service and maintenance of utility services serving a specific parcel with a Rural Lifestyle future land use designation and a Planned Unit Development zoning classification shall be paid by the Planned Unit Development. The following additional requirements shall also be applicable:

- (a) A utility plant for a regional sewage system shall not be constructed within the Rural Lifestyle future land use designation.
- (b) Package water and wastewater treatment plants, as defined in Chapter 2, shall not be permitted in the Rural Lifestyle future land use designation.
- (c) On-site sewage treatment and disposal systems (septic systems) shall comply with the requirements of Chapter 10, Sanitary Sewer Services Element.
- (d) A specific Municipal Services Taxing Unit (MSTU) may be established for all costs associated with the extension, ongoing service and maintenance of utility services within each Planned Unit Development within the Rural Lifestyle future land use designation.

- (5) The applicant for a PUD shall plan and appropriately fund public facilities consistent with Policy 14.1B.2. which requires that future development shall pay for the full cost of the capital improvements needed to address the impacts of such development. The PUD Agreement shall include conditions that address public facilities, infrastructure and the timing of development to be adopted prior to or concurrent with final site plan approval.
- (6) An economic analysis prepared by a qualified economic analyst shall evaluate the PUD's impact on the availability of public services and facilities, and the benefits provided by the PUD, to show a net positive fiscal impact to the County.
 - (a) Physical improvements made within the PUD shall have a taxable value that far exceeds the value of physical improvements typically found in the Agricultural future land use designation (1 unit per 20 acres). The gross density permitted within the Rural Lifestyle future land use shall not exceed one unit per five acres.
- (7) PUD Zoning Agreement. All development within a specific parcel designated as the Rural Lifestyle on the Future Land Use Map must be developed in accordance with a Planned Unit Development (PUD) Zoning Agreement.
- (8) Approval of a PUD agreement and master plan shall occur within five years of a Future Land Use Map amendment becoming effective. The PUD master plan must include the entire acreage receiving the Rural Lifestyle future land use designation. If approval of a PUD agreement and master plan does not occur within five years, the Board of County Commissioners may initiate an amendment to the Future Land Use Map to cause the property to revert to its prior future land use designation or the most appropriate designation and rezone the property to a consistent zoning district.
- (9) At a minimum, the PUD Zoning Agreement shall require the following public benefits:
 - (a) The offset of biological and ecological impacts of new development through low impact development and environmentally beneficial practices including community farming, water and energy conservation techniques and innovative stormwater management systems that restore and enhance native habitat.
 - (b) Enhanced water quality above the minimum requirements established in the Martin County Land Development Regulations through retention, detention and on-site irrigation prior to discharge into receiving waters and ultimately discharging into the St. Lucie River, the Loxahatchee River or the Indian River Lagoon.
 - (c) Protection and management of natural lands in perpetuity over and above minimum wetland and upland preserve area and open space requirements. The PUD Zoning Agreement shall require the perpetual management and/or maintenance of off-site lands encumbered by an agricultural or conservation easement and establish a funding mechanism for the required management and/or maintenance.
 - (d) Compatibility with adjacent agricultural uses and surrounding rural development through site design and location of open space.

- (e) Foster healthy lifestyles by creating an interconnected trail system providing access to managed natural areas, open space, parks and civic spaces.
- (f) Minimize greenhouse gas emissions and vehicle miles traveled by providing a mix of transportation alternatives including multi-modal paths, alternative powertrain vehicles and equipment, on-site charging stations, etc.
- (g) Provide for self-supporting project elements such as first-aid, private security, recreation amenities, community store and/or land use restrictions to reduce traffic impact and dependence on the lands within the urban service districts. A community store shall be restricted to utilization by only the residents, guests and employees of the PUD and shall not exceed 6,000 square feet.
- (h) Provide private or public recreation uses and events that support or complement sustainable rural or agricultural lifestyles and local charities or that provide direct environmental benefit, employment or economic opportunities.

MARTIN COUNTY, FLORIDA

INTER-OFFICE MEMORANDUM


www.martin.fl.us

2401 SE Monterey Road, Stuart, Florida 34996

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TO: Carolyn Grunwald
Planner

DATE: October 13, 2023

FROM: Luke Lambert, PTP 
Traffic Engineering Administrator

SUBJECT: Comprehensive Management Plan
Proposed Amendment 22-11: Three Lakes Golf Club

Traffic Engineering staff has received the proposed amendment to the Future Land Use Map designation from Agricultural to Rural Lifestyle on 1,216-acres, located on both the east and west side of SW Kanner Highway and the north side of SW Bridge Road.

Staff finds that the proposed Future Land Use Map designation would result in a net increase of 133 peak hour trips. Staff finds that SW Bridge Road is the recipient of a majority of the generated trips and has the available capacity to absorb the additional trips.

For the purpose of this proposed amendment, staff can provide a "positive evaluation", meaning there is sufficient roadway capacity planned in the adopted long-range capital facility plans of the Comprehensive Growth Management Plan [Martin County, Fla., CGMP Policy 14.1C.5.(2)(e) (2013)]. This evaluation shall not be used by the applicant, or their successors in title, in any way whatsoever as committing the County legally through the theory of equitable estoppel or any other legal theory, to approve any final development order for the project without a determination and reservation of roadway adequate capacity [Martin County, Fla., CGMP Policy 14.1C.5.(2)(c) (2013)].

Staff will reevaluate the traffic impacts prior to the issuance of any development order associated with the property.

LL/l



Martin County School District General School Capacity Analysis

This general analysis is completed to meet the development review policies specified in Section 6.2.6 of the Martin County, City of Stuart, and Martin County School Board Interlocal Agreement for School Facilities Siting and Planning, and Section 17.7 Public School Facilities Element of the Martin County Comprehensive Plan.

Applicant: Three Lakes Golf Club LLC. – Morris Crady, Lucido & Associates 772-220-2100

Project Name: Three Lakes Golf Club PUD

Parcel # - PCN: 14-39-40-000-000-00010-3

Date: 10/16/2023

Request: Request for a General School Capacity Analysis for Three Lakes Golf Club PUD, 60 unit community on 1,216 acres over a 10 year period, located on SW Kanner Hwy.

Student Generation Calculation:

Residential Units (10 yrs.)	60
Current Student Generation Rate	.1987
Elementary 61%	7
Middle 22%	3
High 17%	5
Total Forecasted Students	12

School Zone Enrollment & Permanent Capacity:

Enrollment Numbers below reported from FOCUS, Projections through School District CIP Application

CSA	2022-2023 (as of 2/10/23) Enrollment	2024-2025 COFTE Projected Enrollment	2024-2025 LOS Concurrency Capacity
South Zone – Crystal Lake Elementary School	435	413	836
South Zone – Anderson Middle School	1024	1076	1381
South Zone – South Fork High School	1773	1781	2114

THE SCHOOL BOARD OF MARTIN COUNTY, FLORIDA

Facilities Department

District Office, 1939 SE Federal Highway, Stuart, FL 34994 • Telephone (772) 219-1200 ex.30131



Comments: This General School Capacity Analysis shall be used in the evaluation of a development proposal but shall not provide a guarantee that the students from the above- referenced project will be assigned to attend the particular school(s) listed. The analysis indicates the elementary, middle and high school enrollment is projected to meet the Concurrency (LOS) Level of Service capacity.

A School Concurrency Review is completed for Final Site Plan applications that include residential units.

Facilities Department

Martin County School District

1939 SE Federal Highway

Stuart, Florida 34994

Ph. 772.219.1200 Ext 30131



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: 7-10-2023
Parcel ID#: 14-39-40-000-000-00010-3
Project Name: Three Lakes Golf Club PUD
Former Project Name: N/A
Owner/Developer: Three Lakes Golf Club LLC
Contact Name/Number: Morris Crady, 772 220-2100
Total Project Acreage: 1,216 acres
Year 1 of the Build-Out: 2033

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	60	1									59
Multi-family											
Apartment											
Townhouse											
Other											

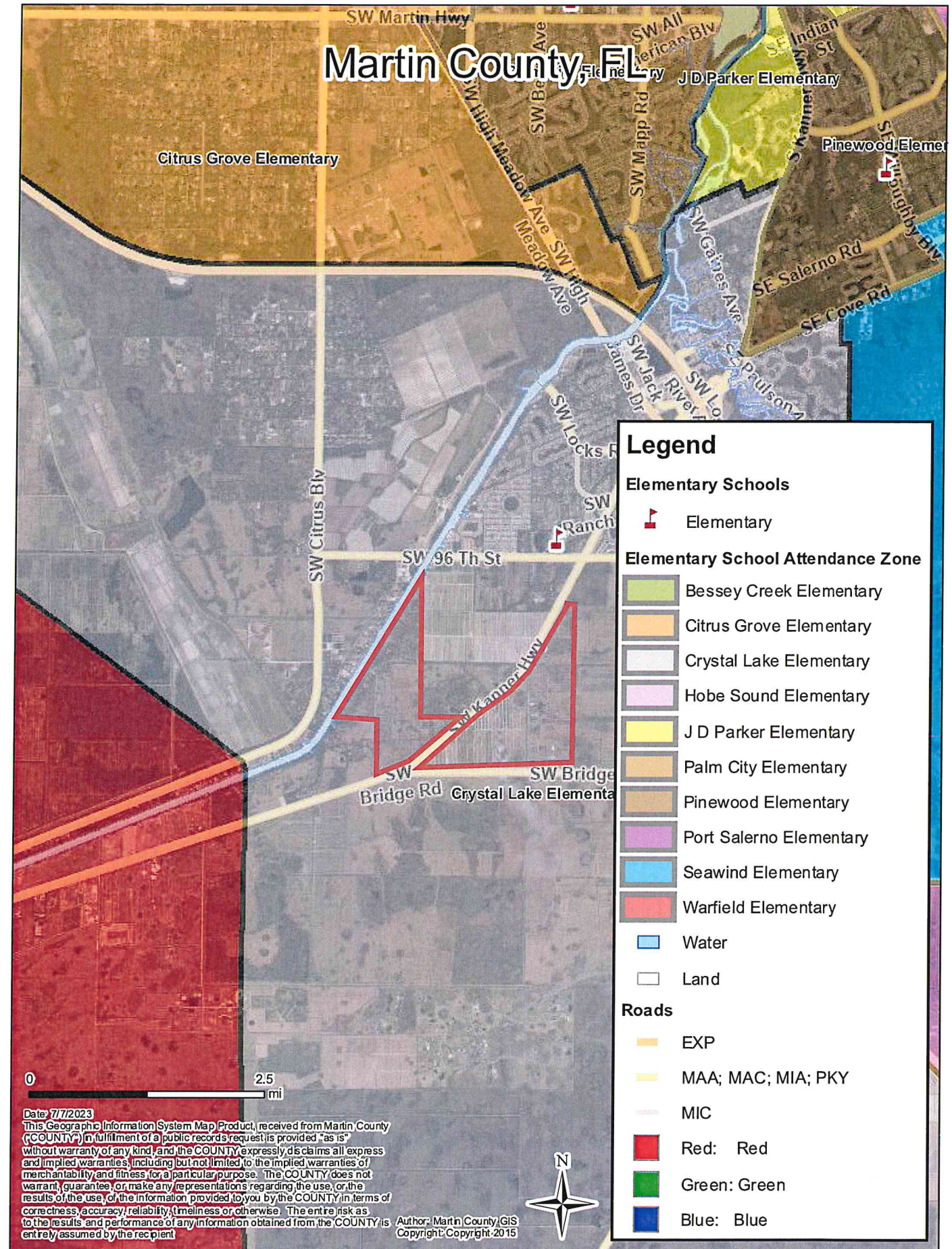
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

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

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	60	5,000 sf	2,000,000.00	N/A
Multi-family				
Apartment				
Townhouse				
Other				

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

Martin County, FL



Date: 7/7/2023

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Martin County, FL

Hidden Oaks Middle School

Dr. David L. Anderson Middle School

Legend

Elementary Schools

- Elementary

Middle School Attendance Zone

- Dr. David L. Anderson Middle School
- Hidden Oaks Middle School
- Indiantown Middle School
- Murray Middle School

Water

Land

Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- Red: Red
- Green: Green
- Blue: Blue

0 2.5 mi

Date: 7/7/2023
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Martin County, FL

Legend

Elementary Schools

-  Elementary

High School Attendance Zones

-  Jensen Beach High School
-  Martin County High School
-  South Fork High School

-  Water

-  Land

Roads

-  EXP
-  MAA; MAC; MIA; PKY
-  MIC
-  Red: Red
-  Green: Green
-  Blue: Blue

0 2.5 mi

Date: 7/7/2023
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MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM

TO: Clyde Dulin, AICP **DATE:** October 15, 2023
Comprehensive Planning Administrator

FROM: Jim Christ
Planner



SUBJECT: Comprehensive Plan Amendment 2022 CPA 22-11, Three Lakes Golf Club

After a review of the materials received September 15, 2023 the Utilities and Solid Waste Department have the following comments:

BACKGROUND:

Description:

This request is for an amendment to the Future Land Use Map (FLUM) on a ±1,216-acre parcel. The request proposes to change ±1,216-acres from Agricultural to Rural Lifestyle (with a maximum of 1 unit per 20 acres for density). Development of the parcel will require a rezoning to a Planned Unit Development (PUD) Agreement as it is required by the future land use. The Three Lakes agreement, site plan and rezoning change are being reviewed with a separate staff report.

The entire site is 1,216-acres.

Existing Future Land Use: Agricultural (one unit per 5 acres).

Proposed Future Land Use: Rural Lifestyle
(one unit per 5 acres to be developed at one unit per 20 acres).

Existing Zoning: Three Lakes Planned Unit Development Agreement, site plan and rezoning change are being reviewed with a separate staff report.

Proposed Zoning: PUD

Existing Development: Agricultural land

Utilities: Well and Septic.

Project Coordinator: Clyde Dulin Comprehensive Planning Administrator

Future Potential Development:

Projected Utilities for the Existing Future Land Use:

There is a potential 60 single family residential units golf cottages and accessory uses served by private wells and septic systems.

Projected Utilities for the Proposed text change Use:

There is a potential for approximately 54 cottage units and 60 single family units on the 1,216 acres. Adequate treatment plant capacity currently exists to service the proposed Comprehensive Plan Amendment.

COMMENTS:

Utilities Comments:

Potable Water Service is to be provided by the Consolidated Utility Water System Treatment Plants. The Service provider is Martin County. Adequate treatment plant capacity currently exists to service the proposed development. [ref. Code, LDR, s.5.32.D.3.a.(1) and (2) Code, LDR, Art.5, Div.2]

Determination of available capacity:

Permitted Capacity	18.800 MGD
Maximum Day Flow (Past 12 months)	-13.628 MGD
Projects With Service Agreements	<u>-.372MGD</u>
Available Capacity	4.800 MGD

Sanitary Sewer Service is to be provided by the Consolidated System. The Service provider is Martin County. The interconnected systems of Dixie Park, Martin Downs and Tropical Farms, known as the Consolidated Wastewater System, provides wastewater disposal service to the Martin Downs, Port Salerno and Tropical Farms service areas. [ref. Code, LDR, s.5.32.D.3.b.(1) and (2) Code, LDR, Art.5, Div.2].

Determination of available capacity:

Permitted Capacity	5.900 MGD
Contiguous Three Month Average Daily Flow	-3.492 MGD
Projects With Service Agreements	<u>-0.224 MGD</u>
Available Capacity	2.091 MGD

Sanitary sewer service capacity reservation for this development must be reserved through the execution of a Water and Wastewater Service Agreement with Martin County Utilities. This project is in compliance with the Martin County Code [ref. Code, LDR, s.5.32.D.1,2.(a)(b) and (c), 3.b.(1)(b) and (2) Code, LDR, Art.5, Div.2].

Wastewater lines of adequate capacity to service the subject development site are in place. This project is in compliance with the Martin County Code [ref. Code, LDR, s.5.32.D.3.b.(3) and (4) Code, LDR, Art.5, Div.2].

Wellfield/Groundwater Protection Comments:

If groundwater or surface water withdrawals are proposed for irrigation, the applicant will be required to submit a South Florida Water Use Permit and may be required to submit groundwater computer model.

JC/jc



November 28, 2022
(rev. 7-10-23)

HAND DELIVERY

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

Re: Three Lakes Golf Club, LLC – Future Land Use Map Amendment from Agricultural to Rural Lifestyle (Our ref. #22-345.02)

Dear Paul:

On behalf of the property owner, Three Lakes Golf Club LLC, please find the enclosed application materials in support of the proposed future land use map amendment from the Agricultural future land use to the Rural Lifestyle future land use designation.

As you know, the Three Lakes Golf Club project, which is under construction, is located on 1,216 (+/-) acres north of Bridge Road and approximately 2 miles west of I-95. The project currently includes two 18-hole golf courses and related facilities that were approved in accordance with the existing AG-20A zoning district. Approximately 500 acres is located west of Kanner Highway (along the St. Lucie Canal) and 700 acres are located on the east side of Kanner Highway.

The intent is to convert the existing project to a Planned Unit Development (PUD) in accordance with the Rural Lifestyle policy criteria. Because an administrative challenge to the County's adoption of the Rural Lifestyle future land use has been filed, the golf course development will continue under the AG-20A zoning while the administrative challenge proceeds, with the understanding that supplemental information to support the pending PUD application will be filed once the administrative challenge has been concluded.

As more particularly described in the enclosed project narrative, the proposed future land use map amendment from Agricultural to Rural Lifestyle is not intended to increase density or construct any homes. It is only necessary to accommodate additional golf course clubhouse facilities and ancillary uses that cannot otherwise be permitted with a standard well and septic tank. These golf course elements, which include two clubhouse facilities, swim and spa club, performance center buildings and employee dormitories, require connection to Martin County water and sewer lines that are located adjacent to the subject property.

With this understanding, please find enclosed the application fee check in the amount of \$6,100 made payable to the Martin County Board of County Commissioners, the CD with PDF copies of the application materials, and the original application package containing the following materials:

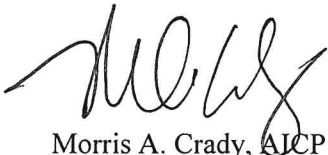
- The completed application form;
- Affidavit for digital submittal;
- Project narrative;
- Agent authorization letter;
- Copyright permission form;

- Legal description;
- Warranty deed (east side);
- Warranty deed (west side);
- Disclosure of interest affidavit;
- Soils survey map;
- FEMA flood zones map;
- Boundary survey including electronic (AutoCAD version);
- CGMP compliance and justification;
- Current aerial/location map;
- Current parcel map;
- Current aerial map;
- Current future land use map;
- Current zoning map;
- Water and sewer availability worksheet;
- Martin County water and wastewater service agreement information form;
- Traffic impact study; and
- School impact worksheet

A draft notice letter and certified list of surrounding property owners within 2,500 feet of the property will be provided for staff review prior to the first public hearing.

If you have any questions or comments, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Crady', with a stylized flourish at the end.

Morris A. Crady, AICP
Senior Partner
ENCL.

APPLICATION MATERIALS CHECKLIST

Plan Amendment # 22-11 Three Lakes Golf Club ^{FUM} (Staff use only)

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

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

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

- ☐ 17. Certified list of surrounding property owners.

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



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

DON G. DONALDSON, P.E. County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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January 12, 2023

Morris Crady, AICP
Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

RE: CPA 22-11, Three Lakes Golf Club, LLC; Future Land Use Amendment

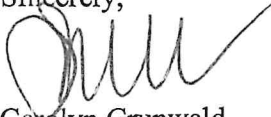
Dear Mr. Crady,

Thank you for submitting the application materials for a Future Land Use Map (FLUM) amendment and Zoning Atlas change. The application has been assigned the name CPA 22-11, Three Lakes Golf Club, LLC; Future Land Use Amendment. The application materials were reviewed for sufficiency by the Comprehensive Planning Division of the Growth Management Department and were determined to be insufficient for the following reasons:

- The provided survey document is not signed and sealed.
- Provide panels 280 and 295 of the current Flood Rate Insurance Map with parcels outlined in red. Panels 283 and 284 have been received, however, the parcel areas are not outlined. Please revise.
- Provide the School Impact Worksheet based on the units per acre potential.
- The Water and Sewer Worksheet shows that there is no projected consumption. However, it also states the “developer to extend lines concurrent with site development.” Please clarify.
- The traffic study provided does not include all parcel control numbers and the total acreage. Please revise the analysis to include a study based on the maximum impact of the future land use designation proposed, not the proposed zoning agreement.

Please submit the requested items. If you have any questions, please contact me by email at cgrunwald@martin.fl.us or by telephone at (772) 463-3210.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carolyn Grunwald', with a long, sweeping horizontal stroke extending to the right.

Carolyn Grunwald

Planner

Growth Management Department



TRANSMITTAL

HAND-DELIVERY

Date:	July 10, 2023		
To:	Carolyn Grunwald, Planner Copy: Clyde Dulin via email		
From:	Morris Crady <i>[Signature]</i>		
Subject:	CPA 22-11 - Three Lakes Golf Club LLC Rural Lifestyle FLUM Amendment	Project No.	22-345

In response to the attached sufficiency letter, please find the following response to the comments contained therein:

- **SURVEY**

RESPONSE: The enclosed survey has been electronically sealed.

- **FEMA FLOOD MAPS**

RESPONSE: Per the FEMA website, panels 280 and 295 are not available for print. However, an overall FEMA aerial map has been provided for the property showing there are no flood hazard areas within the project limits. In addition, the property limits have been identified on enclosed Panels 283 and 284.

- **SCHOOL IMPACT WORKSHEET**

RESPONSE: Although no residential units are proposed, a school impact worksheet has been provided based on 60 units that theoretically could be built on the property based on the existing and proposed maximum density of 1 unit per 20 acres. The application does not qualify for a density increase because no corresponding land donation is proposed.

- **WATER AND SEWER WORKSHEET**

RESPONSE: By way of the Rural Lifestyle future land use amendment and corresponding PUD Agreement, the project is seeking to extend existing Martin County water and sewer lines that are adjacent to the project. To this end, please find enclosed Martin County water and wastewater service agreement information form and ERC calculations attached thereto.

- **TRAFFIC STUDY**

RESPONSE: The enclosed traffic study has been revised to include the current parcel control number and property acreage. Please note since the application was submitted, the property

owner has donated ROW along Bridge Road to Martin County and recorded a unity of title that consolidates the property under one parcel control number (PCN). The enclosed application materials have been updated to reflect the new PCN, the revised project area, i.e., 1,216 acres (+/-), and the revised legal description.

The revised traffic study evaluates the uses proposed including 60 residential units that theoretically could be built on the property based on the existing and proposed maximum density of 1 unit per 20 acres. The application does not qualify for a density increase because no corresponding land donation is proposed.

Please feel free to contact me if you have any questions or comments.



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

Name or Title of Project: Three Lakes Golf Club PUD

Future Land Use Amendment

Location of Project and Description of Proposal:

See enclosed Project Narrative and Application Justification/Compliance Analysis

Parcel Control Number(s):

14-39-40-000-000-00010-3

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

1,216.2 ac

Current Future Land Use Designation:

Agricultural

Current Zoning Designation:

AG-20A

Proposed Future Land Use Designation:

Rural Lifestyle

Proposed Zoning Designation:

PUD

Text Amendment

Proposed Elements to Amend:

None

N/A

Name or Company Name	Three Lakes Golf Club LLC		
Company Representative	Mike Davis		
Address	501 Fern Street		
City	West Palm Beach	State	FL Zip 33401
Phone	908 - 217 - 4720	Fax	___ - ___ - ___
Email	Mike@FazioDavis.com		

Name or Company Name	Lucido & Associates		
Company Representative	Morris A. Crady, AICP, Senior Partner		
Address	701 SE Ocean Blvd		
City	Stuart	State	FL Zip 34994
Phone	772 - 220 - 2100	Fax	772 - 223 - 0220
Email	mcrady@lucidodesign.com		

Name or Company Name Not applicable
 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, P.E. President
 Address 22 SE Seminole Street
 City Stuart State FL Zip 34994
 Phone 772 - 781 - 7918 Fax - -
 Email seorourke@comcast.net

Attorney:

Name or Company Name Gunster
 Company Representative Robert S. Raynes
 Address 800 SE Monterey Commons Blvd., Suite 200
 City Stuart State FL Zip 34996
 Phone 772 - 288 - 1980 Fax 772 - 288 - 0610
 Email r raynes@gunster.com

Other Professional:

Name or Company Name GAI Consultants, Inc.
 Company Representative Owen Beitsch, PhD, FAICP, CRE, Senior Director
 Address 618 E. South Street
 City Orlando, FL 32801 State FL Zip 32801
 Phone 407 - 423 - 8398 Fax 407 - 423 - 8398
 Email o.beitsch@gaiconsultants.com

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.

Morris A. Crady
 Applicant's signature

7-10-2023

Date

Morris A. Crady

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Manatee

I hereby certify that the foregoing instrument was acknowledged before me this 10th day of July, 2023, by Morris A Crady.

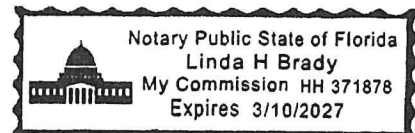
He or she

☒ is personally known to me or ☐ has produced _____ as identification.

Linda H. Brady
 Notary public signature

Linda H Brady
 Printed name

State of Florida at-large



My Commission Expires: 11/7/22

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.




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

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PERMISSION TO DUPLICATE COPYRIGHT MATERIALS

I, Morris A. Crady, am the copyright owner of the following materials:
Three Lakes Golf Club Future Land Use Amendment ("Copyright Materials"). Martin County is hereby granted permission to duplicate the Copyright Materials when required by Florida Statutes Chapter 119, Florida's Public Records Laws.

I warrant that I have the authority to grant the permission requested by Martin County.



Printed Name: Morris A. Crady

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of November, 2022 by Morris A. Crady, who is ☒ personally known to me, or ☐ produced the following type of identification _____.



Notary Public, State of Florida


(Printed, Typed or Stamped Name of
Notary Public)



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

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Digital Submittal Affidavit

I, Morris A. Crady, attest that the electronic version included for the project Three Lakes Golf Club Future Land Use Amendment is an exact copy of the documents that were submitted for sufficiency, excluding any requested modifications made by the sufficiency review team. All requested modifications, if any, have been completed and are included with the packet.


Applicant Signature

11-28-2022
Date

NOTARY ACKNOWLEDGMENT

STATE OF: FLORIDA COUNTY OF: MARTIN

I hereby certify that the foregoing instrument was acknowledged before me this 28 day of November, 20 22, by Morris A. Crady.

He or She X is personally known to me or _____ has produced _____ as identification.


Notary Public Signature

STATE OF: FLORIDA

at-large





PROJECT NARRATIVE

CPA #22-11 Three Lakes Golf Club PUD

Comprehensive Growth Management Plan Future Land Use Map Amendment from Agricultural to Rural Lifestyle July 7, 2023

EXISTING PROPERTY CHARACTERISTICS

The 1,216-acre (+/-) subject property is located on both sides of South Kanner Highway, north of Bridge Road, approximately two miles west of I-95 in unincorporated Martin County, Florida. The project area includes an approximately 500-acre parcel west of Kanner Highway along the St. Lucie Canal (also known as the C-44 Canal or Okeechobee Waterway) and a 700-acre parcel east of Kanner Highway.

The property has been utilized as a private family retreat, tree farm and hunting preserve for several decades. It contains 3 single family structures, farm buildings and access paths scattered throughout the site among the various native wetlands and upland habitat that have been impacted by these activities.

The property is designated in the Comprehensive Plan for Agricultural future land use and located outside the primary and secondary urban service district boundary. The property is zoned AG-20A which allows a maximum density of 1 unit per 20 acres.

EXISTING “BY-RIGHT” GOLF COURSE MAJOR SITE PLAN APPROVAL

On September 27, 2022, the property obtained approval to construct two 18-hole golf courses, short course practice area, driving range facilities, a maintenance facility, access from Bridge Road and Kanner Highway, parking areas and use of an existing house for the owners and their guests. The final site plan approval is consistent with the existing Agricultural future land use and AG-20A zoning district. It included an environmental assessment and approval of a Preserve Area Management Plan for the entire site. The proposed golf courses and related facilities are currently under construction.

COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT

The proposed Comprehensive Growth Management Plan future land use map (FLUM) amendment from Agricultural to Rural Lifestyle is not intended to increase density. It is only necessary to accommodate additional golf course clubhouse facilities and ancillary uses of the proposed Three Lakes Golf Club PUD, which cannot otherwise be permitted with a standard well and septic tank. The golf course elements require connection to Martin County water and sewer lines that are located adjacent to the subject property.

The connection to existing water and sewer services is made possible by way of the land use change to Rural Lifestyle. The Rural Lifestyle land use promotes proposed projects that maintain and enhance natural and manmade open space, promote sustainability and stewardship of the land, and provide opportunities for lifestyles that benefit the local economy, promote health and well-being and contribute to local charitable organizations.

PROJECT DESCRIPTION

As shown on the PUD master site plan submitted under separate cover, the proposed project will consist of three 18-hole private golf courses, practice range and short game practice facilities, golf maintenance and clubhouse facilities on both sides of the Kanner Highway and various amenities including pool, fitness and spa facilities. The golf course elements approved under the AG-20A zoning district will become Phase 1 of the PUD and the remaining elements will be identified as Phases 2 and 3.

To support the members and their guests, golf cottages that will be owned and operated by the club are proposed for short term stays and weekend visits. Dormitory housing, which will also be owned and operated by the club, is proposed to meet the demand for employee housing during peak seasonal use. No standard residential units are proposed.

The project will include more than 95% open space including golf course areas, landscape areas, lakes, upland and wetland preserve areas, and required wetland buffer preserve areas that will be restored and managed in perpetuity pursuant to an approved Preserve Area Management Plan.

Approximately 180 acres of lakes will be constructed to manage storm water from the project site and to intercept water from the St. Lucie Canal (C-44) that would normally be discharged into the South Fork of the St. Lucie River. The canal water will be stored on site and used for irrigation of the golf courses. Based on the amount of open space, all irrigation and storm water will be retained on site and filtered through ground surface penetration and/or expansive lake littoral zones designed to provide habitat for native wildlife.

All jurisdictional wetlands will be protected by a 50' wide upland preserve buffer. An additional 25' setback is provided between the golf course use and the preserve areas to ensure no negative impacts to the preserve area by prohibiting turfgrass, irrigation, fertilizer or pesticide use within the 25' setback.

Primary access to the site will be by way of SW Bridge Road with secondary access points on SW Kanner Highway. To minimize interruptions to highway traffic, required turn lanes will be provided along with other right-of-way improvements including a bridle path on Bridge Road.

EXHIBIT "A"
THREE LAKES GOLF CLUB
LEGAL DESCRIPTION
PCN 14-39-40-000-000-00010-3

PARCEL 1 (PARCEL ID: 24-39-40-000-001-00020-8)

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76, LESS 60.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, BASED ON WARRANTY DEED, AS SHOWN IN DEED BOOK 55, PAGE 327; THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 24 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 2,008.76 FEET; THENCE RUN NORTH 00 DEGREES, 14 MINUTES, 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2,540.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,250.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS, A DISTANCE OF 850.82 FEET TO THE INTERSECTION WITH SOUTH LINE OF STATE (NOW COUNTY) ROAD 708; THENCE NORTH 89°DEGREES 45 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 2 (PARCEL ID: 19-39-41-000-002-00000-8)

THE WEST 53.57 FEET OF TRACT 2, ALL OF TRACT 3, ALL OF TRACT 4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76 (KANNER HIGHWAY), ALL OF TRACTS 5 AND 6 AND THE WEST 53.57 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACTS 11, 12, 13 AND 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 3 (PARCEL ID: 18-39-41-000-006-00060-8)

THE SOUTH 331.62 FEET OF TRACT 6 LYING EAST OF THE RIGHT-OF-WAY STATE ROAD 76, THE WEST 53.57 FEET OF THE SOUTH 331.62 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10,

ALL OF TRACT 11, THOSE PORTIONS OF TRACT 12 AND 13 LYING EAST OF STATE ROAD 76, ALL OF TRACT 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF THE PLAT OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 4 (PARCEL ID: 30-39-41-000-002-00000-5 PER O.R. BOOK 1514, PG. 2556)

ANY PART OF TRACTS 3 AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

PARCEL 5 (PARCEL ID: 24-39-40-000-001-00020-8)

BEING A PARCEL OF LAND IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2008.76 FEET (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708 AS RECORDED IN DEED BOOK 55, PAGE 327); THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2540.92 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3250.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 850.82 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE OF ROAD 708); THENCE NORTH 89 DEGREES 45 MINUTES 40" EAST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 6 (PARCEL ID: 14-39-40-000-000-00010-3 AND 23-39-40-000-000-00010-4)

THAT PART OF SECTION 14, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 7, PLAT BOOK 2, PAGE 35; THAT PART OF THE NORTHEAST

QUARTER AND THE NORTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; THE NORTH 65.90 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; AND THE NORTH 65.90 FEET OF THE WEST 350 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 39 EAST SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. TOGETHER WITH THE EASEMENT FOR INGRESS, EGRESS AND TRAVEL TO AND FROM STATE ROAD NO. 76 AND THE LANDS DESCRIBED ABOVE, SAID EASEMENT BEING OVER, ACROSS, IN AND UPON THE WEST 100 FEET OF THE SE 1/4, LESS THE WEST 350 FEET THEREOF, OF SECTION 23, AND THAT PART OF THE NE 1/4 OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH OF STATE ROAD NO. 76, TOWNSHIP 39 SOUTH, RANGE 40 EAST, GRANTED BY EASEMENT GRANT DATED JANUARY 21, 1975, FROM SUSAN PHIPPS COCHRAN, ALSO KNOWN AS SUSAN P. COCHRAN, AND FORMERLY KNOWN AS SUSAN P. SANTANGELO, TO PALM BEACH TRUST COMPANY AND JOGN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 382, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 7 (PARCEL ID: 23-39-40-000-000-00010-4 AND 24-39-40-000-000-00010-2)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 LYING NORTH AND WEST OF STATE ROAD NO. 76, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT A CONCRETE MONUMENT LOCATED AT THE POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TRACT 6, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT 6 A DISTANCE OF 1021.35 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 973.29 FEET OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (PARCEL ID: 26-39-40-000-000-00010-7)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; ALL IN TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE BEING 1,218.934 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING SW BRIDGE ROAD/CR 708 RIGHT-OF-WAY DEDICATION:

A STRIP OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23 BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD (COUNTY ROAD 708);
THENCE, NORTH 89°45'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 649.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KANNER HIGHWAY (STATE ROAD 76) AND THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 3250.36 FEET, A CENTRAL ANGLE OF 00°24'11" AND A CHORD BEARING AND DISTANCE OF NORTH 64°18'44" EAST, 22.87 FEET;
THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.87 FEET;
THENCE, SOUTH 89°45'41" EAST A DISTANCE OF 628.77 FEET;
THENCE, NORTH 89°27'38" EAST A DISTANCE OF 2663.77 FEET;
THENCE, NORTH 89°26'13" EAST A DISTANCE OF 2714.86 FEET;
THENCE, SOUTH 89°36'08" EAST A DISTANCE OF 2339.27 FEET TO THE EAST LINE OF THE WEST 53.57 FEET OF TRACT 15 ACCORDING TO THE PLAT OF TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGES 5 AND 6 OF THE PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA PUBLIC RECORDS;
THENCE, SOUTH 00°02'21" WEST ALONG SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD;
THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;
1. THENCE, NORTH 89°36'08" WEST A DISTANCE OF 2339.08 FEET;
2. THENCE, NORTH 00°05'53" EAST A DISTANCE OF 5.00 FEET;
3. THENCE, SOUTH 89°26'13" WEST A DISTANCE OF 2714.34 FEET;
4. THENCE, SOUTH 89°27'38" WEST A DISTANCE OF 2664.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.188 ACRES, MORE OR LESS

TOTAL ACREAGE BEING 1,216.746 ACRES, MORE OR LESS.



This instrument was prepared
by and should be returned to:

Adam I. Bregman, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd, Suite 1100
West Palm Beach, Florida 33401

Parcel Identification Number(s):
24-39-40-000-001-00020-8
19-39-41-000-002-00000-8
18-39-41-000-006-00060-8

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is made as of August 23, 2021, by **ROBERT V. KENNA**, individually and as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended (“**Grantor**”), with an address at 3535 SW Kanner Highway, Stuart, FL 34997, to **THREE LAKES GOLF CLUB, LLC**, a Delaware limited liability company (“**Grantee**”), with an address at c/o Shutts & Bowen LLP, 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee and Grantee’s successors and assigns forever, the real property situate, lying, and being in Martin County, Florida, and legally described in **Exhibit “A”** attached hereto (the “**Property**”).

TOGETHER WITH all improvements, easements, tenements, hereditaments, and appurtenances belonging or in anyways appertaining to the Property.

SUBJECT TO real property taxes and assessments for the year 2021 and subsequent years; applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; and applicable covenants, conditions, restrictions, reservations, easements, and agreements of record, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

The Property is not the homestead of Grantor, nor is it contiguous to the homestead property of the Grantor. The Grantor’s homestead address is 3535 SW Kanner Highway, Stuart, FL 34997.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:



Print Name: _____

Robert V. Kenna

Print name: _____

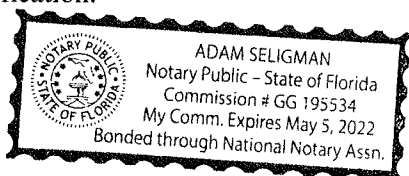
Adam Seligman

ROBERT V. KENNA, individually and as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended

STATE OF Florida)

COUNTY OF Marlin) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ROBERT V. KENNA**, individually and as Trustee of the Robert V. Kenna Trust of 1990 dated February 14, 1990, as amended, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



[OFFICIAL NOTARIAL SEAL]


Print Name: _____

Notary Public, State of _____

My Commission Number: _____

My Commission Expires: _____

EXHIBIT "A"**LEGAL DESCRIPTION OF THE PROPERTY****PARCEL 1:**

That portion of Sections 23 and 24, Township 39 South, Range 40 East, Martin County, Florida, lying South and East of the right-of-way of State Road 76, LESS 60.00 acres more particularly described as follows to wit: Begin at the Southwest corner of said Section 24, also being a point in the North right-of-way line of State (now County) Road 708, based on Warranty Deed, as shown in Deed Book 55, Page 327; thence run North 89 degrees 45 minutes 40 seconds East, along the South line of Section 24 and the North right-of-way line of said State (now County) Road 708, a distance of 2,008.76 feet; thence run North 00 degrees 14 minutes 20 seconds West, a distance of 2,068.96 feet to a point in the Southeasterly right-of-way line of State Road 76; thence run South 50 degrees 11 minutes 38 seconds West, along said Southeasterly right-of-way line of State Road 76, a distance of 2,540.92 feet to the beginning of a curve concave to the Northwest, having a radius of 3,250.36 feet; thence Southwesterly along the arc of said curve through a central angle of 14 degrees 59 minutes 52 seconds, a distance of 850.82 feet to the intersection with the South line of State (now County) Road 708; thence North 89 degrees 45 minutes 40 seconds East, along said South line of said Section 23 and the North right-of-way line of said State (now County) Road 708, a distance of 668.92 feet to the Point of Beginning, containing 60.00 acres more or less.

PARCEL 2:

The West 53.57 feet of Tract 2, all of Tract 3, all of Tract 4 lying East of the right-of-way of State Road 76 (Kanner Highway), all of Tracts 5 and 6 and the West 53.57 feet of Tract 7, the West 53.57 feet of Tract 10, all of Tracts 11, 12, 13 and 14 and the West 53.57 feet of Tract 15 in Section 19 Township 39 South, Range 41 East, of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6.

PARCEL 3:

The South 331.62 feet of Tract 6 lying East of the right-of-way of State Road 76, the West 53.57 feet of the South 331.62 feet of Tract 7, the West 53.57 feet of Tract 10, all of Tract 11, those portions of Tract 12 and 13 lying East of State Road 76, all of Tract 14 and the West 53.57 feet of Tract 15 in Section 18, Township 39 South, Range 41 East, of the plat of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6.

PARCEL 4:

Any part of Tracts 3 and 4, and the West 53.57 of Tract 2 in Section 30, Township 39 South, Range 41 East, of Tropical Fruit Farms, according to the plat thereof recorded in Palm Beach (now Martin) County, Florida in Plat Book 3, Pages 5 and 6, that lies Northerly of State (now County) Road 708.

PARCEL 5:

Being a parcel of land in Sections 23 and 24, Township 39 South, Range 40 East, Martin County, Florida, lying South and East of the Southeasterly right-of-way line of State Road 76 and North of the Northerly right-of-way line of State Road 708, being more particularly described as follows:

Begin at the Southwest corner of said Section 24, thence run North 89 degrees 45 minutes 40 seconds East, along the South line of said Section 24, a distance of 2008.76 feet (said line also being the Northerly right-of-way line of State Road 708 as recorded in Deed Book 55, Page 327); thence North 00 degrees 14 minutes 20 seconds West, a distance of 2,068.96 feet to the intersection with the Southeasterly right-of-way line of State Road 76; thence South 50 degrees 11 minutes 38 seconds West, along said Southeasterly right-of-way line of State Road 76, a distance of 2540.92 feet, to the Point of Curvature of a curve concave to the Northwest having a radius of 3250.36 feet; thence along the arc of said curve a distance of 850.82 feet through a central angle of 14 degrees 59 minutes 52 seconds to the intersection with the South line of Section 23 (said line also being the Northerly right-of-way line of State of Road 708; thence North 89 degrees 45 minutes 40" East, along the South line of Section 23, a distance of 668.92 feet to the Point of Beginning, containing 60.00 acres, more or less.



This instrument was prepared
by and should be returned to:

Adam I. Bregman, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd, Suite 1100
West Palm Beach, Florida 33401

Parcel Identification Number(s):
14-39-40-000-000-00010-3; 23-39-40-000-000-00010-4;
24-39-40-000-000-00010-2; 26-39-40-000-000-00010-7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this “**Deed**”) is made as of August 23, 2021, by **ROBERT V. KENNA**, a married man, joined by his wife, **ODETTE MARIE BENDECK**, each with an address at 3535 SW Kanner Highway, Stuart, FL 34997, **GALE KOZLOFF**, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens’ Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616, and **GALE KOZLOFF**, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens’ Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616 (each a “**Grantor**” and, collectively, the “**Grantors**”), to **THREE LAKES GOLF CLUB, LLC**, a Delaware limited liability company, with an address at c/o Shutts & Bowen LLP, 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq. (“**Grantee**”)

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee and Grantee’s successors and assigns forever, the real property situate, lying, and being in Martin County, Florida, and legally described in **Exhibit “A”** attached hereto (the “**Property**”).

TOGETHER WITH all improvements, easements, tenements, hereditaments, and appurtenances belonging or in any ways appertaining to the Property.

SUBJECT TO real property taxes and assessments for the year 2021 and subsequent years; applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; and applicable covenants, conditions, restrictions, reservations, easements, and agreements of record, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to sell and convey the Property; and that Grantors hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under each Grantor, but not otherwise.

The Property is not the homestead of, nor is it contiguous to the homestead property of, any of the Grantors other than Robert V. Kenna.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

Print Name:

CONCETTA SANFRATELLO

Print name:

Adam Seligman

Print Name:

CONCETTA SANFRATELLO

Print name:

Adam Seligman

STATE OF

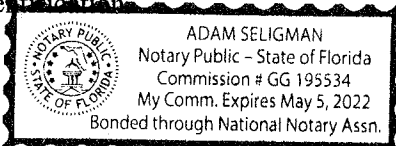
Florida

COUNTY OF

Martin

) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ROBERT V. KENNA**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



[OFFICIAL NOTARIAL SEAL]

STATE OF

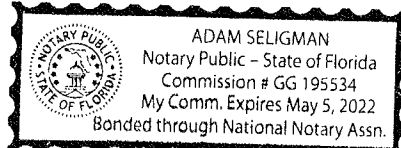
Florida

COUNTY OF

Martin

) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ODETTE MARIE BENDECK**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



[OFFICIAL NOTARIAL SEAL]

Print Name:

Notary Public, State of

My Commission Number:

My Commission Expires:

Print Name:

Notary Public, State of

My Commission Number:

My Commission Expires:

Signed, sealed, and delivered in the
presence of:

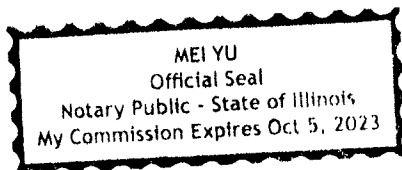
GALE KOZLOFF
Print Name: GALE KOZLOFF

GALE KOZLOFF
GALE KOZLOFF, individually and as Trustee
of the Michael Vincent Kenna Trust created by
the Robert Kenna Childrens' Trust Agreement
dated December 30, 1985

LARA KOZLOFF
Print name: LARA KOZLOFF

STATE OF Illinois)
) ss:
COUNTY OF Cook)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2021, by **GALE KOZLOFF**, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, who ☐ is personally known to me or ☒ has produced driver's license as identification.



[OFFICIAL NOTARIAL SEAL]

MEI YU
Print Name: MEI YU
Notary Public, State of Illinois
My Commission Number: _____
My Commission Expires: Oct 5, 2023

Signed, sealed, and delivered in the

presence of:

Mark Kozloff
 Print Name: Mark Kozloff

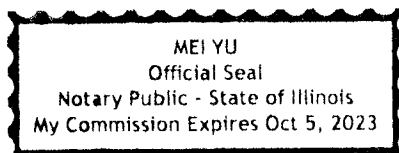
Lara E Kozloff
 Print Name: Lara E Kozloff

Gale Kozloff

GALE KOZLOFF, individually and as Trustee
 of the Susan Kenna Trust created by the Robert
 Kenna Childrens' Trust Agreement dated
 December 30, 1985

STATE OF Illinois)
) ss:
 COUNTY OF Cook)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2021, by **GALE KOZLOFF**, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, who ☐ is personally known to me or ☒ has produced driver's license as identification.



[OFFICIAL NOTARIAL SEAL]

Mei Yu
 Print Name: Mei Yu
 Notary Public, State of Illinois
 My Commission Number: _____
 My Commission Expires: Oct 5, 2023

EXHIBIT "A"**LEGAL DESCRIPTION OF THE PROPERTY****PARCEL 6:**

That part of Section 14, lying East of the Easterly right-of-way line of the St. Lucie Canal, as shown on Sheet 7, Plat Book 2, Page 35; that part of the Northeast Quarter and the Northwest Quarter of Section 23 lying East of the Easterly right-of-way line of the St. Lucie Canal; the North 65.90 feet of that part of the Southwest Quarter of Section 23 lying East of the Easterly right-of-way line of the St. Lucie Canal; and the North 65.90 feet of the West 350 feet of the Southeast Quarter of Section 23, all in Township 39 South, Range 40 East, Martin County, Florida.

Together with the easement for ingress, egress and travel to and from State Road No. 76 and the lands described above, said easement being over, across, in and upon the West 100 feet of the SE 1/4, less the West 350 feet thereof, of Section 23, and that part of the NE 1/4 of Section 26, less the West 350 feet thereof, lying North of State Road No. 76, Township 39 South, Range 40 East, granted by Easement Grant dated January 21, 1975, from Susan Phipps Cochran, also known as Susan P. Cochran, and formerly known as Susan P. Santangelo to Palm Beach Trust Company and John Eugene Phipps, as Executors of the Will of Michael G. Phipps, deceased, recorded in Official Records Book 382, Page 1330, Public Records of Martin County, Florida.

PARCEL 7:

That part of the Southeast Quarter of Section 23, Less the West 350 feet thereof, lying North and West of State Road No. 76; that part of the Southwest Quarter of Section 24 lying North and West of State Road No. 76, LESS the following described parcel:

Begin at a concrete monument located at the point where the Northwesterly right-of-way line of State Road 76 intersects the Southerly boundary line of Tract 6, Section 24, Township 39 South, Range 40 East, Tropical Fruit Farms, Plat Book 3, Page 6, Public Records of Palm Beach (now Martin) County, Florida, thence run South 89 degrees 47 minutes 37 seconds West, along said Southerly line of Tract 6, a distance of 1021.35 feet to a concrete monument, thence run South 00 degrees 12 minutes 23 seconds East, a distance of 40 feet; thence run North 89 degrees 47 minutes 37 seconds East, a distance of 973.29 feet of said Northwesterly right-of-way line of State Road 76; thence run North 50 degrees 01 minutes 32 seconds East, along said right-of-way line a distance of 62.53 feet to the Point of Beginning.

PARCEL 8:

That part of the Northeast Quarter of Section 26, Less the West 350 feet thereof, lying and North and West of State Road No. 76; all in Township 39 South, Range 40 East, Martin County, Florida.

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

DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
Three Lakes Golf Club LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Martin Property Holdings Co. 1, LLC, a Delaware limited liability company	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	100% interest in Three Lakes Golf Club LLC
SMR Martin Property Holdings, LLC, a Delaware limited liability company (See attached Schedule A for ownership)	501 Fern Street West Palm Beach, FL 33401 Attn. Katherine Block	48.5% indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Martin Golf, LLC, a Delaware limited liability company (See attached Schedule B for ownership)	270 South Service Road Suite 45 Melville, NY 11747 Attn.: Peter I. Cavallaro	48.5% indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)
Justin Metz (an individual)	30 Hudson Yards 83rd Floor New York, NY 10001	3% (non-voting) indirect interest in Three Lakes Golf Club LLC (through Martin Property Holdings Co 1, LLC)

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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

Name	Address	Interest
NA		

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties Involved	Date	Type of Application	Status of Application ^{1*}
NONE				

(If more space is needed attach separate sheet)

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

DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT

Karen Block
Signature

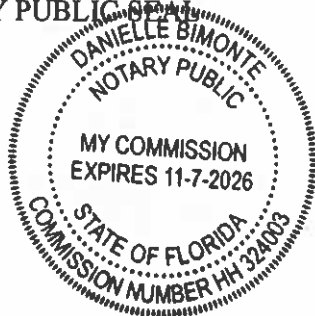
Katherine Block
Print name

STATE OF: FLORIDA

COUNTY OF: PALM BEACH

The foregoing instrument was ☐ sworn to, ☐ affirmed, or ☒ acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of MAY, 2023 by KATHERINE BLOCK, who is ☒ personally known to me, or ☐ produced the following type of identification _____.

NOTARY PUBLIC STATE OF FLORIDA



Notary Public, State of Florida

DANIELLE BIMONTE

(Printed, Typed or Stamped Name of Notary Public)

SCHEDULE A

OWNERSHIP OF SMR MARTIN PROPERTY HOLDINGS, LLC

- 89% SMR Funding, LP, a NY Limited Partnership – **See below**
10% HS Partnership Holdings, LLC, a Delaware Limited Liability Company – **See below**
1% Lynn Connelly, an individual

SMR Funding LP is further owned:

30 Hudson Yards, 83rd Floor, New York, NY 10001

38.39% SMR Revocable Trust (LP) - Stephen Ross is sole beneficiary

1.62% Unrelated Corp. (GP) - Stephen Ross is sole stockholder

4.46% SMR 2014 Irrevocable Trust II FBO Jennifer Ross (LP)

4.46% SMR 2014 Irrevocable Trust II FBO Kimberly Ross (LP)

51.07% SMR 2014 Irrevocable Trust III FBO Jennifer and Kimberly Ross (LP)

Mr. Stephen Ross:

c/o Related Southeast

360 South Roasemary Ave, Suite 800

West Palm Beach, FL 33401

All Trusts:

c/o Jordan Park Trust Company

60 Penhallow Street, Suite 400

Portsmouth, NH 038001

HS Partnership Holdings LLC is further owned:

c/o Himmel Hospitality Group

20 Park Plaza, Suite 1102, Boston, MA 02116

99% Kenneth A. Himmel

1% Brian G. Sommers

SCHEDULE B

OWNERSHIP OF MARTIN GOLF, LLC

49.41%	MCPREIA, LLC (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
19.76%	CSPREIA, LLC - <u>See below</u> 270 South Service Road, Suite 45, Melville, NY 11747
29.64%	RPPPREIA, LLC – (100% owned by Michael C. Pascucci) 270 South Service Road, Suite 45, Melville, NY 11747
1.19%	DCP Realty LLC - <u>See below</u> 270 South Service Road, Suite 45, Melville, NY 11747

CSPREIA, LLC is further owned:

270 South Service Road, Suite 45, Melville, NY 11747

41%	Christopher Pascucci
9%	Silvana Pascucci
12.50%	Olivia A. Pascucci 2016 Trust UAD 7/20/16
12.50%	Nicholas M. Pascucci 2016 Trust UAD 7/20/16
12.50%	Isabella J. Pascucci 2016 Trust UAD 7/20/16
12.50%	Joseph A. Pascucci 2016 Trust UAD 7/20/16

DCP Realty LLC is further owned:

270 South Service Road, Suite 45, Melville, NY 11747

33.33%	CEB Investment Associates LLC (Charles E. Becker)
33.33%	PIC-CT Holdings LLC (Peter I. Cavallaro)
33.3%	DF-CT Holdings LLC (David Feinblatt)

DISCLOSURE OF INTEREST AFFIDAVIT

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

EXHIBIT "A"
THREE LAKES GOLF CLUB
LEGAL DESCRIPTION

PARCEL 1 (PARCEL ID: 24-39-40-000-001-00020-8)

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76, LESS 60.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, BASED ON WARRANTY DEED, AS SHOWN IN DEED BOOK 55, PAGE 327; THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 24 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 2,008.76 FEET; THENCE RUN NORTH 00 DEGREES, 14 MINUTES, 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2,540.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,250.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS, A DISTANCE OF 850.82 FEET TO THE INTERSECTION WITH SOUTH LINE OF STATE (NOW COUNTY) ROAD 708; THENCE NORTH 89°DEGREES 45 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 2 (PARCEL ID: 19-39-41-000-002-00000-8)

THE WEST 53.57 FEET OF TRACT 2, ALL OF TRACT 3, ALL OF TRACT 4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76 (KANNER HIGHWAY), ALL OF TRACTS 5 AND 6 AND THE WEST 53.57 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACTS 11, 12, 13 AND 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 3 (PARCEL ID: 18-39-41-000-006-00060-8)

THE SOUTH 331.62 FEET OF TRACT 6 LYING EAST OF THE RIGHT-OF-WAY STATE ROAD 76, THE WEST 53.57 FEET OF THE SOUTH 331.62 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACT 11, THOSE PORTIONS OF TRACT 12 AND 13 LYING EAST OF STATE ROAD 76, ALL

OF TRACT 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF THE PLAT OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 4 (PARCEL ID: 30-39-41-000-002-00000-5 PER O.R. BOOK 1514, PG. 2556)

ANY PART OF TRACTS 3 AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

PARCEL 5 (PARCEL ID: 24-39-40-000-001-00020-8)

BEING A PARCEL OF LAND IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2008.76 FEET (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708 AS RECORDED IN DEED BOOK 55, PAGE 327); THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2540.92 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3250.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 850.82 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE OF ROAD 708; THENCE NORTH 89 DEGREES 45 MINUTES 40" EAST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 6 (PARCEL ID: 14-39-40-000-000-00010-3 AND 23-39-40-000-000-00010-4)

THAT PART OF SECTION 14, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 7, PLAT BOOK 2, PAGE 35; THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY

RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; THE NORTH 65.90 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; AND THE NORTH 65.90 FEET OF THE WEST 350 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 39 EAST SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. TOGETHER WITH THE EASEMENT FOR INGRESS, EGRESS AND TRAVEL TO AND FROM STATE ROAD NO. 76 AND THE LANDS DESCRIBED ABOVE, SAID EASEMENT BEING OVER, ACROSS, IN AND UPON THE WEST 100 FEET OF THE SE 1/4, LESS THE WEST 350 FEET THEREOF, OF SECTION 23, AND THAT PART OF THE NE 1/4 OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH OF STATE ROAD NO. 76, TOWNSHIP 39 SOUTH, RANGE 40 EAST, GRANTED BY EASEMENT GRANT DATED JANUARY 21, 1975, FROM SUSAN PHIPPS COCHRAN, ALSO KNOWN AS SUSAN P. COCHRAN, AND FORMERLY KNOWN AS SUSAN P. SANTANGELO, TO PALM BEACH TRUST COMPANY AND JOGN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 382, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 7 (PARCEL ID: 23-39-40-000-000-00010-4 AND 24-39-40-000-000-00010-2)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 LYING NORTH AND WEST OF STATE ROAD NO. 76, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT A CONCRETE MONUMENT LOCATED AT THE POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TRACT 6, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT 6 A DISTANCE OF 1021.35 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 973.29 FEET OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (PARCEL ID: 26-39-40-000-000-00010-7)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; ALL IN TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE BEING 1,218.934 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING SW BRIDGE ROAD/CR 708 RIGHT-OF-WAY DEDICATION:

A STRIP OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23 BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD (COUNTY ROAD 708);

THENCE, NORTH 89°45'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 649.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KANNER HIGHWAY (STATE ROAD 76) AND THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 3250.36 FEET, A CENTRAL ANGLE OF 00°24'11" AND A CHORD BEARING AND DISTANCE OF NORTH 64°18'44" EAST, 22.87 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.87 FEET;

THENCE, SOUTH 89°45'41" EAST A DISTANCE OF 628.77 FEET;

THENCE, NORTH 89°27'38" EAST A DISTANCE OF 2663.77 FEET;

THENCE, NORTH 89°26'13" EAST A DISTANCE OF 2714.86 FEET;

THENCE, SOUTH 89°36'08" EAST A DISTANCE OF 2339.27 FEET TO THE EAST LINE OF THE WEST 53.57 FEET OF TRACT 15 ACCORDING TO THE PLAT OF TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGES 5 AND 6 OF THE PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA PUBLIC RECORDS;

THENCE, SOUTH 00°02'21" WEST ALONG SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD;

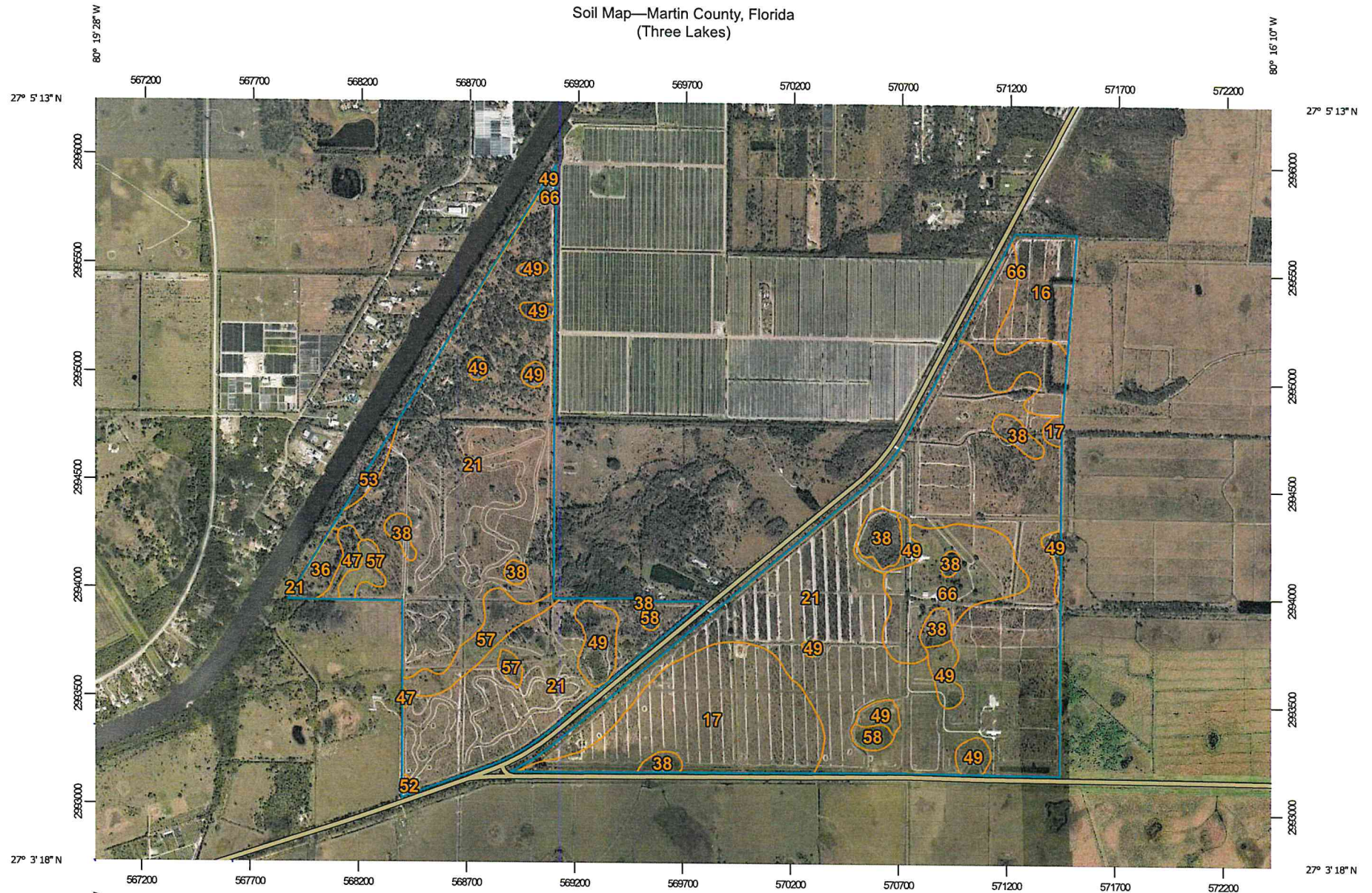
THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;

1. THENCE, NORTH 89°36'08" WEST A DISTANCE OF 2339.08 FEET;
2. THENCE, NORTH 00°05'53" EAST A DISTANCE OF 5.00 FEET;
3. THENCE, SOUTH 89°26'13" WEST A DISTANCE OF 2714.34 FEET;
4. THENCE, SOUTH 89°27'38" WEST A DISTANCE OF 2664.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.188 ACRES, MORE OR LESS

TOTAL ACREAGE BEING 1,216.746 ACRES, MORE OR LESS.

Soil Map—Martin County, Florida (Three Lakes)



Map Scale: 1:24,900 if printed on A landscape (11" x 8.5") sheet.

0 350 700 1400 2100 Meters

0 1000 2000 4000 6000 Feet

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



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

11/3/2021
Page 1 of 3

Soil Map—Martin County, Florida
(Three Lakes)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Martin County, Florida

Survey Area Data: Version 20, Aug 25, 2021

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

Date(s) aerial images were photographed: Mar 7, 2019—Feb 4, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

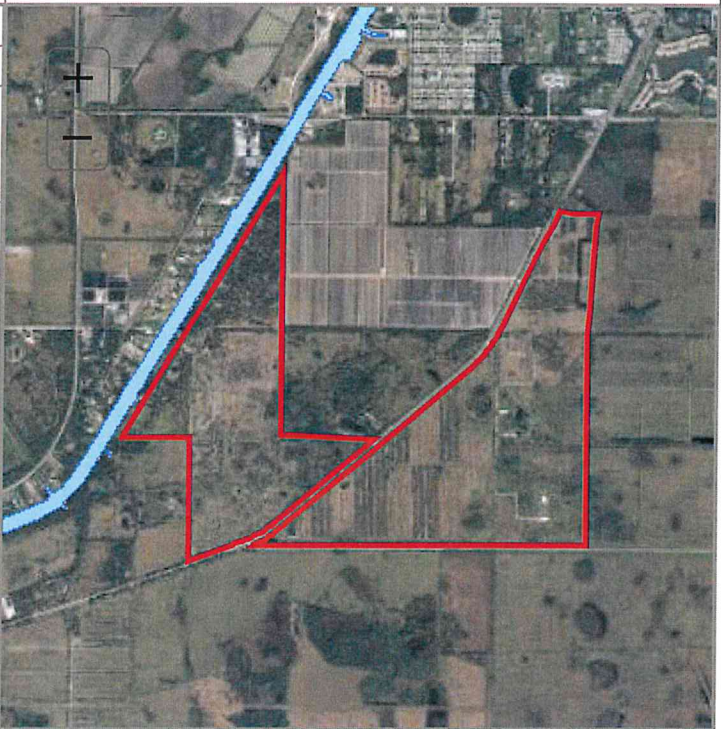
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Oldsmar fine sand, 0 to 2 percent slopes	36.9	3.0%
17	Wabasso sand, 0 to 2 percent slopes	122.3	10.0%
21	Pineda-Riviera fine sands association, 0 to 2 percent slopes	814.5	66.8%
36	Arents, 0 to 2 percent slopes	9.7	0.8%
38	Floridana fine sand, frequently ponded, 0 to 1 percent slopes	34.5	2.8%
47	Pinellas fine sand, 0 to 2 percent slopes	7.0	0.6%
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	52.5	4.3%
52	Malabar fine sand, high, 0 to 2 percent slopes	1.3	0.1%
53	Udorthents, 0 to 35 percent slopes	4.8	0.4%
57	Chobee muck, frequently ponded, 0 to 1 percent slopes	32.5	2.7%
58	Gator and Tequesta mucks	6.6	0.5%
66	Holopaw fine sand, 0 to 2 percent slopes	96.3	7.9%
Totals for Area of Interest		1,218.9	100.0%

Martin County, FL



Martin County Property Information Lookup

General Information		Property Location Map			
Parcel #	143940000000000103				
Owner Name:	THREE LAKES GOLF CLUB LLC				
Owner Address:	525 OKEECHOBEE BLVD #1100 WEST PALM BEACH, FL 33401				
Site Address:	11800 SW APOGEE DR STUART, FL 34997				
Storm Surge Evacuation Zone:	N/A				
Flood Zone - BFE:	X - N/A' NAVD				
FIRM Panel:	12085C0284H, 12085C0295G, 12085C0283G, 12085C0280G				
Urban Service District:	Outside				
Municipality:	Unincorporated Martin County				
Taxing District:	District 3				
ISO-PPC Rating:	3				
Subdivision infill applicability:	N/A				
Development Imposed Conditions:	Residential Fire Sprinklers Not Required				
Building Design Wind Speed		Election Information			
Occupancy Category I,II,III/IV:	140, 160, 170	Voter Precinct	23		
Land Use		Commission District:	3		
Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495		Commissioner:	Harold Jenkins	772-288-5400	
Zoning:	AG-20A	Clerk of Circuit Court:	Carolyn Timmann	772-288-5576	
Zoning Details:	Res. 22-8.24	County Sheriff:	William Snyder	772-220-7000	
Future Landuse	AGRICULTURAL	Property Appraiser:	Jenny Fields	772-288-5608	
Landuse Details:	N/A	School Superintendent:	John D. Millay, Ph.D.	772-219-1200	
Community Redevelopment		Supervisor of Elections:	Vicki Davis	772-288-5637	
CRA:	N/A	Tax Collector:	Ruth Pietruszewski	772-288-5600	
CRA Regulating Plan:	N/A	Utilities & Solid Waste			
Schools		Service:	Utility:	Availability:	Phone:
School information obtained from the Martin County School District system, 772-219-1200		Water:	N/A	N/A	N/A
Elementary School:	Crystal Lake Elementary	Sewer:	N/A	N/A	N/A
Middle School:		Recycle Collection:	Recycle Friday		
High School:	South Fork High School	Trash Collection:	Garbage Tuesday and Friday		
Created: July , 7th, 2023 1:29 PM		Yard Waste Collection:	Yard Waste Wednesday		

NOTES TO USERS

Map is for use in administering the National Flood Insurance Program. It is necessary to identify all areas subject to flooding, particularly from local sources of small size. The community map repository should be used for possible updates or additional flood hazard information.

In more detailed information in areas where Base Flood Elevations and Floodway Data have been determined, users are encouraged to refer to the Flood Insurance Study (FIS) report that contains the Flood Profiles and Floodway Data and/or Summary of Statistics for the area. Users should be aware that BFLEs shown on the FIS are rounded whole-foot elevations. These BFLEs are intended for flood or rating purposes only and should not be used as the sole source of elevation information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIS for purposes of claim and/or floodplain management.

Base Flood Elevations shown on this map apply only to landward of 0.0 mean Vertical Datum of 1988. Users of this map should be aware that flood elevations are also provided in the Summary of Statistics for the area. The Flood Insurance Study report for this jurisdiction contains the Summary of Statistics. Floodway Data should be used in conjunction with floodplain management purposes when they are higher than elevations shown on this FIS.

Views of the floodways were compiled at cross sections and interpolated at cross sections. The floodways were based on hydraulic considerations and to requirements of the National Flood Insurance Program. Floodway and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

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

Section used in the preparation of this map was Florida State Plane East (FIPS 5001). The horizontal datum was the North American Datum of 1983 (NAD 83). Geoid 1980. Differences in datum, geoid, projection, and plane zones used in the production of FISs for adjacent jurisdictions are in slight positional differences in map features across jurisdiction lines. These differences do not affect the accuracy of this FIS.

Elevations on this map are referenced to the North American Datum of 1983. These flood elevations must be compared to structure and elevation referenced to the same vertical datum. For information on conversion between the National Geodetic Vertical Datum of 1929 and the North American Datum of 1983, visit the National Geospatial Survey at <http://nvs.ngs.noaa.gov> or contact the National Geospatial Survey at being address.

Information Services
NNGS12
12000000
3. #022
all-Weather Highway
Spring, Maryland, 20915-3282
13-3242

In current elevation, description, and/or location information for bench shown on the map, please contact the Information Services Branch of National Geospatial Survey at (202) 713-3242, or visit a website at <http://nvs.ngs.noaa.gov>.

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

On updated topographic information, this map reflects more detailed and accurate stream channel configurations and floodplain delineations than shown on the previous FIS for this jurisdiction. As a result, the Flood and Floodway Data labels may reflect stream channel changes that on what is shown on the map. Also, the road to floodway relationships noted on the map may differ from what is shown on previous maps.

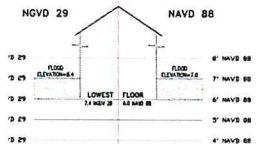
As limits shown on the map are based on the best data available at the publication. Between changes due to annexations or de-annexations may occur after the map was published, map users should contact their community officials to verify current corporate limit locations.

Refer to the separately printed Map Index for an overview map of the showing the layout of map panels, community map repository addresses, and/or Commission policies concerning National Flood Insurance Program or each community as well as a listing of the panels on which each map is located.

Information and questions about this map, available products associated with this FIS including historic versions of this FIS, how to order products or local Flood Insurance Program, in general, please call the FEMA Map Service Center website at <http://map.fema.gov>. Available products may previously issued Letters of Map Change, a Flood Insurance Study and/or digital versions of this map. Many of these products can be obtained directly from the website. Users may determine the current map for each FIS panel by visiting the FEMA Map Service Center website using the FEMA Map Information Exchange.

1. Structures and NAVD 88 Flood elevations may be compared and/or used to NAVD 29 by applying a standard conversion factor. To get the map from NAVD 88 to NAVD 29, use 1.17 feet to the NAVD 88 elevation. For more information, visit the FEMA website.

DATUM CONVERSION SCHEMATIC



SUBJECT PROPERTY

SUBJECT PROPERTY

LEGEND

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

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Areas (SFHAs) are the areas subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard are: A, AE, AO, AR, AH, VE, and V. The base flood elevation is the elevation of the 1% annual chance flood.

ZONE A
Base Flood Elevations determined.
Base Flood Elevations determined.

ZONE AE
Flood depths of 1 to 2 feet (usually areas of parking); Base Flood Elevation determined.

ZONE AO
Flood depths of 1 to 2 feet (usually areas of parking); Base Flood Elevation determined.

ZONE AR
Flood depths of 1 to 2 feet (usually areas of parking); Base Flood Elevation determined.

ZONE AH
Areas to be protected from the 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.

ZONE VE
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept unobstructed so that the 1% annual chance flood can be carried without substantial rise in flood heights.

OTHER FLOOD AREAS
Areas of 0.2% annual chance flood; areas of the 1% annual chance flood with average depths of less than 1 foot, with average areas less than 1 square mile, and areas protected by levees from the 1% annual chance flood.

OTHER AREAS
Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
CBRS areas and CBRS are normally located within or adjacent to Special Flood Hazard Areas.

OTHERWISE PROTECTED AREAS (OPAs)
OPAs are normally located within or adjacent to Special Flood Hazard Areas.

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

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

Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, Flood depth or flood velocity.

Limit of Material Wave Action
Base Flood Elevation line and value, elevation in feet.
Base Flood Elevation value where uniform within zone, elevation in feet.
*Referenced to the North American Datum of 1983.

Cross section line
Traverse line
Culvert
Bridge
Footbridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
320-meter Universal Transverse Mercator grid units, zone 17
1200-foot grid units, zone 17
Zone 17 (FIPS Zone 0012), Transverse Mercator
Bench mark (see explanation in Notes to Users section of this panel)
M 15
030
Flow accumulation point or hydraulic connection
Map reference to map index
Refer to Map Reference to Map Index
EFFECTIVE DATE OF COMMUNICATION
FLOOD INSURANCE RATE MAP
OCTOBER 4, 2002

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
March 16, 2015 - In accordance with the National Flood Insurance Program, this map was revised to reflect updated geographic information, and to change Base Flood Elevations, to add floodways, to add and change Special Flood Hazard Areas, and to change the designations.
For community map revision history go to communitymap.fema.gov to determine mapping, refer to the Community Map History located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-435-6222.

MAP SCALE 1" = 500'
250 0 500 1000
150 0 150 300
FEET
METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0283G

FIRM
FLOOD INSURANCE RATE MAP

MARTIN COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 283 OF 527
(SEE MAP INDEX FOR FIRM PANEL LAYC)

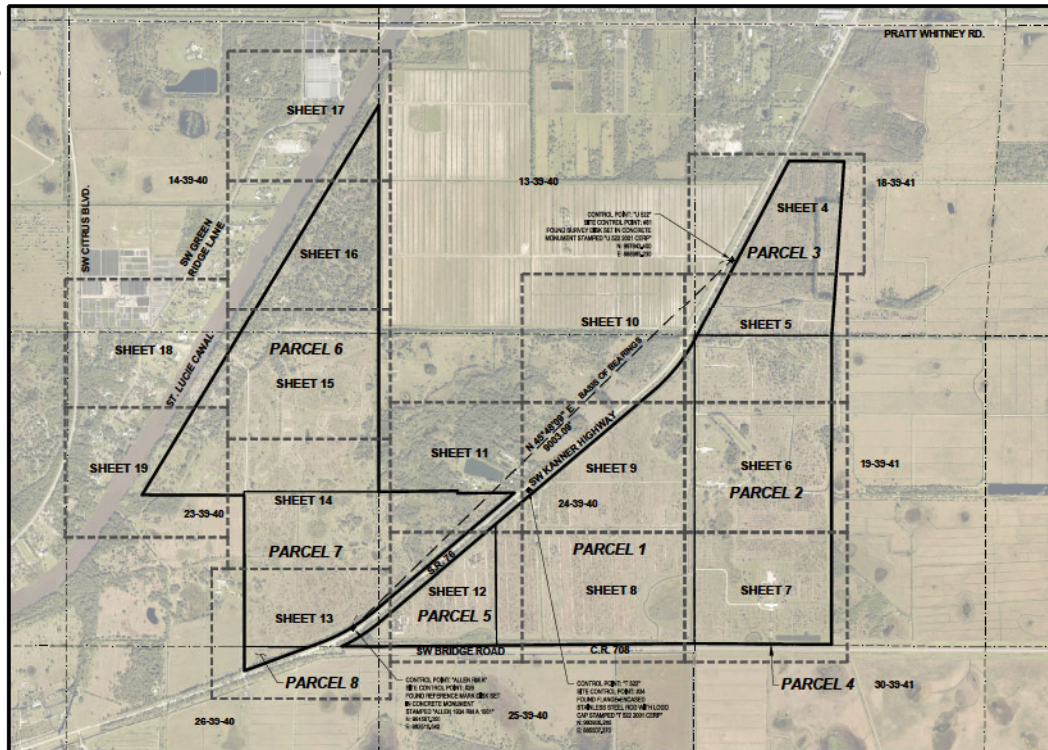
COMMUNITY
COMMUNITY
MARTIN COUNTY
120161
0283

Notice to User: The Map Number shown should be used when placing map order. Community Number shown above should be used on insurance applications for this community.

MAP NAME
120161C021
MAP REV#
MARCH 16, 2

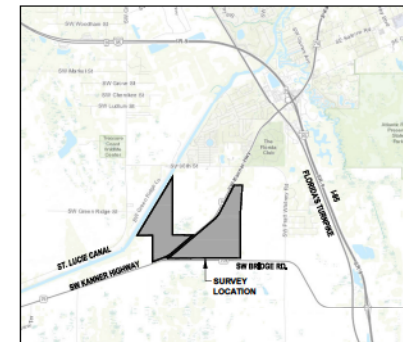
Federal Emergency Management Agency

**A PORTION OF
SECTIONS 14, 23, 24 AND 26, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY, FLORIDA**



KEY MAP
SCALE: 1" = 1000'

SHEET 1 OF 22	COVER SHEET
SHEET 2 OF 22	LEGAL DESCRIPTIONS; SURVEYOR'S NOTES; LEGEND; REFERENCES
SHEET 3 OF 22	TITLE COMMITMENTS
SHEETS 4 - 19 OF 22	BOUNDARY SURVEY
SHEETS 20 - 22 OF 22	BUILDING DETAILS
NOT VALID WITHOUT ALL SHEETS LISTED IN INDEX	



LOCATION MAP
NOT TO SCALE

TO: FAZIO & DAVIS GOLF DESIGN, LLC
THREE LAKES GOLF CLUB, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825,

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTANSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Richard Barnes Digitally signed by Richard Barnes
Date: 2022.12.16 15:16:37 -0500

RICHARD E. BARNES, JR.
FLORIDA SURVEYOR AND MAPPER
REGISTRATION No. 5173

NOVEMBER 15, 2022
DATE OF LAST FIELDWORK

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

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

EAST OF SW KANNER HIGHWAY

PARCELS 1, 2, 3, 4 & 5

TITLE COMMITMENT:

CHICAGO TITLE INSURANCE COMPANY
ORDER NUMBER: 9538714 - REVISED: AUGUST 20, 2021
COMMITMENT DATE: JULY 16, 2021 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THRU 5 ARE STANDARD EXCEPTIONS - NO COMMENTS

6. INTENTIONALLY DELETED.
7. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 56, PAGE 176, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 5)
AFFECTS PARCEL 5 - BLANKET IN NATURE AS SHOWN ON SURVEY.
8. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 63, PAGE 160, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 5)
AFFECTS PARCEL 5 - BLANKET IN NATURE AS SHOWN ON SURVEY.
9. EASEMENT IN FAVOR FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 784, PAGE 2048, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 2)
AFFECTS PARCEL 2 AS SHOWN ON SURVEY.
10. INTENTIONALLY DELETED.
11. INTENTIONALLY DELETED.
12. EASEMENT GRANT AND COVENANTS AND CONDITIONS IN FAVOR OF PALM BEACH TRUST COMPANY AND JOHN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED RECORDED IN OFFICIAL RECORDS BOOK 362, PAGE 1330, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 3)
AFFECTS PARCEL 3 AS SHOWN ON SURVEY.
13. INTENTIONALLY DELETED.
14. INTENTIONALLY DELETED.
15. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
NO COMMENT.
16. INTENTIONALLY DELETED.
17. THE FOLLOWING MATTERS DISCLOSED BY SURVEY PREPARED BY RICHARD BARNES OF BOWMAN CONSULTING GROUP, LTD., INC., DATED JUNE 17, 2021 UNDER JOB NO. 30625-01-001:
- A. 4" BARBED WIRE RUNNING THROUGHOUT THE INSURED LANDS AND ENCRANCHING ONTO PORTIONS OF SW KANNER HIGHWAY (S.R. 78) ONTO ADJACENT LANDS OWNERS; AND ONTO SW BRIDGE ROAD/C. R. 708.
- B. 4" BARBED WIRE FENCE ENCRANCHING OVER AND ACROSS 100' WIDE INGRESS/EGRESS EASEMENT IN OFFICIAL RECORDS BOOK 382, PAGE 1332. (PARCEL 3)
- C. 4" BARBED WIRE FENCE ENCRANCHING OVER AND ACROSS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 784, PAGE 2048. (PARCEL 2)
- D. 8" WOOD FENCE ENCRANCHING 1.1' OVER AND ACROSS AND ONTO SW BRIDGE ROAD/C. R. 708.
- E. OVERHEAD ELECTRIC LINE(S) AND GUY ANCHOR(S) LOCATED ON WESTERLY PROPERTY LINE WITH BENEFIT OF RECORDED EASEMENT(S).

WEST OF SW KANNER HIGHWAY

PARCELS 6, 7 & 8

TITLE COMMITMENT:

CHICAGO TITLE INSURANCE COMPANY
ORDER NUMBER: 9538104 - REVISED: AUGUST 20, 2021
COMMITMENT DATE: AUGUST 4, 2021 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THRU 5 ARE STANDARD EXCEPTIONS - NO COMMENTS

6. INTENTIONALLY DELETED.
7. INTENTIONALLY DELETED.
8. INTENTIONALLY DELETED.
9. OUTFALL DITCH EASEMENT IN FAVOR OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 11, PAGE 90, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO SECTION 14 AND SECTION 23, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.
AFFECTS PARCEL 8 AS SHOWN ON SURVEY.
10. INTENTIONALLY DELETED.
11. EASEMENT GRANT AND COVENANTS AND CONDITIONS IN FAVOR OF PALM BEACH TRUST COMPANY AND JOHN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED RECORDED IN OFFICIAL RECORDS BOOK 362, PAGE 1330, AND SET FORTH IN DEED IN OFFICIAL RECORDS BOOK 476, PAGE 1189, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 7 AND PARCEL 8)
AFFECTS PARCELS 7 & 8 AS SHOWN ON SURVEY.
12. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 56, PAGE 176, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 7)
AFFECTS PARCELS 6 & 7 - BLANKET IN NATURE AS SHOWN ON SURVEY.
13. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 63, PAGE 160, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 7)
AFFECTS PARCELS 6 & 7 - BLANKET IN NATURE AS SHOWN ON SURVEY.
14. INTENTIONALLY DELETED.
15. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGE 1713. (AS TO PARCEL 6)
AFFECTS PARCEL 6 AS SHOWN ON SURVEY.
16. EASEMENT IN FAVOR OF BELLCAUTH TELECOMMUNICATIONS, INC., A GEORGIA CORPORATION, DBA AT&T FLORIDA, AND ITS SUCCESSORS AND ASSIGNS RECORDED IN OFFICIAL RECORDS BOOK 2478, PAGE 2487, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO PARCEL 7 AND PARCEL 8)
AFFECTS PARCELS 7 & 8 AS SHOWN ON SURVEY.
17. INTENTIONALLY DELETED.
18. INTENTIONALLY DELETED.
19. INTENTIONALLY DELETED.
20. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
NO COMMENT.
21. THE FOLLOWING MATTERS DISCLOSED BY SURVEY PREPARED BY RICHARD BARNES OF BOWMAN CONSULTING GROUP, LTD., INC., DATED JUNE 17, 2021 UNDER JOB NO. 30625-01-001:
- A. 4" BARBED WIRE RUNNING THROUGHOUT THE INSURED LANDS AND ENCRANCHING ONTO PORTIONS ADJACENT LANDS OWNERS SOUTHERLY (PARCEL 6), EASTERLY (PARCEL 6), WESTERLY (PARCELS 6 AND 7) AND NORTHERLY (PARCEL 7) OF THE INSURED PROPERTY.
- B. 10' WIDE FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2440, PAGE 1713, ENCRACHES OVER AND ACROSS THAT CERTAIN 120' WIDE OUTFALL DITCH EASEMENT RECORDED IN DEED BOOK 11, PAGE 90. (PARCEL 6)
- C. 4" BARBED WIRE FENCE AND 18" GATE ENCRANCHING OVER AND ACROSS THAT CERTAIN 120' WIDE OUTFALL DITCH EASEMENT RECORDED IN DEED BOOK 11, PAGE 90. (PARCEL 6)
22. TERMS, COVENANTS, CONDITIONS AND BURDENS EASEMENTS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 362, PAGE 1330.
AFFECTS PARCELS 7 & 8 AS SHOWN ON SURVEY.

LESS AND EXCEPT PARCEL
FOR ADDITIONAL RIGHT OF WAY OF SW BRIDGE ROAD

TITLE COMMITMENT:

CHICAGO TITLE INSURANCE COMPANY
ORDER NUMBER: 14485040
COMMITMENT DATE: AUGUST 20, 2022 @ 8:00 A.M.

SCHEDULE B-II EXCEPTIONS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
NO COMMENT.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:
- A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
THERE ARE FENCES THAT RUN THROUGH SUBJECT PROPERTY.
- B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
- C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
- D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER.
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
NONE PROVIDED.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 196, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY TOWNSHIP, SERVICE OR LANDS IT IS LIEB SUPPLYING THE INSURED LAND.
NOT A SURVEY MATTER.
6. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 56, PAGE 176, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS A PORTION OF SUBJECT PROPERTY AKA IN SECTION 23, TOWNSHIP 39 S, RANGE 40 E AS SHOWN ON SURVEY (DEE SHEET 53).
7. EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 63, PAGE 160, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
AFFECTS A PORTION OF SUBJECT PROPERTY AKA IN SECTION 23, TOWNSHIP 39 S, RANGE 40 E AS SHOWN ON SURVEY (DEE SHEET 53).
8. EASEMENT IN FAVOR FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 784, PAGE 2048, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
DOES NOT AFFECT SUBJECT PROPERTY.
9. EASEMENT GRANT AND COVENANTS AND CONDITIONS IN FAVOR OF PALM BEACH TRUST COMPANY AND JOHN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED RECORDED IN OFFICIAL RECORDS BOOK 362, PAGE 1332, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
DOES NOT AFFECT SUBJECT PROPERTY.
10. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
NOT A SURVEY MATTER.
11. PRESERVE MANAGEMENT PLAN FOR THREE LAKES RECORDED IN OFFICIAL RECORDS BOOK 3332, PAGE 624.
AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE - NOTHING TO PLOT.

Bowman
CONSULTING

Bowman Consulting Group, LLC
301 SE Court Blvd, Suite 201
Bart, FL 32834
Phone: (772) 355-5113
Fax: (772) 324-9811
www.bowmanconsulting.com
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TITLE EXCEPTIONS
THREE LAKES GOLF CLUB
A PORTION OF
SECTIONS 14, 23, 24 AND 26, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY
FLORIDA

PROJECT NO.
30625-01-001

REVISIONS

DATE	DESCRIPTION
NOV 14, 2021	RT
FEB 10, 2022	CHD
SCALE: AS SHOWN	
JOB No. 30625-01-001	
DATE 12/16/2022	
FILE 30625-001-BNDY	

SHEET 3 OF 22



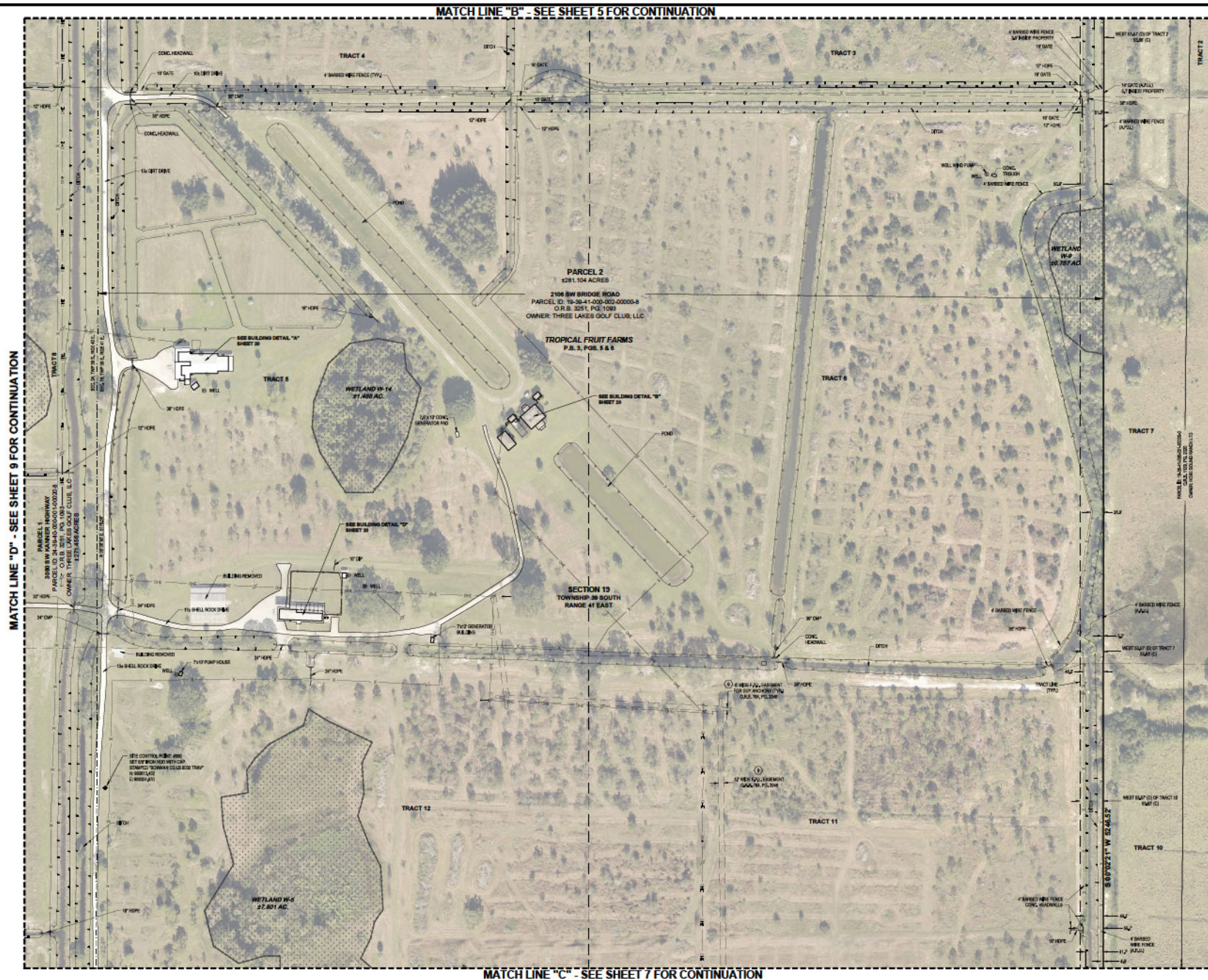
Bowman
 CONSULTING

Bowman Consulting, LLC
 301 SE Court St., Suite 201
 Stuart, FL 34984
 Phone: (772) 353-1413
 Fax: (772) 353-1481
 www.bowmanconsulting.com
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THIS MAP IS INTENDED TO BE
 DISPLAYED AT A SCALE OF 1" = 100'



SEE SHEET 5



Bowman
CONSULTING

Bowman Consulting, LLC
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Boca Raton, FL 33486
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BOUNDARY SURVEY
THREE LAKES GOLF CLUB
A PORTION OF
SECTIONS 14, 23, 24 AND 26, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY
FLORIDA

PROJECT NO.
30625-01-001

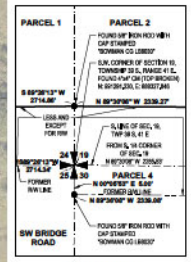
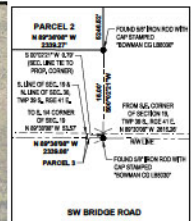
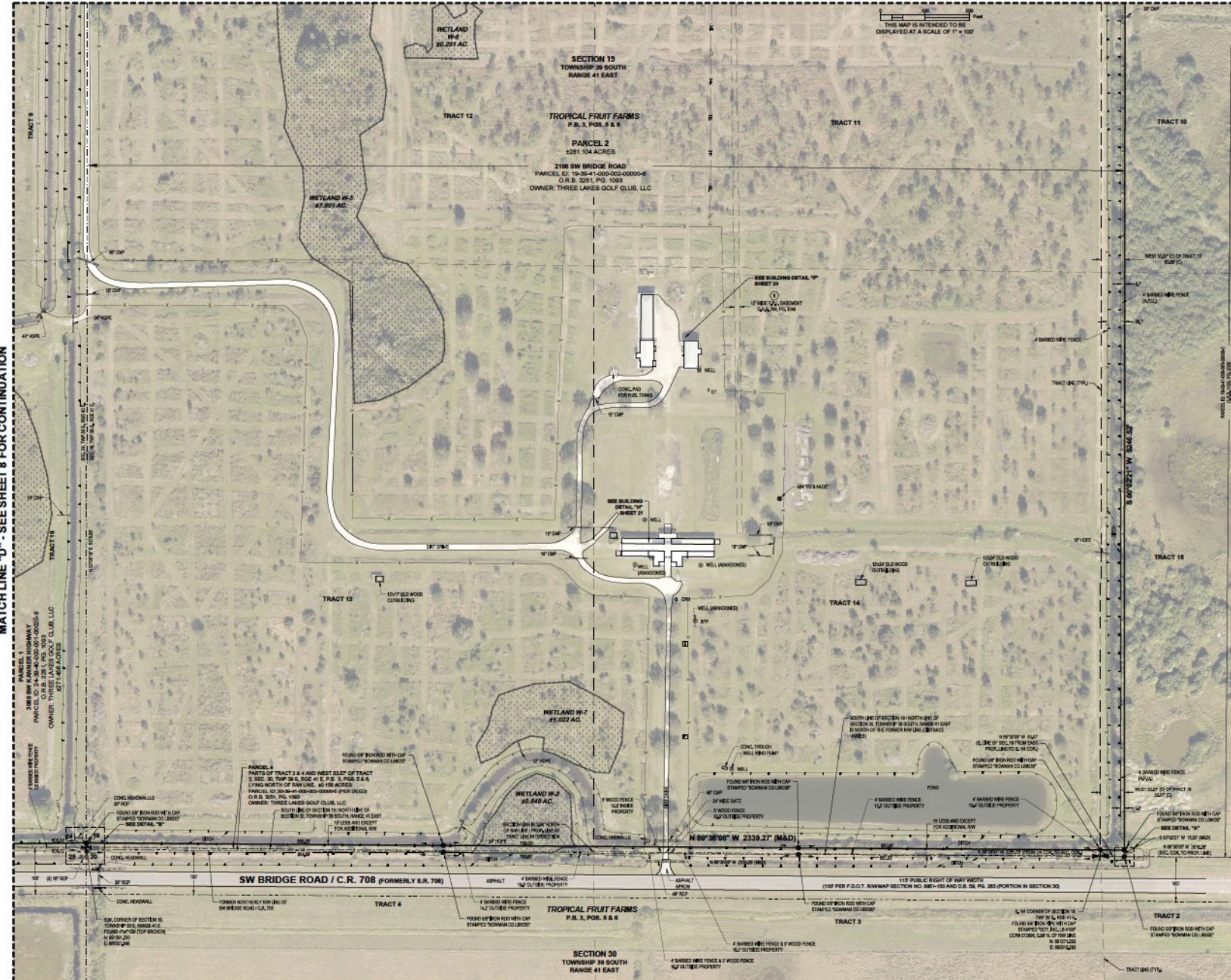
REVISIONS	

DATE	DESCRIPTION	BY
12/16/2022	FIELD	RT
12/16/2022	DRAWN	CHD
SCALE: 1" = 100'		
JOB No. 30625-01-001		
DATE 12/16/2022		
FILE 30625-001-BNDY		

MATCH LINE "D" - SEE SHEET 8 FOR CONTINUATION

MATCH LINE "C" - SEE SHEET 6 FOR CONTINUATION

THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1" = 100'



SEE SHEET 5

Bowman

C O N S U L T I N G

Survey Control Group, LLC
301 SE Court St., Suite 201
Boca Raton, FL 33486
Phone: (772) 385-4143
Fax: (772) 385-4181
www.bowmanconsulting.com
© Bowman Consulting Group, LLC

BOUNDARY SURVEY
THREE LAKES GOLF CLUB
A PORTION OF
SECTIONS 14, 23, 24 AND 26, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY
FLORIDA

PROJECT NO.
30625-01-001

REVISIONS			
DATE	DESCRIPTION	BY	CHKD
12/16/2022	FINAL	RT	CHB

SCALE: 1" = 100'

JOB No. 30625-01-001

DATE: 12/16/2022

FILE: 30625-001-BNDY

SHEET **7** OF **22**

MATCH LINE "E" - SEE SHEET 12 FOR CONTINUATION

MATCH LINE "C" - SEE SHEET 9 FOR CONTINUATION



MATCH LINE "D" - SEE SHEET 7 FOR CONTINUATION



Bowman
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BOUNDARY SURVEY
THREE LAKES GOLF CLUB
A PORTION OF
SECTIONS 14, 23, 24 AND 26, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY
FLORIDA

PROJECT NO.
30625-01-001

REVISIONS	

DATE	DESCRIPTION
12/16/2022	FIELD
12/16/2022	RT
12/16/2022	RD
12/16/2022	CHD

SCALE: 1" = 100'

JOB No. 30625-01-001

DATE 12/16/2022

FILE 30625-001-BNDY

SHEET **8** OF **22**

MATCH LINE "E" - SEE SHEET 11 FOR CONTINUATION

MATCH LINE "B" - SEE SHEET 10 FOR CONTINUATION

MATCH LINE "D" - SEE SHEET 6 FOR CONTINUATION



MATCH LINE "C" - SEE SHEET 8 FOR CONTINUATION



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BOUNDARY SURVEY
THREE LAKES GOLF CLUB
A PORTION OF
SECTIONS 14, 23, 24 AND 26, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY
FLORIDA

PROJECT NO.
30625-01-001

REVISIONS

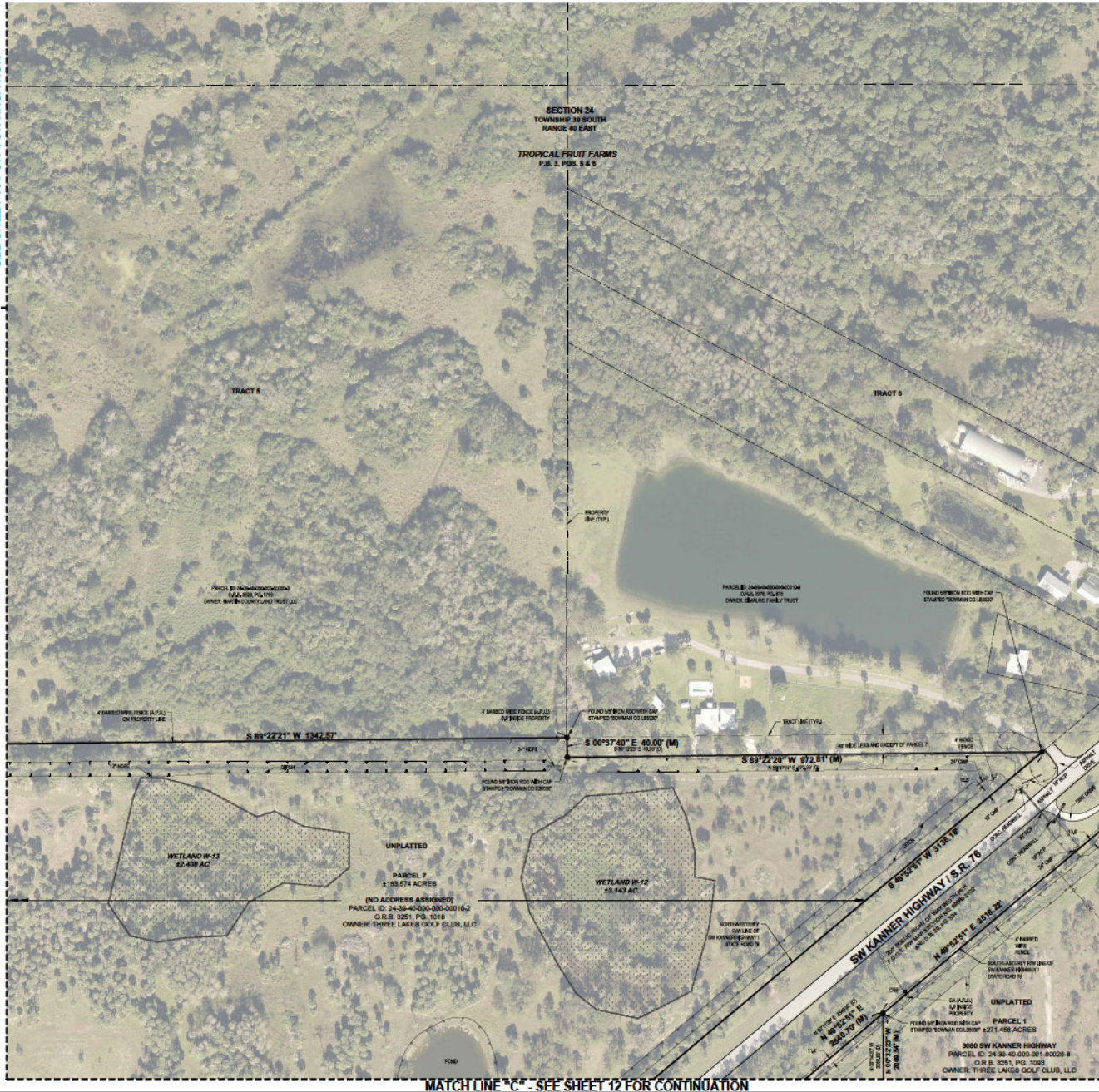
DATE	DESCRIPTION
12/16/2022	FIELD DRAWN
12/16/2022	RT
12/16/2022	RB
12/16/2022	CHD

SCALE: 1" = 100'
JOB No. 30625-01-001
DATE 12/16/2022
FILE 30625-001-BNDY

SHEET **9** OF **22**

MATCH LINE "F" -
SEE SHEET 15 FOR CONTINUATION

MATCH LINE "F" - SEE SHEET 14 FOR CONTINUATION



MATCH LINE "C" - SEE SHEET 12 FOR CONTINUATION



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BOUNDARY SURVEY
THREE LAKES GOLF CLUB
A PORTION OF
SECTIONS 14, 23, 24 AND 26, TOWNSHIP 39 SOUTH, RANGE 40 EAST
SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY
FLORIDA

PROJECT NO.
30625-01-001

REVISIONS

DATE	DESCRIPTION
12/16/2022	FINAL

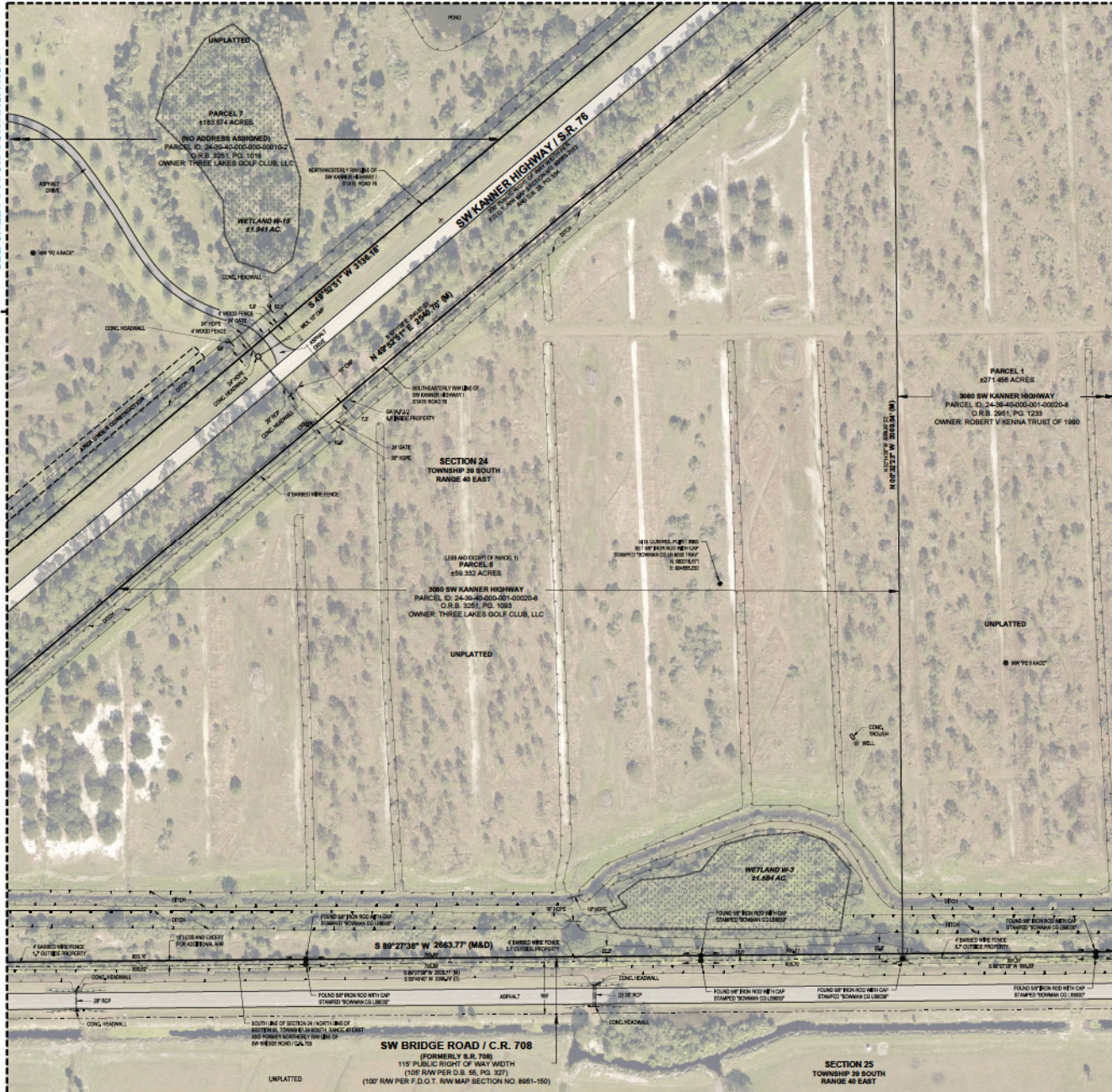
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JOB No. 30625-01-001
DATE 12/16/2022
FILE 30625-001-BNDY

SHEET 11 OF 22

MATCH LINE "F" - SEE SHEET 14 FOR CONTINUATION

MATCH LINE "F" - SEE SHEET 13 FOR CONTINUATION

MATCH LINE "C" - SEE SHEET 11 FOR CONTINUATION



MATCH LINE "E" - SEE SHEET 8 FOR CONTINUATION

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SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY
FLORIDA

PROJECT NO.
30625-01-001

REVISIONS	

DATE	DESCRIPTION
12/16/2022	FIELD
12/16/2022	RT
12/16/2022	CHD
12/16/2022	CHD
12/16/2022	CHD
12/16/2022	CHD
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12/16/2022	CHD
12/16/2022	CHD
12/16/2022	CHD

1

MATCH LINE "1" - SEE SHEET 14 FOR CONTINUATION



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SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY FLORIDA

PROJECT NO.
30625-01-001

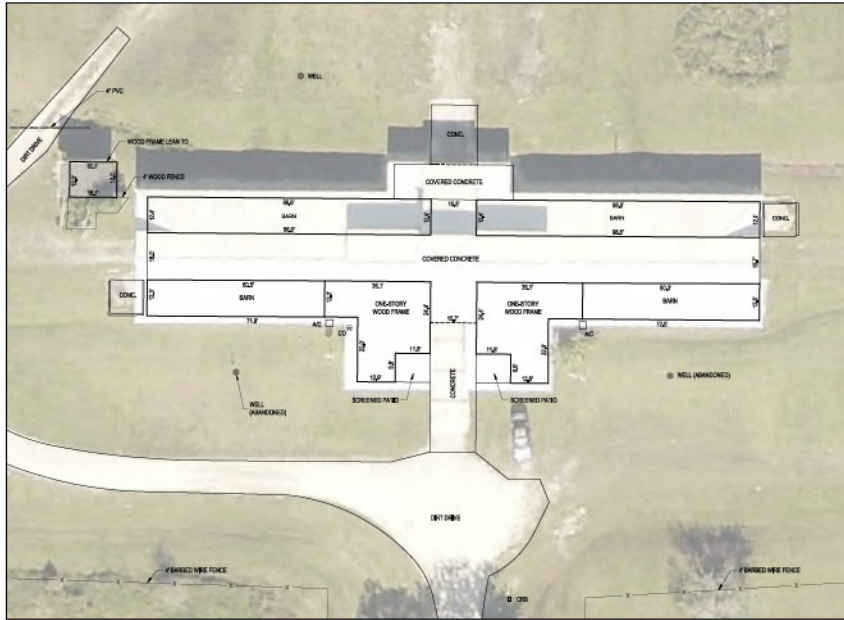
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DATE		DESCRIPTION	
22-248			
MJ	RT	RB	
FIELD	DRAWN	CHKD	
SCALE: 1" = 100'			
JOB No. 30625-01-001			
DATE 12/16/2022			
FILE: 30625-001-RNDY			



0 20 40 Feet

THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1" = 20'



BUILDING DETAIL "G"
SCALE: 1" = 20'



BUILDING DETAIL "H"
SCALE: 1" = 20'

THIS MAP IS INTENDED TO BE
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BUILDING DETAILS
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SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
MARTIN COUNTY
FLORIDA

PROJECT NO.
30625-01-001

REVISIONS

DATE	DESCRIPTION	BY	CHKD
12/16/2022	AS SHOWN	RT	CHD

JOB No. 30625-01-001
DATE 12/16/2022
FILE 30625-001-BNDY

21 of 22



BUILDING DETAIL "J"
SCALE: 1" = 20'



BUILDING DETAIL "K"
SCALE: 1" = 20'

THIS MAP IS INTENDED TO BE
DISPLAYED AT A SCALE OF 1" = 20'

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SECTIONS 18, 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST
FLORIDA
MARTIN COUNTY

PROJECT NO.
30625-01-001

REVISIONS

DATE	DESCRIPTION
12/16/2022	1.00 RT RB
12/16/2022	1.01 FIELD DRAWN CHD

SCALE: AS SHOWN
JOB No. 30625-01-001
DATE 12/16/2022
FILE 30625-001-BNDY

22 OF 22

Comprehensive Plan Amendment

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

According to the Comprehensive Growth Management Plan (CGMP), staff can recommend approval of the requested change on the 1,216-acre (+/-) subject property from Agricultural to Rural Lifestyle 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:

- 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*

Since adoption of the Comprehensive Growth Management Plan 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 1990.

TABLE 1: RELEVANT FUTURE LAND USE AMENDMENTS SINCE 1990

CPA Number	Location	From	To	Year
CPA 13-2	West of SR 76 at Linden Street intersection	COR	Commercial Limited	2014
CPA 07-2	East of SR 76 south of Indian Street	Limited Commercial	Institutional General	2008
CPA 05-2	West of SR 76 along Linden Street	Estate Density	Rural Heritage	2006
CPA 19-6	West of Kanner Highway, ½ mile south of Kanner/Pratt Whitney intersection	Agricultural	Industrial	2019
CPA 93-16	East of SR 76 at Gaines Ave. north of Cove Road	Low Density	Limited Commercial	1994
CPA 16-2	East of Kanner Highway and Crimson Way	Commercial General	Low Density	2016
CPA 19-11	East of Kanner Highway between Cove Road and Salerno Road	Estate Density	Low Density	2019
CPA 19-22	Southeast corner of Kanner Highway and Pratt Whitney Road	Agricultural	Commercial General	2019
CPA 19-19	East of Pratt Whitney Road north of Bulldog Way	Rural Density	Estate Density	2019
CPA 99-02	Tropical Farms – MC Utilities	Rural/Estate Density	General Institutional	1999
CPA 05-1	Tropical Farms – MC Utilities	Rural Density	General Institutional	2005
CPA 21-08	Text Amendment to Create Rural Lifestyle future land use	N/A	N/A	2022
CPA 21-09	North of Bridge Road, 2 miles east of I-95 Interchange	Agricultural	Rural Lifestyle	2022

Comprehensive Plan Amendment

The +/- 1,216-acre subject property is adjacent to the Free-Standing Industrial Urban Service District that comprises the South Florida Gateway PUD, which was approved in 2021. The Free-Standing Urban Service District includes a 30-acre site owned by Martin County that will be developed as the County's Operations Facility. As part of these projects, water and sewer lines and improvements to Kanner Highway are under construction immediately adjacent to the subject property.

Numerous other developments and Comprehensive Plan amendments have been completed in the surrounding area since the original Comprehensive Plan was adopted in 1982 including the expansion of Kanner Highway from 2 to 4 lanes, the construction of I-95 Interchanges at Kanner Highway and Bridge Road, the construction of South Fork High School, the development of the Florida Club PUD and numerous other residential projects north of Pratt Whitney Road and SW 96th Street, and the construction of the Tropical Farms Water and Wastewater Treatment facility that is owned and operated by Martin County.

The growth in the area has clearly altered the character of the area such that the proposed land use is consistent with surrounding uses and adequate public facilities and services are available.

- 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*

As described in the comment box above, growth in the area has consumed most of the vacant lands within the urban service districts and the construction of regional water and wastewater treatment facilities and roadways have permanently altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics.

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

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 four criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

- 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 four criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

Comprehensive Plan Amendment

2.0 Physical Characteristics of the Site.

The 1,216-acre subject site is physically separated by Kanner Highway (SR 76) with approximately 500 acres occurring along the St. Lucie Canal (Okeechobee Waterway) and approximately 700 acres east of Kanner Highway and north of Bridge Road. The property was used as a private family retreat and hunting preserve for several decades. Except for cattle leases and native tree cultivation to enhance quail hunting, the property does not support any agricultural use or food production. Private driveways are located throughout the property to access 3 single family homes on the west side of Kanner Highway and various out-buildings on the east side that appear to be used for storage and "farm-related" activities. Most of the site has been ditched and drained to support these activities leaving minimal undisturbed native upland habitat, however the isolated wetlands throughout the property have been maintained in good condition.

2.1 Compatibility with Surrounding Uses.

The subject property is bordered on the east by vacant agricultural land within the approved Harmony subdivision. The 700-acre parcel east of Kanner Highway is bordered on the south by Bridge Road and the 500-acre parcel west of Kanner Highway is bordered on the south by vacant agricultural land. Vacant agricultural land and approximately 250 feet of Army Corps of Engineers (ACOE) right-of-way (along the St. Lucie Canal) comprise the properties to the west. The properties to the north include a few vacant single-family homes on agricultural parcels and Industrial land within the South Florida Gateway PUD and future Martin County operations facility.

The proposed change from Agricultural to Rural Lifestyle creates a reasonable and appropriate land use transition between the developed urban and suburban development to the north and the agricultural land uses to the south and east.

2.3 Analysis of Applicable CGMP Policies

Policy 4.13A.18. Rural Lifestyle. The Rural Lifestyle future land use designation is intended to guide development of self-supporting, self-contained and rural communities including affiliated recreational amenities with an emphasis on maintaining and enhancing natural and manmade open space and promoting sustainability and stewardship of the land and water.

In order to be eligible for the Rural Lifestyle future land use designation, a minimum of 1,000 contiguous acres located within unincorporated Martin County and outside the Primary Urban Service District are required. To minimize the extension of utility service, a portion of the minimum 1,000 contiguous acres must be adjacent to the Primary Urban Service District, the Secondary Urban Service District or a Freestanding Urban Service District.

For purposes of this policy, adjacent property is the same as "abutting" or "adjoining" or "immediately adjacent" property and shall refer to property with a shared property line regardless of easements on the abutting properties. Properties separated by an existing road right of way shall be considered adjacent. Properties adjacent to the urban service districts within or adjacent to the Village of Indiantown municipal limits are not eligible for the Rural Lifestyle land use designation.

Comprehensive Plan Amendment

Approval of an amendment to the Future Land Use Map changing the future land use designation on a specific parcel to Rural Lifestyle shall be required. Development of a specific parcel with the Rural Lifestyle future land use designation shall be implemented through a Planned Unit Development (PUD) zoning agreement and concurrent rezoning approved pursuant to the requirements of the Land Development Regulations and the standards established herein.

(1) Within a specific parcel designated as Rural Lifestyle on the Future Land Use Map, development shall not exceed a maximum building height of four-stories or 40 feet and a minimum of 70 percent of the gross land area shall be established and maintained as open space. Wetlands, landlocked water bodies, upland habitat and land used for agricultural production may be used in calculating open space.

(2) Blended densities, as described in Chapter 4, Future Land Use Element, shall be permitted.

(3) Within the Rural Lifestyle future land use designation, gross residential density, including employee dormitory housing, shall not exceed a maximum of one unit per 5 acres. Employee dormitory housing shall be allowed, otherwise only detached single-family dwellings are permitted. Duplex dwellings and multi-family dwellings are prohibited.

(a) Development proposed at a density of one unit per 20 acres or less shall be required to comply with all minimum preserve area, habitat protection and open space requirements in the Comprehensive Plan. Development proposed at a density of more than one unit per 20 acres shall be required to exceed the minimum habitat protection and open space requirements and provide proportionally more of the type of public benefits listed in subsection (9) below.

The proposed Three Lakes Golf Club PUD is located on 1,216 contiguous acres adjacent to the existing Free-Standing Urban Service District that accommodates the industrial development within the South Florida Gateway PUD and the future Martin County operations facility. No proposed buildings or structures exceed the maximum 40' height limit and the project has been designed to provide more than 95% open space. No increase in density or construction of residential units for sale or rent is proposed. However, to meet the housing needs of employees, especially during peak season, dormitory housing equivalent to 12 residential units is necessary. Compliance with the Rural Lifestyle policies are documented by way of a PUD application submitted under separate cover.

(b) Development proposed at a density of more than one unit per 20 acres, but not exceeding the allowed maximum of one unit per five acres, shall provide open space preservation outside of the specific parcel designated as Rural Lifestyle on the Future Land Use Map. A minimum of one acre of open space shall be provided off-site for every two acres assigned the Rural Lifestyle future land use designation. The open space provided off-site shall be located within unincorporated Martin County and maintained in perpetuity. The following forms of open space may be provided off-site:

- *Native upland habitat,*
- *Wetland habitat,*
- *Lands in agricultural production,*
- *Areas of restored habitat*

Comprehensive Plan Amendment

- *Water farming.*

(c) The off-site open space shall be encumbered by a perpetual conservation or agricultural easement conveyed to at least one governmental organization and a 501 (c)(3) conservation organization, to be specified within the PUD Zoning Agreement. The property shall not be designated as Rural Lifestyle on the Future Land Use Map and shall not be rezoned but shall be governed by the PUD Zoning Agreement and identified therein by legal description. The perpetual easement shall restrict future use of the property in perpetuity to open space, prohibiting development of the property inconsistent with this policy and the terms and conditions established within the PUD Zoning Agreement.

Amendments to the Future Land Use Map should consider the potential for on-site open space and off-site open space to create contiguous open spaces and corridors with other adjacent open spaces and preserves.

No increase in residential density is proposed, therefore the set-aside of perpetual off-site open space is not applicable. The open space and preserve areas on site have been designed to be contiguous within the property boundaries. The property is not adjacent to off-site preserve areas but native landscape buffers or uses compatible with agricultural activities are proposed adjacent to off-site agricultural lands.

(d) Golf cottages are permitted as an accessory use to a golf course as long as the golf cottages remain owned, controlled and operated by the owner(s) of the golf course for the exclusive use of members and their guests. Golf cottages shall not be counted toward the maximum gross density. One golf cottage per hole of each regulation 18-hole golf course shall be allowed up to a maximum of 54 golf cottages. Each golf cottage shall be limited to 6 bedrooms.

(e) Dormitories provided for permanent or temporary employee housing shall comply with all requirements of the Florida Building Code. A maximum of 6 employee dormitory beds shall be permitted per 100 acres of a specific parcel with a Rural Lifestyle future land use designation. The maximum number of single-family dwelling units permitted in the Rural Lifestyle future land use shall be reduced by one unit for every six employee dormitory beds.

(f) One accessory dwelling unit shall be allowed on the same lot as a single-family dwelling unit. The accessory dwelling unit shall meet the following requirements:

- *An accessory dwelling unit shall not have more than one-half the square footage of the primary dwelling.*
- *It shall not count as a separate unit for the purpose of density calculations.*
- *Construction of an accessory unit shall require recordation of a unity of title prohibiting the conveyance of the accessory dwelling unit separate from the primary dwelling unit.*

As documented in the corresponding PUD application, the Three Lakes Golf Club, which consists of three 18-hole golf courses, proposes the equivalent of fifty-four (54), 6-bedroom golf cottages owned and operated by the club for its members and guests. The golf cottages are designed as one-story buildings with 2, 4 and 6-bedroom suites (no kitchens) interconnected by covered walkways and paths to blend in with the native landscape and create an intimate and private experience for an individual, couple(s), family or groups. Premium operation and maintenance of the golf club and amenities also require the use of on-site dormitory rooms for

Comprehensive Plan Amendment

permanent and seasonal employees. Based on project size i.e., 1,200 acres @ 6 employees per 100 acres, the proposed dormitories will allow up to 72 dormitory beds or the equivalent of 12 residential units. No multi-family, single-family or accessory dwelling units are proposed.

(4) Notwithstanding the prioritization of public services and any prohibition to the extension of services outside the Primary Urban Service District, described in Chapters 4, 10 and 11, the Rural Lifestyle future land use designation may receive potable water and sanitary sewer service through facilities provided by a regional utility.

The extension of utility services from or through a Primary Urban Service District, Secondary Urban Service District or Freestanding Urban Service District to a specific parcel with a Rural Lifestyle future land use designation and a Planned Unit Development zoning classification shall not serve any other property outside the Planned Unit Development agreement.

All costs associated with the extension, ongoing service and maintenance of utility services serving a specific parcel with a Rural Lifestyle future land use designation and a Planned Unit Development zoning classification shall be paid by the Planned Unit Development. The following additional requirements shall also be applicable:

- (a) A utility plant for a regional sewage system shall not be constructed within the Rural Lifestyle future land use designation.*
- (b) Package water and wastewater treatment plants, as defined in Chapter 2, shall not be permitted in the Rural Lifestyle future land use designation.*
- (c) On-site sewage treatment and disposal systems (septic systems) shall comply with the requirements of Chapter 10, Sanitary Sewer Services Element.*
- (d) A specific Municipal Services Taxing Unit (MSTU) may be established for all costs associated with the extension, ongoing service and maintenance of utility services within each Planned Unit Development within the Rural Lifestyle future land use designation.*

(5) The applicant for a PUD shall plan and appropriately fund public facilities consistent with Policy 14.1B.2. which requires that future development shall pay for the full cost of the capital improvements needed to address the impacts of such development. The PUD Agreement shall include conditions that address public facilities, infrastructure and the timing of development to be adopted prior to or concurrent with final site plan approval.

As documented in the PUD application, the project intends to connect to water and sewer lines operated by Martin County Utilities that are located within the Kanner Highway right-of-way adjacent to the northern portion of the site. The PUD Agreement and eventual service agreement ensures the development will pay for the full cost of any capital improvements necessary to extend service to the site including a mechanism to provide on-going service and maintenance of utility services as needed. On-site sewage treatment and disposal systems (septic systems) that comply with the requirements of Chapter 10, Sanitary Sewer Services Element, may be utilized for remote golf shelters as depicted on the PUD Master Site Plan.

(6) An economic analysis prepared by a qualified economic analyst shall evaluate the PUD's impact on the availability of public services and facilities, and the benefits provided by the PUD, to show a net positive fiscal impact to the County.

Comprehensive Plan Amendment

(a) Physical improvements made within the PUD shall have a taxable value that far exceeds the value of physical improvements typically found in the Agricultural future land use designation (1 unit per 20 acres). The gross density permitted within the Rural Lifestyle future land use shall not exceed one unit per five acres.

GAI Consultants, Inc. has been contracted to perform an economic impact report that includes a cost-benefit analysis which shows a net positive fiscal impact to the County.

(7) PUD Zoning Agreement. All development within a specific parcel designated as the Rural Lifestyle on the Future Land Use Map must be developed in accordance with a Planned Unit Development (PUD) Zoning Agreement.

(8) Approval of a PUD agreement and master plan shall occur concurrently with a Future Land Use Map amendment becoming effective. The PUD master plan must include the entire acreage receiving the Rural Lifestyle future land use designation. If approval of a final site plan does not occur within five years, the Board of County Commissioners may initiate an amendment to the Future Land Use Map to cause the property to revert to its prior future land use designation or the most appropriate designation and rezone the property to a consistent zoning district.

(9) At a minimum, the PUD Zoning Agreement shall require the following public benefits:

(a) The offset of biological and ecological impacts of new development through low impact development and environmentally beneficial practices including community farming, water and energy conservation techniques and innovative stormwater management systems that restore and enhance native habitat.

(b) Enhanced water quality above the minimum requirements established in the Martin County Land Development Regulations through retention, detention and on-site irrigation prior to discharge into receiving waters and ultimately discharging into the St. Lucie River, the Loxahatchee River or the Indian River Lagoon.

(c) Protection and management of natural lands in perpetuity over and above minimum wetland and upland preserve area and open space requirements. The PUD Zoning Agreement shall require the perpetual management and/or maintenance of off-site lands encumbered by an agricultural or conservation easement and establish a funding mechanism for the required management and/or maintenance.

(d) Compatibility with adjacent agricultural uses and surrounding rural development through site design and location of open space.

(e) Foster healthy lifestyles by creating an interconnected trail system providing access to managed natural areas, open space, parks and civic spaces.

(f) Minimize greenhouse gas emissions and vehicle miles traveled by providing a mix of transportation alternatives including multi-modal paths, alternative powertrain vehicles and equipment, on-site charging stations, etc.

(g) Provide for self-supporting project elements such as first-aid, private security, recreation amenities, community store and/or land use restrictions to reduce traffic impact and dependence on the lands within the urban service districts. A community store shall be restricted to utilization by only the residents, guests and employees of the PUD and shall not exceed 6,000 square feet.

Comprehensive Plan Amendment

(h) Provide private or public recreation uses and events that support or complement sustainable rural or agricultural lifestyles and local charities or that provide direct environmental benefit, employment or economic opportunities.

Please see corresponding PUD application that addresses the above-referenced public benefits.

2.4 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.

Florida Statute 163.3177(3)(a)9. states that any amendment to the future land use element shall discourage the proliferation of urban sprawl and provides thirteen indicators to judge whether a future land use amendment discourages the proliferation of urban sprawl. This proposed amendment complies with 13 out of 13 sprawl criteria that discourages the proliferation of urban sprawl.

Florida Statute provides an additional eight criteria, of which four must be met, in order to judge whether an amendment can be determined to discourage the proliferation of urban sprawl. This proposed amendment meets x out of x criteria that determine the application discourages urban sprawl. An evaluation of the thirteen indicators for urban sprawl and a determination on the eight additional criteria for this future land use request follows:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The proposed Rural Lifestyle future land use designation allows clustered units at an Agricultural or Agricultural Ranchette density, which maximizes open space and frees up land for recreation, agricultural or conservation purposes. However, neither the maximum density of one unit per five acres nor the open space requirements can be considered “urban.” The Three Lakes PUD is a single use, “private recreation” project designed to “contain” the existing urban boundary and prevent urban sprawl. The extension of water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. Discourages the proliferation of urban sprawl.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

Applying the proposed Rural Lifestyle future land use designation on the subject property will prevent “urban development” or urban density to occur in rural areas. It will allow clustered golf cottages surrounded by private golf course development and open space preservation in rural areas adjacent to the urban services district. Discourages the proliferation of urban sprawl.

Comprehensive Plan Amendment

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed change to Rural Lifestyle does not allow urban development and will not promote urban development. The Three Lakes PUD is a single use, "private recreation" project designed to "contain" the existing urban boundary and prevent urban sprawl. *Discourages the proliferation of urban sprawl.*

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject site contains wetlands and other natural resources that will be restored and managed in perpetuity by way of a Preserve Area Management Plan. Nutrient-laden stormwater runoff from the St. Lucie Canal, which would normally be discharged into the South Fork of the St. Lucie River, will be pumped and stored into on-site lakes and stormwater treatment areas, and used for irrigation. *Discourages the proliferation of urban sprawl.*

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The lands to the north (Free-Standing Urban Service District) and west (St. Lucie Canal) do not contain agricultural areas or unique prime farmlands and soils. The vacant agricultural lands to the east and south are protected by native landscape buffers or Rural Lifestyle uses compatible with agricultural uses. *Discourages the proliferation of urban sprawl.*

(VI) Fails to maximize use of existing public facilities and services.

The application of the Rural Lifestyle land use will allow the project to connect to water and sewer lines operated by Martin County Utilities that are located within the Kanner Highway right-of-way adjacent to the northern portion of the site. The PUD Agreement and eventual service agreement ensures the development will pay for the full cost of any capital improvements necessary to extend service to the site including a mechanism to provide on-going service and maintenance of utility services as needed. *Discourages the proliferation of urban sprawl.*

(VII) Fails to maximize use of future public facilities and services.

The proposed future land use will allow the utilization of public facilities and services at a level less than or equal to the existing Agricultural future land use designation since no residential units are proposed. The proposed private recreation uses within the project will have a minimal demand on regional water and sewer facilities, surrounding roads, fire and police protection, and no impact on public schools. The costs of extending water and sewer facilities must be paid for by those persons in the Rural Lifestyle future land use designation. *Discourages the proliferation of urban sprawl.*

Comprehensive Plan Amendment

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Because no residential units are proposed, the application of the Rural Lifestyle future land use on the subject property will utilize most public facilities and services at a level less than or equal to the existing Agricultural future land use designation. *Discourages the proliferation of urban sprawl.*

(IX) Fails to provide a clear separation between rural and urban uses.

The Rural Lifestyle future land use designation provides a transitional use between urban development in the adjacent urban services district and the agricultural areas. The application of Rural Lifestyle on the subject property will help contain the urban boundary, encourage urban infill within the urban service districts and prevent urban sprawl outside the urban service districts. *Discourages the proliferation of urban sprawl.*

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Application of the Rural Lifestyle future land use designation on the subject property does not provide a less expensive development option to urban infill or redevelopment within the urban service areas due to little or no residential units and compliance with specific performance standards that significantly increase the cost of development, therefore it will not discourage urban infill or redevelopment. *Discourages the proliferation of urban sprawl.*

XI) Fails to encourage a functional mix of use

The Rural Lifestyle future land use allows a mix of uses including agricultural, residential, recreation, conservation and limited retail and support services. Although no residential units are proposed within the Three Lakes PUD, the members and guest are encouraged to stay on the premises during their stay by providing a full range of recreational activities, dining choices, transportation and other services directed towards the specific needs of the patrons. *Discourages the proliferation of urban sprawl.*

(XII) Results in poor accessibility among linked or related land uses.

The application of Rural Lifestyle future land use on the subject property requires interconnectivity within the project boundaries by way of multi-modal paths and trails that link the various uses and facilities and minimize the use of automobiles. *Discourages the proliferation of urban sprawl.*

(XIII) Results in the loss of significant amounts of functional open space.

The existing future land use, Agricultural, requires a minimum 50 percent open space. The proposed future land use designation, Rural Lifestyle, requires a minimum of 70 percent open space. Because there are no home sites, the design of Three Lakes PUD will preserve more

Comprehensive Plan Amendment

than 95% open space including wetland and upland preserves, golf course area, restored native landscape areas and more than 180 acres of lakes that will be used to store water pumped from the St. Lucie Canal for irrigation of the golf courses and landscape areas. *Discourages the proliferation of urban sprawl.*

The proposed land use amendment complies with 13 of 13 criteria that discourage urban sprawl.

2.4.1 Proliferation of Urban Sprawl.

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

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The application of the Rural Lifestyle future land use on the 1,216-acre subject property will contain urban and suburban development to areas that are already within the urban service district boundary and encourage urban infill and redevelopment of these areas. It provides an appropriate transitional land use between the urban boundary and more intense agricultural uses that will help protect existing natural resources in perpetuity. The project provides economic benefits that outweigh the existing Agricultural land use while *reducing* potential negative impacts on natural resources and ecosystems that may otherwise result from intense agricultural uses. *Discourages the proliferation of urban sprawl.*

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed Rural Lifestyle land use restricts the extension of water and sewer service to the limits of the subject property and requires a cost-impact analysis that shows a net positive fiscal impact to Martin County. *Discourages the proliferation of urban sprawl.*

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

The proposed Rural Lifestyle land use is designed as a transitional “rural zone” immediately adjacent to the urban service districts that promotes walkable, connected “micro-communities” and various amenities. It does support on-site employee housing and multimodal transportation, including pedestrian pathways, golf cart, bicycle paths and shuttles. It is not designed or intended to provide urban or suburban densities that can provide a mix of uses at densities and intensities that support a range of housing choices. *Discourages the proliferation of urban sprawl.*

Comprehensive Plan Amendment

(IV) Promotes conservation of water and energy.

The subject site contains wetlands and other natural resources that will be restored and managed in perpetuity by way of a Preserve Area Management Plan. Nutrient-laden stormwater runoff from the St. Lucie Canal, which would normally be discharged into the South Fork of the St. Lucie River, will be pumped and stored in on-site lakes and stormwater treatment areas, and used for irrigation. The limited development footprint and more than 95% open space will perpetually reduce the property's energy and water consumption. *Discourages the proliferation of urban sprawl.*

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Except for the planting of native trees and grasses that enhanced hunting opportunities and cattle grazing, the subject property was never used as active farmlands. However, the historic use in silviculture (native tree cultivation) and land stewardship will continue in perpetuity (without hunting) by way of protecting all natural resources on site and maintaining more than 95% of the property as open space. *Discourages the proliferation of urban sprawl.*

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The site will preserve more than 95% open space, but it does not contain "public" open space, natural lands or recreation lands available for public access. Although the proposed land use change on the subject property will not provide direct public access to these lands, it will not burden existing public use areas and will ensure these private assets are maintained in perpetuity, which indirectly benefits the public. *Discourages the proliferation of urban sprawl.*

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

The proposed Rural Lifestyle land use will concentrate a select and unique "residential" population that will demand non-residential needs and services providing employment and economic opportunities. The Rural Lifestyle future land use is not designed or intended to provide urban or suburban densities that can provide a mix of uses at densities and intensities that support a range of housing choices. *Discourages the proliferation of urban sprawl.*

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

Neither the proposed Rural Lifestyle future land use nor the existing Agricultural future land use designation provides for transit-oriented development or new towns as defined in s. 163.3164. The proposed Rural Lifestyle land use is designed as an alternative land use category adjacent to the urban service districts that provides significant open space and performance criteria that far exceed the Agricultural and Agricultural Ranchette future land uses, which are limited to 20-acre and 5-acre lots. The application of Rural Lifestyle on the subject property will help contain

Comprehensive Plan Amendment

the urban boundary, encourage urban infill within the urban service districts and prevent urban sprawl outside the urban service districts. *Discourages the proliferation of urban sprawl.*

Eight out of eight of the criteria have been met to determine the application discourages urban sprawl.

2.4.2 Conversion of Land.

Conversion of Land Since the subject property is currently designated as Agricultural, the standards mentioned in Policy 4.13A.1.(2) must be considered in order to determine whether the proposed change is appropriate. The following is an excerpt from Policy 4.13A.1.(2), CGMP, Martin County, Fla. (2019), (2) Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:

- (a) The proposed development shall not adversely impact the hydrology of the area, or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;*
- (b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.*

The natural hydrology of the area was negatively impacted decades ago by the construction of the St. Lucie Canal through the “heart” of Martin County. In addition, most of the wetlands on site have been impacted by ditching and diking. To the extent technically feasible, the project is designed to restore the natural hydrology in the wetlands and utilize stormwater retention and detention systems to improve the hydrology of the area. The subject property has never been used as productive farmland and there are no active farmlands in production in the vicinity of the property. Most of the land to the north has been converted to urban and suburban development.

The proposed Rural Lifestyle future land use designation does not allow a conversion to “urban development” as described in criterion (b). The proposed designation has densities comparable to the Agricultural and Agricultural Ranchette future land use designations and requires open space preservation far in excess of the minimum 50 percent found in other future land use designations.

Comprehensive Plan Amendment

2.5 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 of adequate public facilities and (2) the level of services (LOS) required for public facilities in the proposed land uses.

The subject site is adjacent to the Free-Standing Urban Service District along Kanner Highway and all public facilities and services that are needed to serve the limited needs of the project are either in place or will be funded, constructed and maintained by the development as required by the Rural Lifestyle policies.

2.6 Justification Statement for Rezoning Application from AG-20A to PUD

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

The requested rezoning from the AG-20A zoning district to the PUD zoning district is the only zoning district that implements the requested Rural Lifestyle future land use category. Specifically, sub-section (8) states the following: "Approval of a PUD agreement and master plan shall occur concurrently with a Future Land Use Map amendment becoming effective. The PUD master plan must include the entire acreage receiving the Rural Lifestyle future land use designation." The PUD Master Plan application, which documents compliance with applicable Rural Lifestyle policies, has been submitted under separate application.

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

The requested rezoning is consistent with all applicable provisions of the Land Development Regulations.

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

The PUD Agreement and master plan conditions ensure compatibility with the character of the existing land uses in the adjacent and surrounding areas.

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

The growth in the area, particularly the surrounding residential uses, roadway expansion and availability of water and sewer service, 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.

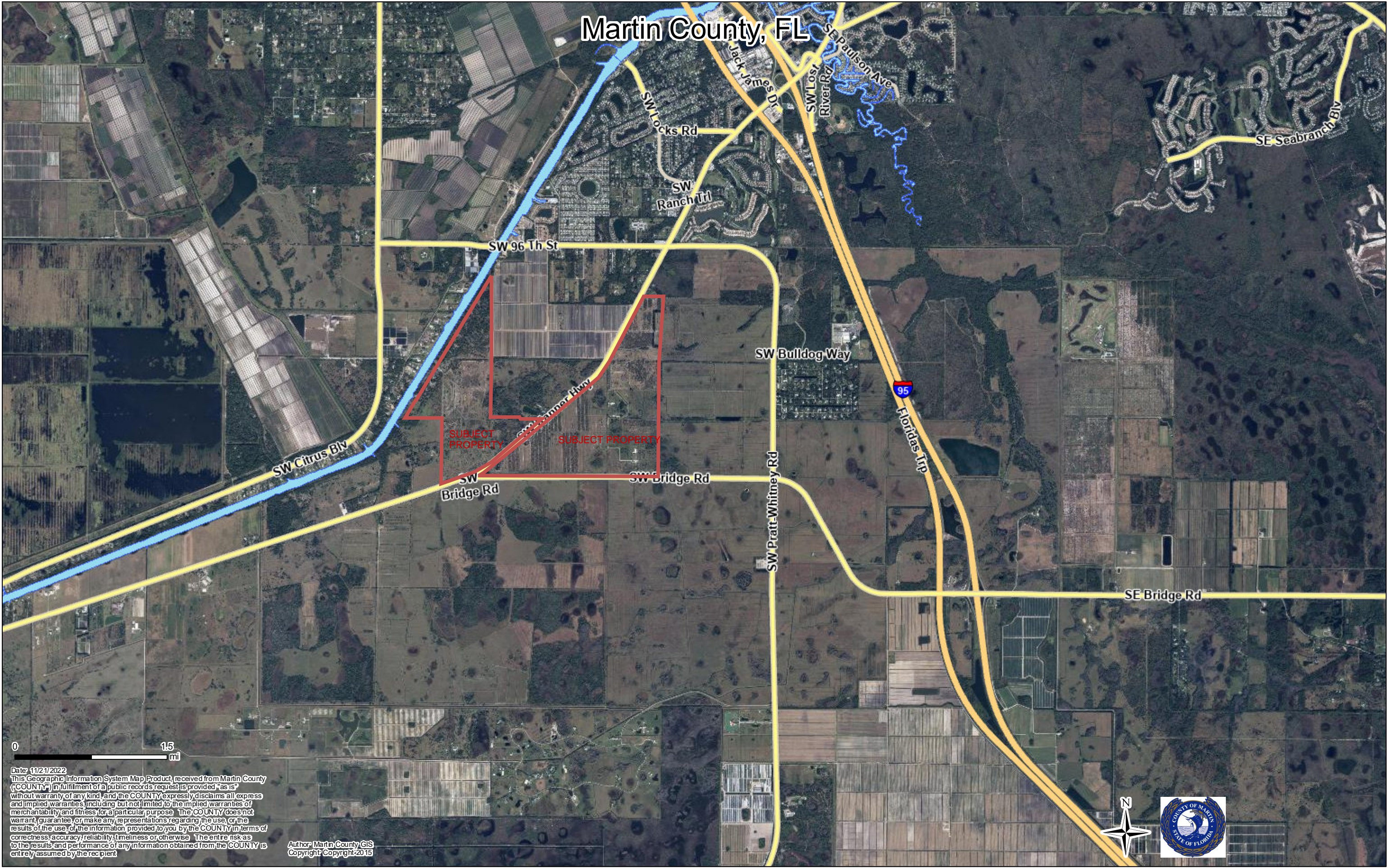
The Rural Lifestyle policy language requires an economic analysis that shows any increase demand on public facilities and services would be off-set by economic benefits that would show a net positive fiscal impact to the County.

Comprehensive Plan Amendment

- 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 Rural Lifestyle future land use category is designed to create and maintain a timely and orderly development pattern that emanates out from the urban core to create a transitional rural-type land use between the suburban land uses on the outskirts of the urban districts and the western agricultural lands and conservation areas. This land use pattern has been shown to conserve the value of existing development and is an appropriate and efficient use of the County's resources.

Martin County, FL



Date: 11/21/2022
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Martin County Property Information Lookup

General Information		Property Location Map			
Parcel #	143940000000000103				
Owner Name:	THREE LAKES GOLF CLUB LLC				
Owner Address:	525 OKEECHOBEE BLVD #1100 WEST PALM BEACH, FL 33401				
Site Address:	11800 SW APOGEE DR STUART, FL 34997				
Storm Surge Evacuation Zone:	N/A				
Flood Zone - BFE:	X - N/A' NAVD				
FIRM Panel:	12085C0284H, 12085C0295G, 12085C0283G, 12085C0280G				
Urban Service District:	Outside				
Municipality:	Unincorporated Martin County				
Taxing District:	District 3				
ISO-PPC Rating:	3				
Subdivision infill applicability:	N/A				
Development Imposed Conditions:	Residential Fire Sprinklers Not Required				
Building Design Wind Speed		Election Information			
Occupancy Category I,II,III/IV:	140, 160, 170		Voter Precinct		23
			Commission District:		3
			Commissioner:		Harold Jenkins 772-288-5400
			Clerk of Circuit Court:		Carolyn Timmann 772-288-5576
			County Sheriff:		William Snyder 772-220-7000
			Property Appraiser:		Jenny Fields 772-288-5608
			School Superintendent:		John D. Millay, Ph.D. 772-219-1200
			Supervisor of Elections:		Vicki Davis 772-288-5637
			Tax Collector:		Ruth Pietruszewski 772-288-5600
Land Use			Utilities & Solid Waste		
Land Use information can change frequently, please verify with the Martin County Growth Management Department at 772-288-5495			Service: Utility: Availability: Phone:		
Zoning:	AG-20A		Water: N/A N/A N/A		
Zoning Details:	Res. 22-8.24		Sewer: N/A N/A N/A		
Future Landuse	AGRICULTURAL		Recycle Collection: Recycle Friday		
Landuse Details:	N/A		Trash Collection: Garbage Tuesday and Friday		
Community Redevelopment			Yard Waste Collection: Yard Waste Wednesday		
CRA:	N/A				
CRA Regulating Plan:	N/A				
Schools					
School information obtained from the Martin County School District system, 772-219-1200					
Elementary School:	Crystal Lake Elementary				
Middle School:	Dr. David L. Anderson Middle School				
High School:					
Created: July , 7th, 2023 1:01 PM					

Martin County, FL

SW Greenridge Ln

SW Scory Ln

SUBJECT PROPERTY

SUBJECT PROPERTY

SW Kanner Hwy

THREE LAKES GOLF CLUB, LLC

THREE LAKES GOLF CLUB, LLC

0 0.4 mi

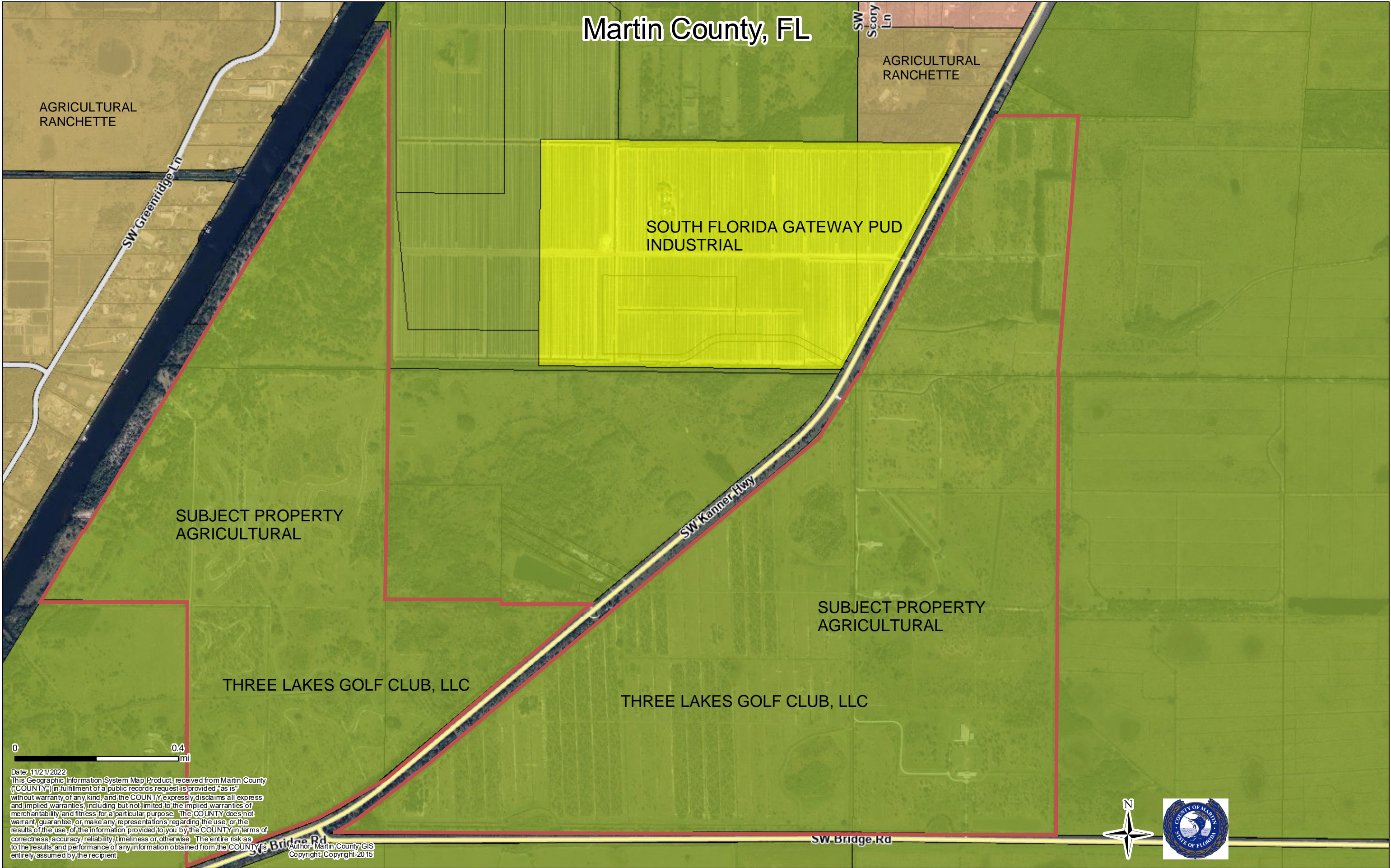
Date: 11/21/2022
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SW Bridge Rd



Martin County, FL



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Martin County, FL

SW
Scory
Ln

SW Greenridge Ln

SOUTH FLORIDA GATEWAY PUD

LIMITED INDUSTRIAL

A-2

SUBJECT PROPERTY
AG-20A

SW Kanner Hwy

SUBJECT PROPERTY
AG-20A

THREE LAKES GOLF CLUB, LLC

THREE LAKES GOLF CLUB, LLC

0 0.4
mi

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SW Bridge Rd



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: _____

Contact name: _____ Phone: _____ E-Mail: _____

Local government: _____

Potable water supplier/source: _____

Wastewater Collection: _____

2. Infrastructure Information

Water treatment plant permit number: _____ Permitting agency: _____

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

Are distribution lines available to serve the property? Yes____ No____

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

Are reuse distribution lines available to serve the property? Yes____ No ____

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

Wastewater treatment plant permit number: _____ Permitting agency: _____

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

Are collection lines available to serve the property? Yes____ No____

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

3. SFWMD Consumptive Use Permit (CUP) Information

CUP number: _____ Expiration date: _____

Total CUP duration (years): _____

CUP allocation in last year of permit: _____

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

Allocations to other local governments: _____

Reserved capacity: _____

4. Consumptive Use Analysis

Designate mgd__or mgy __

A. Current year CUP allocation: _____

B. Consumption in the previous calendar year: _____

C. Reserved capacity __ or growth projection __ _____

D. Projected consumption by proposed comprehensive plan amendment areas _____

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

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.

Water & Wastewater Service Agreement Information Form

Please complete the requested information below and return to the Martin County Utilities and Solid Waste Department. This information will be inserted into the standard "Water & Wastewater Service Agreement". The draft agreement will then be returned for your review. Note: Upon final Martin County approval of the project the owner/developer must execute the agreement and submit all applicable fees within 60 days of said approval.

Date: 06/21/2023

Project Name:
Three Lakes Golf Course PUD

Of Water ERCs Proposed: 330
Of Previously Purchased or Assessed Water ERC's (If Known): 0
Of Irrigation Water ERCs Proposed: 0
Of Wastewater ERCs Proposed: 330
Of Previously Purchased or Assessed Wastewater ERC's (If Known): 0

Justification of ERC calculations (i.e. flow calculations): _____
See Attachment #1 to this Form.

Indicate whether "DEVELOPER" as referred to in the agreement is either a(n) (please check one):

☒ Corporation - Please Provide Federal Tax ID # 86-3680727
☐ Individual(s) - Please Provide Driver's License # _____
☐ Partnership - Please Provide Federal Tax ID # _____

Name/Title, Address, and Telephone No. of Individual(s)/Corporation/Partnership executing agreement (**MUST BE THE CURRENT PROPERTY OWNER**):

THREE LAKES GOLF CLUB, LLC
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001

email address: _____

Name/Title of person(s) executing on behalf of Corporation/Partnership:

KATHERINE BLOCK | VICE PRESIDENT
THREE LAKES GOLF CLUB, LLC
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001

email address: KATHERINE.E.BLOCK@RELATED.COM

Engineer/Agent Name, Address & Telephone No.:

MICHAEL D. SPRUCE, P.E.

477 S. ROSEMARY AVE #215

WEST PALM BEACH, FL 33401

561-404-7248

email address: MIKE.SPRUCE@KIMLEY-HORN.COM

Name, Address & Telephone No. of Individual/Organization to receive notices, updated correspondence, etc. if different from the developer:

MICHAEL D. SPRUCE, P.E.

TOM LHEUREUX | PROJECT DIRECTOR

477 S. ROSEMARY AVE #215

APOGEE

WEST PALM BEACH, FL 33401

TLHEUREUX@APOGEECLUB.COM

561-404-7248

email address: MIKE.SPRUCE@KIMLEY-HORN.COM

If "DEVELOPER" is a Corporation or Partnership, an original or certified copy of the appropriate corporate resolution or proof of the general partner's authority is required.

Attach a copy of the Legal Description and the Warranty Deed of the property to be serviced.

If you have any questions please contact Leo Repetti, P.E at (772) 320-3065.

Estimated Sewage Flows

Facility Name:	2-Bedroom Cottages			
Facility Type:	Commercial			
Establishment Type:	Hotels & motels			
Estimated Sewage Flow per Bedroom:	200	gpd		
No. of Bedrooms:	2			
Total Estimated Sewage Flow per Cottage:	400	gpd		
Total No. of 2-Bedroom Cottages:	52			
Total Estimated Sewage Flow:	20,800	gpd	ERC	83
Facility Name:	4-Bedroom Cottages			
Facility Type:	Commercial			
Establishment Type:	Hotels & motels			
Estimated Sewage Flow per Bedroom:	200	gpd		
No. of Bedrooms:	4			
Total Estimated Sewage Flow per Cottage:	800	gpd		
Total No. of 4-Bedroom Cottages:	45			
Total Estimated Sewage Flow:	36,000	gpd	ERC	144
Facility Name:	Comfort Stations			
Facility Type:	Commercial			
Establishment Type:	Airports, bus terminals, train stations, port & dock facilities, Bathroom waste only			
Total No. Comfort Stations:	2			
Visitors Per Day:	70	(based on 110 rounds of golf per day, peak)		
Visitor Sewage Flow:	4	gpd/visitor		
Total Estimated Sewage Flow per CS:	280	gpd		
Total Estimated Sewage Flow:	560	gpd	ERC	2
Facility Name:	North Pro Shop / South Pro Shop / Field Club / Short Course Starter House / River Club / Storage Building			
Facility Type:	Commercial			
Establishment Type:	Airports, bus terminals, train stations, port & dock facilities, Bathroom waste only			
Total No. of Facilities:	6			
Visitors Per Day/Facility:	70	(based on 110 rounds of golf per day, peak)		
Visitor Sewage Flow:	4	gpd/visitor		
Total Estimated Sewage Flow per Facility:	280	gpd		
Total Estimated Sewage Flow:	1,680	gpd	ERC	7
Facility Name:	Kanner Gate House			
Facility Type:	Commercial			
Establishment Type:	Office building			
Office Square Footage:	13.3	SF		
Office Sewage Flow gpd/SF:	15	gpd/SF		
Total Estimated Sewage Flow:	200	gpd	ERC	1
Facility Name:	West Maintenance Facility			
Facility Type:	Commercial			
Establishment Type:	Warehouse			
Number of Employees:	34			
Employee Sewage Flow:	15	gpd/person per 8-hr shift		
Sewage Flow From Employees:	510	gpd		
Number of Loading Bays:	3	loading bays		
Loading Bay Sewage Flow:	100	gpd/loading bay		
Sewage Flow From Loading Bays:	300	gpd		
Total Facility Estimated Sewage Flow:	810	gpd	ERC	3
Facility Name:	Kena House	(Based off Existing Septic System Capacity)		
Facility Type:	Residential			
Existing Septic System Capacity:	580	gpd	ERC	2
Facility Name:	West Club House			
Facility Type:	Commercial			
Establishment Type:	Country club			
Estimated Number of Members:	100			
Member Estimated Sewage Flow:	25	gpd		
Total Member Estimated Sewage Flow:	2500	gpd		
Number of Employees:	35			
Employee Estimated Sewage Flow:	15	gpd/person per 8-hr shift		
Total Employee Estimated Sewage Flow:	525	gpd		
Total Estimated Sewage Flow:	3,025	gpd	ERC	12
Facility Name:	West Club House Dining Hall			
Facility Type:	Commercial			
Establishment Type:	Restaurant operating 16 hours or less per day per seat			
Estimated Number of Seats:	300	seats		
Sewage Flow per Seat:	40	gpd		
Total Estimated Sewage Flow:	12,000	gpd	ERC	48
Facility Name:	West Club Lockers Building			
Facility Type:	Commercial			
Establishment Type:	Locker Room / Per Locker			
Estimated Sewage Flow per Locker:	4	gpd		
Estimated Number of Lockers:	250			
Total Estimated Sewage Flow:	1,000	gpd	ERC	4
Facility Name:	Pool, Spa, and Fitness Facility			
Facility Type:	Swimming and bathing facilities			
Establishment Type:				
Estimated Number Members:	100	(equivalent number of members)		
Estimated Sewage Flow per Person:	10			
Pool Estimated Sewage Flow:	1,000	gpd	ERC	4
Facility Name:	Pool Grill			
Facility Type:	Commercial			
Establishment Type:	Restaurant operating 16 hours or less per day per seat			
Estimated Number of Seats:	120	seats		
Sewage Flow per Seat:	40	gpd		
Total Estimated Sewage Flow:	4,800	gpd	ERC	19



Recorded in Martin County, FL 8/24/2021 2:29 PM
Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: \$44.00 Deed Tax: \$154,000.00
CFN#2910106 BK 3251 PG 1018 PAGE 1 of 5

This instrument was prepared
by and should be returned to:

Adam I. Bregman, Esq.
Shutts & Bowen LLP
525 Okeechobee Blvd, Suite 1100
West Palm Beach, Florida 33401

Parcel Identification Number(s):
14-39-40-000-000-00010-3; 23-39-40-000-000-00010-4;
24-39-40-000-000-00010-2; 26-39-40-000-000-00010-7

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of August 23, 2021, by **ROBERT V. KENNA**, a married man, joined by his wife, **ODETTE MARIE BENDECK**, each with an address at 3535 SW Kanner Highway, Stuart, FL 34997, **GALE KOZLOFF**, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616, and **GALE KOZLOFF**, individually and as Trustee of the Michael Vincent Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, with an address at 1825 S Prairie Avenue, Chicago, IL 60616 (each a "Grantor" and, collectively, the "Grantors"), to **THREE LAKES GOLF CLUB, LLC**, a Delaware limited liability company, with an address at c/o Shutts & Bowen LLP, 525 Okeechobee Blvd., Suite 1100, West Palm Beach, Florida 33401, Attention: Adam I. Bregman, Esq. ("Grantee")

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee and Grantee's successors and assigns forever, the real property situate, lying, and being in Martin County, Florida, and legally described in Exhibit "A" attached hereto (the "Property").

TOGETHER WITH all improvements, easements, tenements, hereditaments, and appurtenances belonging or in anyways appertaining to the Property.

SUBJECT TO real property taxes and assessments for the year 2021 and subsequent years; applicable zoning and land use laws, ordinances, regulations, restrictions, and other requirements imposed by governmental authorities; and applicable covenants, conditions, restrictions, reservations, easements, and agreements of record, but nothing herein shall be deemed to reimpose any such matters.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantors hereby covenant with Grantee that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to sell and convey the Property; and that Grantors hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under each Grantor, but not otherwise.

The Property is not the homestead of, nor is it contiguous to the homestead property of, any of the Grantors other than Robert V. Kenna.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

Print Name:

CONCETTA SANFRATELLO

Print name:

Adam Seligman

ROBERT V. KENNA

Print Name:

CONCETTA SANFRATELLO

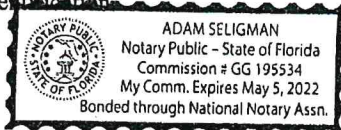
Print name:

Adam Seligman

ODETTE MARIE BENDECK

STATE OF Florida)
COUNTY OF Martin) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ROBERT V. KENNA**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



[OFFICIAL NOTARIAL SEAL]

STATE OF Florida)
COUNTY OF Martin) ss:

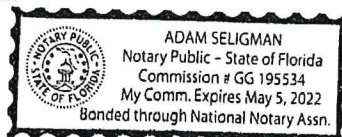
Print Name:

Notary Public, State of _____

My Commission Number: _____

My Commission Expires: _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of August, 2021, by **ODETTE MARIE BENDECK**, who ☐ is personally known to me or ☒ has produced FL Driver License as identification.



[OFFICIAL NOTARIAL SEAL]

Print Name:

Notary Public, State of _____

My Commission Number: _____

My Commission Expires: _____

Signed, sealed, and delivered in the
presence of:

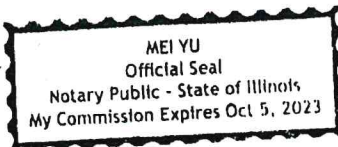
Gale Kozloff
Print Name: Gale Kozloff

Gale Kozloff
GALE KOZLOFF, individually and as Trustee
of the Michael Vincent Kenna Trust created by
the Robert Kenna Childrens' Trust Agreement
dated December 30, 1985

Lara E Kozloff
Print name: LARA KOZLOFF

STATE OF Illinois)
) ss:
COUNTY OF Cook)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐
online notarization, this 20 day of August, 2021, by GALE KOZLOFF, individually and as Trustee of
the Michael Vincent Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December
30, 1985, who ☐ is personally known to me or ☒ has produced
driver's license as identification.



[OFFICIAL NOTARIAL SEAL]

Mei Yu
Print Name: Mei Yu
Notary Public, State of Illinois
My Commission Number: _____
My Commission Expires: Oct 5, 2023

Signed, sealed, and delivered in the

presence of:

Mark Kozloff
Print Name: Mark Kozloff

Lane E Kozloff
Print name: Lane E Kozloff

Gale Kozloff

GALE KOZLOFF, individually and as Trustee
of the Susan Kenna Trust created by the Robert
Kenna Childrens' Trust Agreement dated
December 30, 1985

STATE OF Illinois)
COUNTY OF Cook) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2021, by **GALE KOZLOFF**, individually and as Trustee of the Susan Kenna Trust created by the Robert Kenna Childrens' Trust Agreement dated December 30, 1985, who ☐ is personally known to me or ☒ has produced driver's license as identification.



[OFFICIAL NOTARIAL SEAL]

Mei Yu
Print Name: Mei Yu
Notary Public, State of Illinois
My Commission Number: _____
My Commission Expires: Oct 5, 2023

EXHIBIT "A"
THREE LAKES GOLF CLUB
LEGAL DESCRIPTION
PCN 14-39-40-000-000-00010-3

PARCEL 1 (PARCEL ID: 24-39-40-000-001-00020-8)

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76, LESS 60.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, BASED ON WARRANTY DEED, AS SHOWN IN DEED BOOK 55, PAGE 327; THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 24 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 2,008.76 FEET; THENCE RUN NORTH 00 DEGREES, 14 MINUTES, 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2,540.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,250.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS, A DISTANCE OF 850.82 FEET TO THE INTERSECTION WITH SOUTH LINE OF STATE (NOW COUNTY) ROAD 708; THENCE NORTH 89°DEGREES 45 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 2 (PARCEL ID: 19-39-41-000-002-00000-8)

THE WEST 53.57 FEET OF TRACT 2, ALL OF TRACT 3, ALL OF TRACT 4 LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76 (KANNER HIGHWAY), ALL OF TRACTS 5 AND 6 AND THE WEST 53.57 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACTS 11, 12, 13 AND 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 3 (PARCEL ID: 18-39-41-000-006-00060-8)

THE SOUTH 331.62 FEET OF TRACT 6 LYING EAST OF THE RIGHT-OF-WAY STATE ROAD 76, THE WEST 53.57 FEET OF THE SOUTH 331.62 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10,

ALL OF TRACT 11, THOSE PORTIONS OF TRACT 12 AND 13 LYING EAST OF STATE ROAD 76, ALL OF TRACT 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF THE PLAT OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 4 (PARCEL ID: 30-39-41-000-002-00000-5 PER O.R. BOOK 1514, PG. 2556)

ANY PART OF TRACTS 3 AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

PARCEL 5 (PARCEL ID: 24-39-40-000-001-00020-8)

BEING A PARCEL OF LAND IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2008.76 FEET (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708 AS RECORDED IN DEED BOOK 55, PAGE 327); THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2540.92 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3250.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 850.82 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE OF ROAD 708; THENCE NORTH 89 DEGREES 45 MINUTES 40" EAST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 6 (PARCEL ID: 14-39-40-000-000-00010-3 AND 23-39-40-000-000-00010-4)

THAT PART OF SECTION 14, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 7, PLAT BOOK 2, PAGE 35; THAT PART OF THE NORTHEAST

QUARTER AND THE NORTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; THE NORTH 65.90 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; AND THE NORTH 65.90 FEET OF THE WEST 350 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 39 EAST SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. TOGETHER WITH THE EASEMENT FOR INGRESS, EGRESS AND TRAVEL TO AND FROM STATE ROAD NO. 76 AND THE LANDS DESCRIBED ABOVE, SAID EASEMENT BEING OVER, ACROSS, IN AND UPON THE WEST 100 FEET OF THE SE 1/4, LESS THE WEST 350 FEET THEREOF, OF SECTION 23, AND THAT PART OF THE NE 1/4 OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH OF STATE ROAD NO. 76, TOWNSHIP 39 SOUTH, RANGE 40 EAST, GRANTED BY EASEMENT GRANT DATED JANUARY 21, 1975, FROM SUSAN PHIPPS COCHRAN, ALSO KNOWN AS SUSAN P. COCHRAN, AND FORMERLY KNOWN AS SUSAN P. SANTANGELO, TO PALM BEACH TRUST COMPANY AND JOGN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 382, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 7 (PARCEL ID: 23-39-40-000-000-00010-4 AND 24-39-40-000-000-00010-2)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 LYING NORTH AND WEST OF STATE ROAD NO. 76, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT A CONCRETE MONUMENT LOCATED AT THE POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TRACT 6, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT 6 A DISTANCE OF 1021.35 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 973.29 FEET OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 8 (PARCEL ID: 26-39-40-000-000-00010-7)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; ALL IN TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE BEING 1,218.934 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING SW BRIDGE ROAD/CR 708 RIGHT-OF-WAY DEDICATION:

A STRIP OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23 BEING ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD (COUNTY ROAD 708);

THENCE, NORTH 89°45'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 649.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KANNER HIGHWAY (STATE ROAD 76) AND THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 3250.36 FEET, A CENTRAL ANGLE OF 00°24'11" AND A CHORD BEARING AND DISTANCE OF NORTH 64°18'44" EAST, 22.87 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.87 FEET;

THENCE, SOUTH 89°45'41" EAST A DISTANCE OF 628.77 FEET;

THENCE, NORTH 89°27'38" EAST A DISTANCE OF 2663.77 FEET;

THENCE, NORTH 89°26'13" EAST A DISTANCE OF 2714.86 FEET;

THENCE, SOUTH 89°36'08" EAST A DISTANCE OF 2339.27 FEET TO THE EAST LINE OF THE WEST 53.57 FEET OF TRACT 15 ACCORDING TO THE PLAT OF TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGES 5 AND 6 OF THE PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA PUBLIC RECORDS;

THENCE, SOUTH 00°02'21" WEST ALONG SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;

1. THENCE, NORTH 89°36'08" WEST A DISTANCE OF 2339.08 FEET;
2. THENCE, NORTH 00°05'53" EAST A DISTANCE OF 5.00 FEET;
3. THENCE, SOUTH 89°26'13" WEST A DISTANCE OF 2714.34 FEET;
4. THENCE, SOUTH 89°27'38" WEST A DISTANCE OF 2664.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.188 ACRES, MORE OR LESS

TOTAL ACREAGE BEING 1,216.746 ACRES, MORE OR LESS.



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

THREE LAKES
LAND USE PLAN AMENDMENT

Prepared for:

Three Lakes Golf Club, LLC
501 Fern Streets
West Palm Beach, FL 33401

PCN #14-39-40-000-000-00010-3

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
(772) 781-7918

June 22, 2023

MR21092.0

Prepared by:
O'Rourke Engineering & Planning
Certificate of Authorization: #26869
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

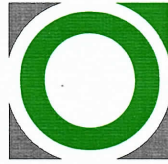
Professional Engineer



Susan E. O'Rourke, P.E.

Date signed and sealed: 6/22/2023

License #: 42684



O'ROURKE
ENGINEERING & PLANNING

June 22, 2023

Ms. Lynn Connelly
Three Lakes Golf Club, LLC
501 Fern Street
West Palm Beach, FL 33401

Re: Three Lakes

Dear Ms. Connelly:

O'Rourke Engineering & Planning has completed the analysis of the traffic impacts associated with the change in land use from AG-20 to Rural Lifestyle for 1,216.75 acres located on Bridge Road 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 do not hesitate to contact our office.

Respectfully submitted,
O'ROURKE ENGINEERING & PLANNING

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

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of approximately 1,216.75 acres. 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 2028 traffic volumes
- Assessment of net change in 2045 impact

Each of these components is outlined herein.

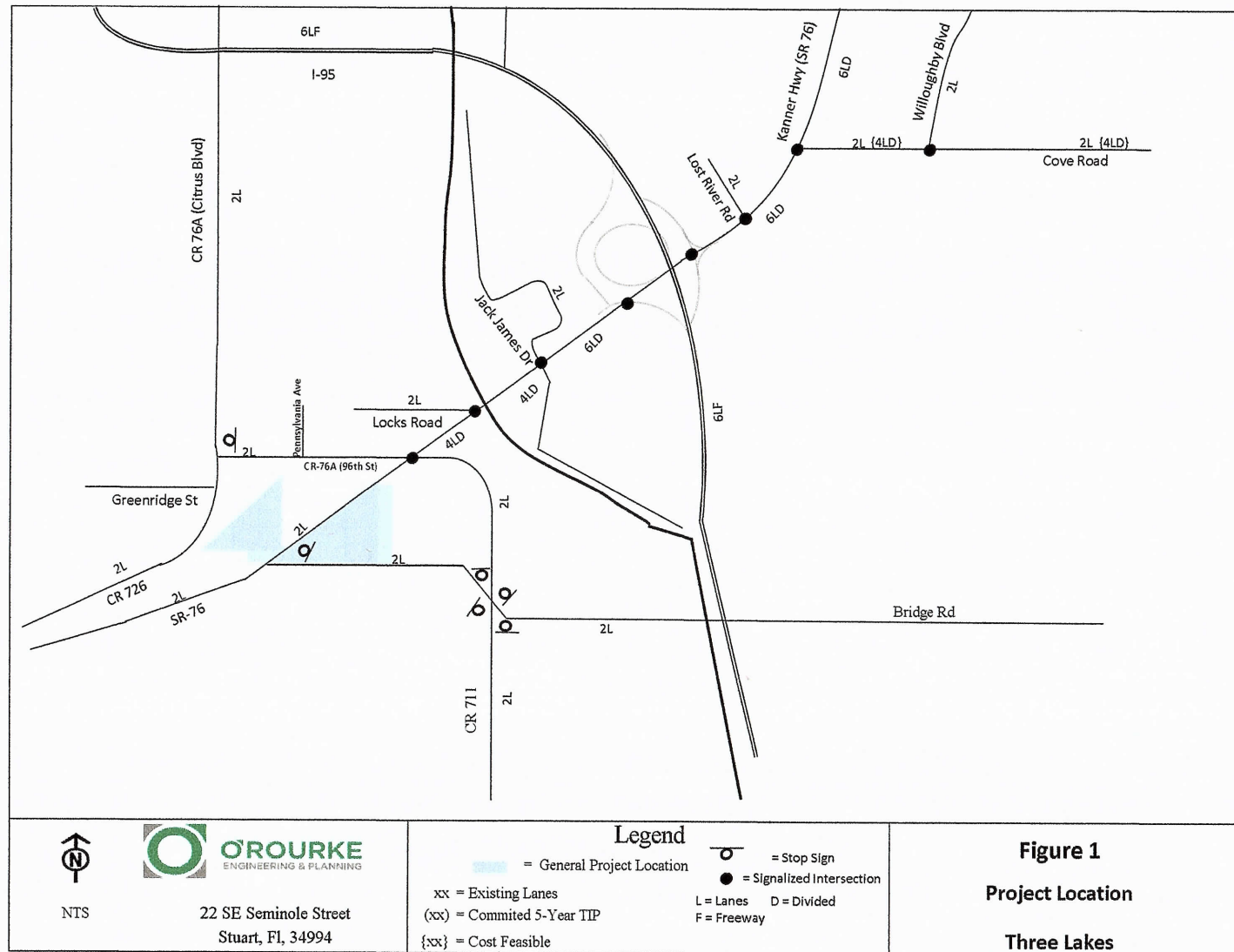
PROJECT DESCRIPTION

The proposed land use plan amendment involves a parcel of land located north of Bridge Road and east and west of SR-76 in Martin County, Florida. The project location is shown in **Figure 1**, along with the roadway network laneage.

The proposed change in land use has to address the worst-case traffic generator in the existing future land use compared to the worst-case traffic generator in the proposed future land use.

The 1,216.75 acres has an existing future land use of AG-20. AG-20 land use allows one dwelling unit per 20 acres.

The proposed future land use is Rural Lifestyle. Rural Lifestyle is a unique category allowing water and sewer and increased density for exchange for preservation. This application is not increasing density but provides golf course amenities with water and sewer. Specifically, the project will provide 3 private golf courses, including 2 clubhouses (one on each side), 54 cottages, maximum 72 on-site employee beds, and maximum 60 single family residential units.



ROADWAY NETWORK

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.

SR-76 is a two-lane uninterrupted rural highway with a primarily north/south alignment in the area of the development. It becomes four-lane divided north east of CR-711.

CR-76A (96th Street) is a transitional two-lane uninterrupted/undivided flow roadway with an east/west alignment.

Cove Road is a two-lane roadway with an east/west alignment.

CR-708 (Bridge Road) is a two-lane uninterrupted rural highway with an east/west alignment.

Appendix C includes the roadway network information to include the 2045 Cost Feasible and Needs Network and the non-motorized transit facilities.

TRIP GENERATION COMPARISON

Table 1 summarizes the trip generation for the existing future land use as AG-20. As shown, with the existing future land use the site would generate 631 Daily trips, 47 AM Peak Hour trips, and 61 PM Peak Hour trips.

Table 2 summarizes the trip generation for the proposed future land use as Rural Lifestyle. As shown, with the proposed future land use the site would generate 2,855 Daily trips, 205 AM Peak Hour trips, and 266 PM Peak Hour trips.

Table 3 summarizes the net difference between the existing and proposed future land use. As shown, the net increase is 2,224 Daily trips, 158 AM Peak Hour trips, and 205 PM Peak Hour trips.

Table 1 - Trip Generation - Existing Future Land Use

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	60	DU	$\text{Ln}(T) = 0.92 \text{ Ln}(X) + 2.68$	50%	50%	316	315	631
TOTALS							316	315	631

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	60	DU	$\text{Ln}(T) = 0.91 \text{ Ln}(X) + 0.12$	26%	74%	12	35	47
TOTALS							12	35	47

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Single Family Detached	210	60	DU	$\text{Ln}(T) = 0.94 \text{ Ln}(X) + 0.27$	63%	37%	38	23	61
TOTALS							38	23	61

Source: ITE 11th Edition Trip Generation Rates

Table 2 - Trip Generation

Table 2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total
Single Family Detached	210	60	DU	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.68$	50%	50%	316	315	631	16	16	32	5.1%	300	299	599	300	299	599
Multifamily Housing (Low-Rise)	220	72	DU	$T = 6.41(X) + 75.31$	50%	50%	269	268	537	13	13	26	4.8%	256	255	511	256	255	511
Golf Course	430	54	Holes	$T = 30.38(X)$	50%	50%	820	821	1,641	29	29	58	3.5%	791	792	1,583	791	792	1,583
Hotel	310	54	Rooms	$T = 10.84(X) - 423.51$	50%	50%	81	81	162	-	-	-	0.0%	81	81	162	81	81	162
TOTALS							1,486	1,485	2,971	58	58	116	3.9%	1,428	1,427	2,855	1,428	1,427	2,855

Source: ITE 11th Edition Trip Generation Rates

Note: 25% of Golf Course Trips assumed to be Internal

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total
Single Family Detached	210	60	DU	$T = 0.91(X) + 0.12$	25%	75%	14	41	55	1	2	3	5.5%	13	39	52	13	39	52
Multifamily Housing (Low-Rise)	220	72	DU	$T = 0.31(X) + 22.85$	24%	76%	11	34	45	-	2	2	4.4%	11	32	43	11	32	43
Golf Course	430	54	Holes	$T = 1.76(X)$	79%	21%	75	20	95	4	1	5	5.3%	71	19	90	71	19	90
Hotel	310	54	Rooms	$T = 0.50(X) - 7.45$	56%	44%	11	9	20	-	-	-	0.0%	11	9	20	11	9	20
TOTALS							111	104	215	5	5	10	4.7%	106	99	205	106	99	205

Source: ITE 11th Edition Trip Generation Rates

Note: 25% of Golf Course Trips assumed to be Internal

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Internalization Trips				Net External Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	%	In	Out	Total	In	Out	Total
Single Family Detached	210	60	DU	$\text{Ln}(T) = 0.94\text{Ln}(X) + 0.27$	63%	37%	38	23	61	2	3	5	8.2%	36	20	56	36	20	56
Multifamily Housing (Low-Rise)	220	72	DU	$T = 0.43(X) + 20.55$	63%	37%	33	19	52	1	2	3	5.8%	32	17	49	32	17	49
Golf Course	430	54	Holes	$T = 2.91(X)$	53%	47%	83	74	157	4	3	7	4.5%	79	71	150	79	71	150
Hotel	310	54	Rooms	$T = 0.74(X) - 27.89$	51%	49%	6	6	12	1	-	1	8.3%	5	6	11	5	6	11
TOTALS							160	122	282	8	8	16	5.7%	152	114	266	152	114	266

Source: ITE 11th Edition Trip Generation Rates

Note: 25% of Golf Course Trips assumed to be Internal

Table 3 - Net Difference

Land Use	AM			PM			Daily
	In	Out	Total	In	Out	Total	Total
Existing Future Land Use	12	35	47	38	23	61	631
Proposed Future Land Use	106	99	205	152	114	266	2,855
Net Difference	94	64	158	114	91	205	2,224

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This project general geographic 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**. To determine the study area for the link analysis, the project traffic was compared to the existing plus committed roadway network. The study area is defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link or the immediately adjacent link. **Table 4** summarizes the project % impact on the existing plus committed roadway network for the five year “concurrency” look.

FIVE YEAR ANALYSIS – 2028

For the five-year analysis, a trip generation was undertaken for the amount of development reasonably expected to be completed in five years. For this analysis, the net new trips associated with the entire project expected within 5 years were analyzed.

To develop total traffic estimates for 2028, existing 2022 traffic was grown to 2028 using historic growth rates. The project traffic was then added to achieve the 2028 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2022 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2022 peak hour data and growth rate. **Table 5** shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place.

Appendix B provides the Martin County 2022 Roadway Level of Service Inventory Report and the county CIP.

LONG RANGE ANALYSIS – 2040/2045

To determine the study area for the link analysis, the project traffic was compared to the existing plus committed roadway network. The study area is defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link or the immediately adjacent link. **Table 6** summarizes the project % impact on the 2045 network for the net project impact. To determine the impact of the change in traffic for the 2040/2045 long term analysis, the projected 2040 daily volume from the Martin County 2022 Roadway Level of Service Inventory Report were converted to peak hour directional volumes using the relationship of the 2022 Peak Hour Directional Volume to the 2022 AADT from the 2022 Inventory Level of Service Report. The 2045 traffic volumes have not yet been published. The net increase in traffic was then added to the peak hour directional volumes and compared to the cost feasible service capacities to determine the impacts of the land use plan amendment. **Table 7** summarizes the results of the 2040/2045 link analysis.

Appendix C includes the Martin County 2040 Roadway Level of Service Inventory Report and the 2045 Cost Feasible Network.

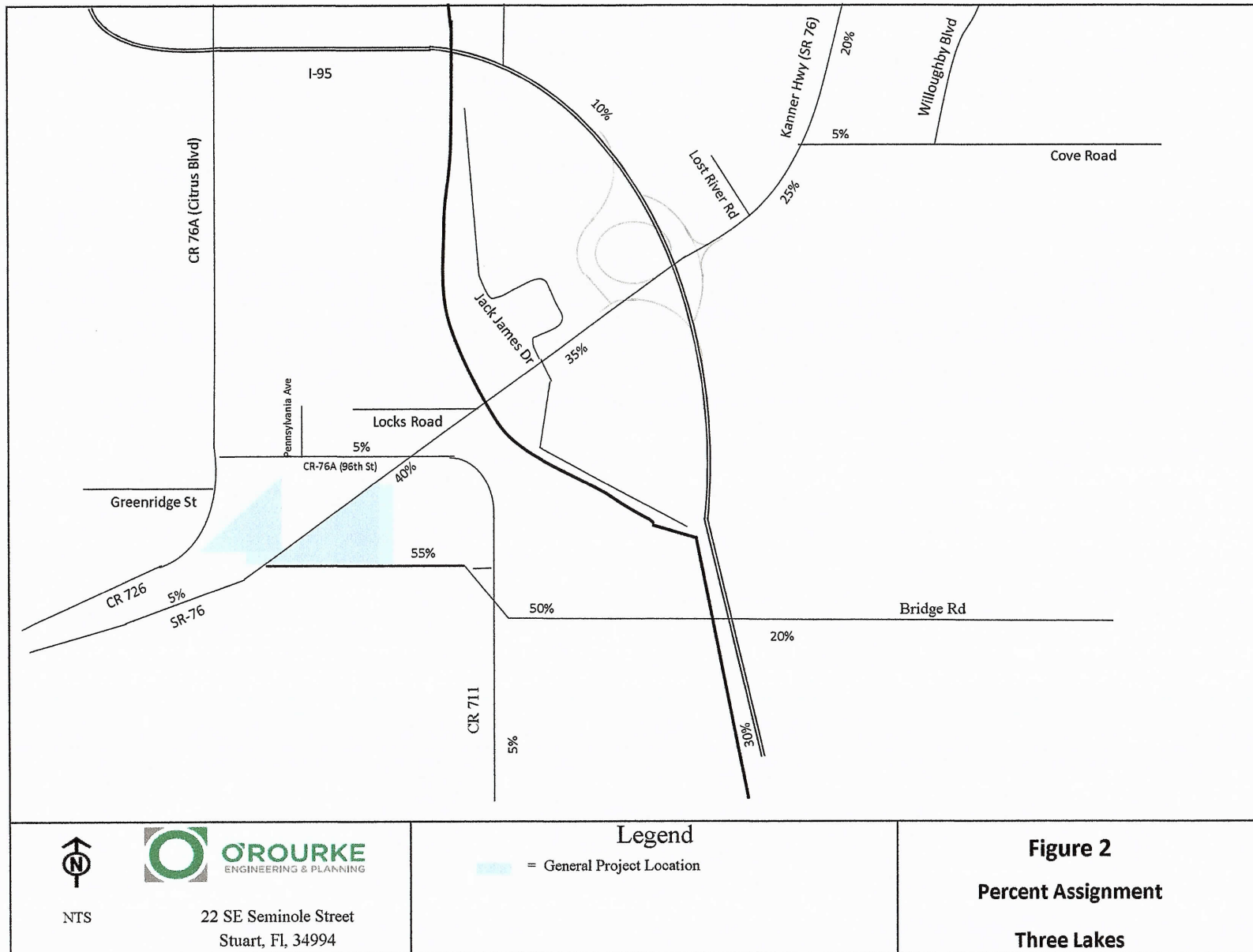


Table 4: Percent Impact - PM Peak Hour - 5 Year

Segment	From	To	Lanes E+C	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour (E+C)	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	SR-710	CR-708	2L	no	730	8	5%	1.10%
	CR-708	CR-711/CR-76A	2L	yes	1,160	61	40%	5.26%
	CR-711/CR-76A	Locks Rd	4LD	yes	2,000	53	35%	2.65%
	Locks Rd	Jack James	4LD	yes	2,000	53	35%	2.65%
	Jack James	Cove Rd	6LD	no	3,020	53	35%	1.75%
	Cove Rd	Salerno Rd	6LD	no	3,020	30	20%	0.99%
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	no	1,160	8	5%	0.69%
Cove Rd	SR-76	Willoughby Blvd	2L	no	880	8	5%	0.91%
CR-708 (Bridge Rd)	SR-76	CR-711	2L	yes	730	84	55%	11.51%
	CR-711	I-95	2L	yes	730	76	50%	10.41%
	I-95	Powerline Rd	2L	yes	1,160	30	20%	2.59%
CR-711 (Pratt Whitney)	South Fork High School	SR-76	2L	no	800	8	5%	1.00%

Source: Martin County 2022 Roadway Level of Service and Inventory Report

In 152

Table 5: Link Analysis - PM Peak Hour - 5 Year

Segment	From	To	Lanes E+C	Is Project Traffic 2% or More of Capacity?	2022 AADT	2022 Volume Peak Hour Peak Direction	Growth Rate	2028 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour (E+C)	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	2L	yes	3369	198	1.053	270	1160	61	40%	5.26%	331	Yes
	CR-711/CR-76A	Locks Rd	4LD	yes	13751	853	1.016	938	2000	53	35%	2.65%	991	Yes
CR-708 (Bridge Rd)	Locks Rd	Jack James	4LD	yes	19,109	914	1.005	942	2000	53	35%	2.65%	995	Yes
	SR-76	CR-711	2L	yes	990	57	1.018	63	730	84	55%	11.51%	147	Yes
	CR-711	I-95	2L	yes	3,444	208	1.005	214	730	76	50%	10.41%	290	Yes
	I-95	Powerline Rd	2L	yes	8,524	341	1.005	351	1160	30	20%	2.59%	381	Yes

Source: Martin County 2022 Roadway Level of Service and Inventory Report

In 152
Years Grown: 6

Table 6: Percent Impact - PM Peak Hour - 2040/2045

Segment	From	To	Cost Feasible Lanes E+C	Is Project Traffic 2% or More of Capacity?	Generalized Service Capacity (2045 CF Lanes)	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	SR-710	CR-708	2L	no	730	6	5%	0.82%
	CR-708	CR-711/CR-76A	2L	yes	1,160	46	40%	3.97%
	CR-711/CR-76A	Locks Rd	4LD	yes	2,000	40	35%	2.00%
	Locks Rd	Jack James	4LD	yes	2,000	40	35%	2.00%
	Jack James	Cove Rd	6LD	no	3,020	40	35%	1.32%
	Cove Rd	Salerno Rd	6LD	no	3,020	23	20%	0.76%
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	no	1,160	6	5%	0.52%
Cove Rd	SR-76	Willoughby Blvd	4LD	no	2,000 (1)	6	5%	0.30%
CR-708 (Bridge Rd)	SR-76	CR-711	2L	yes	730	63	55%	8.63%
	CR-711	I-95	2L	yes	730	57	50%	7.81%
	I-95	Powerline Rd	2L	no	1,160	23	20%	1.98%
CR-711 (Pratt Whitney)	South Fork High School	SR-76	2L	no	800	6	5%	0.75%

Source: Martin County 2022 Roadway Level of Service and Inventory Report

(1) Cove Rd is planned to be widened from a 2 lane to a 4 lane divided, as stated in the Cost Feasible Plan

In 114

Table 7: Link Analysis - PM Peak Hour - 2040/2045

Segment	From	To	Is Project Traffic 2% or More of Capacity?	2040/2045 AADT	2022 Peak Hour Directional Volume	2022 AADT	D Factor (1)	2040/2045 Peak Hour, Direct. Volume	Generalized Service Capacity	Project Volume-Peak Direction	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	yes	3105	198	3369	0.059	182	1160	46	40%	3.97%	228	Yes
	CR-711/CR-76A	Locks Rd	yes	14021	853	13751	0.062	870	2000	40	35%	2.00%	910	Yes
	Locks Rd	Jack James	yes	23,296	914	19109	0.048	1114	2000	40	35%	2.00%	1154	Yes
CR-708 (Bridge Rd)	SR-76	CR-711	yes	975	57	990	0.058	56	730	63	55%	8.63%	119	Yes
	CR-711	I-95	yes	3,949	208	3444	0.060	238	730	57	50%	7.81%	295	Yes

Source: Martin County 2022 Roadway Level of Service and Inventory Report

(1) Martin County 2022 Level of Service Report

Total

114

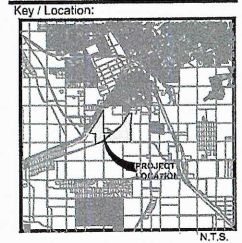
CONCLUSION

The proposed land use plan amendment will result in an increase in trips of 2,224 daily trips; 158 AM trips and 205 PM peak hour trips over the Existing Future Land Use.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment over what could be developed with the existing future land use. The analysis demonstrates that the roadway has sufficient infrastructure funded in the next five years and the 2040/2045 long range scenarios to support the increase in project traffic. Therefore, the project satisfies the requirements for a Land Use Plan Amendment.

APPENDIX A

Site Area



Project Team:

Civil Engineer / Survey
 Bremer Consulting
 201 SE Ocean Blvd.
 Suite 11, Suite 305
 Fort Lauderdale, FL 33304

Traffic Engineer
 Chisholm Engineering and Planning
 10000 S.W. 11th Ave.
 Suite 11, Suite 100
 Fort Lauderdale, FL 33304

Environmental
 SW Consultants, Inc.
 10000 S.W. 11th Ave., Suite 100
 Fort Lauderdale, FL 33304

Architect
 Harkness
 10000 S.W. 11th Ave., Suite 100
 Fort Lauderdale, FL 33304

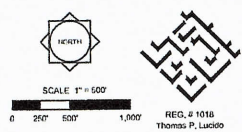
Land Planning
 Lucido & Associates, Inc.
 1115 Quince St., Suite 100
 Fort Lauderdale, FL 33304

Three Lakes Golf Club

Martin County, Florida

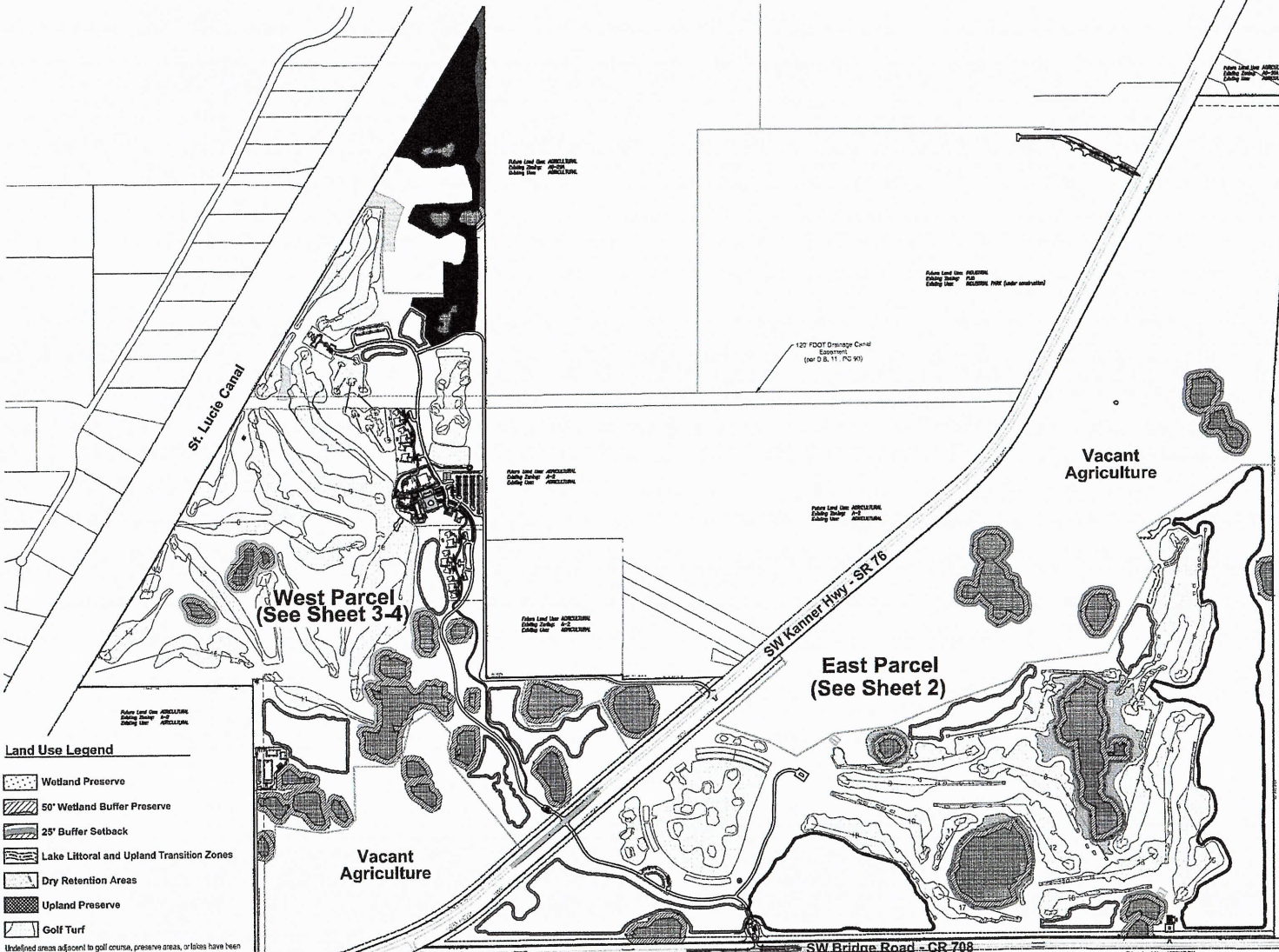
Revised Final Site Plan

Date	By	Description
12/20/22	MRY	Initial Submittal



Designer	MRY	Sheet
Manager	MC	1 of 10
Project Number	21-390	
Municipal Number		
Copyright	© Three Lakes - Final Site Plan REVISED.dwg	

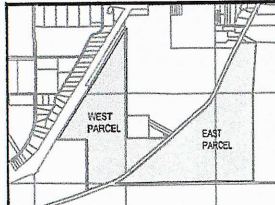
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Land Use Legend

- Wetland Preserve
- 50' Wetland Buffer Preserve
- 28' Buffer Setback
- Lake Littoral and Upland Transition Zones
- Dry Retention Areas
- Upland Preserve
- Golf Turf

Undeveloped areas adjacent to golf course, preserve areas, or lakes have been included as 'developed area' for purposes of calculating required trees, and may be left undisturbed except for the removal of exotic vegetation, or stabilized with grass, native seed, mulch, or planted with native grasses.



Key Map

GENERAL NOTES:

- Preserve areas shall be designated with a preserve area sign located at a distance and spacing no less than every 500 ft along the perimeter of the preservation area.
- All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and planted landscape or lake littoral areas and storm water management areas as provided on the plans approved with the development order.
- All preserve areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).
- It shall be unlawful to alter the approved slopes, contours, or cross sections, or to chemically, mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner or property owners association, its successors, or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas, and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas.
- Stormwater management areas abutting preserve areas shall be maintained with planted native vegetation in perpetuity.
- The 28' Golf Course Buffer/Setback area shall be comprised of sand and/or native vegetation, and will not contain turf grass, fertilizer, and pesticides as required under Sect. 4.35A-4, LDR.

Building Data

Todd Building Area	95,855 sf
Founder's House	5,600 sf
Comfort Station	1,000 sf
Irrigation Pump House	1,000 sf
Golf House	940 sf
Maintenance Facility	35,200 sf
Office and Retail Services	15,600 sf
Equipment Storage	5,000 sf
Perimeter Storage	2,300 sf
Converted Service Areas	2,000 sf
Cottages	34,455 sf
Golf Club House	29,825 sf

Parking Data

Parking Required (0.91 green)	169
Parking Provided	372
Landscaped 1/2 A.C.A. spaces - 0.91 A.C.A. spaces required	63
Founder's Houses	53
Practice Facility	33
Maintenance Areas	20
Cottages	20
Golf Club House	227

Preserve Data

Wetland Preserve Area	57.10 ac
60' Wetland Buffer Preserve	48.12 ac

Lake Littoral Data (see landscape plan for detailed data)

Lake Perimeter (linear feet)	43,139'
Required Littoral Area (43,139 x 10')	9.90 ac (431,390 sf)
Provided Littoral Area	9.90 ac (431,390 sf)
Required Upland Transition Area (43,139 x 10')	9.90 ac (431,390 sf)
Provided Upland Transition Area	9.90 ac (431,390 sf)

Parcel Data

Existing Zoning	AG-20A, General Agriculture
Proposed Zoning	N/A
Future Land Use Designation	Agricultural
Proposed Future Land Use	Agricultural
Existing Use	Vacant (Agriculture)
Proposed Use	Golf Course/Vacant Agriculture
Parcel I.D. Numbers:	24-39-40-000-001-00020-8 19-39-41-000-002-00009-8 24-39-40-000-000-00010-4 24-39-40-000-001-00010-0 24-39-40-000-000-00010-2 24-39-40-000-000-00010-0 24-39-40-000-000-00010-3 24-39-40-000-000-00010-3 24-39-40-000-000-00010-7 14-39-40-000-000-00010-3

Site Area Data (East and West Parcels):

Total Site Area:	1,216.74 ac (100%)
West Parcel Site Area:	493.79 ac (41%)
East Parcel Site Area:	722.95 ac (59%)
Vacant Agriculture:	399.49 ac (33%)
Wetland Preserve:	57.10 ac (4%)
50' Wetland Buffer Preserve:	48.12 ac (4%)
Upland Preserve:	28.60 ac (2%)

Total Development Area:

Golf Course Facilities:	665.40 ac (55%)
Lake Area:	528.12 ac (78%)
Impervious Area:	217.81 ac (18%)
Wetland Preserve:	57.10 ac
Lakes:	137.30 ac
Pavement (Road, Parking, Cart Path):	21.10 ac
Buildings (95,855 sf):	2.22 ac

Previous Area:

50' Wetland Buffer Preserve:	999.92 ac (82%)
Upland Preserve:	48.12 ac
Native Landscape/50' Perimeter Buffers:	28.60 ac
Dry Retention:	24.58 ac
Golf Course Area:	11.78 ac
28' Golf Course Buffer/Setback:	10.63 ac
Vacant Agriculture:	267.07 ac
Vacant Agriculture:	359.49 ac

Open Space Required:

Open Space Provided:	609.45 ac (50%)
Open Space Required:	1,193.51 ac (98%)

APPENDIX B

**Martin County 2022
Roadway Level of Service Inventory Report
Five Year CIP Sheet**

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,256	241	C	0.6%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,351	169	C	0.5%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,868	94	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,333	209	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1160	5,931	476	A/B	3.6%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,272	464	TCEA	0.5%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,474	406	D	0.5%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,594	144	C	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,338	163	C	0.5%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,397	136	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	14,117	903	F	0.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	16,254	748	C	2.2%
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	11,234	482	TCEA	0.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,463	242	TCEA	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,147	109	A/B	4.6%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,043	116	A/B	3.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,711	122	C	0.5%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,854	242	TCEA	2.0%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,577	671	D	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,760	393	TCEA	4.4%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	8,224	553	D	7.2%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	20,058	888	D	0.5%

B-1

Segments with shaded LOS require additional analysis.

The peaks are: Cove Road (PM/EB)

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	18,083	780	D	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non-State	675	8,761	362	TCEA	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	730	990	57	A/B	1.8%
CR-708 (Bridge Rd)	CR-711	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,444	208	A/B	0.5%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1160	8,524	341	A/B	0.5%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	8,932	339	TCEA	0.5%
CR-708 (Bridge Rd)	SR-5	CR-A1A	2-Ln Undivided Non-State	675	8,340	514	TCEA	0.5%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	2-Ln Undivided Non-State	675	8,046	378	TCEA	0.6%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	5,283	255	C	5.0%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	730	4,283	318	C	5.9%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2-Ln Undivided	800	4,922	260	C	2.9%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2-Ln Undivided	800	6,092	291	C	2.0%
CR-713 (High Meadow Ave)	I-95	CR-714	2-Ln Uninter /Undivided Flow	1200	13,990	963	D	1.4%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,961	585	C	0.5%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1200	11,737	713	C	0.5%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,884	181	A/B	5.2%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	730	4,301	183	A/B	6.0%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	730	6,598	301	C	5.6%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	22,061	1,456	C	1.3%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	23,197	1,351	C	0.9%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	24,463	1,518	C	1.2%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	8,575	389	C	0.5%

B-2

Segments with shaded LOS require additional analysis.
The peaks are: Cove Road (PM/EB)

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	8,982	430	C	0.5%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,724	124	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,748	136	A/B	1.9%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1160	4,588	223	A/B	2.2%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1160	4,380	255	A/B	3.8%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2- Ln Undivided	800	8,677	405	C	1.7%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	4,200	216	TCEA	6.8%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,495	487	TCEA	0.5%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1200	6,843	313	A/B	0.8%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1200	7,401	341	A/B	0.5%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	11,666	562	TCEA	0.5%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	16,701	785	TCEA	0.5%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	13,545	698	D	0.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	16,209	722	TCEA	0.5%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	14,337	738	C	0.5%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non- State	675	6,545	314	C	0.5%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	3,128	127	C	4.9%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	730	433	23	A/B	6.8%
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	5,161	252	A/B	1.6%
Goldenrod Rd	SR-732	SR-5	Class II: 2-Ln Undivided	750	6,600	318	C	0.5%
Goldenrod Rd	SR-5	Westmoreland Blvd	Class II: 2-Ln Undivided	750	4,449	299	C	0.6%
Gomez Ave	CR-708	Crossrip St	Class II: 2-Ln Undivided	750	3,402	159	C	0.5%

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	Class II: 4-Ln Divided	1710	13,836	802	D	3.7%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	Transitional 4-Ln Uninter /Divided Flow	2470	12,449	572	A/B	4.3%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	Transitional 4-Ln Uninter /Divided Flow	2470	9,077	407	A/B	7.2%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	Transitional 2-Ln Uninter /Undivided Flow	1160	14,983	744	C	3.8%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	Class I: 4-Ln Divided	2000	22,166	1,170	C	1.7%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	19,874	909	C	0.5%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	Class I: 4-Ln Divided	2000	28,563	1,474	C	0.5%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	Class I: 4-Ln Divided	2000	32,124	1,703	C	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	35,049	1,865	C	0.5%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	Class I: 4-Ln Divided	2000	22,584	1,098	C	0.5%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	Class I: 4-Ln Divided	2000	24,714	1,247	C	0.5%
SR-714 (Monterey Rd)	Monterey Extension	SR-5	Class I: 4-Ln Divided	2000	17,662	886	C	3.2%
SR-714 (Monterey Rd)	SR-5	CR-A1A	Class II: 4-Ln Divided	1630	22,403	1,247	D	2.6%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	Class I: 4-Ln Divided	1910	23,275	1,327	C	6.3%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	2-Ln Uninter /Undivided Flow	1200	13,701	781	C	0.6%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,282	1,264	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	24,284	1,090	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	730	2,317	93	A/B	2.3%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	730	3,800	165	A/B	2.2%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1160	3,369	198	A/B	5.3%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,751	853	C	1.6%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,109	914	C	0.5%

B-4

Martin County 2022 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2022 Average Annual Daily Traffic	2022 Peak Hour Directional Volume	2022 Generalized LOS	Avg. Annual Growth Rate
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	48,621	2,628	C	1.4%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	38,333	1,863	C	4.8%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	35,201	1,562	C	4.5%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	25,146	1,125	C	4.4%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,747	1,030	C	0.7%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	20,755	1,210	D	1.7%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,410	955	C	2.1%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	14,046	780	C	2.3%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1200	8,390	408	A/B	0.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1200	15,211	882	C	0.5%
St Lucie Blvd	CR-A1A	Indian St	2-Ln Undivided Non-State	675	3,480	183	C	3.1%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non-State	675	6,454	363	D	0.5%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	10,992	554	D	0.5%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,108	236	C	1.1%
Willoughby Blvd	Salerno Rd	Pomeroy St	Class I: 2-Ln Undivided	880	9,017	474	C	0.5%
Willoughby Blvd	Pomeroy St	Indian St	Class I: 4-Ln Divided	2000	10,354	533	C	0.5%
Willoughby Blvd	Indian St	SR-714	Class I: 4-Ln Divided	2000	10,059	492	C	0.5%
Wright Blvd	SR-5	Dixie Highway	Class II: 2-Ln Undivided	750	10,146	497	D	1.2%

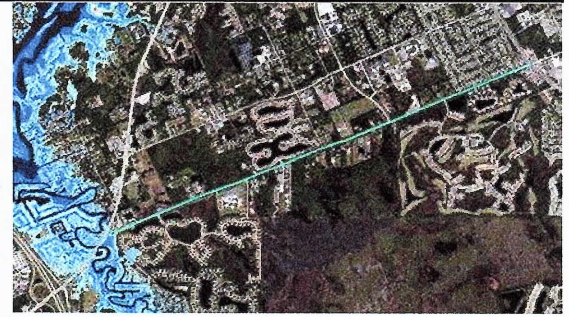
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SE Cove Road Widening

Category Concurrency
Project Number 1126
Location Stuart
District Four

Project Limits SR-76 (S Kanner Highway) to SR-5 (US-1 / SE Federal Highway)

Related Projects
Lead Dept/Division Public Works / Traffic
Year Project Initiated 2017



Project Life Cycle _____ Years

Resilience Requirements ☐ 2040 Vulnerability ☐ 2070 Vulnerability ☐ 2100 Vulnerability



DESCRIPTION

The widening of the two-lane undivided highway to a four-lane divided highway from SR-76 (SW Kanner Highway) to SR-5 (US-1 / SE Federal Highway). This 3.2-mile project will be managed by the Florida Department of Transportation and funded with state and federal resources.

BACKGROUND

This project is the Martin Metropolitan Planning Organization's (MPO's) highest ranked project in 2020. The project will accommodate projected traffic volumes in 2040 and will improve safety on the corridor. See FDOT project number 441700.

PROJECT ORIGINATION

FDOT Work Plans

JUSTIFICATION

The Project Development and Environmental Study (PD&E) is programmed in the Florida Department of Transportation's Five Year Program with the design being done in FY25-26. The construction phase is not funded at this time.

Expenditures	Total	To Date		Funded					Unfunded
				FY23	FY24	FY25	FY26	FY27	FY28-FY32
Design	7,523,135			2,610,869	25,000	3,012,753	1,874,513		
Expenditure Total	7,523,135			2,610,869	25,000	3,012,753	1,874,513	0	0
Revenues	Total	To Date	Carryover	FY23	FY24	FY25	FY26	FY27	FY28-FY32
State Funds	7,523,135			2,610,869	25,000	3,012,753	1,874,513		
Revenue Total	7,523,135			2,610,869	25,000	3,012,753	1,874,513	0	0
Total Unfunded									0

OPERATING BUDGET IMPACT

The project construction is not programmed, so there is no impact the future operating budget at this time.

SE Bridge Road Stormwater Improvements

Category Non-Concurrency
Project Number TBD
Location Hobe Sound
District 3

Project Limits SE Bridge Road west of US1

Related Projects
Lead Dept/Division PWD/Stormwater
Year Project Initiated 2022



Project Life Cycle _____ Years

Resilience Requirements ☐ 2040 Vulnerability ☐ 2070 Vulnerability ☐ 2100 Vulnerability



DESCRIPTION

Primary project to stabilize the bank across from the Polo Club.

BACKGROUND

The stormwater system along SE Bridge Road, west of US1, consists primarily of drainage channels that run parallel to the roadway. These channels provide both retention and conveyance of water into the South Fork and Kitching Creek. After the construction of the turning lane at the Polo Club, the adjacent bank has become unstable leading to erosion and wash outs into these channels. Bank stabilization will reduce erosion and improve water quality.

PROJECT ORIGINATION

Infrastructure Needs

JUSTIFICATION

Policy 14.1A.10 of the Comprehensive Growth Management Plan has requirements to "(1) identify projects that eliminate public hazards; and (2) repair, remodeling, renovation or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for level of service." The existing slope between the widened turning lane and the ditch bottom has created an erosion issue. This solution will stabilize the slope resulting in improved maintenance and reducing bank washouts.

Expenditures	Total	To Date		Funded					Unfunded
				FY23	FY24	FY25	FY26	FY27	FY28-FY32
Design	50,000				50,000				
Construction	1,500,000								1,500,000
Expenditure Total	1,550,000	0		0	50,000	0	0	0	1,500,000
Revenues	Total	To Date	Carryover	FY23	FY24	FY25	FY26	FY27	FY28-FY32
Franchise Fees	50,000				50,000				
Revenue Total	50,000	0	0	0	50,000	0	0	0	0
Total Unfunded									1,500,000

OPERATING BUDGET IMPACT

No impact to operating budget is expected, the ditches along SE Bridge Road are currently in the County maintenance inventory.

4226412

SR-76/KANNER HWY FROM S OF CR-711/PRATT WHITNEY RD TO Non-SIS



Project Description: 32-02: UTILITY COORDINATION SERVICES STATE FUNDED

Work Summary: ADD LANES & RECONSTRUCT

From: S OF CR-711/PRATT WHITNEY RD

To: SW JACK JAMES DR

Lead Agency: FDOT

Length: 1.935

Phase	Fund Source	2020/21	2021/22	2022/23	2023/24	2024/25	Total
CST	DIH	12,312	0	0	0	0	12,312
Total		12,312	0	0	0	0	12,312

Prior Year Cost: 16,277,748

Future Year Cost: 0

Total Project Cost: 16,290,060

APPENDIX C

Martin County 2040 Roadway Level of Service Inventory Report 2045 Long Range Transportation Plan Cost Feasible Network

Martin County 2040 Roadway Level of Service Inventory Report

Road Name	From	To	Class for LOS Each Direct			LOS lookup (unimf, I II, NS)	Div	E+O Laneage (# Lane Each Direct)	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
Baker Rd	SR-5	CR-723	1	II	U			Urban	II_U_Urban_1	2-U	Class II	2-Ln Undivided			15600		4,978	4,990	4,214	3,915	4,972	4,718	4,726	4,688	0.20%	6,017	12,488	55.74%	1.86%	1.86%	7040	0.45
Berry Ave	Olden Bear Wy	CR-714	1	II	U			Urban	II_U_Urban_1	2-U	Class II	2-Ln Undivided			14800		2,823	2,699	2,620	3,100	2,748	3,032	2,944	2,563	0.20%	N/A	N/A	0.00%	0.00%	0.20%	3122	0.21
Berry Ave	CR-714	Sunset Tr	1	II	U			Urban	II_U_Urban_1	2-U	Class II	2-Ln Undivided			14800		1,274	1,793	1,507	1,500	1,543	1,461	1,533	1,513	0.60%	481	1,609	234.51%	7.82%	7.82%	4706	0.32
Birt Rd	Pine Lake Dr	SR-6	1	II	U			Urban	II_U_Urban_1	2-U	Class II	2-Ln Undivided			14800		4,988	4,942	4,787	4,458	5,043	4,789	4,843	4,828	-0.07%	2245	4550	107.13%	3.57%	3.57%	8690	0.81
Citrus Blvd	CR-714 (Main Hwy)	Port St. Lucie Blvd	1	UNI	U			Transit	UNI_U_Transit_1	UNI-1	Transitional 2-Ln Unimf	Undivided Flow			24400					3,443	3,410	3,548	3,412	3,431	0.00%	5122	12576	137.24%	4.57%	4.57%	7602	0.31
Commerce Ave	Salerno Rd	Manroe St	1	II	U			Urban	II_U_Urban_1	2-U	Class II	2-Ln Undivided			14800		6,251	6,335	6,338	6,771	6,003	5,991	5,755	5,877	-0.14%	9150	14974	53.81%	1.79%	1.79%	8723	0.59
Commerce Ave	Monroe St	Indian St	1	II	U			Urban	II_U_Urban_1	2-U	Class II	2-Ln Undivided			14800		6,136	6,340	6,117	6,060	6,260	6,187	6,006	6,251	0.00%	11749	14974	19.78%	0.66%	0.66%	7364	0.50
Country Club Dr	Palm Beach County	Island Way	1	II	U			Urban	II_U_Urban_1	2-U	Class II	2-Ln Undivided			14800		2,838	2,695	2,446	4,372	2,783	2,495	2,469	2,540	-0.12%	1873	1908	15.12%	0.50%	0.50%	2666	0.19
Country Club Dr	Island Way	Little Club Dr	1	II	U			Urban	II_U_Urban_1	2-U	Class II	2-Ln Undivided			14800		3,210	3,084	2,899	5,433	3,314	3,331	3,102	3,083	0.00%	8792	15292	16.81%	0.59%	0.59%	2664	0.24
County Line Rd	Little Club Dr	SR-5	1	II	U			Urban	II_U_Urban_1	2-U	Class II	2-Ln Undivided			14800		2,898	2,753	2,641	4,765	4,658	2,691	2,823	2,580	-0.11%	14827	14330	-2.03%	-0.07%	0.50%	2928	0.20
County Line Rd	Savanna Rd	CR-707	1	NS	U			Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		710	733	665	607	639	580	614	611	-0.29%	N/A	N/A	0.00%	0.00%	0.50%	893	0.04	
Cove Rd	SR-76	Wilbougny Blvd	1	NS	U			Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		12,855	12,429	11,865	12,453	12,422	12,864	12,811	13,551	0.08%	14797	16515	35.38%	1.18%	1.18%	17295	1.08	
Cove Rd	Wilbougny Blvd	SR-6	1	NS	U			Urban	NS_U_Urban_1	NS-2	2-Ln Divided Non-Stop			16725					19,991	13,741	13,832	14,004	14,198	0.11%	15813	13647	28.86%	0.66%	0.66%	17886	1.07	
Cove Rd	SR-5	CR-41A	1	NS	U			Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		12,693	12,481	12,313	11,280	11,554	11,700	11,514	12,295	-0.14%	11154	13134	17.75%	0.59%	0.59%	14027	0.88	
Cove Rd	CR-41A	Elid	1	NS	U			Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		5,174	5,171	5,305	4,972	5,141	5,188	6,015	5,210	-0.03%	337	423	-23.86%	-1.63%	0.50%	5913	0.37	
CR-609 (Allapattah Rd)	SR-713	CR-714	1	UNI	U			Rural	UNI_U_Rural_1	UNI-1	Unimproved Rural Hwy	2-Ln Undivided			14300		1,706	1,125	1,177	1,179	1,295	1,324	1,387	1,498	0.14%	2818	5844	110.93%	3.70%	3.70%	2696	0.21
CR-609 (Allapattah Rd)	CR-714	St. Lucie County	1	UNI	U			Rural	UNI_U_Rural_1	UNI-1	Unimproved Rural Hwy	2-Ln Undivided			14300		1,344	1,516	1,426	1,451	1,510	1,481	1,366	1,391	0.19%	1382	12512	827.06%	27.57%	27.57%	11765	0.82
CR-707 (Beach Rd)	Palm Beach County	CR-708	1	NS	U			Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		1,653	1,636	1,618	1,694	1,615	1,739	1,818	1,614	-0.11%	2129	2791	30.89%	1.02%	1.02%	1932	0.12	
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	1	NS	U			Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		8,563	6,794	6,689	6,130	6,895	6,096	5,314	5,330	-0.20%	4369	7222	45.43%	1.51%	1.51%	7509	0.47	
CR-707 (Indian River Dr)	CR-717 (Gale Hwy)	CR-707A (Jensen Beach Blvd)	1	UNI	U			Urban	UNI_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		12,614	11,957	11,693	10,763	10,423	10,319	10,765	10,374	-0.32%	5528	7140	41.72%	1.20%	1.20%	14270	0.90	
CR-707 (Indian River Dr)	CR-707A	SR-732	1	UNI	U			Urban	UNI_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		6,159	6,384	6,000	6,209	6,220	5,943	6,889	6,437	-0.09%	3896	5613	44.07%	1.47%	1.47%	7694	0.48	
CR-707 (Indian River Dr)	SR-732	St. Lucie County	1	UNI	U			Urban	UNI_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		5,021	6,051	5,415	5,140	5,161	5,320	5,594	5,670	0.07%	6939	10674	55.73%	1.89%	1.89%	8555	0.64	
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	2	II	D			Urban	II_D_Urban_2	2-2D	Class II	4-Ln Divided			32400		21,484	22,356	20,832	22,637	21,263	21,604	22,928	21,561	0.09%	13255	16392	23.28%	0.78%	0.78%	26081	0.80
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	2	I	D			Urban	II_D_Urban_2	1-2D	Class II	4-Ln Divided			32600		20,750	20,879	19,369	18,743	20,562	19,605	21,820	20,384	0.09%	13456	17594	30.43%	1.01%	1.01%	25987	0.65
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	1	UNI	U			Urban	UNI_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		12,025	11,442	10,177	9,723	9,499	9,602	10,700	10,206	-0.24%	8096	7188	41.65%	1.37%	1.37%	13676	0.88	
CR-708 (Bridge Rd)	SR-76	CR-711	1	UNI	U			Rural	UNI_U_Rural_1	UNI-1	Unimproved Rural Hwy	2-Ln Undivided			14300		629	743	615	655	659	619	622	671	-0.26%	6539	12636	50.32%	1.68%	1.68%	879	0.07
CR-708 (Bridge Rd)	CR-711	NS	1	UNI	U			Rural	UNI_U_Rural_1	UNI-1	Unimproved Rural Hwy	2-Ln Undivided			14300		2,497	2,353	2,432	2,529	2,420	2,457	2,365	2,521	0.00%	11834	19316	62.99%	2.10%	2.10%	3649	0.28
CR-708 (Bridge Rd)	NS	Pastefine Ave	1	UNI	U			Transit	UNI_U_Transit_1	UNI-1	Transitional 2-Ln Unimf	Undivided Flow			24400		7,598	7,619	6,945	6,156	6,576	6,225	6,481	6,718	-0.29%	12169	25682	20.45%	0.68%	0.68%	7655	0.33
CR-708 (Bridge Rd)	Pastefine Ave	SR-5	1	NS	D			Urban	NS_D_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		8,833	9,071	8,475	7,553	7,762	7,577	7,795	8,017	-0.26%	17235	20456	18.40%	0.61%	0.61%	9345	0.59	
CR-708 (Bridge Rd)	SR-5	CR-41A	1	NS	U			Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		9,500	9,830	9,539	8,683	7,332	8,823	9,019	8,965	-0.22%	4403	6313	40.32%	1.24%	1.24%	12882	0.76	
CR-708 (Bridge Rd)	CR-41A	Gomez Ave	1	NS	U			Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		8,956	8,909	8,915	7,933	7,389	8,910	8,969	8,072	-0.18%	7011	9493	34.79%	1.16%	1.16%	15599	0.67	
CR-708 (Bridge Rd)	Gomez Ave	CR-707	1	NS	U			Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-Stop			15900		4,653	5,021	4,966	4,606	4,563	4,556	4,751	4,909	-0.01%	4558	6187	49.50%	1.63%	1.63%	7058	0.44	
CR-711 (Prest Whitney Rd)	Palm Beach County	CR-708	1	UNI	U			Rural	UNI_U_Rural_1	UNI-1	Unimproved Rural Hwy	2-Ln Undivided			14300		2,143	2,342	2,522	2,553	2,478	2,664	2,504	2,562	0.31%	4396	6299	53.79%	1.79%	1.79%	3602	0.27

If traffic volume has been assumed or adjusted to account for recently constructed or committed projects, then volume exceeds generalized LOS volume and requires additional analysis.

Martin County 2040 Roadway Level of Service Inventory Report

Road Name	From	To	# Lane Each Direct	Class for LOS (Urban, I, II, NS)	Div	ErC Laneage (# Lane Each Direct)	Urban Transit Rural	Road attrb. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	VIC
CR-711 (Pratt Highway Rd)	CR-709	South Fork High School	1	I	U		Transit	I_U_Transit_1	1-U		Class I: Transitional 2-Ln Undivided		16200		3,173	3,075	3,262	3,540	3,437	3,604	3,442	3,599	0.22%	6285	6381	20.74%	0.69%	0.69%	4164	0.26
CR-711 (Pratt Highway Rd)	South Fork High School	SR-76	1	I	U		Transit	I_U_Transit_1	1-U		Class I: Transitional 2-Ln Undivided		16200		4,561	3,957	4,591	4,916	4,051	4,644	4,736	4,972	0.21%	6504	6465	29.99%	0.67%	0.87%	6258	0.30
CR-713 (High Meadow Ave)	I-65	CR-714	1	I	U		Urban	I_U_Urban_1	NS-U		2-Ln Undivided Non-State		15930		14,566	14,847	14,703	14,279	13,752	13,494	13,521	13,800	-0.19%	18538	22251	20.83%	0.67%	0.67%	16466	1.03
CR-713 (High Meadow Ave)	CR-714	SR-714	1	I	U		Urban	I_U_Urban_1	1-U		Class II: 2-Ln Undivided		17750		12,456	11,614	11,459	10,471	9,425	8,495	9,433	9,520	-0.47%	13454	15633	15.14%	0.50%	0.50%	10829	0.61
CR-713 (High Meadow Ave)	SR-714	Maple Rd	1	I	U		Urban	I_U_Urban_1	1-U		Class II: 2-Ln Undivided		17750		10,511	15,669	13,412	11,595	10,888	11,105	10,777	11,057	-0.88%	15879	18711	17.83%	0.59%	0.59%	12632	0.72
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	1	UN	U		Rural	UN_U_Rural_1	UN-U		Uninterrupted Rural Hwy 2-Ln Undivided		14350		2,447	2,758	2,535	2,453	2,478	2,451	2,400	2,500	-0.37%	4938	5953	25.94%	0.66%	0.86%	3084	0.22
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	1	UN	U		Rural	UN_U_Rural_1	UN-U		Uninterrupted Rural Hwy 2-Ln Undivided		14350		2,720	2,759	2,871	2,853	2,719	2,712	2,629	2,736	-0.06%	4872	6701	39.39%	1.31%	1.31%	3706	0.26
CR-714 (Martin Hwy)	CR-609	I-65	1	UN	U		Rural	UN_U_Rural_1	UN-U		Uninterrupted Rural Hwy 2-Ln Undivided		14350		3,746	3,916	3,971	3,954	4,016	3,924	3,937	4,079	0.09%	7703	22250	188.66%	6.30%	6.30%	11016	0.77
CR-714 (Martin Hwy)	Florida Turnpike	CR-713	1	II	U	2	Urban	II_U_Urban_1	2-U	2-D	Class II: 2-Ln Undivided	Class II: 4-Ln Divided	14800	32400	11,565	11,828	11,464	11,928	11,447	11,649	11,618	11,590	-0.02%	19718	37535	90.35%	3.01%	3.01%	21915	0.65
CR-714 (Martin Hwy)	CR-713	Berry Ave	1	II	U	2	Urban	II_U_Urban_1	2-U	2-D	Class II: 2-Ln Undivided	Class II: 4-Ln Divided	14800	32400	12,435	11,539	9,543	10,830	10,034	10,210	9,943	9,712	-0.31%	10,034	23135	130.57%	4.35%	4.35%	21425	0.65
CR-714 (Martin Hwy)	Berry Ave	Maple Rd	1	II	U	2	Urban	II_U_Urban_1	2-U	2-D	Class II: 2-Ln Undivided	Class II: 4-Ln Divided	14800	32400	12,646	12,155	10,967	11,179	11,200	11,144	10,954	14,007	0.05%	11,280	22534	95.97%	3.59%	3.30%	25483	0.82
CR-714 (Veteran's Memorial Bridge)	Maple Rd	SR-70	2	I	D		Urban	I_D_Urban_2	1-D		Class I: 4-Ln Divided		39950										#DIV/0!			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
CR-723 (Savanna Rd)	CR-707	NE 24th St	1	NS	U		Urban	NS_U_Urban_1	NS-U		2-Ln Undivided Non-State		15930		11,628	11,580	10,589	11,111	11,009	8,910	8,457	9,440	-0.53%	12772	15595	29.93%	1.00%	1.00%	10714	0.87
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Lenses Beach Blvd)	1	NS	U		Urban	NS_U_Urban_1	NS-U		2-Ln Undivided Non-State		15930		13,383	13,248	12,316	12,696	12,830	10,524	10,501	10,244	-0.40%	7823	10647	35.05%	1.20%	1.20%	13507	0.85
CR-726 (Cetus Blvd)	SR-710	Greenidge Ln	1	UN	U		Rural	UN_U_Rural_1	UN-U		Uninterrupted Rural Hwy 2-Ln Undivided		14350		2,503	2,743	2,335	2,777	2,188	2,359	2,456	2,257	-0.27%	1363	4156	204.92%	6.83%	6.83%	6419	0.45
CR-726 (Cetus Blvd)	Greenidge Ln	CR-75A	1	UN	U		Rural	UN_U_Rural_1	UN-U		Uninterrupted Rural Hwy 2-Ln Undivided		14350		2,548	2,419	2,272	2,526	2,288	2,383	2,107	2,030	-0.25%	1979	5019	183.61%	5.12%	5.12%	5001	0.35
CR-76A (Cetus Blvd)	CR-725	SR-714	1	UN	U		Transit	UN_U_Transit_1	UN-U		Transit 2-Ln Unimur Undivided Flow		24400		3,380	3,135	3,082	3,143	3,491	3,381	3,257	3,321	0.11%	3154	5889	65.13%	2.87%	2.87%	5895	0.24
CR-76A (SV 56th St)	CR-725	Pennsylvania Ave	1	UN	U		Transit	UN_U_Transit_1	UN-U		Transit 2-Ln Unimur Undivided Flow		24400		3,878	3,237	3,060	3,349	3,325	3,448	3,372	3,375	-0.15%	2477	6320	125.15%	5.17%	5.17%	6088	0.33
CR-76A (SV 56th St)	Pennsylvania Ave	SR-76	1	I	U		Transit	I_U_Transit_1	1-U		Class I: Transitional 2-Ln Undivided		16200		6,555	6,593	6,558	7,243	6,761	7,326	6,774	6,591	0.05%	5748	10374	80.48%	2.68%	2.68%	11355	0.70
CR-81A (Dale Hwy)	SR-5	CR-708	1	II	U		Urban	II_U_Urban_1	2-U		Class II: 2-Ln Undivided		14800		3,197	3,910	2,730	2,535	2,464	2,480	2,418	2,457	-0.42%	4542	6107	81.09%	1.70%	1.70%	3587	0.24
CR-81A (Dale Hwy)	CR-709	Osney St	1	I	U		Urban	I_U_Urban_1	1-U		Class I: 2-Ln Undivided		17750		7,491	6,550	6,524	6,449	6,397	6,307	6,362	6,367	-0.25%	4958	7649	64.21%	2.14%	2.14%	10078	0.57
CR-81A (Dale Hwy)	Ciprey St	Heritage Blvd	1	UN	U		Urban	UN_U_Urban_1	UN-U		2-Ln Unimur Undivided Flow		24200		6,107	5,812	5,416	6,529	5,258	5,144	5,113	5,205	-0.29%	5097	9723	90.76%	3.03%	3.03%	9457	0.39
CR-81A (Dale Hwy)	Heritage Blvd	Cove Rd	1	UN	U		Urban	UN_U_Urban_1	UN-U		2-Ln Unimur Undivided Flow		24200		6,415	6,149	5,781	5,678	5,712	5,754	5,662	5,592	-0.15%	5558	11042	94.81%	3.16%	3.16%	10549	0.44
CR-81A (Dale Hwy)	Cove Rd	Salerno Rd	1	II	D		Urban	II_D_Urban_1	2-U	D	Class II: 2-Ln Divided		15540		11,452	11,339	11,315	10,735	10,583	10,989	10,672	11,029	-0.10%	13593	15205	12.77%	0.43%	0.50%	12515	0.61
CR-81A (Dale Hwy)	Salerno Rd	St. Lucie Blvd	1	II	D		Urban	II_D_Urban_1	2-U	D	Class II: 2-Ln Divided		15540		15,938	15,338	14,363	14,377	14,637	14,746	14,313	14,821	-0.15%	19557	12772	17.84%	0.59%	0.55%	17290	1.11
CR-81A (Dale Hwy)	St. Lucie Blvd	Jefferson St	1	II	D		Urban	II_D_Urban_1	2-U	D	Class II: 2-Ln Undivided		14800		12,796	12,485	11,768	11,552	11,503	11,755	11,899	12,594	-0.08%	3351	4373	34.96%	1.16%	1.16%	16889	1.07
CR-81A (Dale Hwy)	Jefferson St	Irish St	2	II	D		Urban	II_D_Urban_2	2-D		Class II: 4-Ln Divided		32450		15,842	16,585	15,689	14,744	15,083	15,503	15,991	16,045	-0.05%	12059	14494	20.19%	0.67%	0.67%	18926	0.59
CR-81A (Dale Hwy)	Irish St	SR-714	2	I	D		Urban	I_D_Urban_2	1-D		Class I: 4-Ln Divided		38600		13,514	13,004	12,516	12,296	12,298	13,310	13,529	14,335	0.08%	15254	15897	2.84%	0.09%	0.50%	18270	0.41
CR-81A (Dale Hwy)	SR-714	SE 5th St	1	II	U		Urban	II_U_Urban_1	2-U		Class II: 2-Ln Undivided		15600		6,039	5,811	5,521	5,097	5,530	5,559	5,403	5,793	-0.03%	13043	15027	10.14%	0.34%	0.50%	8578	0.42
Crossup St	CR-81A	Gomez Ave	1	NS	U		Urban	NS_U_Urban_1	NS-U		2-Ln Undivided Non-State		15930		2,876	2,553	2,538	2,628	2,863	2,539	2,438	2,455	-0.19%	1703	2253	29.76%	1.00%	1.00%	3185	0.20
Dale Hwy	Joan Jefferson Wy	Wright Blvd	1	II	U		Urban	II_U_Urban_1	2-U		Class II: 2-Ln Undivided		15600		9,853	8,372	8,272	7,697	8,200	8,534	7,699	8,203	-0.22%	15373	20777	25.63%	0.50%	0.60%	10234	0.65
Dr Martin Luther King Jr Blvd	Farm Rd	SR-710	1	NS	U		Urban	NS_U_Urban_1	NS-U		2-Ln Undivided Non-State		15930		1,977	1,534	1,548	1,915	1,782	1,764	1,722	1,768	-0.10%	N/A	N/A	0.00%	0.00%	0.60%	2097	0.13
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	1	NS	U		Urban	NS_U_Urban_1	NS-U		2-Ln Undivided Non-State		15930		3,158	2,879	2,515	2,830	2,334	2,305	2,238	2,267	-0.54%	N/A	N/A	0.00%	0.00%	0.50%	2673	0.16

Martin County 2040 Roadway Level of Service Inventory Report

Road Name	From	To	# Lanes Each Direct	Class for LOS Lookup (Similar, L or NS)	Div	E+V Leaseage (# Lanes Each Direct)	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2042 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	VIC
Funk Rd	Pine Lake Dr	SR-6	1	NS	U		Urban	NS_Urban_1	NS-1	2-Ln Undivided Non-State			15920		1,370	1,359	1,336	1,428	1,164	1,244	1,283	1,240	-0.26%	N/A	N/A	0.00%	0.00%	0.50%	1407	0.69
Fox Brown Rd	SR-713	CR-714	1	UN	U		Rural	UN_U_Rural_1	UN-1	Unimproved Rural Hwy 2-Ln Undivided			14200		420	467	477	543	346	354	299	301	-0.71%	194	539	177.22%	5.91%	5.81%	751	0.06
Goldenrod Rd	Brnd Rd	SR-732	2	II	D		Urban	II_D_Urban_2	2-D	Class II: 4-Ln Divided			35400		4,317	5,320	4,473	4,599	5,650	4,978	4,898	5,127	5.19%	N/A	N/A	0.00%	0.00%	0.50%	5819	0.18
Goldenrod Rd	SR-732	SR-6	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		7,116	7,399	6,587	6,676	6,101	5,633	6,534	6,459	-0.20%	N/A	N/A	0.00%	0.00%	0.50%	7331	0.50
Goldenrod Rd	SR-6	Westmoreland Blvd	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		4,114	3,399	3,518	3,445	3,402	3,494	3,521	3,438	-0.15%	N/A	N/A	0.00%	0.00%	0.50%	3670	0.27
Gomez Ave	CR-708	Crossing St	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		4,311	4,052	3,870	3,653	3,733	3,710	3,481	3,473	-0.34%	N/A	N/A	0.00%	0.00%	0.50%	3942	0.27
Gomez Ave	Crossing St	Osprey St	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		1,273	1,211	1,126	1,137	1,123	1,084	1,108	1,094	-0.16%	N/A	N/A	0.00%	0.00%	0.50%	1242	0.08
Green River Parkway	CR-707	Baker Rd	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			15600							4,030	4,791	5,053	4,47%	4532	5563	18.78%	0.63%	4.47%	11174	0.72
Green River Parkway	Baker Rd	SR-732	1	I	U		Urban	I_U_Urban_1	1-U	Class I: 2-Ln Undivided			17700							4,859	5,307	5,974	3.74%	6870	12178	42.47%	1.35%	3.74%	12007	0.68
Green River Parkway	SR-732	St. Lucie County	1	UN	U		Urban	UN_U_Urban_1	UN-1	2-Ln Unimproved Undivided Flow			24200		4,065	5,128	4,814	4,576	4,843	5,178	6,402	6,810	0.73%	9149	12958	41.09%	1.37%	1.37%	5328	0.38
Horseshoe Point Rd	CR-41A	Kabin Ave	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		6,118	5,952	5,891	5,690	5,581	5,715	5,575	5,533	-0.12%	N/A	N/A	0.00%	0.00%	0.50%	6457	0.41
Indian St	SR-70	W. Bouquoy Blvd	2	I	D		Urban	I_D_Urban_2	1-D	Class I: 4-Ln Divided			39800		17,288	16,402	14,974	14,750	15,317	15,569	15,569	15,569	-0.13%	10659	37231	121.85%	4.13%	4.13%	32923	0.83
Indian St	W. Bouquoy Blvd	SR-6	2	I	D		Urban	I_D_Urban_2	1-D	Class I: 4-Ln Divided			39800		21,975	21,042	18,974	18,172	18,174	18,748	18,983	18,886	-0.21%	15989	28440	65.35%	2.16%	2.16%	20996	0.75
Indian St	SR-6	Commerce Ave	2	I	D		Urban	I_D_Urban_2	1-D	Class I: 4-Ln Divided			39800		22,170	21,090	19,489	18,255	18,693	19,929	19,945	19,410	-0.10%	25470	28713	12.73%	0.42%	0.50%	22030	0.55
Indian St	Commerce Ave	CR-41A	2	I	D		Urban	I_D_Urban_2	1-D	Class I: 4-Ln Divided			39800		23,781	23,160	20,577	20,794	21,097	21,274	21,757	21,523	-0.13%	20138	23866	18.96%	0.63%	0.63%	25186	0.63
Indian St	CR-41A	St. Lucie Blvd	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		5,093	5,512	6,039	6,093	7,432	7,003	6,697	6,915	-0.44%	7718	8795	13.44%	0.65%	0.50%	7738	0.49
Indian River Dr	Palmer St	CR-707	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		6,593	7,789	6,553	6,316	6,872	6,571	6,319	6,602	-0.20%	5249	7592	35.00%	1.30%	1.30%	8519	0.56
Island Way	Palmer Beach County	Jupiter Road	1	UN	U		Transit	UN_U_Transit_1	UN-1	Transitional 2-Ln Unimproved Undivided Flow			24400		4,147	3,624	3,333	3,755	4,228	3,845	3,810	3,915	-0.36%	N/A	N/A	0.00%	0.00%	0.50%	4330	0.18
Island Way	Jupiter Road	Country Club Wy	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		4,810	4,452	4,113	4,402	4,772	4,299	4,339	4,433	-0.08%	N/A	N/A	0.00%	0.00%	0.50%	5091	0.32
Jack James Rd	SR-79	Blue Water Wy	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		3,068	2,848	2,477	2,122	2,234	2,440	2,394	2,487	-0.27%	N/A	N/A	0.00%	0.00%	0.50%	2823	0.10
Jefferson St	CR-41A	St. Lucie Blvd	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		681	977	811	696	655	655	898	642	-0.39%	9121	10447	14.41%	0.68%	0.50%	856	0.09
Lanes Avenue	CR-708	CR-41A	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		3,534	3,850	2,856	2,808	2,789	2,827	2,842	2,975	-0.41%	N/A	N/A	0.00%	0.00%	0.50%	3377	0.21
Little Club Wy	Country Club Dr	Wooden Bridge Wy	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		2,647	2,384	2,212	4,434	4,219	2,233	2,233	2,169	-0.12%	N/A	N/A	0.00%	0.00%	0.50%	2449	0.15
Lock's Rd	Coastal St	SR-76	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		5,873	5,975	3,511	3,758	3,590	3,413	3,432	3,499	-0.58%	N/A	N/A	0.00%	0.00%	0.50%	2681	0.25
MacArthur Blvd	Salinas Point	SR-41A	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		5,626	5,913	4,750	4,858	4,816	5,395	5,171	5,221	-0.16%	3953	6583	15.28%	0.64%	0.64%	6126	0.38
Maple Rd	South End	CR-714	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		5,588	5,458	5,218	5,414	5,159	5,771	5,661	5,336	0.09%	10968	13837	28.69%	1.27%	1.27%	7122	0.48
Maple Rd	CR-714	SR-714	1	NS	U		Urban	NS_U_Urban_1	NS-1	2-Ln Undivided Non-State			15930		14,152	13,209	12,804	13,149	12,925	13,737	13,510	13,332	-0.04%	10362	12417	19.83%	0.60%	0.60%	15076	0.68
Maple Rd	SR-714	Matheson Ave	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		5,523	3,611	5,114	5,148	4,668	4,846	4,954	4,993	0.07%	6994	6359	19.52%	0.65%	0.65%	5870	0.40
Maple Rd	Matheson Ave	North End	1	NS	U		Urban	NS_U_Urban_1	1-U	Class II: 2-Ln Undivided			17700		7,674	7,697	7,530	7,537	7,425	7,379	7,284	7,107	-0.12%	3893	7528	27.74%	0.92%	0.92%	6882	0.50
Market Place	SR-6	Commerce Ave	1	II	D		Urban	II_D_Urban_1	2-D	Class II: 2-Ln Divided			15640		2,520	2,957	3,351	3,248	3,404	3,253	3,159	4,154	0.73%	N/A	N/A	0.00%	0.00%	0.73%	4970	0.32
Matheson Ave	SR-714	Maple Rd	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		6,491	5,656	6,283	6,076	6,212	5,119	5,954	5,630	-0.48%	5473	8927	61.37%	2.05%	2.05%	8760	0.59
Monroe St	SR-6	Commerce Ave	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		2,327	2,113	1,878	1,830	1,843	1,917	1,769	1,894	-0.41%	N/A	N/A	0.00%	0.00%	0.50%	1923	0.13
Murphy Rd	Maple Rd	High Mission Ave	1	II	U		Urban	II_U_Urban_1	2-U	Class II: 2-Ln Undivided			14800		5,798	6,002	5,559	6,042	6,277	5,452	5,535	5,714	0.00%	9438	12018	27.32%	0.91%	0.91%	7119	0.48

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Road Name	From	To	# Lane Each Direct	Class for LOS lookup (unit, L, R, NS)	Div	E+O Laneage (# Lane Each Direct)	Urban Transit Rural	Road atbtr, for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	VIC
Murphy Rd	High Meadow Ave	St Lucie County	1	NS	U		Urban	NS_Urban_1	NS-1	2-Ln Undivided Non-State			15930		12,858	12,334	10,009	8,016	7,315	7,390	7,454	7,797	-0.84%	13320	18391	35.74%	1.10%	1.19%	10505	6.05
Ocean Blvd	Highway Ave	Palm Beach Rd	1	II	D		Urban	II_D_Urban_1	2-D	Class II: 2-Ln Divided			176600		12,380	11,442	9,293	8,094	10,652	9,875	9,335	9,830	-0.31%	14437	19310	15.50%	0.50%	0.55%	11200	0.06
Ocean Blvd	Palm Beach Rd	SR-714	2	NS	D		Urban	NS_D_Urban_2	NS-2D	4-Ln Divided Non-State			35420		13,761	13,454	10,554	11,675	12,613	12,210	12,623	12,168	-0.11%	10127	13714	35.69%	1.19%	1.19%	16374	0.53
Opney St	SR-5	CR-41A	1	II	U		Urban	II_Urban_1	2-U	Class II: 2-Ln Undivided			14800		6,329	4,912	4,703	4,852	4,844	4,661	4,418	4,697	-0.21%	6154	7950	17.78%	0.59%	0.59%	5332	0.35
Opney St	CR-41A	Gomez Ave	1	II	U		Urban	II_Urban_1	2-U	Class II: 2-Ln Undivided			14800		2,109	1,953	1,844	1,521	1,995	1,848	1,908	1,882	-0.36%	4263	5353	25.22%	0.84%	0.84%	2359	0.10
Palm Beach Rd	SR-714	Ocean Blvd	1	NS	D		Urban	NS_D_Urban_1	NS-1D	2-Ln Divided Non-State			14740		9,327	8,558	8,071	7,870	7,765	7,738	8,181	8,523	-0.04%	9931	11054	11.75%	0.39%	0.50%	8731	0.66
Palm City Rd	SR-714	SR-5	1	II	U		Urban	II_Urban_1	2-U	Class II: 2-Ln Undivided			15600		7,810	7,635	6,907	6,834	6,896	6,948	6,808	6,574	-0.24%	12436	14685	17.82%	0.58%	0.58%	1610	0.48
Palmer St	CR-707	Indian River Dr	1	II	U		Urban	II_Urban_1	2-U	Class II: 2-Ln Undivided			14800		3,003	2,971	2,763	2,714	2,730	2,762	2,812	2,884	-0.24%	6135	8779	43.19%	1.44%	1.44%	3725	0.25
Pine Lake Dr	Fox Rd	Brit Rd	1	NS	U		Urban	NS_Urban_1	NS-1	2-Ln Undivided Non-State			15930		1,993	2,138	1,827	1,951	1,823	1,715	1,816	1,773	-0.27%	N/A	N/A	0.00%	0.00%	0.50%	2019	0.13
Pineapple Wy	CR-707A(Jensen Beach Blvd)	SR-732	1	II	U		Urban	II_Urban_1	2-U	Class II: 2-Ln Undivided			14800		11,989	10,875	9,720	9,763	10,359	10,342	10,659	10,634	-0.15%	N/A	N/A	0.00%	0.00%	0.50%	12104	0.82
Pomeroy St	SR-75	Wilboughty Blvd	1	II	D		Urban	II_D_Urban_1	2-D	Class II: 2-Ln Divided			15540		3,943	4,792	6,038	6,872	7,283	7,135	7,632	8,061	1.55%	6878	15532	140.26%	4.68%	4.68%	18244	1.17
Pomeroy St	Wilboughty Blvd	SR-5	1	II	D		Urban	II_D_Urban_1	2-D	Class II: 2-Ln Divided			15540		4,323	4,839	6,724	6,284	6,301	6,793	6,528	7,324	1.09%	7752	15977	100.24%	3.36%	3.36%	13976	0.50
North River Shores St	Spurce Ridge Dr	SR-5	1	NS	U		Urban	NS_Urban_1	NS-1	2-Ln Undivided Non-State			15930		1,996	1,908	1,693	2,058	2,073	2,034	2,039	2,150	0.19%	N/A	N/A	0.00%	0.00%	0.50%	2440	0.15
Salerno Rd	SR-75	Wilboughty Blvd	1	NS	U		Urban	NS_Urban_1	NS-1	2-Ln Undivided Non-State			15930		8,476	8,440	7,334	6,700	7,199	6,866	7,337	8,067	-0.31%	6033	8039	44.19%	1.47%	1.47%	8738	0.61
Salerno Rd	Wilboughty Blvd	SR-5	1	II	D		Urban	II_D_Urban_1	2-D	Class II: 2-Ln Divided			15540		11,222	10,718	10,036	8,868	8,870	8,658	8,767	9,711	-0.42%	10548	14746	39.79%	1.33%	1.33%	11830	0.76
Salerno Rd	SR-5	Commerce Ave	1	NS	U		Urban	NS_Urban_1	NS-1	2-Ln Undivided Non-State			15930		10,551	10,400	9,594	9,304	9,225	9,090	9,435	9,147	-0.24%	4363	5159	18.33%	0.81%	0.81%	10656	0.67
Salerno Rd	Commerce Ave	CR-41A	1	II	D		Urban	II_D_Urban_1	2-D	Class II: 2-Ln Divided			15540		8,787	8,550	7,850	7,712	7,560	7,634	7,551	7,363	-0.27%	11691	13013	9.71%	0.32%	0.50%	6359	0.54
Salerno Rd	CR-707A	County Line Rd	1	NS	U		Urban	NS_Urban_1	NS-1	2-Ln Undivided Non-State			15930		1,372	1,255	1,122	1,052	1,068	1,025	1,031	1,029	-0.41%	N/A	N/A	0.00%	0.00%	0.50%	1168	0.07
Seabrunch Blvd	Dickinson Dr	SR-5	2	I	D		Urban	I_D_Urban_2	1-D	Class I: 4-Ln Divided			35800		6,778	6,748	6,436	6,675	7,135	6,757	6,636	6,633	0.00%	9774	12934	32.33%	1.08%	1.08%	8563	0.22
Sewells Pt Rd	SR-41A	Palmer St	1	NS	U		Urban	NS_Urban_1	NS-1	2-Ln Undivided Non-State			15930		5,266	5,102	5,049	7,713	8,325	8,512	8,582	8,721	-0.12%	8573	12548	45.43%	1.55%	1.55%	12395	0.79
Silver Fox Ln	Farm Rd	SR-710	1	UN	U		Rural	UN_U_Rural_1	UN-1	Undivided Rural Hwy 2-Ln Undivided			14300		263	222	228	265	190	229	207	194	-0.60%	N/A	N/A	0.00%	0.00%	0.50%	220	0.02
Slybe Dr	CR-707A	CR-707	1	NS	U		Urban	NS_Urban_1	NS-1	2-Ln Undivided Non-State			15933		2,232	2,114	2,057	2,045	2,163	2,000	2,105	1,952	-0.19%	N/A	N/A	0.00%	0.00%	0.50%	2216	0.14
SR-18 (Connors Hwy)	Palm Beach County	SR-76	1	UN	U		Rural	UN_U_Rural_1	UN-1	Undivided Rural Hwy 2-Ln Undivided			8400		5,049	5,189	4,822	3,650	4,203	4,167	4,196	4,759	-0.22%	4323	5559	29.62%	0.88%	0.93%	5022	0.72
SR-18 (Connors Hwy)	SR-76	Okeechobee County	1	UN	U		Rural	UN_U_Rural_1	UN-1	Undivided Rural Hwy 2-Ln Undivided			8400		3,914	3,659	3,145	2,530	2,858	2,669	2,709	2,839	-0.55%	2971	3241	21.34%	0.71%	0.71%	5384	0.40
SR-5 (US-1)	Palm Beach County	CR-41A	2	UN	D		Transit	UN_D_Transit_2	UN-2	Transitional 4-Ln Urban Divided Flow			92300		18,332	19,411	18,150	16,654	16,749	18,800	16,657	18,220	-0.03%	30777	43193	40.07%	1.34%	1.34%	24730	0.39
SR-5 (US-1)	CR-41A	CR-709	2	I	D		Urban	I_D_Urban_2	1-D	Class I: 4-Ln Divided			35800		14,479	15,011	14,172	14,825	15,141	14,656	14,954	14,928	-0.02%	29614	40449	35.59%	1.22%	1.22%	19312	0.49
SR-5 (US-1)	CR-709	Opney St	2	I	D		Urban	I_D_Urban_2	1-D	Class I: 4-Ln Divided			35800		22,169	23,159	22,437	22,691	22,098	21,910	21,883	22,163	-0.05%	27724	39314	37.12%	1.24%	1.24%	29593	0.74
SR-5 (US-1)	Opney St	Seabrunch Blvd	2	I	D		Urban	I_D_Urban_2	1-D	Class I: 4-Ln Divided			35600		22,005	22,938	22,330	22,351	22,663	21,863	21,276	21,687	-0.10%	33950	46214	35.18%	1.21%	1.21%	26719	0.72
SR-5 (US-1)	Seabrunch Blvd	Dave Rd	3	I	D		Urban	I_D_Urban_3	1-D	Class I: 4-Ln Divided			53900		35,442	35,355	30,241	28,946	29,308	28,494	29,074	28,708	-0.34%	43655	62126	41.65%	1.39%	1.39%	33469	0.60
SR-5 (US-1)	Dave Rd	Salerno Rd	3	I	D		Urban	I_D_Urban_3	1-D	Class I: 4-Ln Divided			53900		30,042	32,921	31,695	32,698	32,039	32,949	31,991	32,269	0.06%	41955	54913	30.17%	1.01%	1.01%	41031	0.68
SR-5 (US-1)	Salerno Rd	Monroe St	3	I	D		Urban	I_D_Urban_3	1-D	Class I: 4-Ln Divided			53900		42,362	40,584	38,286	38,715	38,103	37,384	37,591	38,472	-0.16%	42839	65406	23.48%	0.88%	0.88%	46678	0.81
SR-5 (US-1)	Monroe St	Indian St	3	I	D		Urban	I_D_Urban_3	1-D	Class I: 4-Ln Divided			53900		43,932	42,561	39,770	40,338	40,076	39,181	39,932	40,597	-0.14%	40178	51120	25.98%	0.90%	0.90%	50457	0.84
SR-5 (US-1)	Indian St	SR-714	3	I	D		Urban	I_D_Urban_3	1-D	Class I: 4-Ln Divided			53900		48,681	45,229	43,541	42,827	43,121	42,735	42,036	43,646	-0.13%	45432	50358	10.84%	0.56%	0.50%	49538	0.83

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Road Name	From	To	# Lane Each Direct	Class for LOS lookup (arterial, I, II, MS)	Div	E+O Laneage (# Lane Each Direct)	Urban Transit Rural	Road atbrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2040 AADT	Model 2045 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
SR-5 (US-1)	SR-714	SR-5A	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59000		42,025	40,175	38,011	37,643	37,597	37,999	37,003	36,847	-0.15%	35479	37195	22.83%	0.73%	0.73%	44154	0.74
SR-6 (US-1)	SR-6A(Cut-off Rd)	SR-76	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59000		39,594	36,666	36,155	35,620	36,105	35,403	35,356	35,657	-0.35%	29115	29391	25.91%	0.66%	0.66%	44936	0.75
SR-5 (US-1)	SR-76	Palm City Rd	3	II	D		Urban	II_D_Urban_3	2-3D		Class II: 6-Ln Divided		50000		47,958	46,668	45,360	44,700	46,598	45,180	46,340	46,372	0.89%	31513	47556	28.73%	0.86%	0.86%	36348	1.17
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	3	II	D		Urban	II_D_Urban_3	2-3D		Class II: 6-Ln Divided		50900		63,307	64,402	62,970	61,973	62,724	61,190	63,643	63,336	-0.02%	62745	63076	15.59%	0.65%	0.65%	62738	1.25
SR-5 (US-1)	Joan Jefferson Wy	Tringn Blvd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		55000		65,017	64,885	66,154	66,339	67,036	67,073	67,412	67,104	-0.11%	62745	63076	15.53%	0.65%	0.65%	67170	1.12
SR-5 (US-1)	Wright Blvd	Gene Rd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59000		54,134	54,366	52,321	52,200	54,330	51,498	52,121	52,835	-0.37%	33670	65197	21.49%	0.72%	0.72%	63348	1.05
SR-5 (US-1)	Baker Rd	Britt Rd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59000		56,804	57,798	59,688	54,392	55,912	63,489	52,778	63,361	-0.14%	34035	63930	17.86%	0.69%	0.69%	61844	1.03
SR-5 (US-1)	Britt Rd	SR-732	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59000		62,404	60,030	56,586	56,320	57,365	58,062	56,234	57,073	-0.18%	51173	59826	15.78%	0.60%	0.60%	64851	1.08
SR-5 (US-1)	SR-732	Westonland Blvd	4	I	D		Urban	I_D_Urban_4	1-4D		Class I: 6-Ln Divided		80100		69,838	69,490	64,018	63,735	64,959	63,765	62,694	62,068	-0.18%	73236	69191	18.55%	0.62%	0.62%	72450	0.90
SR-5 (US-1)	Westonland Blvd	St. Lucie County	4	I	D		Urban	I_D_Urban_4	1-4D		Class I: 6-Ln Divided		80100		65,168	67,587	60,447	60,851	62,829	60,355	60,445	58,875	-0.16%	69771	75657	15.64%	0.63%	0.63%	67270	0.84
SR-710 (Warfield Blvd)	Osceola County	Fox Brown Rd	1	UN	U		Rural	UN_U_Rural_1	UN-1	UN-2	Unimproved Rural Hwy 2-Ln Undivided		8400		8,020	7,507	5,769	4,474	5,596	5,372	5,133	5,513	-0.60%	3301	4418	33.84%	1.13%	1.13%	7192	0.85
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Alapattah)	1	UN	U		Rural	UN_U_Rural_1	UN-1	UN-2	Unimproved Rural Hwy 2-Ln Undivided		8400		8,748	6,959	5,070	7,373	8,500	5,274	6,304	6,685	-0.31%	4718	7228	59.55%	1.59%	1.59%	10576	1.26
SR-710 (Warfield Blvd)	CR-609 (Alapattah)	Van Buren	1	I	U		Transit	I_U_Transit_1	1-1D		Class I: Transitional 24-Ln Divided		14450		11,022	10,899	9,862	9,914	9,943	9,238	9,585		-0.31%	9759	10568	59.71%	1.99%	1.98%	14942	1.04
SR-710 (Warfield Blvd)	Van Buren	CR-725 (Citrus)	1	II	D		Transit	II_D_Transit_1	2-2D		Class II: Transitional 44-Ln Divided		6540		11,022	10,698	9,862	9,914	9,943	9,238	9,585		-0.31%	9192	10354	63.88%	2.80%	2.80%	17107	2.63
SR-710 (Warfield Blvd)	CR-725	SR-76 (Kanner)	2	UN	D		Transit	UN_U_Transit_2	UN-2		Transitional 44-Ln Unimproved Flow	Transitional 44-Ln Unimproved Flow	49050		11,697	11,022	9,094	9,648	8,973	8,375	8,623		-0.66%	8966	12738	42.24%	1.41%	1.41%	12301	0.25
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	1	UN	U	2	Transit	UN_U_Transit_1	UN-1	UN-2	Transit and 24-Ln Unimproved Flow	Transitional 44-Ln Unimproved Flow	17300	49050	7,582	6,514	6,504	6,353	6,125	5,778	6,325	6,434	-0.26%	6234	8510	35.67%	1.22%	1.22%	6318	0.17
SR-714 (Martin Hwy)	HS	CR-76A (Citrus)	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 24-Ln Unimproved Flow	Transitional 24-Ln Unimproved Flow	24400		10,950	11,031	10,238	9,879	9,756	9,540	9,421	9,550	-0.26%	6399	10110	57.99%	1.53%	1.53%	14687	0.66
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	1	I	D		Urban	I_D_Urban_1	1-1D		Class I: 4-Ln Divided		18595		14,845	14,669	14,003	15,608	15,816	15,634	15,357	15,362	-0.14%	14739	23521	56.80%	1.86%	1.86%	23492	1.26
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		38600		23,243	19,548	18,324	19,094	19,217	19,378	19,332	18,990	-0.36%	11925	14433	21.03%	0.70%	0.70%	22584	0.57
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		35600		33,486	31,514	25,146	29,030	28,847	29,119	29,520	28,554	-0.11%	25817	28278	5.45%	0.18%	0.18%	32374	0.76
SR-714 (Martin Downs Blvd)	Matheson Ave	Map Rd	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		38600		30,049	34,089	25,319	29,213	30,403	30,021	31,526	28,553	-0.12%	34389	39598	7.35%	0.25%	0.25%	32419	0.81
SR-714 (Palm City Bridge)	Map Rd	SR-76	2	I	D		Urban	I_D_Urban_2	1-2D		Class II: 4-Ln Divided		39200		47,008	46,485	44,384	43,396	43,542	44,507	44,028	43,881	-0.11%	54740	49557	-11.11%	-0.37%	0.50%	48505	1.25
SR-714 (Monterey Rd)	SR-76	W. Boulogny Blvd	2	I	D		Urban	I_D_Urban_2	1-3D		Class I: 4-Ln Divided		35800		29,976	28,624	27,235	26,328	26,599	26,365	26,824	27,009	-0.05%	35110	35123	-2.78%	-0.69%	0.50%	31779	0.80
SR-714 (Monterey Rd)	W. Boulogny Blvd	Monterey Extension	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		35800		29,833	25,637	24,820	24,512	24,774	24,740	25,316	25,669	-0.35%	27497	29597	7.55%	0.25%	0.50%	29157	0.73
SR-714 (Monterey Rd)	Monterey Extension	SR-5	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		32600		19,351	16,557	16,653	16,890	17,180	17,159	17,057	17,614	-0.31%	19333	22994	45.79%	1.26%	1.36%	24378	0.61
SR-714 (Monterey Rd)	SR-5	CR-41A	2	II	D		Urban	II_D_Urban_2	2-3D		Class II: 6-Ln Divided		32400		34,073	27,516	21,480	22,254	23,099	23,263	23,438	23,391	0.11%	28543	31941	25.43%	0.86%	0.86%	28329	0.89
SR-714 (Monterey Rd)	CR-41A	SR-41A	2	II	D		Urban	II_D_Urban_2	2-3D		Class II: 6-Ln Divided		33900		15,531	13,593	12,891	14,146	15,436	15,609	16,552	16,853	0.66%	10788	21512	29.03%	1.06%	1.06%	21408	0.63
SR-732 (Gauseway Blvd)	CR-707	SR-41A	1	UN	U		Urban	UN_U_Urban_1	UN-1		24-Ln Unimproved Divided Flow		24200		12,581	13,082	11,620	11,678	12,547	12,764	12,827	12,829	0.03%	10211	13481	31.63%	1.08%	1.08%	16503	0.88
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		33600		28,144	27,345	25,736	24,851	25,496	24,816	25,542	25,124	-0.16%	24342	24379	13.61%	0.63%	0.63%	25557	0.74
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		33600		25,789	26,411	23,868	23,918	25,113	24,115	25,454	24,677	0.13%	15615	21442	33.88%	1.12%	1.12%	34158	0.81
SR-76 (Kanner Hwy)	SR-15	SR-710	1	UN	U		Rural	UN_U_Rural_1	UN-1		Unimproved Rural Hwy 2-Ln Undivided		14100		2,174	2,048	1,604	1,523	1,761	1,567	1,727	1,559	-0.27%	352	501	26.22%	0.87%	0.87%	2420	0.17
SR-76 (Kanner Hwy)	SR-710	CR-708	1	UN	U		Rural	UN_U_Rural_1	UN-1		Unimproved Rural Hwy 2-Ln Undivided		14300		4,720	3,717	2,859	2,816	3,160	2,904	2,905	3,100	-0.55%	16300	19947	40.17%	1.34%	1.34%	4221	0.20
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 24-Ln Unimproved Flow		24400		3,453	3,232	2,537	2,930	2,938	2,653	2,650	2,738	-0.38%	3704	4103	13.42%	0.43%	0.50%	3105	0.13

Martin County 2040 Roadway Level of Service Inventory Report

Road Name	From	To	# Lane Each Direct	Class for LOS lookup (unilar, L, R, NS)	Div	E+L Laneage (# Lane Each Direct)	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	VIC	
SR-75 (Kanner Hwy)	CR-711(CR76A)	Lock's Rd	1	I	U		Urban	L_Urban_1	1-1U		Class I: 2-Ln Undivided		17700		15,583	12,539	11,605	11,399	11,876	11,889	11,422	11,772	-0.34%	15158	18375	21.22%	0.71%	0.71%	14021	0.70	
SR-75 (Kanner Hwy)	Locke Rd	Jack James	2	I	D		Urban	L_Urban_2	1-2D		Class I: 4-Ln Divided		30800		10,750	10,920	10,126	10,128	10,947	10,569	10,370	10,761	-0.12%	10760	23732	26.71%	0.89%	0.89%	23206	0.50	
SR-75 (Kanner Hwy)	Jack James	Cove Rd	2	I	D	3	Urban	L_Urban_2	1-2D	1-3D	Class I: 4-Ln Divided	Class I: 6-Ln Divided	39500	59900	41,722	41,118	38,147	38,607	39,213	39,143	39,547	40,838	-0.04%	43301	61502	42.15%	1.40%	1.40%	56330	0.94	
SR-75 (Kanner Hwy)	Cove Rd	Salem Rd	2	I	D	3	Urban	L_Urban_2	1-2D	1-3D	Class I: 4-Ln Divided	Class I: 6-Ln Divided	39500	59900	30,492	30,206	29,232	29,348	29,850	29,328	30,026	30,411	0.00%	34701	60501	45.49%	1.55%	1.55%	43110	0.72	
SR-75 (Kanner Hwy)	Salem Rd	Indian St	2	I	D	3	Urban	L_Urban_2	1-2D	1-3D	Class I: 4-Ln Divided	Class I: 6-Ln Divided	39500	59900	26,631	25,923	24,675	26,621	26,884	26,700	26,112	25,687	0.01%	25207	42102	49.59%	1.55%	1.55%	37436	0.63	
SR-75 (Kanner Hwy)	Indian St	SR-714	2	I	D	3	Urban	L_Urban_2	1-2D	1-3D	Class I: 4-Ln Divided	Class I: 6-Ln Divided	39500	59900	23,633	22,321	22,286	23,612	24,048	23,600	23,454	22,323	0.04%	23359	37500	60.97%	2.03%	2.03%	35510	0.89	
SR-75 (Kanner Hwy)	SR-714	SR-6	3	I	D		Urban	L_Urban_3	1-3D		Class I: 6-Ln Divided		59500		32,625	28,406	28,715	27,690	28,328	27,064	27,300	25,299	-0.31%	29408	40937	39.20%	1.31%	1.31%	34234	0.57	
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	2	II	D		Urban	II_Urban_2	2-2D		Class II: 4-Ln Divided		39800		15,762	17,104	17,500	16,939	16,856	17,133	17,709	17,810	0.14%	15158	22476	48.28%	1.61%	1.61%	25540	0.70	
SR-A1A (Ocean Blvd)	St Lucie Blvd	Seawall Port Rd	2	I	D		Urban	L_Urban_2	1-2D		Class I: 4-Ln Divided		38600		20,648	20,487	17,711	17,765	19,347	20,347	20,350	21,025	0.09%	21926	31673	44.45%	1.48%	1.48%	28437	0.74	
SR-A1A (Ocean Blvd)	Seawall Port Rd	MacArthur Blvd	1	I	U		Urban	L_Urban_1	1-1D		Class I: 2-Ln Divided		16555		#REP: 12,167	11,636	11,395	12,273	12,710	11,526	13,067	0.10%	11513	14598	27.66%	0.92%	0.92%	10320	0.88		
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	1	UN	U		Urban	UN_Urban_1	UN-1		2-Ln Unimr Undivided Flow		24200		7,392	7,977	6,705	6,909	7,179	7,252	7,297	7,161	-0.03%	9568	12465	30.28%	1.01%	1.01%	9112	0.38	
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	1	UN	U		Urban	UN_Urban_1	UN-1		2-Ln Unimr Undivided Flow		24200		12,245	12,484	11,506	11,735	12,264	13,179	12,634	11,919	0.04%	8152	10036	22.14%	0.74%	0.74%	14234	0.59	
St Lucie Blvd	CR-A1A	Indian St	1	NS	U		Urban	NS_Urban_1	NS-1		2-Ln Undivided Non-State		15930		3,396	3,445	3,110	3,372	3,175	2,935	2,626	2,810	-0.35%	3222	5355	65.27%	2.16%	2.16%	4473	0.26	
St Lucie Blvd	Indian St	SR-A1A	1	NS	U		Urban	NS_Urban_1	NS-1		2-Ln Undivided Non-State		15930		6,436	6,663	6,756	6,713	7,419	6,977	6,607	6,821	-0.48%	9033	12040	32.91%	1.08%	1.08%	8817	0.55	
Westmanland Blvd	St Lucie County	SR-6	1	II	D		Urban	II_Urban_1	2-1D		Class II: 2-Ln Divided		16540		13,073	10,971	11,585	11,256	11,303	11,269	11,204	11,130	-0.18%	9555	13056	36.48%	1.22%	1.22%	14784	0.55	
W Bloughby Blvd	Cove Rd	Salem Rd	1	I	U		Urban	L_Urban_1	1-1U		Class I: 2-Ln Undivided		17700		9,046	9,923	2,461	2,680	2,875	2,736	2,917	2,924	0.00%	3723	7076	60.06%	3.00%	3.00%	5294	0.30	
W Bloughby Blvd	Salem Rd	Pomeroey St	1	I	U		Urban	L_Urban_1	1-1U		Class I: 2-Ln Undivided		17700		8,145	7,230	7,518	7,250	7,149	7,039	7,210	6,718	-0.23%	5939	9734	63.90%	2.13%	2.13%	10562	0.60	
W Bloughby Blvd	Pomeroey St	Indian St	2	I	D		Urban	L_Urban_2	1-2D		Class II: 4-Ln Divided		32600		6,836	8,550	8,892	8,530	6,410	8,378	8,608	8,499	-0.08%	6495	14180	60.92%	2.23%	2.23%	13616	0.34	
W Bloughby Blvd	Indian St	SR-714	2	I	D		Urban	L_Urban_2	1-2D		Class II: 4-Ln Divided		39800		11,492	11,167	11,439	10,630	10,766	10,706	11,121	11,797	-0.02%	16020	12047	-21.80%	-0.33%	0.50%	13390	0.34	
Wright Blvd	SR-6	Olivia Highway	1	II	D		Urban	II_Urban_1	2-1D		Class II: 2-Ln Divided		16390		9,090	8,716	8,218	7,697	8,461	8,478	8,130	8,660	0.02%	8397	9100	8.53%	0.29%	0.29%	8595	0.57	
SR 9 (495)	N of SR 700 (Indantown Road)		3	D			Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		62,600	64,000	60,500	66,000	66,000	66,000	68,000	67,000	-0.51%	63600	81513	28.90%	1.02%	1.02%	88304	1.00	
SR 9 (495)	N of CR 738 (Bridge Road)		3	D			Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		64,500	62,500	70,000	69,500	67,500	66,500	71,000	73,000	0.21%	88316	77329	33.43%	1.11%	1.11%	94981	1.11	
SR 9 (495)	N of SR 76 (Kanner Highway)		3	D			Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		69,500	68,000	62,500	64,000	61,000	55,500	61,000	64,500	-0.34%	71120	94926	33.38%	1.11%	1.11%	75972	0.83	
SR 9 (495)	S of SR 714 (Main Highway)		3	D			Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		52,000	47,500	48,500	48,000	50,000	39,000	48,500	49,500	-0.12%	51846	60245	54.78%	1.83%	1.83%	72410	0.85	
SR 91	S of SR 714 (Main Highway)		2	D			Transit	_D_Transit_2	FR-1-2D		Transitional 4-Ln Freeway		57600		35,600	39,200	36,000	35,000	36,000	36,000	35,000	34,000	-0.18%	39513	47501	50.34%	1.01%	1.01%	49922	0.81	
SR 91	SR 714 (Spur)	Backus Road	2	D			Transit	_D_Transit_2	FR-1-2D		Transitional 4-Ln Freeway		57600		43,100	42,100	40,700	41,100	41,000	40,000	37,000	-0.27%	41752	61211	46.61%	1.55%	1.55%	55500	0.91		
															13,767 13,537 13,630 13,307 13,441 13,522																

NA = Roadway Segment not does not appear in the Travel Demand Models (TCRPM)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 89 - MARTIN

SITE: 0080 - CR 708 / BRIDGE RD - E OF SR 9/I-95 (COUNTY LINK: 22)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2022	11000 C	E 5500	W 5500	9.50	59.30	14.20
2021	12000 C	E 6100	W 5900	9.50	59.50	9.90
2020	10700 C	E 5600	W 5100	9.50	62.50	9.90
2019	10100 C	E 5000	W 5100	9.50	62.40	12.40
2018	10700 C	E 5300	W 5400	9.50	61.40	10.80
2017	9900 C	E 5000	W 4900	9.50	61.80	10.40
2016	9700 C	E 4800	W 4900	9.50	62.10	10.40
2015	9100 C	E 5000	W 4100	9.50	62.30	10.40
2014	7100 C	E 3600	W 3500	9.50	62.60	12.90
2013	8100 C	E 4200	W 3900	9.50	62.40	11.00
2012	7700 C	E 3900	W 3800	9.50	60.30	9.90
2011	8300 C	E 4100	W 4200	9.50	59.50	9.90
2010	7500 C	E 3600	W 3900	9.38	58.28	9.90
2009	9500 C	E 4900	W 4600	9.15	62.05	12.50
2008	7400 C	E 3700	W 3700	9.40	60.55	12.50
2007	8800 C	E 4400	W 4400	9.15	59.55	9.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 89 - MARTIN

SITE: 0147 - CR 708/BRIDGE RD - E OF SR 76 (COUNTY LINK: 20)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2022	1400 R	E 750	W 650	9.50	60.00	27.60
2021	1300 T	E 700	W 600	9.50	59.10	12.40
2020	1300 S	E 700	W 600	9.50	58.50	11.30
2019	1300 F	E 700	W 600	9.50	58.50	7.80
2018	1300 C	E 700	W 600	9.50	58.20	10.00
2017	600 V	E 300	W 300	9.50	58.10	9.20
2016	600 R	E 300	W 300	9.50	53.70	10.40
2015	600 T	E 300	W 300	9.50	53.40	6.60
2014	600 S	E 300	W 300	9.50	56.50	8.10
2013	600 F	E 300	W 300	9.50	57.70	7.00
2012	600 C	E 300	W 300	9.50	57.00	3.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 89 - MARTIN

SITE: 0289 - SR 76 / KANNER HWY - 3 MI W OF CR 711/MARTIN CO

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
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2022	3079 C	E 1514	W 1565	9.50	56.80	13.30
2021	2955 C	E 1466	W 1489	9.50	58.30	12.40
2020	2641 C	E 1332	W 1309	9.50	57.00	12.80
2019	2782 C	E 1379	W 1403	9.50	54.80	11.80
2018	2861 C	E 1411	W 1450	9.50	53.20	12.20
2017	2869 C	E 1425	W 1444	9.50	53.10	12.40
2016	2906 C	E 1440	W 1466	9.50	53.70	11.50
2015	2917 C	E 1450	W 1467	9.50	53.40	11.80
2014	2715 C	E 1360	W 1355	9.50	53.90	12.40
2013	2645 C	E 1327	W 1318	9.50	55.00	11.60
2012	2559 C	E 1277	W 1282	9.50	54.40	11.40
2011	2713 C	E 1356	W 1357	9.50	61.00	11.60
2010	2853 C	E 1426	W 1427	10.66	60.98	12.20
2009	2748 C	E 1371	W 1377	10.15	56.21	13.30
2008	2760 C	E 1370	W 1390	10.80	52.88	13.60
2007	3125 C	E 1562	W 1563	11.26	52.56	14.90

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*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 89 - MARTIN

SITE: 5053 - SR 76 / KANNER HWY - S OF SR 9/I-95 (COUNTY LINK: 128)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2022	21500 C	N 10500	S 11000	9.00	60.00	10.50
2021	23000 S	N 11500	S 11500	9.00	59.10	8.40
2020	22000 F	N 11000	S 11000	9.00	58.50	8.40
2019	22000 C	N 11000	S 11000	9.00	58.50	8.40
2018	18500 C	N 9300	S 9200	9.00	58.20	6.00
2017	22500 F	N 11000	S 11500	9.00	58.10	6.00
2016	21500 C	N 10500	S 11000	9.00	53.70	6.00
2015	23500 C	N 11500	S 12000	9.00	53.40	7.10
2014	18900 C	N 9500	S 9400	9.00	56.50	7.00
2013	19500 C	N 9700	S 9800	9.00	57.70	8.30
2012	11900 C	N 6300	S 5600	9.00	57.00	6.20
2011	18700 C	N 9400	S 9300	9.00	57.50	6.20
2010	15200 C	N 5400	S 9800	10.09	58.05	6.20
2009	8200 C	N 4300	S 3900	9.86	57.80	18.00
2008	15200 C	N 9600	S 5600	10.41	55.77	18.00
2007	21000 C	N 10500	S 10500	10.49	58.14	11.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE

S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE

V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

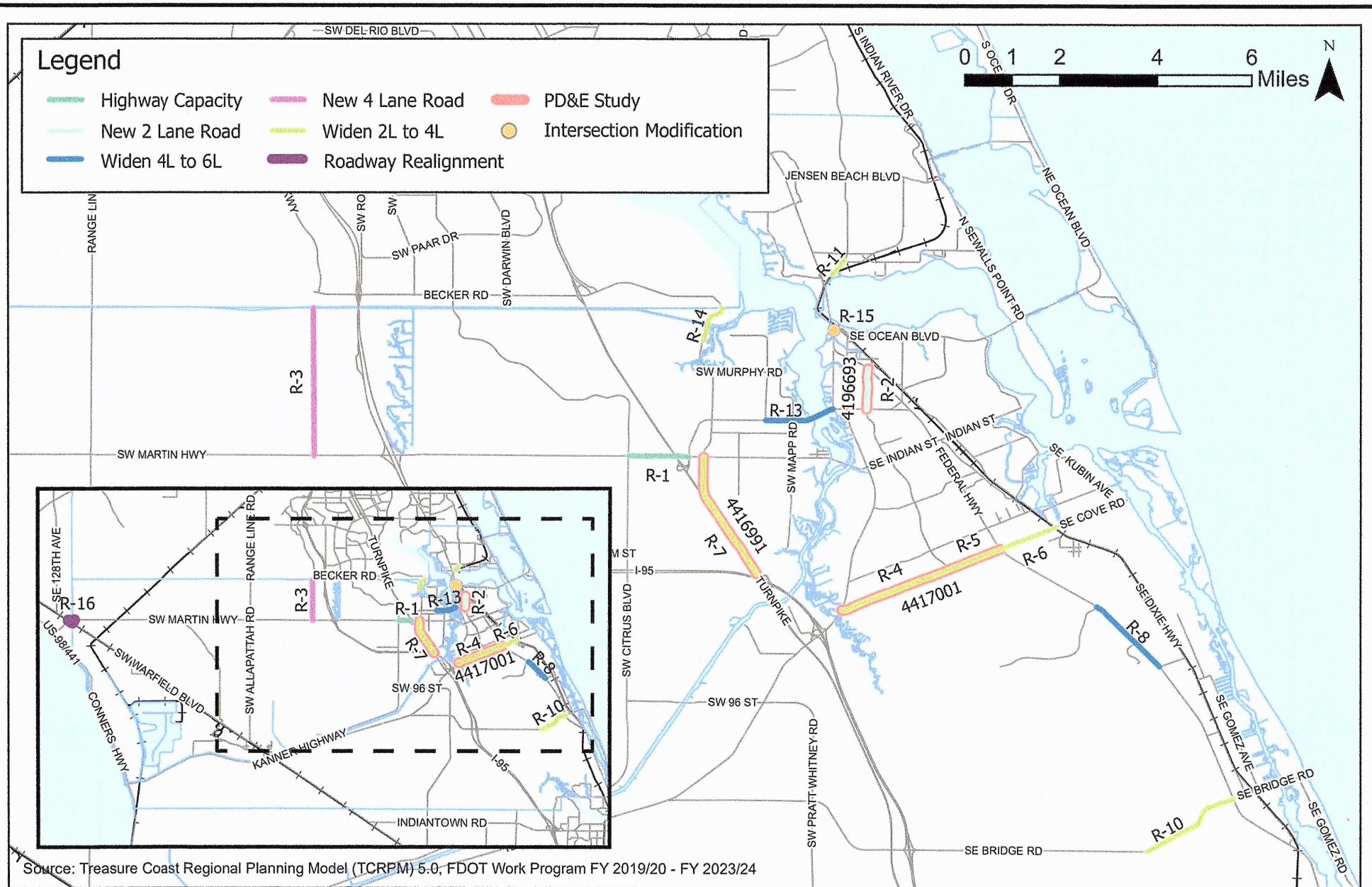
FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

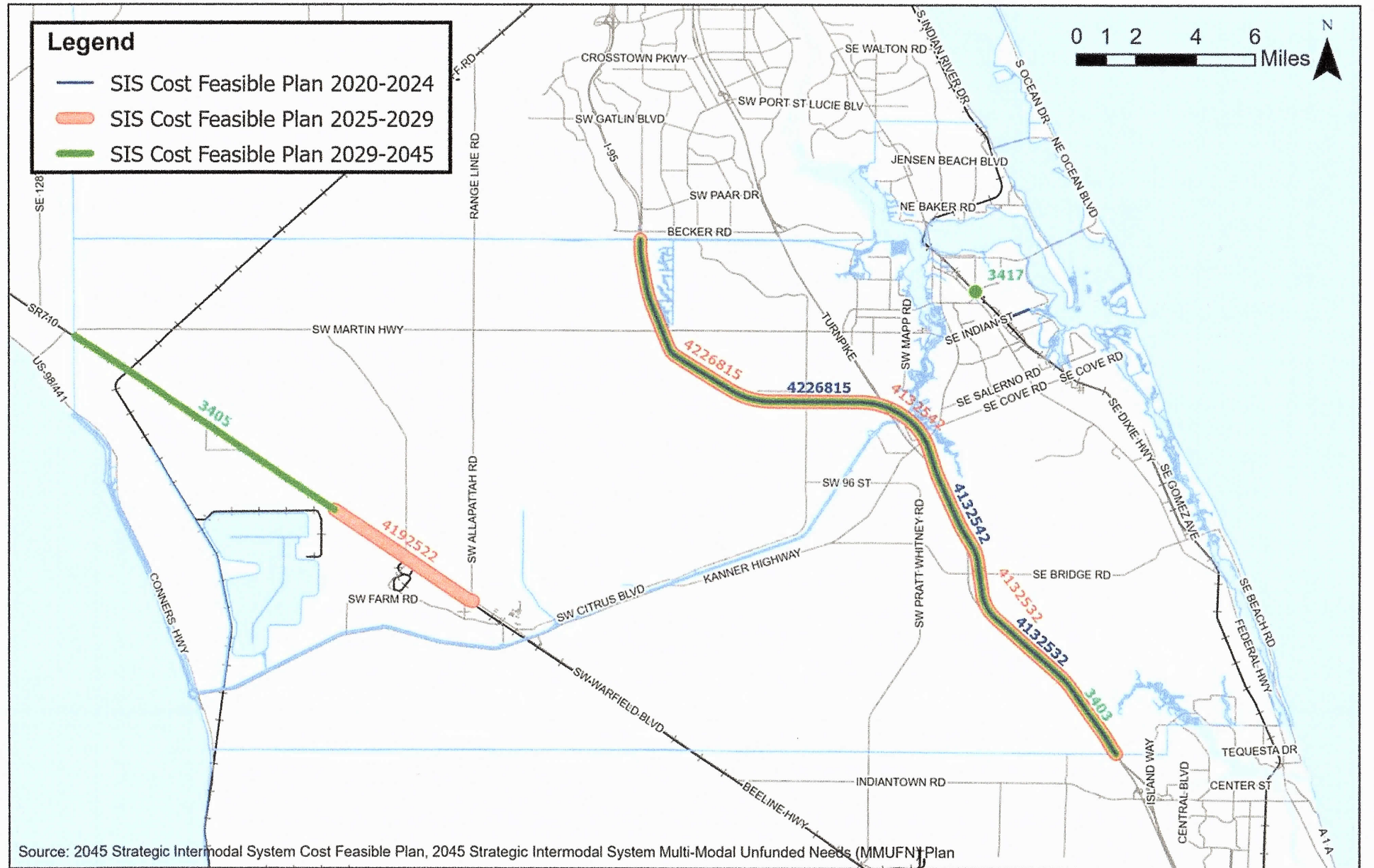
COUNTY: 89 - MARTIN

SITE: 0106 - SR 76 - NE OF COVE ROAD (COUNTY LINK: 130) (SEE COORD IN D4 TMA FOR SENSYS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----
2022	41000 C	N 21500	S 19500	9.00	59.30	6.60
2021	41000 C	N 20500	S 20500	9.00	59.50	6.60
2020	35000 F	N 19000	S 16000	9.00	62.50	5.30
2019	36000 C	N 19500	S 16500	9.00	62.40	5.50
2018	40500 F	N 19500	S 21000	9.00	61.40	5.90
2017	39500 C	N 19000	S 20500	9.00	61.80	4.50
2016	40500 C	N 19500	S 21000	9.00	62.10	4.50
2015	37500 C	N 19000	S 18500	9.00	62.30	4.50
2014	28500 C	N 15000	S 13500	9.00	62.60	5.50
2013	44000 C	N 22000	S 22000	9.00	62.40	8.80
2012	22000 C	N 10500	S 11500	9.00	60.30	5.90
2011	46500 F	N 23000	S 23500	9.00	59.50	6.30
2010	46500 C	N 23000	S 23500	9.38	58.28	5.70
2009	43000 C	N 21500	S 21500	9.15	62.05	3.40
2008	44500 C	N 22500	S 22000	9.40	60.55	6.90
2007	46000 C	N 23000	S 23000	9.15	59.55	9.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES





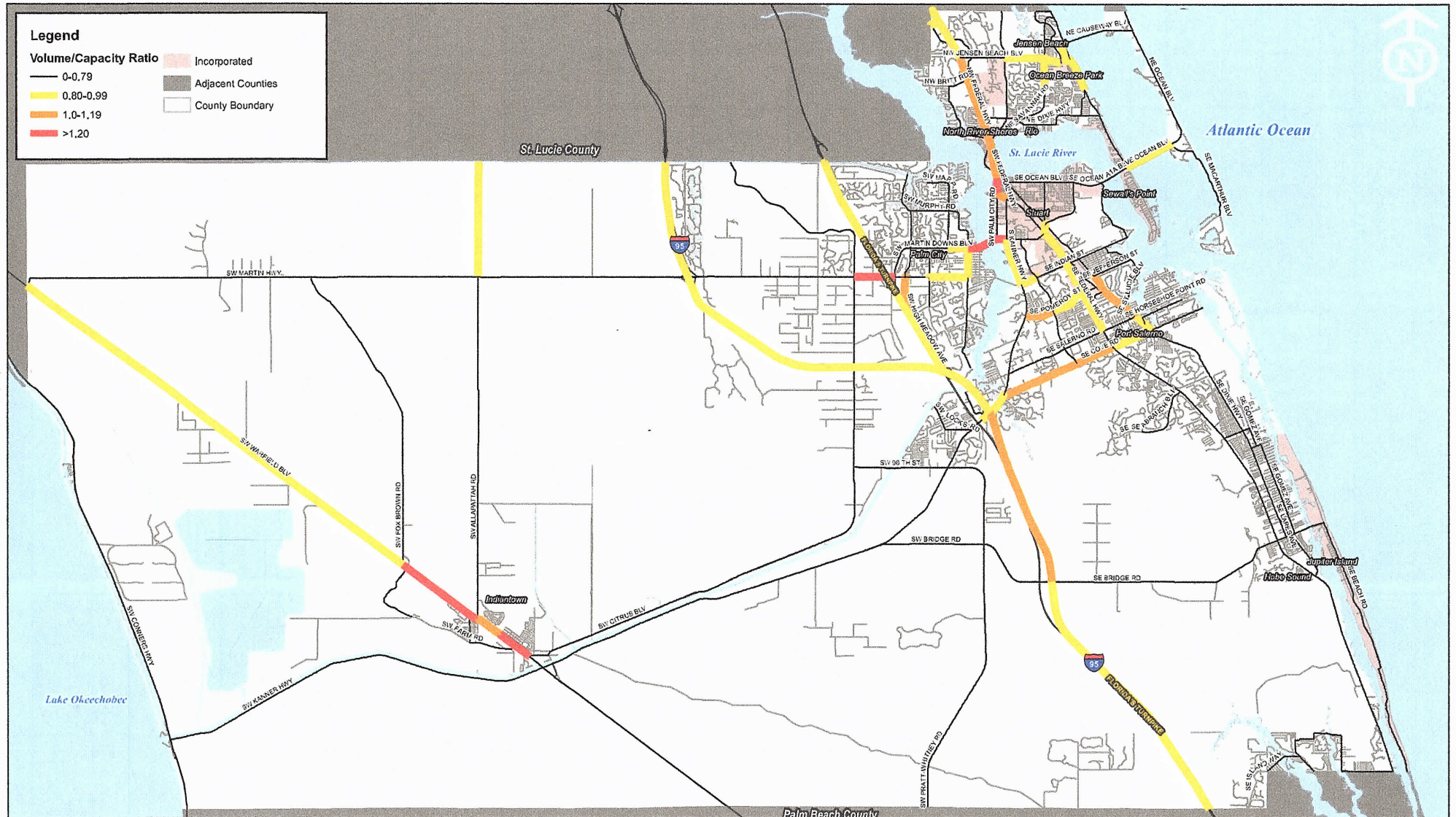


Figure 7-1. Funded Transportation Improvement Program Projects

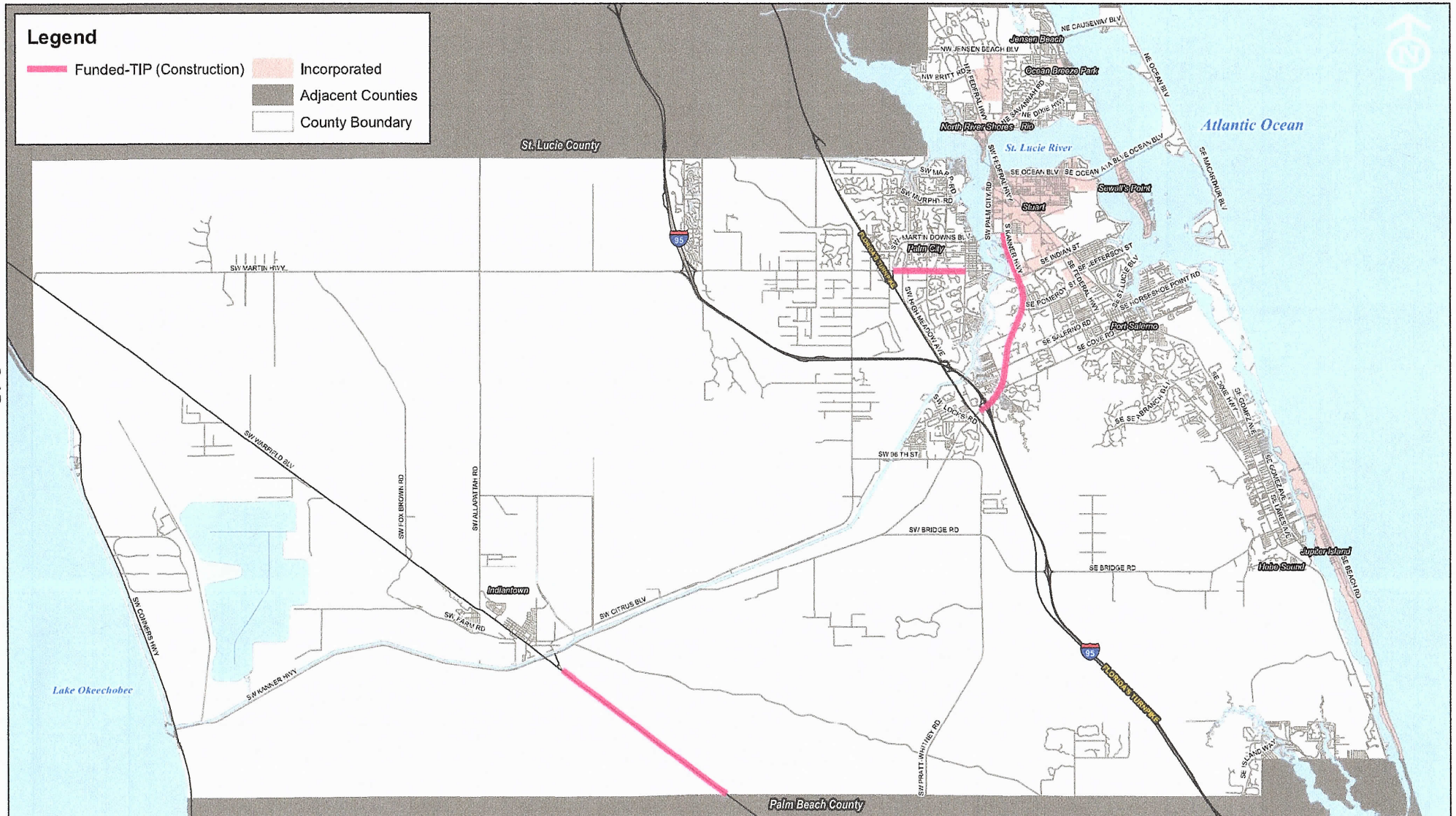
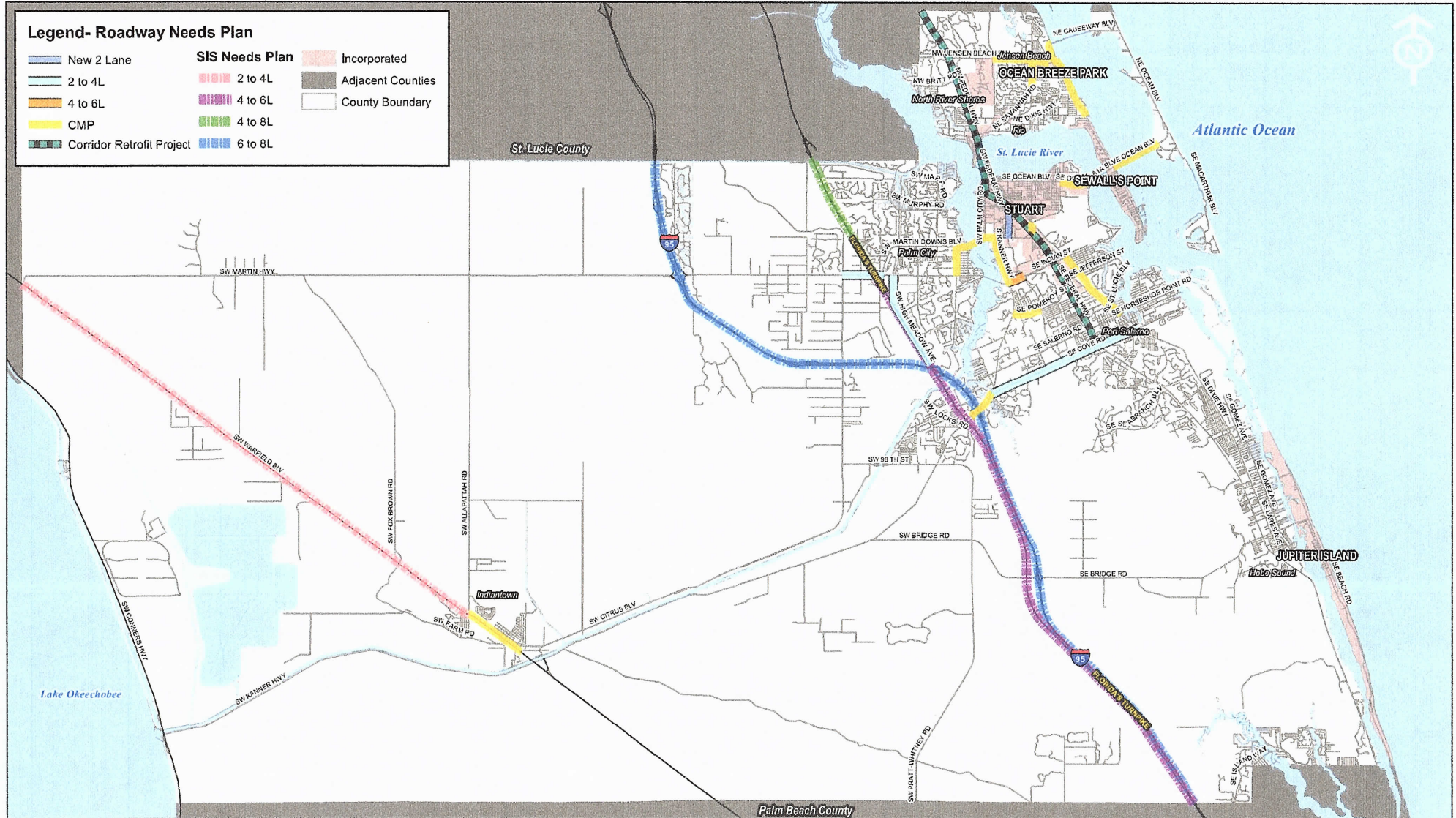


Figure 7-2. Roadway Needs Plan



due to lack of local funds that could be used to leverage funds from the FDOT's Transit Program.

Table 7-2: 2045 Cost Feasible Plan Summary

Category	Year of Expenditure (YOE)				25-Year Total	20-Year Total
	2021-2025 ¹	2026-2030	2031-2035	2036-2045	2021-2045	2026-2045
Transit						
<i>Transit Operating Cost*</i>		\$15,321,131	\$18,017,650	\$47,556,791	\$80,895,573	\$80,895,573
<i>Transit Capital Cost</i>		\$5,269,796	\$4,057,466	\$10,115,598	\$19,442,861	\$19,442,861
Highway/Roadway (non Strategic Intermodal System (SIS))	\$47,082,871	\$72,209,426	\$76,010,115	\$225,488,290	\$420,790,702	\$373,707,831
Strategic Intermodal System (SIS)**	\$7,759,000	\$0	\$12,100,000	\$506,811,000	\$526,670,000	\$518,911,000
Freight²	\$2,907,683	\$0	\$10,000,000	\$13,337,000	\$26,244,683	\$23,337,000
Transportation System Management & Operations (TSM&O)³		\$30,090,585	\$20,432,716	\$18,643,258	\$69,166,559	\$69,166,559
Other (Park-and-Ride, Non-Motorized Grade Separation)		\$6,028,750	\$0	\$0	\$6,028,750	\$6,028,750
Water Based Transportation						
<i>Operating Cost*</i>		\$0	\$0	\$0	\$0	\$0
<i>Capital Cost</i>		\$0	\$0	\$0	\$0	\$0
Complete Streets⁴	\$0	\$14,105,829	\$14,180,205	\$66,814,511	\$95,100,545	\$95,100,545
Non-Motorized Projects⁴						
Aviation⁵		\$3,962,500	\$0	\$0	\$3,962,500	\$3,962,500
Other Transportation Improvement Plan (TIP) Projects	\$74,358,507	\$0	\$0	\$0	\$0	\$0
<i>Capacity Projects (non SIS)</i>	\$12,312	\$0	\$0	\$0	\$0	\$0
<i>Non-Capacity Projects</i>	\$72,142,600	\$0	\$0	\$0	\$0	\$0
<i>Planning (PL Funds)</i>	\$2,203,595	\$0	\$0	\$0	\$0	\$0
Total Cost	\$129,200,378	\$146,988,018	\$144,798,152	\$875,429,449	\$1,222,057,490	\$1,167,215,619
Strategic Intermodal System (SIS)**	\$7,759,000	\$0	\$12,100,000	\$506,811,000	\$526,670,000	\$518,911,000
Transit Operating Cost*	\$0	\$15,321,131	\$18,017,650	\$47,556,791	\$80,895,573	\$80,895,573
Water Based Transportation (Operating Cost)*	\$0	\$0	\$0	\$0	\$0	\$0
Capital Project Cost (all modes)	\$121,441,378	\$131,666,886	\$114,680,502	\$321,061,658	\$614,491,917	\$567,409,046

Notes

* Operating cost includes total cost for the entire 5-year or 10-year period in Year of Expenditure (YOE) dollars. The 25-year total does not include transit operating funds included in the FY 2021-2025 Transportation Improvement Program (TIP).

** Project costs are based on SIS First and Second Five-Year Plans, July 2020 and SIS Long Range Cost Feasible Plan, July 2018.

¹ Time band includes funds "as programmed" in the FY 2021-2025 Transportation Improvement Program (TIP). Includes funds for transit, aviation, and Districtwide maintenance projects.

² All freight projects are included in the Strategic Intermodal System (SIS) category except \$157,683 Consolidated Rail Infrastructure and Safety Improvements (CRISI) Program grant in the 5-year increment, 2021-2025.

³ Funds "set-aside" for Transportation System Management & Operations (TSM&O) improvements.

⁴ Funds "set-aside" for Complete streets and non-motorized projects. Additional funds may be available through maintenance projects and discretionary grants.

⁵ Florida Department of Transportation (FDOT) share is limited to 80% of the project cost.

COUNTY: 89
STATION: 0082
DESCRIPTION: CR 708 / BRIDGE RD - W OF SR 9/I-95
START DATE: 03/23/2022
START TIME: 2345

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	17	1	2	0	20	17	0	2	2	21	41	
0100	1	0	1	2	4	1	0	0	1	2	6	
0200	3	1	0	1	5	1	1	1	4	7	12	
0300	2	4	3	3	12	1	2	2	4	9	21	
0400	8	10	4	9	31	4	4	6	21	35	66	
0500	17	31	22	48	118	16	24	26	38	104	222	
0600	31	25	50	40	146	37	56	49	50	192	338	
0700	54	60	45	54	213	51	60	55	50	216	429	
0800	27	26	29	19	101	35	23	41	15	114	215	
0900	15	20	12	18	65	29	24	26	21	100	165	
1000	15	10	15	13	53	29	17	27	20	93	146	
1100	13	11	10	17	51	27	21	36	35	119	170	
1200	12	12	17	11	52	28	37	26	28	119	171	
1300	14	18	13	14	59	34	30	39	58	161	220	
1400	21	33	52	42	148	51	64	47	40	202	350	
1500	95	48	69	44	256	93	57	94	63	307	563	
1600	47	51	44	52	194	81	78	54	72	285	479	
1700	35	31	43	28	137	77	69	28	36	210	347	
1800	27	12	17	14	70	39	23	20	19	101	171	
1900	14	16	12	11	53	26	20	19	12	77	130	
2000	8	9	11	12	40	13	10	8	6	37	77	
2100	9	8	4	7	28	8	9	8	6	31	59	
2200	4	6	9	7	26	15	4	6	6	31	57	
2300	9	2	2	2	15	6	5	7	2	20	35	
24-HOUR TOTALS:					1897						2593	4490

PEAK VOLUME INFORMATION

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	700	213	645	216	700	429
P.M.	1500	256	1530	316	1500	563
DAILY	1500	256	1530	316	1500	563

TRUCK PERCENTAGE 29.63 26.88 28.04

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	14	925	391	23	371	63	9	28	68	0	0	0	0	0	5	562	1897
W	17	1359	503	22	503	76	9	36	49	2	0	0	0	0	17	697	2593

NB = 0.49 SB = 0.51

NB = 0.45 SB = 0.55

COUNTY: 89
STATION: 5053
DESCRIPTION: SR 76 / KANNER HWY - S OF SR 9/I-95 (COUNTY LINK:
START DATE: 03/02/2022
START TIME: 2345

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	34	6	2	6	48	23	11	4	5	43	91	
0100	4	5	3	6	18	7	5	4	2	18	36	
0200	7	4	3	4	18	2	4	4	9	19	37	
0300	5	4	13	5	27	9	11	8	11	39	66	
0400	10	12	28	38	88	14	27	35	39	115	203	
0500	33	66	74	113	286	62	84	104	100	350	636	
0600	106	163	238	230	737	108	149	116	89	462	1199	
0700	307	280	247	272	1106	148	150	246	289	833	1939	
0800	249	202	178	162	791	220	173	143	154	690	1481	
0900	147	168	157	137	609	139	128	133	118	518	1127	
1000	165	149	175	160	649	136	139	139	157	571	1220	
1100	173	152	139	156	620	143	154	177	173	647	1267	
1200	161	139	138	151	589	175	147	163	182	667	1256	
1300	169	232	144	215	760	200	216	179	178	773	1533	
1400	212	169	198	230	809	180	203	261	238	882	1691	
1500	347	236	236	216	1035	251	223	231	260	965	2000	
1600	222	210	238	233	903	246	284	297	256	1083	1986	
1700	246	263	272	164	945	270	265	252	231	1018	1963	
1800	161	171	127	102	561	204	204	160	163	731	1292	
1900	90	92	87	53	322	152	111	147	157	567	889	
2000	67	62	73	53	255	106	96	91	80	373	628	
2100	44	31	32	17	124	98	69	59	54	280	404	
2200	27	21	21	19	88	49	50	28	43	170	258	
2300	42	12	11	6	71	27	25	13	13	78	149	
24-HOUR TOTALS:					11459						11892	23351

PEAK VOLUME INFORMATION						COMBINED DIRECTIONS					
	DIRECTION: N			DIRECTION: S			DIRECTION: S			COMBINED DIRECTIONS	
	HOUR	VOLUME		HOUR	VOLUME		HOUR	VOLUME		HOUR	VOLUME
A.M.	700	1106		730	928		715	1953			
P.M.	1445	1049		1615	1107		1630	2068			
DAILY	700	1106		1615	1107		1630	2068			

TRUCK PERCENTAGE 13.51 7.66 10.53

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	44	8092	1769	84	1175	47	31	76	127	8	0	0	0	0	6	1548 11459
S	47	9053	1875	64	620	75	9	67	73	2	1	0	0	0	6	911 11892



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: 7-10-2023
Parcel ID#: 14-39-40-000-000-00010-3
Project Name: Three Lakes Golf Club PUD
Former Project Name: N/A
Owner/Developer: Three Lakes Golf Club LLC
Contact Name/Number: Morris Crady, 772 220-2100
Total Project Acreage: 1,216 acres
Year 1 of the Build-Out: 2033

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	60	1									59
Multi-family											
Apartment											
Townhouse											
Other											

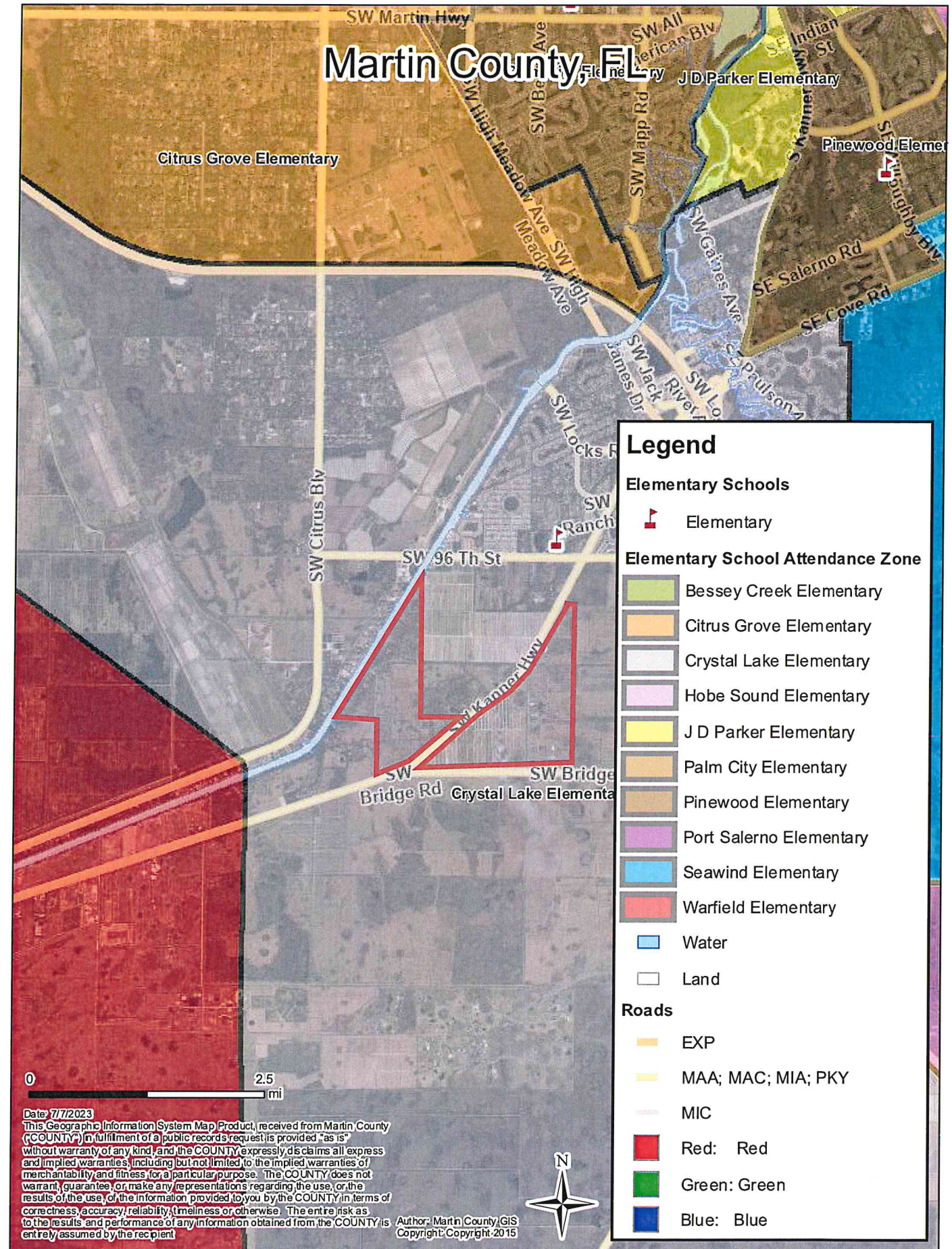
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

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

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached	60	5,000 sf	2,000,000.00	N/A
Multi-family				
Apartment				
Townhouse				
Other				

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

Martin County, FL



Date: 7/7/2023

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Martin County, FL

Hidden Oaks Middle School

Dr. David L. Anderson Middle School

Legend

Elementary Schools

- Elementary

Middle School Attendance Zone

- Dr. David L. Anderson Middle School
- Hidden Oaks Middle School
- Indiantown Middle School
- Murray Middle School

Water

Land

Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- Red: Red
- Green: Green
- Blue: Blue

0 2.5 mi

Date: 7/7/2023
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Martin County, FL

Legend

Elementary Schools

-  Elementary

High School Attendance Zones

-  Jensen Beach High School
-  Martin County High School
-  South Fork High School

-  Water

-  Land

Roads

-  EXP
-  MAA; MAC; MIA; PKY
-  MIC
-  Red: Red
-  Green: Green
-  Blue: Blue

0 2.5 mi

Date: 7/7/2023
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THREE LAKES GOLF CLUB ECONOMIC & FISCAL IMPACT ANALYSIS

MARTIN COUNTY, FLORIDA | SEPTEMBER 2023

THREE LAKES GOLF CLUB ECONOMIC & FISCAL IMPACT ANALYSIS

MARTIN COUNTY, FLORIDA | SEPTEMBER 2023

GAI's Community Solutions Group (CSG) is a cross-functional team of professionals that helps create sustainable, livable places. We plan and design public spaces, sculpt landscapes and parks, reimagine streets and roads, and provide the regulatory and economic insight necessary to bring projects to life.

ACKNOWLEDGMENTS

Katherine Block | Chief Financial Officer

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COMMUNITY
SOLUTIONS
GROUP

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This document has been prepared
by GAI Consultants, Inc. on behalf of
Three Lakes Golf Club, LLC.

THREE LAKES

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SUMMARY OF MAJOR FINDINGS

GAI Consultants' Community Solutions Group ("GAI" or "CSG") was retained by Three Lakes Golf Club, LLC ("Client") to conduct a detailed economic and fiscal impact analysis ("Analysis") associated with the planned development of a private golf club, Three Lakes Golf Club ("Project"), located in Martin County, Florida ("County"). The Project comprises approximately 1,200 acres which will be developed into three 18-hole golf courses, a practice range, two short courses, maintenance facilities, and two clubhouses as well as other features, amenities, and activities.

At this time, there are no residential units intended for permanent or full-time occupancy contemplated for the Project. Effectively, the Project is a recreational undertaking with a principal emphasis on golfing activity. Among the other spaces or facilities, a discrete number of cottages for overnight stay by members and their guests, as well as employee housing is proposed for the Project.

Our findings, based on generalized data with local adjustments, suggest that the proposed Project could generate favorable economic and fiscal benefits for the County, above the average contributed by other existing properties and projects. The Project's valuations and contributions will benefit the County and other various government units, while its continued operations will also support a concentration of employees. While the Project will likely generate nominal demand for County services or support, it would provide incremental receipts that offset capital and operating requirements of government activities budgeted at existing levels.

This Analysis explores fundamental economic and fiscal relationships involved in developing the Project's development program as it has been described by the Client. GAI was not retained to test the concept nor its feasibility. While this Analysis cannot assure the results described will be achieved, they could be beneficial if implemented as represented by the Client.

This Analysis presents only one set of assumptions to inform the economic benefits. At this time, certain information or data has been

explicitly defined by the Client. Such information or any related assumptions are mostly subject to the Client's control and actions, the total cost of infrastructure for example. That cost and other similar assumptions would not materially alter our expectations about the Project's likely economic output.

Since several highly sensitive assumptions result largely from the actions of many individuals other than the Client alone, the Analysis provides multiple scenarios for the fiscal impact analysis. These other actors include multiple contractors or builders, their clients, and officials who implement actual property tax procedures with the latter in particular following very tightly controlled procedures for determining taxable values. The high, moderate, low ("H-M-L") scenarios for the fiscal impact analysis taken together offer a broader perspective on the Project as well as a better overall understanding of the information and conclusions. As a group, the three scenarios evidence a range of outcomes with all yielding significantly higher than average receipts for the County's use and benefit if the Project's development program is achieved as described.

While any of the fiscal scenarios are potentially achievable and will be largely determined by Martin County's tax treatment of the Project, GAI considers the *moderate scenario* the most reliable for planning based upon observed or underlying market conditions and valuation practices that can be objectively documented at this time. Highlights, based upon the probable economic result and the range of fiscal impact scenarios are summarized on the following page.

To note, the Analysis considers two periods. The economic impact measures are shown in terms of a 2027 base year corresponding to data provided by the Client, consistent with the expected timing of the Project's construction, opening and subsequent operation. In reality, that base year could change, but the shift would not be material in terms of the relative values and employment reported. The fiscal impacts are shown in terms of 2023 dollars because they are derived from the Martin County's most recent Comprehensive Annual Financial Report ("CAFR"). The choice of the latter date should facilitate the County's

own calculations or reviews of the information prepared. Because the information is shown in 2023 dollars, the representations provide the most conservative outlook.

MAJOR ECONOMIC IMPACTS

Economic impacts within this Analysis are measured in terms of output, jobs, and wages. Some of these measures occur as one-time events, whereas other measures are recurring impacts. The following are *summary* comments of the economic impact analysis:

- The initial *one-time* impacts from the investment in the Project are substantive, albeit only occurring throughout the development and construction period of approximately 4 years, as described by the Client. This one-time construction investment of the Project is expected to generate a total of nearly **\$530.5 million** in gross economic output (\$132.6 million annual average)

and **2,982** total *temporary* jobs (746 annual average) providing **\$182.5 million** in wages and salaries (\$45.6 million annual average).

- *Continuing*, permanent economic activities stemming from the management, maintenance, and operation of the golf course, clubhouses, and associated amenities, together will generate **\$63.7 million** in gross annual economic output in a typical year across local economies.
- This *recurring* annual economic output is associated with more than **360** *direct, indirect* and *induced* permanent jobs earning nearly **\$27.0 million** in wages each year, as well as a value added, a measure of the County's contribution to GDP, of approximately **\$36.2 million** generated from the Project annually.
- The presentation of tables for the economic benefits holds all revenues and costs in constant 2027 dollars.

MAJOR FISCAL IMPACTS

Fiscal impacts within this Analysis reflect primarily the ad valorem property taxes, and other receipts which accrue to the benefit and the use of the County offsetting the costs of general governmental services provided by the County itself. The following are *summary* comments of the fiscal impact analysis:

- Ad valorem receipts from all sources will be among the major revenues generated by the Project. In terms of total (gross) ad valorem receipts generated by the current 9.9637 millage rate applicable to operations, general fund, and major Municipal Service Taxing Units ("MSTU"), it is estimated that the Project could contribute between **\$317,000** and **\$454,000** in ad valorem taxes each year to the County when fully developed.
- In addition to these receipts, property millage rates totaling 6.6579 could generate total (gross) ad valorem receipts between **\$208,400** and **\$300,500** annually for other taxing authorities including the School Board, Water Management District, and other units of governmental agencies to the County.

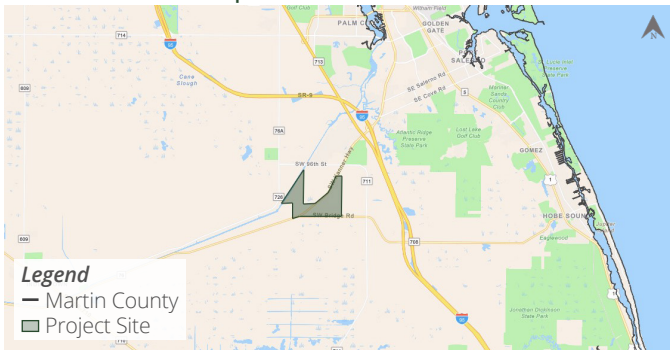
- These figures result largely from the Project's valuations which are higher than what the County is currently achieving for similar properties on average. These valuations could contribute a minimum taxable value per full-time equivalent ("FTE") between **\$230,480** to **\$332,460** at full build-out.
- After adjusting for all normal costs and obligations of all general County services, it is estimated that the Project would yield at full build-out an annual *fiscal surplus* to the County between **\$32,000** and **\$122,000**.
- These figures equate to a total improved position for the County of approximately **\$981,000** to **\$3,704,000** over 30 years.
- The presentation of tables for the fiscal benefits holds all revenues and costs in constant 2023 dollars.

All of these respective economic and fiscal impact assumptions, as well as the methods for calculating the impacts, underlying theory supporting the models or approach, and their implications, are detailed within the entirety of this Analysis.

1/ THREE LAKES PROJECT INTRODUCTION

As previously referenced, the planned development, Three Lakes Golf Club ("Project"), is a proposed private golf club located in Martin County, Florida ("County"). The Project comprises approximately 1,200 acres in unincorporated Martin County ("Site"), two miles west of I-95 and north of Bridge Road (County Road 708). It includes about 500 acres west of Kanner Highway along the St. Lucie Canal and 700 acres east of Kanner Highway, as illustrated in the map below. As of 2022, the Site had a total market value of \$32.6 million and a total taxable value of \$4.2 million, representing less than \$4,000 taxable value per acre.

Site Location Map



Sources: Three Lakes Golf Club LLC; GAI Consultants.

At full build-out, the Project's Site will comprise approximately 90% of development area, and 10% of wetland preserve, wetland buffer, and upland preserve areas, as illustrated in the following table (see Table 1).

Table 1. Site Development Program

	Acres
Development Area	1,095.4
Golf Course(s)	838.8
Golf Course(s)	615.4
Native Landscape Areas	205.1
Access/Parking	18.3
Lake Area	180.7
Golf Clubhouses, Cottages, and Recreation/Support Facilities	75.9
Wetland Preserve	48.8
Wetland Buffer	48.1
Upland Preserve	26.6
Total Site Area	1,218.9

Sources: Three Lakes Golf Club LLC.

As proposed, the Project will be developed into three 18-hole golf courses, a practice range, two short courses, maintenance facilities, and two clubhouses as well as other features, amenities, and activities. At this time, there are no residential units intended for permanent or full-time occupancy contemplated for the Project. Effectively, the Project is a recreational undertaking with a principal emphasis on golfing activity. Among the other spaces or facilities, a discrete number of cottages for overnight stay by members and their guests, as well as employee housing is proposed for the Project. The table below illustrates the Project's development program at full build-out, as described by the Client (see Table 2).

Table 2. Project's Development Program

Golf Courses	838.8 acres
West Course	18 holes
South Course	18 holes
East Range/Short Game	9 holes
North Course	18 holes
West Short Course	9 holes
	<u>Gross SF</u>
Employee Housing⁽¹⁾	24,300
West Clubhouse	67,470
Bridge Road/Kanner Gatehouse(s)	940
Golf Cottages⁽²⁾	63,050
Additional Facilities	24,010
Performance Center	12,800
Comfort Station	200
Pool Club	4,520
Spa	2,920
Fitness Studio	2,430
Movement Studio	1,140

Sources: Three Lakes Golf Club LLC. Notes: Square feet represented as "SF".
(1) Includes 36 units at 450 SF and 36 units at 213 SF. (2) Represents 13 two-bedroom cottages and 9 four-bedroom cottages.

As the Project is currently envisioned, the Client would be implementing the master plan for this development over the course of multiple phases with the golf courses, west clubhouse, and golf cottages constructed in the earliest

periods of activity. The additional facilities including the staff housing, gatehouses, pool club, spa, fitness studio, and movement studio becoming available in the subsequent periods. From the Client's standpoint, the various phases of the Project, will be completed in approximately a four (4) year time period, with full build-out anticipated in 2027. Minor variations to this schedule or sequence could affect the annual flow of benefits described but not their totals.

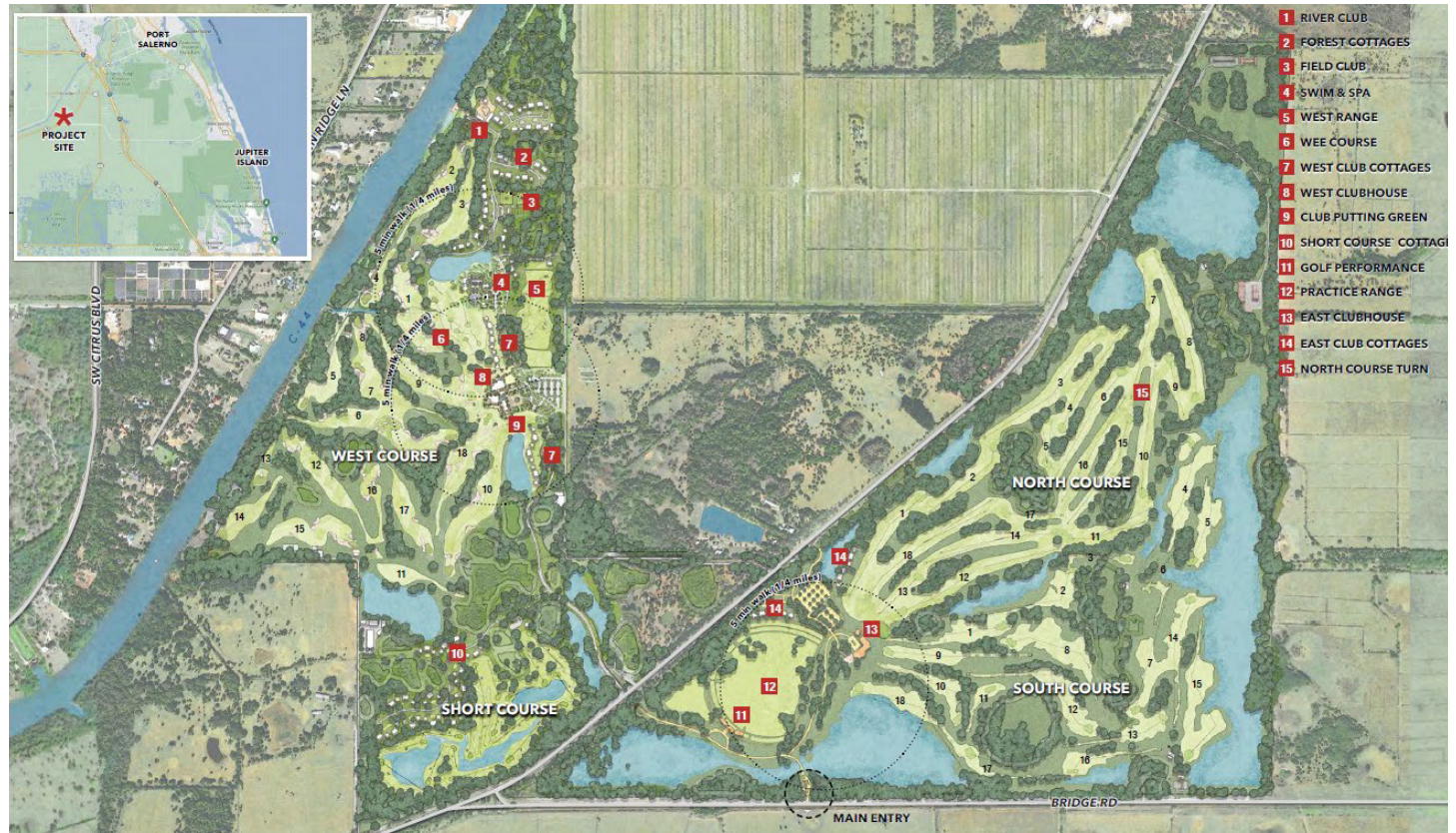
During the Project's full development and construction period, this venture will support a variety of its own personnel, most involved in administration and marketing as well as other activities. The Client will eventually increase their initial staffing to include employees associated with maintaining and managing the development. Current expectations are that

about 250 full-time employees will be employed within the Project when it is ultimately completed.

While a few of the Client's employees could also be involved in the development of the Project, most will be employed by others. For the most part, the labor force will be employees of outside companies or firms providing technical services, including engineering, design, legal, and other services rather than employees of the Client. Effectively, the Project's development program, focus, costs, staffing, and timing comprise the foundation for various economic and fiscal activity as they are further explained in this Analysis.

The map below illustrates the Project's proposed uses in the *Three Lakes Golf Club Master Plan*, as provided by the Client.

Three Lakes Golf Club Master Plan | July 2023



Sources: Three Lakes Golf Club LLC; Hart Howerton | MeyerDavis.

2/ CONCEPTS FOR MEASURING ECONOMIC & FISCAL ACTIVITY

OVERVIEW

Economic and fiscal impacts are related but reflect very different concepts and measures, as described within the following pages.

Economic benefits are usually defined as the economic output of new business or development typically expressed in terms of sales or production capacity, value added or other like economic or commercial activity, and total employment generated. The common measures of benefit are simply economic output, value added, jobs, and wages. In this situation, they are the jobs and benefits created throughout the construction period of the Project followed then by its continued operation and management.

Fiscal benefits are the property taxes, other taxes, and similar revenues realized by the host jurisdiction(s) as the result of local expenditures for various economic inputs or services. These fiscal benefits center on the public revenues and public costs that are estimated to be associated with a set of activities, generally originating from new business or development or other economic development initiatives. The measures of economic benefit, as described above, are generally the basis for the creation of these new public tax revenues and fees, so the scale of each is consistent.

Both economic and fiscal benefits can be classified as *direct*, *indirect*, or *induced*:

- *Direct benefits* or effects relate to revenues generated or expenditures made in the local economy during the years of construction and operation of proposed Project.
- *Indirect benefits* or effects stem from spending between and among firms or businesses that supply the core activity.
- *Induced benefits* are experienced, in large measure, through wages received by workers and the spending they circulate to support their household unit.

Both economic and fiscal events can be considered as permanent and continuing events (recurring) or one time (non-recurring).

- Permanent or recurring activities are focused on sustained operations such as that associated with the continuing activity of a small retailer, manufacturer, or real estate company. For the Project, these are the full complement of staffing that will be in place and work once the Project is completed.
- Typically, one time or non-recurring events are those related to activities having a fairly well determined start and end date. Construction projects, blockbuster events, and seasonal festivals or celebrations are among the most common one time or non-recurring events. Most of these one-time events tie to the Project's outside professionals, crews, and building partners.
- From a fiscal context, an activity can generate significant tax revenues on both a one-time and permanent basis although the former is obviously a spike and short-lived. Jobs generated and tourist taxes received during the Super Bowl are examples of extraordinary one-time economic and fiscal events. The permanent or recurring equivalent of these measures would be the continuing operation of a stadium and the taxes on concession sales occurring there. Here, the comparable periods are those of horizontal and vertical construction and subsequent operation of all on-site facilities.

Theory, observation, and applied analysis explicitly and consistently acknowledge these multiple levels and incidence of effects. However, this Analysis is purposefully conservative in its representations. In the case of the economic impacts, this Analysis considers all levels of *direct*, *indirect*, and *induced* activity. As the *Summary of Major Findings* section suggests, similar calculations could be provided for the fiscal analysis.

This Analysis confines the fiscal impacts exclusively to the *direct* effects to avoid any misrepresentations about benefits accruing to the discrete jurisdictions or agencies which necessarily are the source of obligations or

the beneficiaries of revenues stemming from the Project. So, while the *indirect* or *induced* effects caused could be reliably calculated, the estimates would include sums not practically captured by the County for its own use.

To emphasize, the Analysis considers two periods. The economic impact measures are shown in terms of a 2027 base year corresponding to data provided by the Client, consistent with the expected timing of the Project's construction, opening and subsequent

operation. The fiscal impacts are shown in terms of 2023 dollars because they are derived from the County's most recent CAFR. The choice of the latter date should facilitate the County's own calculations or reviews of the information prepared. Because the information is shown in 2023 dollars, the representations provide the most conservative outlook. This representation provides the advantage of not overstating any impacts while allowing a subsequent analysis to average them or to convert items of specific interest to future year dollars.

3/ FRAMEWORK & ANALYSIS

ECONOMIC IMPACT

METHODOLOGY

Economic Impact Analysis begins with introducing a change in the output of goods and the use of a multiplier model to analyze the effects on a region's larger economy tied to a uniformly maintained chart of accounts that record the spending and receipts in discrete geographic areas. Theoretically, the collective spending of all projects or activities would total to all spending of the state and the nation.

Input-output model estimates the *direct*, *indirect*, and *induced* economic implications of some discrete or particular economic activity. The secondary effects, or the sum of all *indirect* and *induced* impacts, along with the particular economic activity, provide an estimate of the "multiplier" effects from that activity. In such models, measures of economic activity is used as a basis for estimating the total economic impact of the subject activity. The use of an input-output model is to calculate benefits generally accepted as the industry standard practice. Results will be very consistent among different input-output models or between different professionals.

IMPLAN

The economic benefits derived in this Analysis have been prepared using the application of an Impact Analyses and Planning ("IMPLAN") model, a recognized and commercially available software application. Similar to other economic modeling systems, IMPLAN calculates the initial and subsequent economic effects of a specific stimulus, such as employment in a discrete industry or investment in the construction of new facilities, or the operational expenditures from a firm or industry. These are essentially the nature of the activities represented in this development program.

IMPLAN and similar models replicate the reported interactions and accounts between or among industries and households in an economy, identifying forward and backward transactions which impact the production and consumption of all goods and services. The various economic impacts are measured in terms of the output, value added, jobs, and income.

IMPLAN models identify the resources and categories of inputs required to create given quantities of different kinds of output. The most direct impacts of activities involve economically connected or proximate businesses, households, and units of governmental agencies. Economic impacts address distributional issues, identifying gains or losses in economic activity for particular regions or economic sectors. In an aggregate measure, these are the estimated results of an activity.

This Analysis explores the most important and fundamental economic and fiscal relationships involved in developing the Project as it has been defined by the Client. GAI was not retained to test the concept nor the Project's feasibility. While GAI cannot assure the results described in this Analysis will be achieved, they could be significant if implemented as represented by the Client.

Based on this Analysis, the Project would generate positive economic and fiscal impacts for the County, above the average contributed by other existing properties and projects. Because the Project is likely to contribute at above average rates to the County, its development and continued operation support a significant concentration of employees while also offsetting capital and operating requirements of government activities budgeted at existing levels.

MAJOR IMPACT MEASURES

The economic impacts are measured typically in terms of value added sales, income, and jobs. The model traces impact through *direct* and secondary (*indirect* and *induced*) effects. Jobs are consistent with Bureau of Labor Statistics ("BLS") data and do not differentiate part-time jobs from full-time jobs.

- *Value Added* is the metric of economic significance preferred. It discretely centers on the contribution of the activity or industry to gross regional or national product. Value added includes the personal income to households (wages, salaries, and payroll benefits), profits and rents of private firms, and indirect business taxes accruing to governmental agencies in the region.

- *Wages and Personal or Total Income* are often reported as well, since value added is not as widely understood as the other measures. Personal income, total income or value added are especially useful when comparing impacts across economic sectors.
- *Personal Income* measures wages and salaries, payroll benefits, and income of sole proprietors. Total income adds in profits and rents of businesses.

DIRECT, INDIRECT, & INDUCED EFFECTS

These effects comprise initial and subsequent spending, as well as initial and subsequent rounds of impacts, which continue until all activity leaks to the larger region or state. The model in this Analysis, through the choice of inputs and appropriate multipliers, has considered economic impacts primarily to Martin County and fiscal impacts, to the degree they are localized, exclusively to Martin County.

No local economy produces every good or service, capturing all economic activity. When there are gaps in local production, the local effects will be reduced. As money and purchases circulate through the economy, moving from one business to another and one individual to another, the economic benefits are shared, generating the multiplier effect. Ultimately, these effects bleed away to other areas as spending continues.

Amplifying earlier concepts:

- *Direct Effects* are the sales, income, and jobs in those businesses. In this case we are speaking about total spending within the Project for all its horizontal and vertical components and ultimately the continued operations of the overarching management entity.
- *Indirect Effects* result when those business or activities directly impacted the purchase goods and services from other businesses within the region, so-called "backward-linked" industries. Input-output models estimate these effects by using a production function for each sector and estimate the propensity of businesses to buy goods and services from local suppliers.

- *Induced Effects* stem from household spending of income earned directly or indirectly from employee spending. For example, the various employees identified or estimated live in the area and spend their income or wages on housing, groceries, and other personal needs. This spending supports additional jobs in a variety of local businesses but ultimately not entirely within the study area.
- Collectively, the *indirect* and *induced* effects are termed ‘secondary effects’.

The total impact of all major spending is the sum of *direct*, *indirect*, and *induced* effects. The figure below illustrates the larger multiplier effect.



Sources: Fourth Economy, 2014. All Rights Reserved.

BASIC ASSUMPTIONS & PROCESS

The economic benefits derived in this Analysis have been prepared using an IMPLAN model for both on-going (recurring) operational impacts and one-time (non-recurring) construction impacts.

As highlighted in the *Summary of Major Findings* section, the potential economic impacts extend from fairly specific and discrete assumptions based on the expected nature of the community, the costs incurred for the Project, and its phased timing. While we cannot opine on the Project’s costs, the Client has provided detailed information which was relied upon for this Analysis, as illustrated in the table below (see Table 3). This information allowed us to further examine a number of individual activities that populate and generate the IMPLAN output.

Table 3. Development Budget Summary (in thousands)

	Hard Costs	Soft Costs	Total Costs
Golf Course	\$ 54,057	\$ 6,691	\$ 60,748
Vertical Construction	136,016	36,808	172,824
Project Wide ⁽¹⁾	62,814	24,950	131,229
Initial Operations	–	–	15,198
Staff Housing ⁽²⁾	4,188	2,245	13,842
Total Project Costs			\$ 393,841

Sources: Three Lakes Golf Club LLC; GAI Consultants. Notes: Totals may not add due to rounding. Construction costs are represented in 2023 dollars. (1) Includes \$43,464,421 in land costs. (2) Includes \$7,409,258 in land costs.

The most significant actors in this aspect of the Analysis stem from the estimated total development costs of approximately \$393.8 million in infrastructure, sales and marketing costs, developer fees, and soft costs, as detailed by the Client.

The Client has also provided a detailed staffing plan for the Project at full build-out, representing about 250 full-time employees. The staffing plan includes each employee’s expected salary, wages, and bonuses, which corresponds to the IMPLAN output. If the initial figures are larger or smaller than represented, the output will be increased or decreased proportionately.

Effectively, this Analysis models multiple periods or activities that are summarized in the several tables that follow. These include (1) the construction of the entire Project including the golf course(s) and all infrastructure costs, and (2) the longer-term operation of all facilities constructed and then managed or maintained at full build-out of the Project. Each of these models addresses the *direct*, *indirect*, and *induced* effects of the Project at full build-out.

The following sub-sections illustrate the one time or non-recurring economic activities (1 above), as well as the on-going or recurring economic impacts (2 above) which are assumed to be possible as a result of the Project based on the IMPLAN models. These impacts reflect a constant 2027 dollar year, the year the Project is anticipated to be completed, therefore it is not necessary to view the impacts on an annual basis.

TOTAL CONSTRUCTION IMPACTS

During the 4-year construction period for all elements of the Project, an estimated 2,982 total jobs are expected to be created within the County with 2,166 of these *directly* associated with the Project. The total job count for new development of the entire Site is associated with nearly \$530.5 million in total output with about \$182.5 million in earnings connected to the Project.

The following table illustrates the estimated non-recurring (one-time) economic impact captured within the County from the proposed infrastructure and golf course construction activities (see Table 4).

Table 4. Economic Impacts | One-Time Impacts

Economic Measures	Direct	Indirect-Induced	Total Impact
Employment	2,166	816	2,982
Earnings (\$,M)	\$ 138.7	\$ 43.8	\$ 182.5
Value Added (\$,M)	\$ 209.5	\$ 78.3	\$ 287.8
Output (\$,M)	\$ 393.8	\$ 136.6	\$ 530.5

Sources: IMPLAN Group; GAI Consultants. Note: Represents 2027 constant dollars.

While these impacts occur only during the construction and development of the Project. They are nonetheless critical to maintaining a flow of demand for construction-related employment within the local economy and establish a base of skilled labor that provides for future opportunities.

Direct, Indirect, and Induced Effects—One-Time Impacts

Construction spending will also provide a catalyst for *indirect* and *induced* employment impacts from a mix of professional and service-related jobs. The following table estimates the top employment sectors created at the Project's full build out from the *direct* effects of one-time construction.

The jobs identified by IMPLAN are not necessarily full-time. As such, some will have earnings higher than others and some may be less than full-time. The one time or non-recurring jobs are estimated for the full period of development and construction activity. The actual number of workers or jobs on-site is

the total labor force that will be engaged. On average over a period of about 3 years, the estimates equate to an expected 994 full- and part-time workers either on-site or supporting their respective businesses each year.

Table 5 below estimates the top industry sectors which are anticipated at the Project's full build-out, resulting from the *direct* effects of one-time construction impacts.

Table 5. Employment Sector Impacts | *Direct* Effects—One-Time Impacts

Industry Sector	Jobs
Construction	1,742
Professional and Technical Services	313
Wholesale Trade	54
Real Estate	31
Building Material and Supplies	16

Sources: IMPLAN Group; GAI Consultants.

Comparatively, the table below illustrates the top 10 industry sectors resulting from the total impacts (*direct*, *indirect*, and *induced* effects) of the one-time construction impacts generated from the Project at full build-out (see Table 6).

Table 6. Employment Sector Impacts | *Direct*, *Indirect*, and *Induced* Effects—One-Time Impacts

Industry Sector	Jobs
Construction	1,754
Professional and Technical Services	405
Building Material and Supplies	149
Administrative and Support Services	101
Wholesale Trade	90
Real Estate	89
Food Services and Drinking Places	56
Ambulatory Health Care Services	39
Repair and Maintenance	29
Hospitals	25

Sources: IMPLAN Group; GAI Consultants.

The *indirect* and *induced* employment impacts created from the construction of the Project represents a mix of professional and service-related jobs, clearly providing adjacent area(s) with more and enhanced employment opportunity than would otherwise exist.

TOTAL OPERATIONAL IMPACTS

The Project, as proposed at full build-out, is expected to produce a total of 250 annual, permanent jobs within the local economy from on-going operations. The breakdown of these jobs and their combined annual salary in 2027 dollars, as described by the Client, are illustrated in the table below (see Table 7).

Table 7. Operations Staffing Plan

Function	Total Employees	Annual Salary (000s)
Golf Operations	49	\$ 3,798.7
Golf Course & Maintenance	118	8,781.0
Cottages	13	783.6
Pool & Spa	11	466.5
Food & Beverage	31	1,960.7
General & Administrative	20	3,556.1
Locker Room	8	410.1
TOTAL	250	\$ 19,756.7

Sources: IMPLAN Group; GAI Consultants. Note: Annual salary includes taxes and benefits.

Nearly 250 of these jobs, as described by the Client, will be *directly* associated with the Project, supporting the operations, and maintenance, and management of the golf course, cottages, and additional clubhouses and facilities. The other 113 jobs result from *indirect* and *induced* effects from operations and household disposable incomes.

Independent of any additional *indirect* and *induced* jobs, the Project's own *direct* job counts are a factor in overall economic impacts. The total job count from on-going operations is associated with \$63.7 million in annual economic output and \$27.0 million in total annual earnings. *Direct* job impacts associated with the Project's on-going operations total \$44.7 million in annual economic output and \$21.2 million in annual earnings.

The following table illustrates the estimated recurring (on-going) economic impact captured within the County from the proposed operations,

maintenance, and management activities of the Project at full build-out (see Table 8).

Table 8. Economic Impacts | On-Going Impacts

Economic Measures	Direct	Indirect-Induced	Total Impact
Employment	250	113	363
Earnings (\$,M)	\$ 21.17	\$ 5.79	\$ 26.96
Value Added (\$,M)	\$ 25.56	\$ 10.66	\$ 36.23
Output (\$,M)	\$ 44.74	\$ 18.96	\$ 63.70

Sources: IMPLAN Group; GAI Consultants. Note: Represents 2027 constant dollars.

These kinds of recurring annual economic impacts are essential to achieving the fiscal impacts. The levels of annual economic output (e.g. sales, business revenues) and annual wages directly support the predominate forms of tax revenues used to fund County services.

Direct, Indirect, and Induced Effects—Operating Impacts

The subsequent rounds of spending that create *indirect* and *induced* employment impacts are those most likely to benefit the neighboring areas adjacent to the Project. While these employment impacts can occur anywhere within the local economy, the *direct* activity stimulated by the Project is likely a main attraction for these support and affiliated jobs. The *indirect* and *induced* employment impacts created from the development of the Project represents a mix of professional and service-related jobs, clearly providing adjacent neighboring area with more and enhanced employment opportunity than would otherwise exist.

As with construction or one-time (non-recurring) employment, the jobs identified by IMPLAN are not necessarily full-time. As such, some will have earnings higher than others, and some may be less than full-time. It can be useful, however, to think of them as the number of positions on average that will be supported in a typical or operational activity.



Image source: Three Lakes Golf Club LLC

The following table estimates the top 10 industry sectors created at the Project’s full build-out resulting from the total impacts (*direct*, *indirect*, and *induced* effects) of on-going operations (see Table 9). The industry sector primarily impacted by the Project is the Recreation/Amusement Industry which comprises golf course and country club operations.

However, comparable to one-time impacts, the *indirect* and *induced* employment impacts created from the operations of the Project represents a mix of professional and service-related jobs, clearly providing adjacent neighboring area with more and enhanced employment opportunity than would otherwise exist.

Table 9. Employment Sector Impacts | *Direct*, *Indirect*, and *Induced* Effects—On-Going Impacts

Industry Sector	Jobs
Recreation/Amusement Industries	363
Administrative and Support Services	137
Food Services & Drinking Places	46
Professional and Technical Services	42
Personal and Laundry Services	28
Accommodation	28
Real Estate	13
Repair and Maintenance	12
Ambulatory Health Care Services	8
Management of Companies	6

Sources: IMPLAN Group; GAI Consultants.

4/ REVIEW OF CASE STUDIES

Data collected from a variety of comparable golf club locations within Martin, St. Lucie, Indian River, Broward and Palm Beach counties (“Regional Market”) were used extensively throughout the fiscal impact models. These comparable properties, or *case studies*, provide a frame of reference in drawing assumptions regarding the valuation and price points the Project could feasibly achieve at full build-out.

Our approach drew largely, but not exclusively, on the analysis and comparison of selected

golf properties or clubs located in the Regional Market of similar form, character, and vehicle of ownership/control to the proposed Project. More specifically, the *case studies* reflect golf properties or clubs that do not prominently feature or rely upon a larger complement residential development. These comparable properties are all classified as private facilities and comprise amenities such as clubhouses and additional facilities available to members and their guests.



To give these comparable properties or *case studies* a financial context, this Analysis examined tax roll and valuation data for a number of properties primarily involving golf operations located within the Regional Market, as illustrated in the table on the following page (see Table 10).

Understanding that development history and tax procedures in Martin County differ from those of the Regional Market, it is presumed that the market valuations and tax valuations levied would, at an absolutely minimum, inform assessment and tax decisions of the

Project *within* Martin County. Consequently, the reported values of the comparable locations in Martin County were in turn benchmarked.

The following table also illustrates the year built, market valuations, and tax assessments, for each of the comparable properties or *case studies*. Although the majority of these comparable properties are more than 20 years old, threshold valuations for these included properties are generally at or above those shown for *all* properties with a 3800 DOR Use Code (Golf Courses/Driving Ranges) in Martin County for 2022.

Table 10. Comparable Properties 2022 Valuations

Comparable Property Location		Year Built	Total Acres	Just/Market Value ("JV")	Taxable Value ("TV")	JV per Acre	TV per Acre
1	Martin	2018	208.7	\$2,132,510	\$2,132,510	\$10,220	\$10,220
2	Martin	2002	455.9	\$5,307,870	\$5,307,870	\$11,640	\$11,640
3	Martin	1972	89.7	\$1,560,460	\$1,499,270	\$17,410	\$16,720
4	Martin	1996	134.1	\$1,445,230	\$1,429,110	\$10,780	\$10,660
5	Martin	1994	138.0	\$1,256,710	\$1,256,710	\$9,110	\$9,110
6	Martin	1990	193.9	\$1,696,900	\$1,696,900	\$8,750	\$8,750
7	Broward	1969	116.5	\$3,445,610	\$3,445,610	\$29,580	\$29,580
8	Broward	1982	228.6	\$5,492,990	\$5,492,990	\$24,030	\$24,030
9	Palm Beach	2007	149.2	\$13,145,520	\$12,254,220	\$88,100	\$82,130
10	St. Lucie	2004	81.3	\$2,282,300	\$2,282,300	\$28,080	\$28,080
11	St. Lucie	1985	118.1	\$1,525,500	\$1,525,500	\$12,920	\$12,920
Comparable Properties Average						\$22,780	\$22,170
ALL 3800 DOR Use Code Properties in Martin County Average						\$17,460	\$16,870

Sources: Martin County Property Appraiser; Broward County Property Appraiser; Palm Beach Property Appraiser; St. Lucie Property Appraiser; Martin County Final 2022 Tax Roll; GAI Consultants.

Certainly, other factors stemming from composition of land uses, locational context, membership prices and activity, and general traffic or transportation access are also influential to the proposed Project's valuations. That said, practically speaking, the appeal of a recreational property or club that draws destination attendance in a visually appealing setting opens an opportunity which would otherwise not exist.

To give further context, the Site (including the West parcel, East parcel, and Lucky Day Farm parcel) was valued in 2022 for tax purposes at almost \$4.2 million, representing less than \$4,000 per acre.

Taken together, the valuation data for all the comparable properties and areas of interest reasonably establish the premise and baseline for the fiscal impact analysis. Specifically, this context suggests:

- The average valuations realized for the comparable properties is generally higher than those within Martin County of similar property uses.
- The information provided for the comparable properties indicate a range of taxable value from \$8,750 to \$82,130 per acre, with an average taxable value of \$22,170 per acre which is applied in the *moderate scenario*, as further detailed in the subsequent section.

5/ FRAMEWORK & ANALYSIS

FISCAL IMPACT

OVERVIEW

The fiscal impact analysis within this Analysis is based on a series of major assumptions tied to the nature of the proposed Project. As to the nature of the Project, that is generally characterized by the values recognized in the open marketplace for transactions of similarly positioned golf courses, associated amenities and facilities, and golf cottages, as well as employee housing. While the Client controls the timing and coordination of the major activities within the Project, much of the outcome realized as a fiscal impact is not directly controlled by the Client and is subsequently a result of the final tax treatment of key properties.

The manner of that tax treatment drives the receipts in large measure and are often not proportionate to the perceived value of the underlying property or the actual costs to develop the asset. This issue is more common in the initial years of a newer and higher priced project where the Martin County Property Appraiser is limited by the pool of transactions needed to establish a defensible benchmark for taxable values.

Typically, it takes multiple transactions to establish that pool and identify a “trend”. In this situation, the Project may set its own foundation for tax valuation purposes but that will not occur for at least several appraisal cycles. These figures, whatever they may ultimately be, are further affected by other exemptions, portability rules, and maximum annual valuation increases for all properties. To deal with the various material considerations associated with achieving a longer-term fiscal outcome, a high, moderate, and low (“H-M-L”) fiscal model has been prepared with assumptions that underlie anticipated revenues likely to accrue to the County as a result of the Project’s full build-out, as detailed along the subsequent pages.

High Scenario reflects the highest market and taxable valuations achieved by the greatest performing comparable golf club locations within the Regional Market, as defined in the *Case Studies* section. We believe the valuations achieved by these specific locations reflect the

greatest anticipated values the Project’s golf course(s), clubhouses, and additional facilities may achieve within Martin County. Generally, this places the Project at an average taxable value per acre of approximately \$26,970 for the golf course(s) and additional facilities.

In addition, the *High Scenario* recognizes above average values for the 72 staff housing units and the 22 golf cottages than what the County is currently achieving for properties of similar use and size. This places the proposed staff housing with an average taxable value per unit of \$39,770, and the proposed golf cottages with an average taxable value of \$149 per SF; resulting in a total taxable value of \$45.36 million for the entire Project at full build-out.

While these higher values may be achieved, the number of properties within the County with such valuations is small and does not justify an obvious trend or outlook based on the highest range of value. Ultimately a large number of higher assessed properties concentrated in a single area could increase pressures to move toward increased valuations overall. If achieved, even the *High Scenario* might then be considered conservative.

Moderate Scenario is consistent with, and relies upon, all the comparable golf club locations within the Regional Market for the value of the golf course(s) and additional facilities. The vertical development which consists of the golf cottages and staff housing, reflect newly developed/built properties of similar size and use within the County. As suggested above, this is a rather small number of properties but still a larger pool than that establishing valuation benchmarks for the *High Scenario*.

Generally, we believe the values represented in the *Moderate Scenario* reflect the valuations in which the Project is “most likely” to achieve. These valuations place the Project with an average taxable value of approximately \$22,170 per acre for the golf course(s) and additional facilities, \$36,160 per unit for the staff housing,



and \$136 per SF for the golf cottages; resulting in a total taxable value of \$38.44 million for the entire Project at full build-out. Again, a large number of higher assessed properties could increase pressures to move toward increased valuations overall.

Low Scenario reflects the values currently achieved, on average, for *all* properties of similar use and size within the County. In this Analysis, the *Low Scenario* reflects a “worst-case situation”. The Project in this scenario is expected to have an average taxable value of approximately \$16,870 per acre for the golf course(s) and additional facilities, \$32,870 per unit for the staff housing, and \$129 per SF for the golf cottages; resulting in a total taxable value of \$31.45 million for the entire Project at full build-out.

Within each of the above scenarios, the fiscal model only addresses likely differences for the tax treatment of the proposed Project. Additional amenities, activities, and land uses that might be implemented by others, may subject the Project to additional tax valuations and subsequently, will increase the overall estimated fiscal impact detailed within the following pages.

The following details the major assumptions and summary comments utilized within this fiscal impact analysis:

- While there are many considerations in this Analysis, most costs shown here are exclusively obligations of the County itself. Similarly, the bulk of the revenues shown accrue solely for the use of the County. Other taxing authorities, apart from the County, may have other costs or receipts which are worthy of additional consideration and discussion.
- Using a fiscal impact methodology covering both potential of the County’s general-

government operating and capital costs needed to support the build-out of the Project, it is estimated that the Project could generate more receipts than costs. Contributing an annual fiscal surplus to the County between **\$32,000 to \$122,000**, as illustrated in the table on the following page (see Table 11). This equates to a range of approximately \$981,000 to \$3,704,000 over 30 years.

- These figures reflect an estimated Full-Time Equivalent (“FTE”) population of **136 persons** based on the proposed development program and estimated attendance, as provided by the Client.
- At full build-out, the Project is expected to contribute a taxable value per FTE between **\$230,480 to \$332,460**, a significantly higher ratio of property value per FTE compared with the existing County average.
- Sources for prior revenue and expenditure relationships were obtained from the County’s 2022 Comprehensive Annual Financial Report (“CAFR”).
- Using audited financial statements, operating needs have been based on current FY 2022 actual spending.
- The approach to fiscal impact utilized within this Analysis recognizes the importance of excluding existing deficiencies in calculating capital costs since this would impose an unfair burden on new households. As a result, our approach excludes any existing capacity in capital infrastructure by assuming new FTE population generated by the Project would require the same level of capital spending to replace “everything” the County has constructed.
- The presentation of tables holds all revenues and costs in constant 2023 dollars.

Table 11. Annual Fiscal Impact in 2023 Dollars

	Three Lakes Project		
	Low	Moderate	High
Ad Valorem Revenue	\$ 210,000	\$ 250,000	\$ 300,000
Other Revenue (revenue sharing, transfers)	42,000	42,000	42,000
Total Revenues	\$ 251,000	\$ 291,000	\$ 341,000
Gross Operating Costs (excluding capital)	\$ (256,000)	\$ (256,000)	\$ (256,000)
Direct Revenues (program charges, fees) ⁽¹⁾	68,000	68,000	68,000
Net Operating Revenue/(Expense)	\$ (188,000)	\$ (188,000)	\$ (188,000)
Annual Capital Expense	(31,000)	(31,000)	(31,000)
Net Operating with Capital	\$ (219,000)	\$ (219,000)	\$ (219,000)
Net Fiscal – Surplus/(Deficit)	\$ 32,000	\$ 72,000	\$ 122,000

Sources: Martin County FY 2022 CAFR; GAI Consultants. Notes: (1) Excludes impact fees. Totals may not add due to rounding.

In comparison, this Analysis indicates that the balance of the County currently operates at a fiscal surplus of about \$20,553,000 annually without considering the current Project or its cost and benefits. As proposed, the Project will positively contribute to the existing fiscal surplus in the County going forward.

METHODOLOGY

Potential fiscal benefits center on the public revenues and public costs expected to be realized (or lost) as the result of activities, generally originating from new residential or non-residential development or from other economic development initiatives. Calculations of potential fiscal benefits could rationally include both *direct* and *indirect* impacts for multiple levels of public goods and services. This Analysis of the Project, however, is more conservative. It is purposefully confined to the *direct* effects only in the County to avoid misrepresentations about net impacts to municipalities, agencies, or special districts.

Methods for calculating fiscal benefits can vary widely. While there is no industry standard, a common approach reflects activities, receipts, and expenditures “per capita”. The premise in this approach is that new development attracts new population growth and will generally have a consistent cost impact on the basis of public service needs per person. Following that premise, new development, at a basic level, is expected to generate costs (and most revenues) at the same rate, creating the same

levels of service needs being provided to existing residents. Reasonable rates of revenues and costs can be derived for any governmental agency using a per capita measure as the common denominator and existing costs and revenues. In contrast, to assume that new development creates more or less requirements than those imposed by current residents constitutes an obvious positional bias in the information used to make important policy decisions.

In this Analysis, a *modified per capita* approach was used to determine potential operating and capital costs using planned population, expected employment, and the expected relationships between households and individuals working in their place of residence versus working in another area. This method can still be referred to as a per capita approach, but it uses a Full-time Equivalent (“FTE”) population since that population imposes demands upon all systems relative to its needs. Using this *modified per capita* method, expected population (household population, establishment employment, and visitors) are converted to an FTE using a 24-hour 7-day period representing a “full-time” person impacting the potential demands for operating and capital needs. Thus, a person residing in a home located in the County and working at a business located in the County would represent a full-time person or 1.0 FTE. Whereas someone residing in a home located in the County and working outside would represent less than a full-time person or 0.74 FTE (see Table 12).

Table 12. Full-Time Equivalents

	Hours	% FTE	FTE	1 FTE =
Live & Work	8,763	100%	1.00	1
Live Only	6,486	74%	0.74	1.3
Work Only	2,250	26%	0.26	3.9
Hotel Visitor	120	1%	0.01	72.8
Day Visitor	4	<1%	0.0005	2,184

Sources: U.S. Census; GAI Consultants.

FTE population is intended to reflect the annual, permanent demands on services and infrastructure as opposed to peak demands. As a result, the estimated FTE factor for non-resident workers or visitors declines based on the assumed time spent within the County relative to a resident that both works and lives in the County—theoretically creating a full unit of demand for annual, permanent services and infrastructure.

For example, as illustrated above, a day-visitor, someone living in another part of the State, spending 4 hours within the County has an FTE factor equal to 0.0005 or 4 hours divided by 8,763 hours. This can also be expressed as 2,184 day-visitors equal the equivalent of 1 full-time resident that also works in the County. On the other hand, a hotel visitor with a 5-day stay has an FTE factor of 0.01 or approximately 73 hotel visitors equal to 1 full-time resident. The effects of both hotel and day visitors on the calculation of FTE populations is based on the mix of these populations, resulting in an average number of hours as opposed to the exact values in the previous table. The table below provides the calculated FTE population for the County and the Project based on expected uses and attendance at full build-out, as described by the Client (see Table 13).

Table 13. Full-Time Equivalent Estimates

	County	Project
Household Population ⁽¹⁾	162,000	72
Establishment Employment	70,400	250
FTE Population		
Resident	151,230	72
Establishment	10,770	45
Visitor ⁽²⁾	1,120	18
Total FTE	160,000	136

Sources: U.S. Census; GAI Consultants. Notes: (1) Represents one person per unit of staff housing; (2) Based on approximately 40,500 day visitors annually, as described by the Client.

The FTE population model only *indirectly* accounts for seasonal populations that are different from hotel and day-visitors, which also occur on a seasonal basis. Seasonal residency or “snowbirds” is a common factor in the difference between population per total housing unit and population per occupied housing units. There will always be a natural rate of vacancy in housing because of market timing in home sales and household formation. While a vacancy rate in some jurisdictions can be higher because of a larger snowbird affect, it is more conservative when calculating fiscal impacts to exclude an assumption regarding a proportion of seasonal housing units.

One of the more important benefits of a *modified per capita* approach is that revenues and costs do not need to be allocated between residential and non-residential uses. The sum of FTE population reflects a common factor with which revenues and costs can be divided and applied back to specific uses based on the underlying population (household population, establishment employment, and visitors). For example, an commercial use development would generate the equivalent cost per FTE based on the number of establishment employment adjusted to their FTE equivalency.

EXISTING ACTIVITIES AND THEIR RELATED FISCAL REVENUES AND COSTS

Providing public sector services and infrastructure is accomplished on the basis of not-for-profit management of economic and financial resources. Each year, governmental agencies or organizations prepare for meeting service and capital needs with a budget that balances revenues and spending. In other words, allowable annual spending equals expected revenues. In the context of legal constraints to spending, most local governments operate well below what is allowed. The annual budgets adopted do not reflect expected income (profit or losses) in the same way as for-profit enterprises.

The annual budgetary process can make understanding the marginal impacts of new population or new development a challenge. The main challenges are the use of transfers between funds to accommodate “fund accounting” reporting, the use of cash balances in funds as revenues and cash forward as

expenses to balance the budget, the recognition of capital as an expense in the year funds are expended, and the recognition of debt proceeds as revenue to also balance capital expenditures. The budgetary process is “cash-basis” accounting.

In addition to the annual budgetary process, every governmental organization in the U.S. prepares a CAFR. While the formats and contents can vary slightly, these reports present the financial statements of the governmental entity, as well as important analysis tools like the management’s discussion and analysis (“MD&A”) and the notes to the financial statements similar to private industry. CAFRs present financial information of accounts for the financial position of the government as a whole. Governments use modified accrual accounting for their statements in the CAFR and include reconciliations explaining how they made the switch from cash-basis accounting to the modified accrual basis they report.

Most importantly, governments are required to present their consolidated financial statements in the CAFR that essentially mirror for-profit financial statements. In particular, the Statement of Activities for a not-for-profit organization is equivalent to an Income Statement for a for-profit enterprise. The main difference is the treatment of capital infrastructure and equipment. On a cash-basis, capital costs are recognized within the year funds are expended.

For example, if the County spends funds to build a new County government office in 2023, that expense is a capital item in the same year and it is generally funded through some combination of current revenues, existing cash balances, and debt proceeds or exclusively with debt proceeds. As a result, the cash-basis is faulty because it places the burden of past and future capital needs, funded using past and future revenues, in a single current fiscal period. Conversely, the Statement of Activities only recognizes current revenues and accounts for capital on a depreciation and amortization basis. Thus, it matches capital spending with the life cycle of the asset.

This Analysis utilizes these Governmental Statements of Activities to correct for the challenges associated with governmental

budgeting and fund accounting, especially capital spending which can otherwise materially ebb and flow on an annual basis. Our position is that the reported revenues and expenses, divided by FTE population, provide the best measure of the marginal impacts from new development and new population given the existing financial structure of the County.

Based on Fiscal Year (“FY”) 2022 audited financial statements from the County’s CAFR, Table 14 below provides the current fiscal costs and revenues on a per FTE basis for *all* general government activities for the County.

Table 14. Martin County’s Current FY 2022 Net Fiscal Position

Revenue/(Expense)	Per FTE	Total
Direct Revenues (Charges, Fees)	\$ 502	\$ 80,366,000
Ad Valorem	1,450	232,042,000
Other ⁽¹⁾	309	44,559,000
Enterprise Transfer	0	54,000
Subtotal	\$ 2,261	\$ 356,991,000
General Government	\$ (496)	\$ (78,355,000)
Public Safety	(947)	(149,710,000)
Physical Environment	(127)	(20,017,000)
Transportation	(90)	(14,299,000)
Economic Environment	(26)	(4,089,000)
Human Services	(65)	(10,215,000)
Culture & Recreation	(114)	(18,017,000)
Interest on Long-Term Debt	(21)	(3,328,000)
Annual Capital Requirements	(247)	(38,965,000)
Subtotal	\$ (2,133)	\$ (336,438,000)
Net Fiscal—Surplus/(Deficit)	\$ 128	\$ 20,553,000

Sources: Martin County FY 2022 CAFR; GAI Consultants. Notes: (1) Other revenues include earnings on taxes (tourist development, communication, fuel, local government), franchise fees, and earnings on investments. Totals may not add due to rounding.

In FY 2022, all general government activity within the County reflected an average cost per FTE of \$2,133, including annual capital requirements of \$247 per FTE. Capital requirements are reflected in terms of depreciation and amortization versus capital

expenditures, consistent with the Statement of Activities in the CAFR. This approach more appropriately aligns cost with the life cycle of assets. For example, a building built by the County 30-years ago that is still serving the community today would still be accounted for in this Analysis because its average service life is generally 50 years or more. However, the capital expenditure for that building would not be recognized, especially if its debt is paid off.

Attempting to off-set total operating and capital costs, the current revenue sources contributed an average of \$2,261 per FTE. As a result, the County currently has a slight fiscal surplus of \$128 per FTE or approximately \$20,553,000 annually. It is important to note that this calculated surplus is based on modified accrual accounting versus cash-basis accounting, therefore the County is not gaining \$20,553,000 each year on a cash-basis. Given the current

levels of spending including interest costs and annual capital requirements, current revenues through taxes, charges, and fees meet current spending in FY 2022. This is the current basis from which types of new development will be measured using assumptions for FTE population and various ad valorem revenues models.

This fiscal impact analysis is not a reconciliation of funds and fund balances, but an estimate of annual net fiscal surplus/(deficit) for governmental activities. So, at any level, jurisdictions can function with a deficit by drawing from existing balances or using debt, and at the same time adopting balanced budgets where expenditures equal revenues. This fiscal impact is also not a budget exercise, but an estimate of the net fiscal impact from current activities, which can generate positive or negative cash flow.

INTERFUND TRANSFERS AND BUSINESS ACTIVITIES

GAI's approach to fiscal impact analyses also treats business-type activities (e.g., water and sewer) as a net transfer. Since these activities are generally profit centers and, in theory, run like a business where prices (water rates) are set to meet or exceed operating and capital, a majority of these types of activities provide a net income transfer into the general fund to subsidize governmental activities.

The fact is that when a utility system issues debt to fund capital, it is generally required to set utility rates to generate 1.25 to 2.00 times more operating income than annual debt service. Since average service lines are the costliest components of a system and extend well beyond debt payments, the structure of rates and charges relative to expenses typically creates significant positive cash flow annually.

Any capital requirements to meet new water and sewer demand is generally funded 100% with connection fees and/or water and sewer impact fees because those fees are calculated at full cost of service requirements, unlike many other impact fees or capital charges.

It is prudent and appropriate for local governments to then transfer some excess cash into general government activities as a payment-in-lieu-of-taxes. If utility services were provided by a private company, the County would be allowed to generate revenues through franchise fees on those services, so a transfer accomplishes the same thing. Thus, this Analysis includes this net transfer as a revenue off-set after calculating incremental governmental expenses required to serve a new development.

In the rare case where general-government activities subsidize a business-type activity, it is still included with revenues, but it would reflect a deduction in general revenues. The rationale is that it is reasonable to assume that new development will generate the same excess (or deficit) water and sewer revenues on a per capita basis as existing development. In FY 2022, the County made an annual transfer of about \$53,060 to business-type activities (mainly water and sewer) to subsidize governmental activities. In our model, this transfer reflects a \$0.3 per capita revenue subtraction from the general government activities.

PROSPECTIVE FISCAL IMPACTS OF NEW DEVELOPMENT

Using FY 2022 audited financial statements and expected property valuation for the Project at full build-out, the following table details the Project's H-M-L expected net fiscal impact.

While the Project is expected to create an expense of \$1,883 (operating and capital) per FTE per year in each of the fiscal impact

scenarios, property tax contributions between \$1,541 and \$2,201 per FTE, along with direct and other revenues, more than off-set those costs and create a net fiscal surplus of \$238 per FTE in the *Low Scenario*, \$531 per FTE in the *Moderate Scenario*, or "most-likely" scenario, and \$898 per FTE in the *High Scenario* (see Table 15).

Table 15. Project's Net Fiscal Impact (at full build-out)

Revenue/(Expense)	Low		Moderate		High	
	Per FTE	Total	Per FTE	Total	Per FTE	Total
Direct Revenues (Charges, Fees)	\$ 502	\$ 69,200	\$ 502	\$ 69,200	\$ 502	\$ 69,200
Ad Valorem	1,541	210,000	1,834	250,000	2,201	300,000
Other ⁽¹⁾	78	12,446	78	12,446	78	12,446
Enterprise Transfer	0	54	0	54	0	54
Subtotal	\$ 2,121	\$ 291,700	\$ 2,414	\$ 331,700	\$ 2,781	\$ 381,700
General Government	\$ (496)	\$ (68,300)	\$ (496)	\$ (68,300)	\$ (496)	\$ (68,300)
Public Safety	(947)	(130,400)	(947)	(130,400)	(947)	(130,400)
Physical Environment	(127)	(17,400)	(127)	(17,400)	(127)	(17,400)
Transportation	(90)	(12,500)	(90)	(12,500)	(90)	(12,500)
Economic Environment	(26)	(3,600)	(26)	(3,600)	(26)	(3,600)
Human Services	(65)	(8,900)	(65)	(8,900)	(65)	(8,900)
Culture & Recreation	(114)	(15,700)	(114)	(15,700)	(114)	(15,700)
Interest on Long-Term Debt	(21)	(2,900)	(21)	(2,900)	(21)	(2,900)
Annual Capital Requirements	–	–	–	–	–	–
Subtotal	\$ (1,883)	\$(259,700)	\$ (1,883)	\$(259,700)	\$ (1,883)	\$(259,700)
Net Fiscal—Surplus/(Deficit)	\$ 238	\$ 32,000	\$ 531	\$ 72,000	\$ 898	\$ 122,000

Sources: Martin County FY 2022 CAFR; Three Lakes Golf Club, LLC; GAI Consultants. Notes: (1) Other revenues include earnings on taxes (tourist development, communication, fuel, local government), franchise fees, and earnings on investments. Totals may not add due to rounding.

The positive contribution from property taxes compared with existing values results both from market conditions and current property tax law. New development as a result of the proposed Project is expected to yield both market and taxable values slightly greater than comparable values of properties of similar use and size within the County, which may be attributed to the development and nature of the Project in terms of size, use, and quality of amenities.

In addition, newer commercial or non-residential development also tends to have higher value on an FTE basis. In this Analysis, properties within the County with a DOR use code related to golf course/driving range and related amenities, hotel/motel properties, and multi-family properties that are less than

500 SF were examined to establish minimum reference points. While we examined the market conditions of these commercial or non-residential properties within the County, we also analyzed the valuations of comparable golf clubs across the Regional Market, as detailed in the *Case Studies* section.

This Analysis assumes the Project will more accurately reflect the higher values as illustrated in the comparable golf club locations and above average market values than what the County is currently achieving for golf cottages and staff housing. In any case, we believe the proposed Project will achieve nothing less than the countywide valuations already achieved for the proposed uses, resulting in a net favorable outcome (see Table 16).

Table 16. Project's Estimated Taxable Values

	Golf Course/ Amenities (per AC)	Staff Housing (per unit)	Golf Cottages (per SF)
County	\$ 16,870	\$ 21,910	\$ 129
Project			
Low	\$ 16,870	\$ 32,870	\$ 129
Moderate	\$ 22,170	\$ 36,160	\$ 136
High	\$ 26,970	\$ 39,770	\$ 149

Sources: Martin County Property Appraiser; Martin County 2022 Final Tax Roll; Three Lakes Golf Club, LLC; GAI Consultants. Notes: Detailed tables on the comparable properties can be located in the Case Studies section.

Both market forces and Florida Tax Law suggests that the significant gap created in taxable values per capita or FTE from new development compared with existing averages is a strong factor in positive fiscal impact from new development. In addition, this gap can be even more pronounced within areas of redevelopment where existing conditions are driven by both age and a relatively depressed market.

The Project, as proposed, is expected to contribute a significantly higher ratio of property value per FTE compared with the existing County average (see Table 17). Under the premise that existing households would require no more or no less operating and capital needs than those proposed for the Project, this observed relationship between property value and year-built implies a significant positive fiscal impact from the newly developed property.

Table 17. Project's Estimated Taxable Values

	FTE Persons	Total Taxable Value (000s)	Value per FTE
County	160,000	\$ 274,980	\$ 1,720
Project			
Low	136	\$ 31,390	\$ 230,480
Moderate	136	\$ 38,370	\$ 281,750
High	136	\$ 45,280	\$ 332,460

Sources: Martin County Property Appraiser; Martin County 2022 Final Tax Roll; Three Lakes Golf Club, LLC; GAI Consultants.



Image source: Hobe Sound Golf Club

CAPITAL REQUIREMENTS

GAI's approach to fiscal impact analyses also includes a relatively conservative approach to estimating capital requirements for new development. This approach also excludes any existing capacity in capital infrastructure by assuming new FTE population would require the same level of capital spending to replace everything the County has constructed. This method takes all capital assets at original costs and escalates them to 2023 dollars, as illustrated below (see Table 18).

It is important to exclude existing deficiencies in calculating capital costs since this would impose an unfair burden on new households. In part, to the degree there are differences, these would be addressed by impact fees which can only apply to new development and capital.

Table 18. General Government Capital Assets at Cost in 2023 Dollars (in thousands)

Capital Assets	Net	Depreciation	Gross	2023 Dollars
Land and Right-Of-Way	\$ 228,480	\$ –	\$ 228,480	\$ 456,960
Infrastructure	–	–	–	–
Construction	107,360	–	107,360	107,360
Buildings and Capital	422,950	(668,380)	1,091,330	2,251,000
Total Net Capital Assets	\$ 758,790	\$ (668,380)	\$ 1,427,170	\$ 2,815,310
Capital Per FTE	\$ 2,680	\$ (4,230)	\$ 6,910	\$ 14,245

Sources: Martin County FY 2022 CAFR. Note: GAI Consultants converted the values to 2023 dollars.

Based on replacing all capital assets in current dollars, new FTEs would be expected to generate capital needs of \$14,245 per FTE. Table 19 below illustrates the Project's estimated annual capital expense at full build-out. To note, total impact fees were estimated by applying the Project's development program to average rates as provided in the County's impact fee schedule, effective June 2016.

Table 19. Calculation of the Project's Annual Capital Expense

	Per FTE	Total
Capital Needs	\$ 14,245	\$ 1,940,000
(less) Total Impact Fees ⁽¹⁾	(2,860)	(1,412,560)
Net Required Capital	3,870	527,440
Annual P&I (30 years, 4.0%)	\$ 228	\$ 31,000

Sources: Martin County FY 2022 CAFR. Note: (1) Total Impact Fees for the Project were estimated. Totals may not add due to rounding.

Net capital requirements after deduction of impact fees paid to the County results in a net capital requirement of \$3,870 per FTE. Assuming debt service over 30 years, a 4.0% interest results in an annual impact of \$228 per FTE, which has been accounted for in the operating and capital costs previously detailed in Table 15.

OTHER MAJOR FISCAL CONSIDERATIONS

Regardless of the fiscal scenario embraced for policy purposes, the Project generates positive levels of receipts, assuming the Client's representations are achieved in approximately the time frames estimated or described. Certain resources are exclusively available for the

County's use to offset its costs of operations and debt as these were documented in this Analysis. However, noting that the bulk of the Analysis centers on the County's own direct and controllable costs and receipts, the Project will also generate significant levels of property tax revenues for other related units of government, largely separate from the County. These are additional resources not otherwise addressed in this Analysis but are relevant to a broader policy deliberation addressing this and other new development.

While the detailed fiscal impact does not extend the cost of services for these related bodies, these costs will likely be modest at the margin, certainly relative to the gain in receipts. For example, it is notable that an estimated \$188,000 to \$271,000 will be available for use by the Martin County School Board itself on an annual basis going forward, and the Project also has limited need for school services.

The table on the following page illustrates what annual total (gross) ad valorem receipts are for all currently recognized millages for each respective taxing authority in Martin County, without regard to other potential receipts or any corresponding cost of services. Viewed in the aggregate, this information is a limited characterization of the resources created by the Project's full build-out (see Table 20).

As a reminder, this fiscal impact analysis is based on 2023 dollars allowing the output to be manipulated or adjusted for a period(s) different than that described. While the economic benefits for this Project are substantial, it is apparent that the County's fiscal benefits are significant.

Table 20. Calculation of the Project's Annual Total (Gross) Ad Valorem Receipts

	Millage Rate ⁽¹⁾	Ad Valorem Receipts at Full Build-Out		
		Low	Moderate	High
County General	6.5559	\$ 210,000	\$ 250,000	\$ 300,000
County MSTUs ^(2,3)	3.4078	107,000	131,000	154,000
<i>Subtotal</i>	<i>9.9637</i>	<i>\$ 317,000</i>	<i>\$ 381,000</i>	<i>\$ 454,000</i>
District 3 MSTU	0.0460	\$ 1,400	\$ 1,800	\$ 2,100
School Board ⁽⁴⁾	5.9880	188,000	230,000	271,000
Children Services	0.3618	11,000	14,000	16,000
South FL Water Mgmt. District ⁽⁵⁾	0.2301	7,000	9,000	10,000
FL Inland Navigation District	0.0320	1,000	1,200	1,400
<i>Subtotal</i>	<i>6.6579</i>	<i>\$ 208,400</i>	<i>\$ 256,000</i>	<i>\$ 300,500</i>
Total	16.6216	\$ 525,400	\$ 637,000	\$ 754,500

Sources: Martin County FY 2022 CAFR; Martin County Property Appraiser; GAI Consultants. Notes: Totals may not add due to rounding. (1) Rate per \$1,000 of Taxable Value by Municipality. (2) Reflects Municipal Service Taxing Units ("MSTUs"). (3) Includes Fire Rescue, Parks & Recreation, and Stormwater MSTUs. (4) Includes Local Board and State Law. (5) Includes South Florida Water Management District for Basin, Everglades Construction, and overall District millage rates.

Image source: McArthur Golf Club



Prepared By:

The logo for Community Solutions Group, featuring the text "COMMUNITY SOLUTIONS GROUP" in white, bold, sans-serif capital letters, stacked vertically within a solid red square.

**COMMUNITY
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CPA 22-11,
Three Lakes Golf Club

Agency Comments

Clyde Dulin

From: Paul Schilling
Sent: Thursday, December 14, 2023 4:12 PM
To: Clyde Dulin; Chelsea Love
Subject: FW: Martin County 23-04ESR Proposed

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, December 14, 2023 4:06 PM
To: Paul Schilling <pschilli@martin.fl.us>; DCPexternalagencycomments <dcpexternalagencycomments@deo.myflorida.com>
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Martin County 23-04ESR Proposed

**Caution: This email originated from an external source.
Be Suspicious of Attachments, Links, and Requests for Login Information**

To: Paul Schilling, Growth Management Department Director

Re: Martin County 23-04ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





Clyde Dulin

From: Paul Schilling
Sent: Thursday, December 14, 2023 4:57 PM
To: Clyde Dulin; Chelsea Love
Subject: FW: Martin County 23-4ESR - FDOT District Four Review

Paul Schilling
Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Thursday, December 14, 2023 4:44 PM
To: DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>; Paul Schilling <pschilli@martin.fl.us>
Cc: Walia, Kent <Kent.Walia@dot.state.fl.us>; Harari, Laurie <Laurie.Harari@dot.state.fl.us>
Subject: Martin County 23-4ESR - FDOT District Four Review

**Caution: This email originated from an external source.
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I am writing to advise you that the Department will not be issuing comments for the proposed Martin County Comprehensive Plan amendment with DEO reference number 23-4ESR relating to the Three Lakes Golf Club.

The Department requests an electronic copy of all adopted comprehensive plan amendment materials, including graphic and textual materials and support documents.

Thank you.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (954) 777-4663 f: (954) 677-7892
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309
e: larry.hymowitz@dot.state.fl.us w: www.dot.state.fl.us



Together our actions have the power to save lives!





FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

COMMISSIONER WILTON SIMPSON

December 12, 2023

VIA EMAIL (pschilli@martin.fl.us)

Martin County
Paul Schilling
2401 S.E. Monterey Road
Stuart, Florida 34996

Re: Amendment Package Reference Number: Martin County # 23-04ESR

Dear Mr. Schilling,

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on November 15, 2023. The Department has reviewed the proposed amendment pursuant to Section 163.3184, Florida Statutes, for any adverse impacts to important state resources or facilities related to agriculture, forestry, and aquaculture issues.

The Department has no comments on the above-referenced proposed comprehensive plan amendment as presented.

Please contact me at CompPlans@FDACS.gov if you have any questions.

Sincerely,

Steven Hall

Steven Hall
Assistant Deputy Commissioner

cc: Florida Department of Economic Opportunity
(SLPA #: Martin County # 23-04ESR)

December 14, 2023

The Honorable Edward V. Ciampi
Chairman, Martin County
Board of County Commissioners
2401 S.E. Monterey Road
Stuart, Florida 34996

Dear Chairman Ciampi:

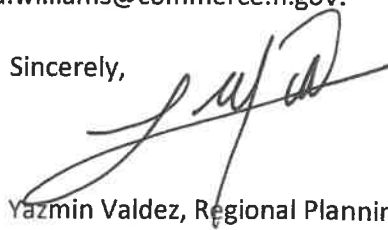
The Florida Department of Commerce (FloridaCommerce) has reviewed the proposed comprehensive plan amendment for Martin County (Amendment No. 23-04ESR) received on November 14, 2023. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the second public hearing pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Jana Williams, Planning Analyst, by telephone at (850)-717-8483 or by email at jana.williams@commerce.fl.gov.

Sincerely,



Yazmin Valdez, Regional Planning Administrator
Bureau of Community Planning and Growth

YV /jw

Enclosure(s): Procedures for Adoption

cc: Paul Schilling, Growth Management Department Director, Martin County
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldco.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, in **color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Clyde Dulin

From: Paul Schilling
Sent: Friday, December 8, 2023 10:32 AM
To: Clyde Dulin; Chelsea Love
Subject: FW: FWC's Comments on Martin County 23-04ESR (Three Lakes Golf Club, CPA 22-11)

Paul Schilling

Director
Growth Management Department
Martin County Board of County Commissioners
772-288-5473

From: Irving, Robert <Robert.Irving@MyFWC.com>
Sent: Friday, December 8, 2023 10:14 AM
To: Paul Schilling <pschilli@martin.fl.us>
Cc: Conservation Planning Services <conservationplanningservices@MyFWC.com>; 'DCPexternalagencycomments@deo.myflorida.com' <DCPexternalagencycomments@deo.myflorida.com>; Schad, Morgan <Morgan.Schad@MyFWC.com>
Subject: FWC's Comments on Martin County 23-04ESR (Three Lakes Golf Club, CPA 22-11)

**Caution: This email originated from an external source.
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Dear Mr. Schilling:

Florida Fish and Wildlife Conservation Commission (FWC) staff received your request for review of the proposed comprehensive plan amendment. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment. While there are no objections to the amendment, the following general technical assistance information is provided to assist the applicant and the county when considering the potential for impacts to state-listed species. FWC staff strongly recommends early planning coordination meetings if impacts to state-listed species and their habitat are expected. To schedule a coordination meeting, please contact our office by email at ConservationPlanningServices@MyFWC.com and staff will be happy to meet with the applicant, county, or Department of Economic Opportunity staff.

If on-site wildlife surveys have not yet been conducted, they are considered as the most reliable method for determining the presence of listed species or potential habitat. Species-specific surveys are time sensitive and are best conducted by trained wildlife biologists with recent documented experience. Species-specific survey protocols approved by the U.S. Fish and Wildlife Service (USFWS) and the FWC are provided in the Florida Wildlife Conservation Guide at <https://myfwc.com/conservation/value/fwcg/> or in the FWC Species Conservation Measures and Permitting Guidelines available at <https://myfwc.com/wildlifehabitats/wildlife/species-guidelines/>.

There are several public data sources and online tools available that may be useful during preliminary reviews before conducting field surveys. For example, the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix Map Server (<https://www.fnai.org/biointro.cfm>) which provides access to rare species occurrence information statewide, FWC Gopher Tortoise Permit Map (<https://public.myfwc.com/maps/gtmapping/gtpermitmap.html>),

and the USFWS's Information for Planning and Consultation (IPaC) system (<https://ecos.fws.gov/ipac/>). Natural resource mapping data downloads, including listed species data, are available at <https://geodata.myfwc.com/pages/upland> and the Florida Geographic Data Library at <https://www.fgdl.org/metadataexplorer/explorer.jsp>.

The liability to not impact or cause "take" of listed species, migratory wildlife, and other regulated species of wildlife is the responsibility of the applicant or developer associated with this site. Any interested party can refer to the Florida Administrative Code, 68A-27 for definitions of "take" and a list of species. If state-listed species are observed on-site, FWC staff are available to provide decision support information or assist in obtaining the appropriate permits. If federally-designated Critical Habitat or federally listed species are present, please contact the appropriate regional USFWS Ecological Service Office (<https://www.fws.gov/offices/Directory/ListOffices.cfm?statecode=12>).

FWC staff appreciate the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Robert Irving
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
Phone: (850) 354-3578

Martin County_23-04ESR_57506

November 15, 2023

RESPONSE VIA EMAIL ONLY

Mr. Paul Schilling, Director
Martin County
Growth Management Department
2401 S.E. Monterey Road
Stuart, Florida 34996

Dear Mr. Schilling:

Thank you for submitting Martin County's proposed comprehensive plan amendment for our review pursuant to the Expedited State Review process. The reference number for this amendment package is 23-04ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than December 14, 2023.

Pursuant to 163.3184(3)(c)1. If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendments shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment.

Pursuant to 163.3184(3)(c)2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 10 working days after the second public hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2.

If you have any questions please contact Donna Harris, Plan Processor at (850) 717-8491 or Yazmin Valdez, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850)717-8524.

Sincerely,



Barbara Powell, Deputy Bureau Chief
Bureau of Community Planning and Growth

BP/dh

cc: External Agencies



MARTIN COUNTY

BOARD OF COUNTY COMMISSIONERS

2401 S.E. MONTEREY ROAD • STUART, FL 34996

DOUG SMITH
STACEY HETHERINGTON
HAROLD E. JENKINS II
SARAH HEARD
EDWARD V. CIAMPI

Commissioner, District 1
Commissioner, District 2
Commissioner, District 3
Commissioner, District 4
Commissioner, District 5

DON G. DONALDSON, P.E. County Administrator
SARAH W. WOODS County Attorney

TELEPHONE (772) 288-5400
WEBSITE www.martin.fl.us

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November 14, 2023

Ms. Barbara Powell
Deputy Bureau Chief
Bureau of Comprehensive Planning
Florida Commerce
106 East Madison Street, MSC 107
Tallahassee, FL 32399

Re: Transmittal of Martin County proposed Comprehensive Plan Amendment.

Dear Ms. Powell:

Please find enclosed the transmittal package of proposed amendment to the Martin County Comprehensive Growth Management Plan. The proposed amendment is being submitted pursuant to the Expedited State Review process, Chapter 163.3184(3), Florida Statutes.

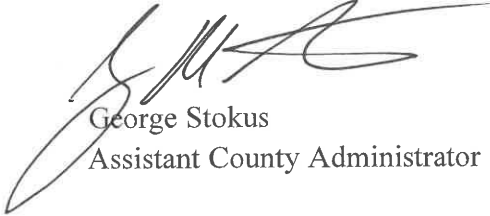
The Local Planning Agency (LPA) reviewed the amendment on November 2, 2023. The transmittal public hearing was duly advertised and held by the Board of County Commissioners (BCC) on November 7, 2023. Martin County plans to hold an adoption hearing on the amendment in January 2024. This transmittal package of proposed amendment includes one Future Land Use Map amendments and no text amendment as listed below.

CPA #22-11, Three Lakes Golf Club, LLC (FLUM)

I certify that copies of the proposed plan amendment(s) have been sent to the Treasure Coast Regional Planning Council, South Florida Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, Fish and Wildlife Conservation Commission, Department of Agriculture and Consumer Services, the Office of Educational Facilities of Commission of Education, and all government(al) agencies that have filed written requests.

For further information regarding the proposed Comprehensive Growth Management Plan amendment(s), please contact Paul Schilling, Growth Management Department Director at (772) 288-5495, or email: pschilli@martin.fl.us.

Yours sincerely,



George Stokus
Assistant County Administrator

GS:PS:cl

Enclosures:

cc (full packet):

Office of Policy and Budget
Mark Weigly, Director
Fl. Dept. of Environment Protection
Timothy A. Parsons, Ph.D., Preservation Officer
FWCConservationPlanningServices@myfwc.com
Sherri Martin, Chief
John Krane, P.E, District Planning & Env. Administrator
Stephanie Heidt, AICP, Economic Dev. & Intergov't Director
Althea Jefferson
Pam Orr, Town Clerk
Mike Mortell, City Manager
Robert Daniels, Town Manager
Patricia Behn, Director
Kaija Mayfield, Mayor
Jeremy Allen, Village Manager
Michael Ventura, Town Manager
Teresa Lamar-Sarno, AICP, Deputy City Manager
Benjamin Balcer, Director Planning & Development Svs
Taryn Kryzda, Interim Village Manager
Beth Beltran, Administrator

cc (letter only):

Board of County Commissioners
Sarah W. Woods, County Attorney
Elysse Elder, Deputy County Attorney

Dept. of Agriculture & Consumer Svs.
Dept. of Education
Dept. of Environmental Protection
Dept. of State
Fla. Fish & Wildlife Conservation Comm.
Bureau of Economic Development.
Dept. of Transportation, District 4
Treasure Coast Regional Planning Council
South Florida Water Management District
Town of Ocean Breeze
City of Stuart
Town of Jupiter
Palm Beach County Planning Department
Town of Sewall's Point
Village of Tequesta
Town of Jupiter Island
City of Port St. Lucie
St. Lucie County BOCC
Village of Indiantown
Martin County - MPO

CITY OF PORT ST. LUCIE

Planning and Zoning Department
121 S.W. Port St. Lucie Blvd., Building B
Port St. Lucie, FL 34984-5099
www.cityofpsl.com



November 15, 2023

Stephanie Heidt, AICP
TCRPC
421 SW Camden Avenue
Stuart, FL 34994

Re: Martin County Comprehensive Plan Amendment No. 23-04ESR

Dear Ms. Heidt:

The City of Port St. Lucie offers no comments on the proposed Martin County Comprehensive Plan Amendment No. 23-04ESR.

The project will not result in adverse deficiencies to roadways within the City of Port St. Lucie, and as such the City offers no objections to the proposal as currently designed.

We appreciate the opportunity to review and comment on the proposal.

Respectfully submitted,


Mary F. Savage-Dunham, AICP, CFM

Cc: Jesus Merejo, City Manager
Teresa Lamar-Sarno, Assistant City Manager
Bridget Kean, Deputy Director, Planning & Zoning Department
Paul Schilling, Growth Management Director, Martin County
Colt Schwerdt, Interim Public Works Director & City Engineer
Diana Spriggs, Director, Regulatory Division
Peter Buchwald, SLC TPO
James D. Stansbury, Chief, DEO

TREASURE COAST REGIONAL PLANNING COUNCIL

M E M O R A N D U M

To: Council Members AGENDA ITEM 4B6

From: Staff

Date: December 8, 2023

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Martin County Comprehensive Plan
Amendment No. 23-04ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, authorizes the regional planning council to review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from Martin County was received on November 14, 2023 and contains one Future Land Use Map (FLUM) amendment to the County's comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment changes the future land use designation on \pm 1,216 acres from Agricultural, which allows up to one dwelling unit per 20 acres, to Rural Lifestyle, which allows one dwelling unit per 20 acres to be developed and extension of the utilities. The subject property is located on both the east and west sides of SW Kanner Highway and the north side of SW Bridge Road, east of the Okeechobee Waterway, south of SW 96th Street and west of Pratt Whitney Road. Adjacent land use designations include Agricultural to the north, south, and east; and Agricultural Ranchette beyond the Okeechobee Waterway to the west.

The application materials indicate the site was previously owned and used as a family retreat, a hunting preserve, and tree farm. Currently, golf course construction is proceeding consistent with the Agricultural future land use designation. The Rural Lifestyle future land use designation is being sought to permit golf course clubhouse facilities and ancillary uses that cannot otherwise be permitted with a standard well and septic tank. The golf element includes two clubhouse facilities, swim and spa club, performance center buildings, golf cottages and employee

dormitories, which require connection to Martin County water and sewer lines that are located adjacent to the subject property. Additionally, the applicant has indicated that the proposed amendment is not intended to increase density or construct homes.

The County staff report indicates that no loss of agriculture will occur on lands immediately west of the St. Lucie Canal (Okeechobee Waterway) that have been developed with homes. Industrial development is occurring across SW Kanner Highway from a portion of the subject site. Agricultural lands to the south are separated from the subject site by SW Bridge Road. The minimum 70 percent open space and the density limits of the Rural Lifestyle future land use designation will limit the impact on adjacent agricultural areas. The County staff report indicates that the proposed future land use will not result in a loss of public open space and may require the preservation of substantially more private open space than the Agricultural future land use designation. Golf course construction, permitted under the Agricultural future land use designation, has eliminated the silviculture and passive agricultural activities that were occurring onsite and may be permitted on adjacent Agricultural lands.

The site is outside the Primary and Secondary Urban Service Districts, adjacent to a Freestanding Urban Service District. The text of the Rural Lifestyle future land use designation permits the extension of potable water and sanitary sewer service with all costs associated with the extension, ongoing service, and maintenance of utility services to the site, required to be paid by the Planned Unit Development. The staff report states that there is adequate capacity for water, sewer, transportation, fire and public safety, schools, and parks/recreation facilities for the proposed amendment.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Council requested comments from local governments and organizations expressing an interest in reviewing the proposed amendment on November 14, 2023. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to Martin County and FloridaCommerce.

Council Action – December 15, 2023

Attachments

List of Exhibits

Exhibit

- | | |
|---|------------------------------|
| 1 | General Location Map |
| 2 | Aerial Location Map |
| 3 | Existing Future Land Use Map |
| 4 | Proposed Future Land Use Map |

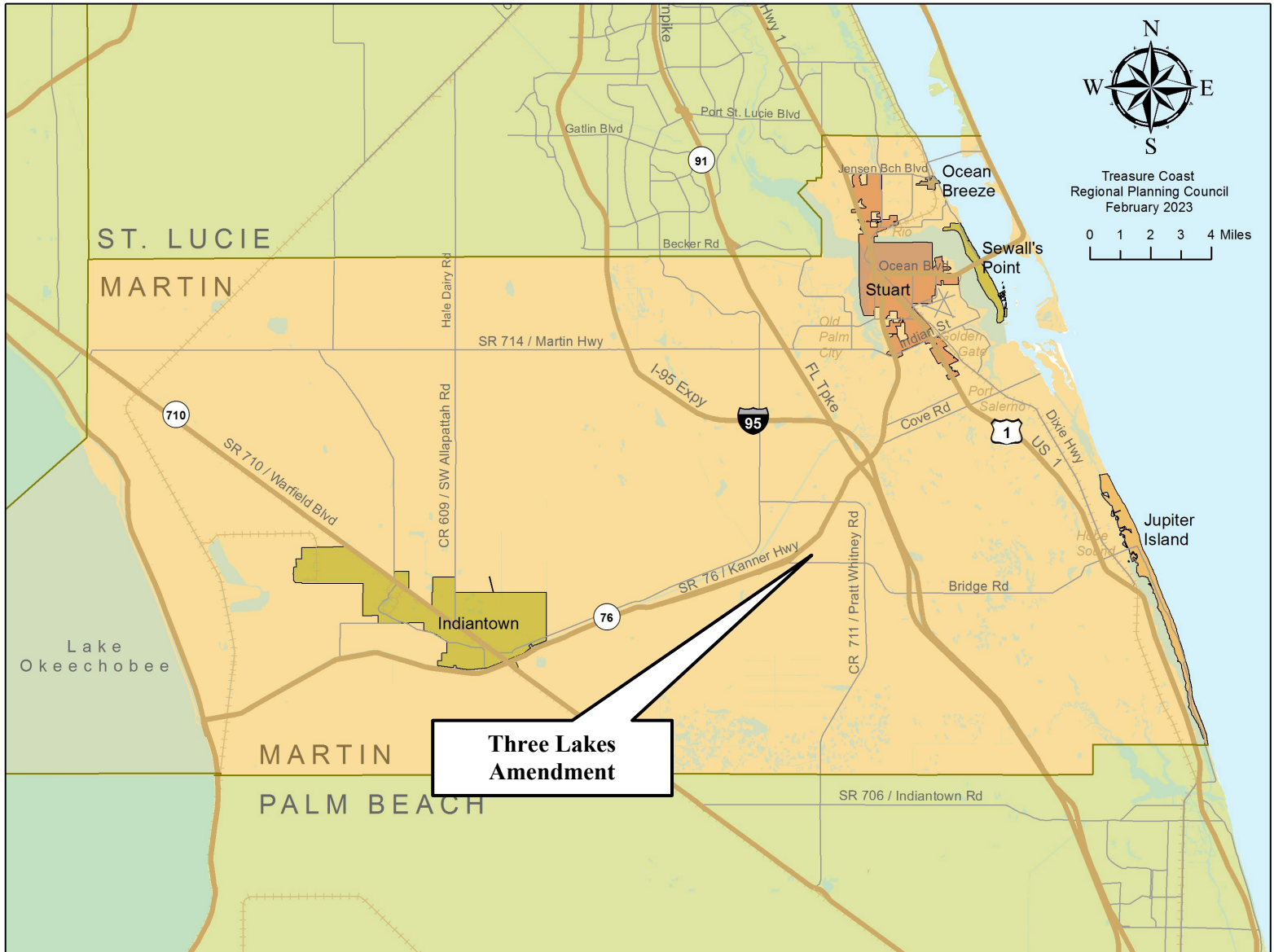


Exhibit 1
General Location Map

Exhibit 2 Aerial Location Map

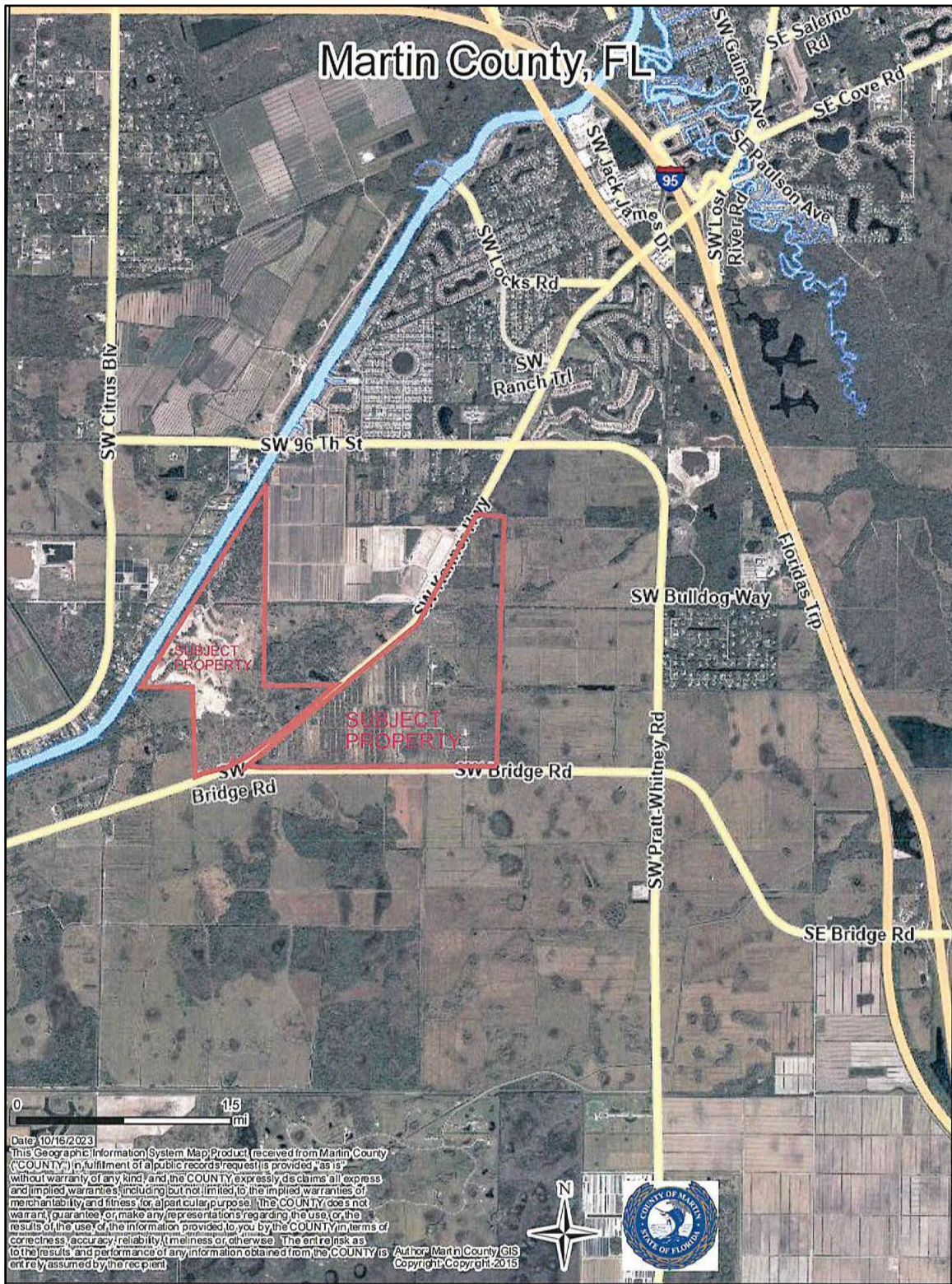


Exhibit 3
Existing Future Land Use Map

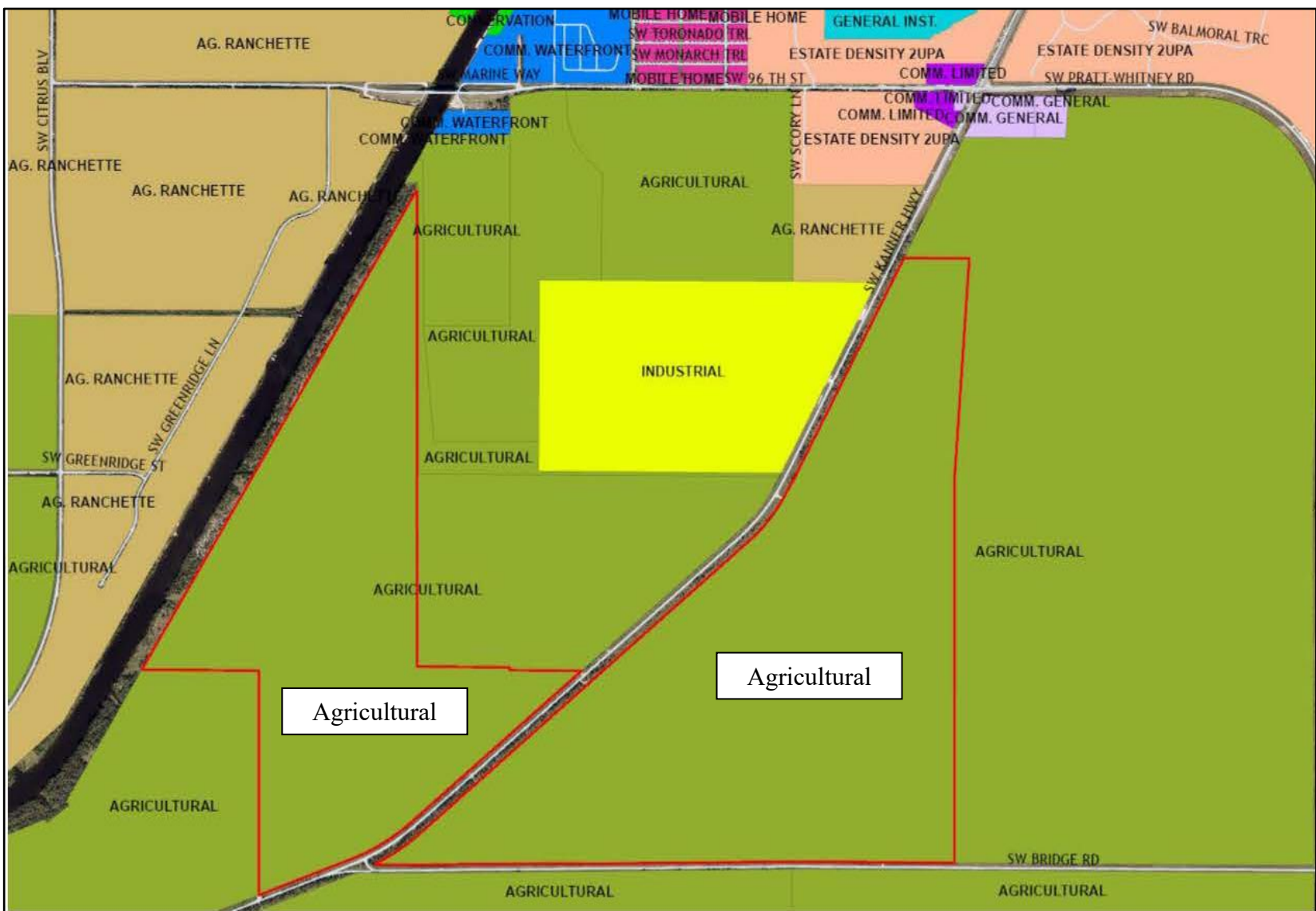
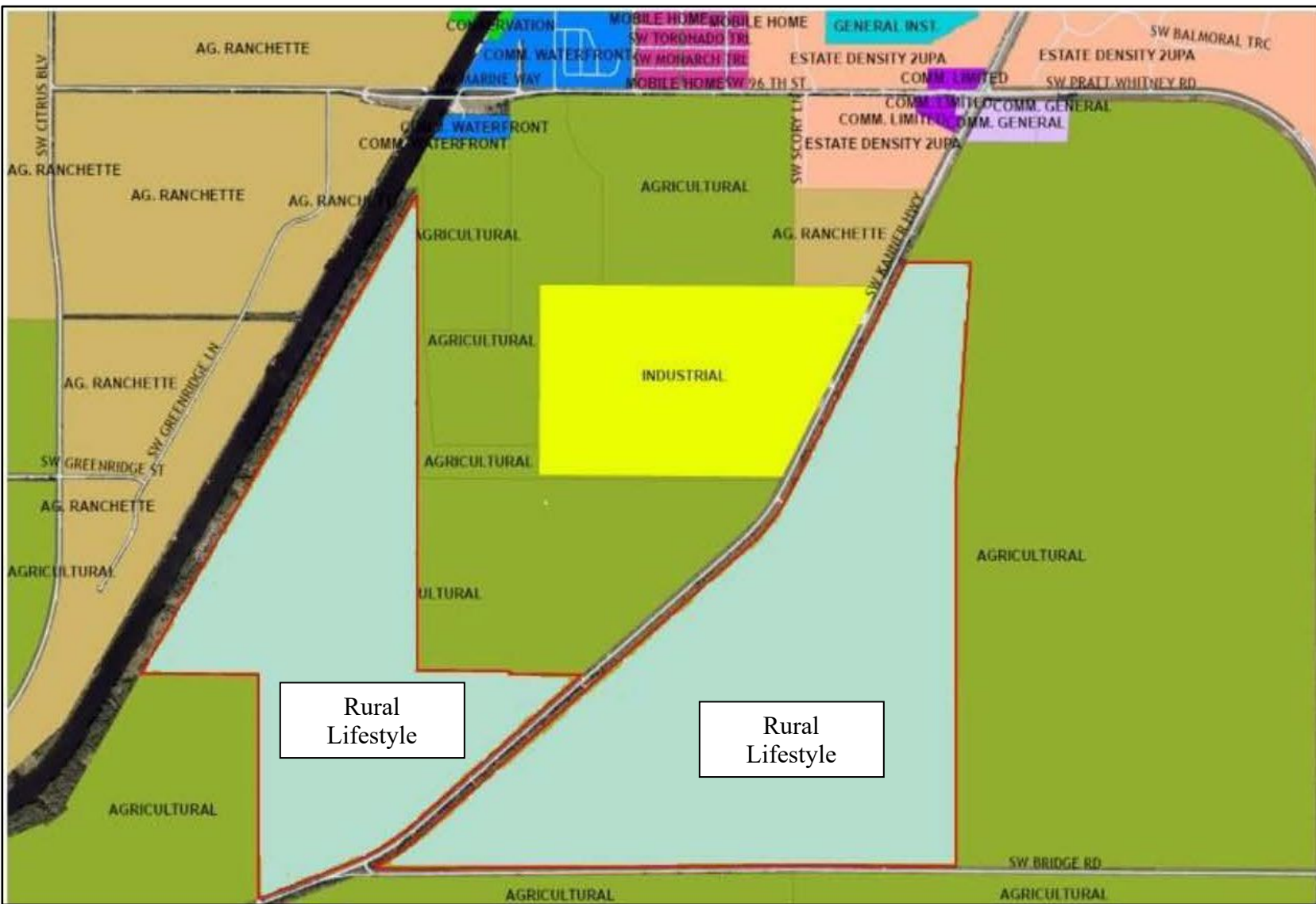


Exhibit 4
Proposed Future Land Use Map



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**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

ORDINANCE NUMBER 1219

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 22-11, THREE LAKES GOLF CLUB LLC, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

WHEREAS, Section 1.11, Comprehensive Growth Management Plan, and Section 163.3184, Florida Statutes, permit amendments to the Comprehensive Growth Management Plan and provide for amendment procedures; and

WHEREAS, on November 2, 2023, the Local Planning Agency considered the proposed Comprehensive Plan Amendment at a duly advertised public hearing; and

WHEREAS, on November 7, 2023, at a duly advertised public hearing this Board considered the amendment and approved such amendment for transmittal to the Division of Community Development; and

WHEREAS, on February 20, 2024, at a duly advertised public hearing, this Board considered the amendment for adoption; and

WHEREAS, this Board has provided for full public participation in the comprehensive planning and amendment process and has considered and responded to public comments; and

WHEREAS, the Board finds the proposed amendment consistent with the goals, objectives and policies of the Comprehensive Growth Management Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:**

**PART I. ADOPTION OF COMPREHENSIVE GROWTH MANAGEMENT PLAN
AMENDMENT 22-11, THREE LAKES GOLF CLUB, LLC.**

Comprehensive Growth Management Plan Amendment CPA 22-11, Three Lakes Golf Club LLC, is hereby adopted as follows: The Future Land Use Map is hereby change from

Agricultural to Rural Lifestyle on the subject ±1,216-acre parcel on both the east and west side of SW Kanner Highway and the north side of SW Bridge Road, east of the Okeechobee Waterway, south of SW 96th Street and west of SW Pratt Whitney Road and is further described in Exhibit A, attached hereto and incorporated by reference.

PART II. CONFLICTING PROVISIONS.

To the extent that this ordinance conflicts with special acts of the Florida Legislature applicable only to unincorporated areas of Martin County, County ordinances and County resolutions, and other parts of the Martin County Comprehensive Growth Management Plan, the more restrictive requirement shall govern.

PART III. SEVERABILITY.

If any portion of this ordinance is for any reason held or declared to be unconstitutional, inoperative or void by a court of competent jurisdiction, such holding shall not affect the remaining portions of this ordinance. If the ordinance or any provision thereof shall be held to be inapplicable to any person, property or circumstance by a court of competent jurisdiction, such holding shall not affect its applicability to any other person, property or circumstance.

PART IV. APPLICABILITY OF ORDINANCE.

This Ordinance shall be applicable throughout the unincorporated area of Martin County.

PART V. FILING WITH DEPARTMENT OF STATE.

The Clerk be and hereby is directed forthwith to scan this ordinance in accordance with Rule 1B-26.003, Florida Administrative Code, and file same with the Florida Department of State via electronic transmission.

PART VI. EFFECTIVE DATE.


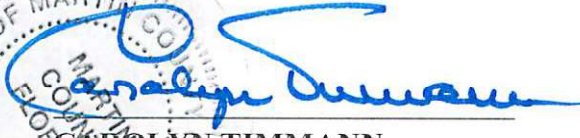
The effective date of this plan amendment, if not timely challenged, shall be 31 days after adoption by the Board of County Commissioners. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

DULY PASSED AND ADOPTED THIS 20TH DAY OF FEBRUARY, 2024.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY:  for
HAROLD E. JENKINS II, CHAIRMAN



CAROLYN TIMMANN,
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


BY: 
SARAH W. WOODS,
COUNTY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION & PCN

PCN: 14-39-40-000-000-00010-3

PARCEL 1

THAT PORTION OF SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF STATE ROAD 76, LESS

60.00 ACRES MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, ALSO BEING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF STATE (NOW COUNTY) ROAD 708, BASED ON WARRANTY DEED, AS SHOWN IN DEED BOOK 55, PAGE 327; THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SECTION 24 AND THE NORTH RIGHT-OF-WAY LINE OF SAID STATE (NOW COUNTY) ROAD 708, A DISTANCE OF 2,008.76 FEET; THENCE RUN NORTH 00 DEGREES, 14 MINUTES, 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE RUN SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2,540.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,250.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS, A DISTANCE OF 850.82 FEE TO THE INTERSECTION WITH SOUTH LINE OF STATE (NOW COUNTY) ROAD 708; THENCE NORTH 89°DEGREES 45 MINUTES 40 SECONDS EAST, ALONG SAID SOUTH LINE OF SAID SECTION 23 AND THE NORTH RIGHT-OF-WAY LINE OF SATE (NOW COUNTY) ROAD 708, A DISTANCE OF 668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 2

THE WEST 53.57 FEET OF TRACT 2, ALL OF TRACT 3, ALL OF TRACT 4 LYING EAST OF THE RIGHT- OF-WAY OF STATE ROAD 76 (KANNER HIGHWAY), ALL OF TRACTS 5 AND 6 AND THE WEST 53.57 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACTS 11, 12, 13 AND 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 19, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 3

THE SOUTH 331.62 FEET OF TRACT 6 LYING EAST OF THE RIGHT-OF-WAY STATE ROAD 76, THE WEST 53.57 FEET OF THE SOUTH 331.62 FEET OF TRACT 7, THE WEST 53.57 FEET OF TRACT 10, ALL OF TRACT 11, THOSE PORTIONS OF TRACT 12 AND 13 LYING EAST OF STATE ROAD 76, ALL OF TRACT 14 AND THE WEST 53.57 FEET OF TRACT 15 IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF THE PLAT OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6.

PARCEL 4

ANY PART OF TRACTS 3 AND 4, AND THE WEST 53.57 FEET OF TRACT 2, IN SECTION 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PALM BEACH (NOW MARTIN) COUNTY, FLORIDA IN PLAT BOOK 3, PAGES 5 AND 6, THAT LIES NORTHERLY OF STATE (NOW COUNTY) ROAD 708.

PARCEL 5

BEING A PARCEL OF LAND IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH AND EAST OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AND NORTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE RUN NORTH 89 DEGREES 45 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 2008.76 FEET (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 708 AS RECORDED IN DEED BOOK 55, PAGE 327); THENCE NORTH 00 DEGREES 14 MINUTES 20 SECONDS WEST, A DISTANCE OF 2,068.96 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76; THENCE SOUTH 50 DEGREES 11 MINUTES 38 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76, A DISTANCE OF 2540.92 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3250.36 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 850.82 FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 59 MINUTES 52 SECONDS TO THE INTERSECTION WITH THE SOUTH LINE OF SECTION 23 (SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE OF ROAD 708; THENCE NORTH 89 DEGREES 45 MINUTES 40" EAST, ALONG THE SOUTH LINE OF SECTION 23, A DISTANCE OF

668.92 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES, MORE OR LESS.

PARCEL 6

THAT PART OF SECTION 14, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, AS SHOWN ON SHEET 7, PLAT BOOK 2, PAGE 35; THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; THE NORTH 65.90 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 23 LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL; AND THE NORTH 65.90 FEET OF THE WEST 350 FEET OF THE SOUTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 39 EAST SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. TOGETHER WITH THE EASEMENT FOR INGRESS, EGRESS AND TRAVEL TO AND FROM STATE ROAD NO. 76 AND THE LANDS DESCRIBED ABOVE, SAID EASEMENT BEING OVER, ACROSS, IN AND UPON THE WEST 100 FEET OF THE SE 1/4, LESS THE WEST 350 FEET THEREOF, OF SECTION 23, AND THAT PART OF THE NE 1/4 OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH OF STATE ROAD NO. 76, TOWNSHIP 39 SOUTH, RANGE 40 EAST, GRANTED BY EASEMENT GRANT DATED JANUARY 21, 1975, FROM SUSAN PHIPPS COCHRAN, ALSO KNOWN AS SUSAN P. COCHRAN, AND FORMERLY KNOWN AS SUSAN P. SANTANGELO, TO PALM BEACH TRUST COMPANY AND JOGN EUGENE PHIPPS, AS EXECUTORS OF THE WILL OF MICHAEL G. PHIPPS, DECEASED, RECORDED IN OFFICIAL RECORDS BOOK 382, PAGE 1330, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 7

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 23, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; THAT PART OF THE SOUTHWEST QUARTER OF SECTION 24 LYING NORTH AND WEST OF STATE ROAD NO. 76, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT A CONCRETE MONUMENT LOCATED AT THE POINT WHERE THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 INTERSECTS THE SOUTHERLY BOUNDARY LINE OF TRACT 6, SECTION 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST, TROPICAL FRUIT FARMS, PLAT BOOK 3, PAGE 6, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, THENCE RUN SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF TRACT 6 A DISTANCE OF 1021.35 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 40 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST A DISTANCE OF 973.29 FEET OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 76;

THENCE RUN NORTH 50 DEGREES 01 MINUTES 32 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 62.53 FEET TO THE POINT OF BEGINNING.

PARCEL 8

THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, LESS THE WEST 350 FEET THEREOF, LYING NORTH AND WEST OF STATE ROAD NO. 76; ALL IN TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOTAL ACREAGE BEING 1,218.934 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING SW BRIDGE ROAD/CR 708 RIGHT-OF-WAY DEDICATION:

A STRIP OF LAND LYING IN SECTIONS 23 AND 24, TOWNSHIP 39 SOUTH, RANGE 40 EAST AND SECTIONS 19 AND 30, TOWNSHIP 39 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23 BEING ON THE NORTH RIGHT-OF- WAY LINE OF SOUTHWEST BRIDGE ROAD (COUNTY ROAD 708); THENCE, NORTH 89°45'41" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 AND SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 649.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST KANNER HIGHWAY (STATE ROAD 76) AND THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 3250.36 FEET, A CENTRAL ANGLE OF 00°24'11" AND A CHORD BEARING AND DISTANCE OF NORTH 64°18'44" EAST, 22.87 FEET;

THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.87 FEET;

THENCE, SOUTH 89°45'41" EAST A DISTANCE OF 628.77 FEET;

THENCE, NORTH 89°27'38" EAST A DISTANCE OF 2663.77 FEET;

THENCE, NORTH 89°26'13" EAST A DISTANCE OF 2714.86 FEET;

THENCE, SOUTH 89°36'08" EAST A DISTANCE OF 2339.27 FEET TO THE EAST LINE OF THE WEST 53.57 FEET OF TRACT 15 ACCORDING TO THE PLAT OF TROPICAL FRUIT FARMS AS RECORDED IN PLAT BOOK 3, PAGES 5 AND 6 OF THE PALM BEACH COUNTY (NOW MARTIN COUNTY), FLORIDA PUBLIC RECORDS;

THENCE, SOUTH 00°02'21" WEST ALONG SAID EAST LINE AND THE SOUTHERLY PROJECTION THEREOF A DISTANCE OF 15.00 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SOUTHWEST BRIDGE ROAD;

THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 4 CALLS;

1. THENCE, NORTH 89°36'08" WEST A DISTANCE OF 2339.08 FEET;

2. THENCE, NORTH 00°05'53" EAST A DISTANCE OF 5.00 FEET;
3. THENCE, SOUTH 89°26'13" WEST A DISTANCE OF 2714.34 FEET;
4. THENCE, SOUTH 89°27'38" WEST A DISTANCE OF 2664.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.188 ACRES, MORE OR LESS

TOTAL ACREAGE BEING 1,216.746 ACRES, MORE OR LESS.

US targets Houthis; airstrikes hit Gaza

Blinken to return to Middle East for talks on aid, hostages, enclave's future after the war

Christopher Cann
USA TODAY

The U.S. military on Thursday launched its latest attack on Houthi military assets, destroying a ground control station and 10 one-way drones in areas of Yemen under the group's control.

The targets were destroyed "in self defense" as "they presented an imminent threat to merchant vessels and the U.S. Navy ships in the area," according to a news release from U.S. Central Command. "This action will protect freedom of navigation and make international waters safer and more secure for U.S. Navy vessels and merchant vessels."

Hours earlier, U.S. forces shot down a ballistic missile fired "from Houthi-controlled areas of Yemen," and the USS Gravelly on Tuesday shot down an anti-ship cruise missile launched by the militant group, Central Command said. The military also destroyed three Iranian drones in the area.

European Union foreign policy chief Josep Borrell said Wednesday that U.S. plans to launch a mission in the Red Sea over the next three weeks to defend commercial shipping against Houthi attacks. Borrell said the EU's foreign ministers are expected to approve the mission when they meet on Feb. 19.

In Gaza, meanwhile, the Israeli military said it carried out operations at a Hamas compound in the north, killed "dozens" of militants in central Gaza and destroyed a long range missile launcher in the southern city of Khan Younis. Israeli airstrikes were reported across the enclave Thursday.

Israel's offensive was prompted by Hamas' Oct. 7 attack in southern Israel, which killed 1,200 people, mostly civilians. Militants took about 250 people hostage, according to Israeli authorities.

At the National Prayer Breakfast on Thursday, President Joe Biden said he's working "day and night" to bring home the remaining hostages, ease the humanitarian crisis in Gaza and to strike a two-state solution that secures an "enduring peace" between Israelis and Palestinians.

The president said he spoke with the families of the three U.S. service members who were killed Sunday in a drone strike in Jordan. On Friday, Biden will attend the dignified transfer of the fallen soldiers' remains at Dover Air Force Base in Delaware.

Biden was expected to issue an executive order Thursday targeting Israeli settlers in the occupied West Bank who have been attacking Palestinians, the Associated Press reported.

Blinken to return to Mideast for 5th trip since war started

U.S. Secretary of State Antony Blinken is set to return to the Middle East

in the coming days for further discussions around the release of hostages, postwar Gaza's governance and the increase of aid into the besieged enclave, National Security Council spokesman John Kirby said.

"These negotiations, our negotiations, are very, very active," Kirby said. "We believe that the discussions have been productive. They've been moving in the right direction."

Blinken's fifth trip to the region since Israel declared war against Hamas comes amid indirect hostage negotiations between Israel and Hamas and as fears grow over a wider war.

On Tuesday, Israeli Prime Minister Benjamin Netanyahu rejected Hamas' two main demands for a cease-fire: that Israel withdraw its troops from Gaza and release thousands of Palestinian prisoners.

However, over 100 Palestinians who were detained in Israel were released into Gaza on Thursday, CNN reported, citing the Gaza Crossings Authority.

South Africa: 'Israel believes it has license to do as it wishes'

South Africa is pointing to the continuing high number of civilian deaths in Gaza as evidence Israel is ignoring last week's preliminary ruling from the U.N.'s top court urging the Israelis to protect civilians as they pursued Hamas militants.

The number of Palestinians killed in Gaza is



Bombardments damaged 18% of all structures in Gaza in the first two months of the war, an assessment found, and an estimated 1.9 million people, or nearly 85% of the population of Gaza, have been displaced.

JACK GUEZ/AFP VIA GETTY IMAGES

over 27,000, according to the Health Ministry, which does not differentiate between civilian and combatant deaths. That includes 150 people in the last 24 hours and hundreds since the International Court of Justice ordered Israel Friday to do all it can to prevent death, destruction and acts of genocide against Palestinians in the territory. The ruling stems from South Africa's accusation of genocide against Israel.

"I believe the rulings of the court have been ignored," South African Foreign Minister Naledi Pandor said. "Hundreds

of people have been killed in the last three or four days. And clearly Israel believes it has license to do as it wishes."

Pandor said South Africa would explore proposing other measures but did not specify which ones.

UN: Gaza's economy may take 70 years to recover

If the war in Gaza ended and an intensive reconstruction began immediately, it may take 70 years for the territory's gross domestic product per capita to return to its prewar level, according to

a preliminary U.N. assessment of the economic impact of the war.

The annual GDP of Gaza declined by an estimated 24%, or \$655 million, last year. And the slow growth of GDP in the decades before the war will likely continue after it's ended, leading to a slow economic recovery, stated the report by the U.N. Conference on Trade and Development.

In an assessment of the first two months of the war by the U.N. Satellite Center, bombardments damaged 18% of all structures in Gaza, the assessment found, adding that an estimated 1.9

million people, or nearly 85% of the population of Gaza, have been displaced.

Meanwhile, the U.N.'s Palestinian refugee agency may be forced to shut down by March if funding is not restored.

This week, the U.S. and several other nations pulled funding for the agency after Israel briefed them on intelligence that at least a dozen UNRWA employees had ties to the Oct. 7 Hamas attack on Israel and 10% of its 12,000-plus workers in Gaza have ties to militant groups, the Wall Street Journal reported.

NOTICE OF PUBLIC HEARING

The Board of County Commissioners will conduct a public hearing on Tuesday, February 20, 2024, beginning at 9:00 A.M., or as soon thereafter as the item may be heard, to consider adoption of the following ordinance:

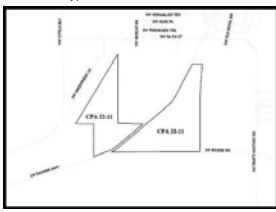
AN ORDINANCE OF MARTIN COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLAN AMENDMENT 22-11, THREE LAKES GOLF CLUB LLC, AMENDING THE FUTURE LAND USE MAP OF THE MARTIN COUNTY COMPREHENSIVE GROWTH MANAGEMENT PLAN; PROVIDING FOR CONFLICTING PROVISIONS, SEVERABILITY, AND APPLICABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, AND AN EFFECTIVE DATE.

Three Lakes Golf Club, LLC (AKA Apogee) has requested a change to the Future Land Use Map from Agricultural (allowing one unit per 20 acres) to Rural Lifestyle (allowing one unit per 20 acres) on ±1,216.2 acres located west and east of SW Kanter Highway, approximately 2.4 miles southwest of I-95 at 10980 SW Apogee Drive.

All interested persons are invited to attend and be heard. The meeting will be held in the Commission Chambers on the first floor of the Martin County Administrative Center, 2401 S.E. Monterey Road, Stuart, Florida. Written comments may be mailed to: Paul Schilling, Director, Martin County Growth Management Department, 2401 S.E. Monterey Road, Stuart, Florida 34996. For further information, including copies of the original application documents or agenda items, contact Carolyn Grunwald, Planner, Growth Management Department at (772) 288-5495.

Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the ADA Coordinator at (772) 320-3131, or the Office of the County Administrator at (772) 288-5400, or in writing to 2401 S.E. Monterey Road, Stuart, FL, 34996, no later than three days before the hearing date. Persons using a TTY device, please call 711 Florida Relay Services.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.



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