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Of Counsel:

ROBERT A. GOLDMAN

M. LANNING FOX (Retired)

GEORGE W. BUSH, JR. (1964-2019)

November 15, 2024

Deanna Freeman
Village Development Director
Village of Indiantown
16550 SW Warfield Boulevard
Indiantown, Florida 34956



Re: Future Land Use Map Application – Beskar Investments, LLC

Dear Ms. Freeman:

Please find enclosed Beskar Investments, LLC’s (“Applicant”) General Development Application for the assignment of a future land use map designation for the properties described on Attachment A to this letter. This application and rezoning request includes the following supporting documentation:

1. General Development Application;
2. Survey of Property;
3. Justification Statement;
4. Description of Surrounding Land Uses and Properties;
5. Location Map;
6. Existing Future Land Use Designation (unincorporated Martin County);
7. Existing Village of Indiantown Future Land Use Map;
8. Proposed Village of Indiantown Future Land Use Map, including the Subject Property;
9. Deed demonstrating ownership interest of Applicant;
10. Traffic Analysis;
11. Legal Description;
12. Village Boundaries (with subject Property highlighted);
13. Village Boundaries (aerial); and
14. Soils Map.

The applicable completeness determination fee is enclosed.

Simultaneously with the submittal of the General Development Application to assign future land use designation to the subject properties, the Applicant is filing an annexation request for the subject property and an application for a rezoning of the subject property. The Applicant is requesting an Industrial (Light) future land use designation and a Light Industrial zoning designation.

We would ask that Village staff process the enclosed application and confirm completeness of the request. Upon completion of the completeness determination, we will provide the full application fee and any additional documentation requested or required.

Should there be questions, or anything further required, please contact me.

Sincerely,



Tyson Waters, Esq.

TJW

Enclosures

cc: client

Wade Vose, Esq., Village Attorney (*via email only*)

Taryn Kryzda, Village Manager (*via email only*)

Attachment A
Legal Description

SPRAYFIELD PARCEL 1:

TRACTS 19 TO 64 INCLUSIVE, OF BLOCK "A", INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO,

THAT 35-FOOT STRIP OF LAND ADJOINING TRACT 19 THROUGH 39 ON THE EAST AND TRACTS 39 AND 40 ON THE NORTH WHICH WERE FORMERLY ROADS, AS THE SAME IS SHOWN ON THE PLAT OF INDIANTOWN FARMS, FILED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED:

A PARCEL OF LAND LYING IN PARTS OF TRACTS 22, 23, 24, 25, 54, 55, 56, 57, BLOCK "A" INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEAR SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF SAID LOT 23, BLOCK "A", INDIANTOWN FARMS, A DISTANCE OF 1267.38 FEET FOR THE POINT OF BEGINNING. THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 443.33 FEET; THENCE BEAR SOUTH 89 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 900.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 456.67 FEET TO THE POINT OF BEGINNING.

SPRAYFIELD PARCEL 2:

A PARCEL OF LAND LYING IN PARTS OF TRACTS 22, 23, 24, 25, 54, 55, 56, 57, BLOCK "A", INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEAR SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF SAID LOT 23, BLOCK "A", INDIANTOWN FARMS, A DISTANCE OF 1267.38 FEET FOR THE POINT OF BEGINNING. THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 443.33 FEET; THENCE BEAR SOUTH 89 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 900.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 456.67 FEET TO THE POINT OF BEGINNING.

SPRAYFIELD PARCEL 5:

LOTS 1 THRU 18, INCLUSIVE AND LOTS 65 THRU 68 INCLUSIVE BLOCK "A", INDIANTOWN FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A 35 FOOT WIDE STRIP OF LAND, LYING EAST OF, CONTIGUOUS TO AND PARALLEL WITH SAID LOT 1 AND SAID LOTS 8 THRU 18, INCLUSIVE, INDIANTOWN FARMS.



DEVELOPMENT APPLICATION

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND ALL ATTACHMENTS TO THE APPLICATION AND THAT THE FACTS STATED IN IT ARE TRUE.

INITIALS

A INSTRUCTIONS		B OFFICE USE ONLY	
☒ Please print or type all information. The application must be filled out accurately and completely. Answer all questions including criteria where an item might not be applicable, in which case write N/A (Not Applicable).		Main Project Application No.	Application Received Date
☒ Please refer to the appropriate Submittal Checklist for all additional documents, in conjunction with this application, due at time of first submittal.		Escrow No.	
2 APPLICATION TYPE (Check all the applicable development applications)			
	Abandonment/Vacation of Right-of-Way or Easement	X	Land Use Plan Map Amendment
	Administrative Variance		Major Site Plan / Site Plan Amendment
	Alcohol Beverage License		Minor Administrative Site Plan / Site Plan Amendment
X	Annexation or Contraction		Minor Site Plan/ Site Plan Amendment
	Appeal		Planned Development
	Conditional Use		Plat / Plat Exemption / Plat Waiver
	Comprehensive Plan Text Amendment		Research
	Dedication of Right-of-Way or Easement	X	Rezoning
	Development Agreement / Amendment		Special Exception
	Dry Run Plan Review		Variance
	Flood Plain Variance		Vested Rights
	Land Development Code Amendment		Zoning Interpretation / Verification Letter
3 PROJECT DESCRIPTION			
Project Location — Parcel ID Number(s):			
22-39-38-001-001-00010-7; 22-39-38-001-001-00190-9; and 22-39-38-001-001-00220-3			
Development / Project Name		Beskar Investments LLC	
Development / Project Address		18497 SW Warfield Blvd. - located on the north side of SW Warfield Blvd, between SW Fox Brown Road and SW Allapattah Road	
Valuation of Proposed Development		TBD	
Current Use(s) of Property		Vacant Land	
Proposed Use(s) of Property		Light Industrial	
Residential Use(s) / Unit Type(s)		None	
Number of Residential Units		None	
Non-residential Total Building Gross SF		TBD	
Site Area (SF & Acres)		678.96, more or less	

3 TEAM MEMBERS CONTACT INFORMATION (Combination of multiple titles is permitted, e.g. Agent & Architect)

Select Title: Agent / Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: Tyson Waters, Esq. Company: Fox McCluskey Bush Robison, PLLC

Telephone No.: 772-287-4444 E-mail: twaters@foxmccluskey.com

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other: Traffic Engineer

Name: Luke Lambert, AICP, PTP Company: Traffic & Mobility Consultants

Telephone No.: 772-781-7918 E-mail: lukel@trafficmobility.com

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other: Surveyor

Name: Gary Williams, PSM Company: F.R.S. and Associates, Inc.

Telephone No.: E-mail: garyefrsurvey.com

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: Company:

Telephone No.: E-mail:

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: Company:

Telephone No.: E-mail:

Select Title: Planner / Architect / Landscape Architect / Engineer / Land Use Attorney / Other:

Name: Company:

Telephone No.: E-mail:

4 PROPERTY OWNER INFORMATION

Name: Beskar Investments LLC Signature: Jerry L. Emmert

Telephone No.: 715-377-2940 E-mail: jerry@midwestagsupply.com

Address: 1881 140th Avenue, Baldwin, Wisconsin 54002

NOTARIZATION

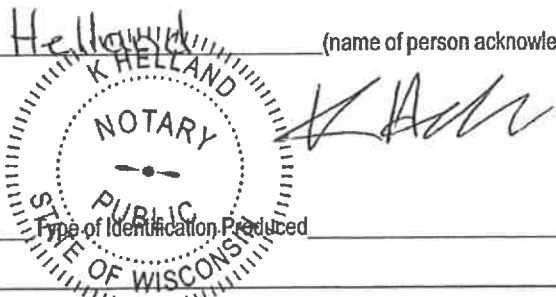
STATE OF Wisconsin / COUNTY OF St. Croix

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 10th day of October, 2024, by K. Helland (name of person acknowledging)

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☒ OR Produced Identification ☐ Type of Identification Produced



AGENT AUTHORIZATION FORM

Parcel Id(s) 22-39-38-001-001-00010-7; 22-39-38-001-001-00190-9; and 22-39-38-001-001-00220-3

Subject Site Address 18497 SW Warfield Blvd. - located on the north side of SW Warfield Blvd,
between SW Fox Brown Road and SW Allapattah Road

Property Owner Beskar Investments LLC

The undersigned, registered property owners of the subject site, do hereby authorize

Tyson Waters of Fox McCluskey Bush Robison, PLLC
(Contractor / Agent) (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this application and all standard and special conditions associated.

Agent Address 2301 SE Monterey Road, Suite 201

Business Phone 772-287-4444 Mobile _____

E-mail twaters@foxmccluskey.com

We hereby certify the above information submitted in this application is true and accurate to the best of our knowledge.

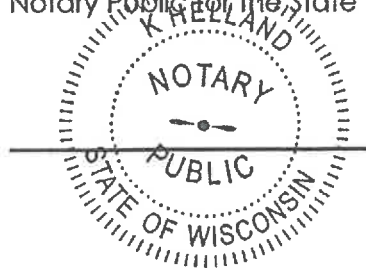
[Signature]
Owner Signature

[Signature]
Agent Signature (to accept authorization)

Wisconsin
STATE OF ~~FLORIDA~~
COUNTY OF St. Croix

Sworn and subscribed before me this 10th day of October, 2024.

[Signature]
Signature of Notary Public
Notary Public for the State of Florida



My Commission Expires
8/26/27

APPLICANT'S AFFIDAVIT FORM

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I/WE), Beskar Investments LLC, being first duly sworn, depose and say that (I am/We are) the ☒ owner ☐ tenant of the property described, and which is the subject matter of the proposed project and any related public hearing.

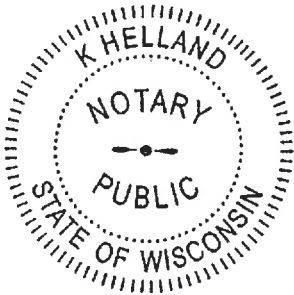
Jerry L. Emmert 10-10-2024
Signature and Date

Signature and Date

Sworn to and subscribed to before me this 10th day of October, 2024

Notary Public [Signature]

Commission Expires 8/26/27



CORPORATION AFFIDAVIT

(I/WE), Beskar Investments LLC, being first duly sworn, depose and say that (I am/We are) the ☒ President ☐ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☒ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Beskar Investments LLC

Name of Corporation

Attest: _____



Jerry Emt
Authorized Signature

President

Office Held

(Corp. Seal)

Sworn to and subscribed to before me this 10th day of October, 2024

Notary Public _____



Commission Expires _____

8/26/27

PARTNERSHIP AFFIDAVIT

(I/WE) _____, being first duly sworn, depose and say that
(I am/We are) partners of the hereinafter named partnership, and as such, have been authorized to file
this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property
described herein which is the subject matter of the proposed hearing.

Name of Partnership

By _____ %

By _____ %

By _____ %

By _____ %

Signature

STATE OF FLORIDA:
COUNTY OF _____

Sworn and subscribed before me this _____ day of _____, 20____.

Signature of Notary Public
Notary Public, for the State of Florida

My Commission Expires

ATTORNEY AFFIDAVIT

I, Tyson Waters, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

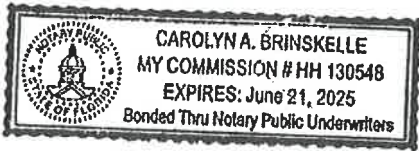
T. Waters
Signature

STATE OF FLORIDA
COUNTY OF Martin

Sworn and subscribed before me this 4th day of November, 2024.

Carolyn A. Brinskelle
Signature of Notary Public
Notary Public, for the State of Florida

My Commission Expires
6-21-2025



DISCLOSURE OF INTEREST FORM

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

<u>Beskar Investments LLC</u>	
Corporation Name	
Name, Address and Office	Percentage of stock
<u>Jerry L. Emmert</u>	<u>50%</u>
<u>James A. Emmert</u>	<u>50%</u>
<u></u>	<u></u>
<u></u>	<u></u>

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

<u></u>	
Trust Name	
Name, Address and Office	Percentage of stock
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each.
NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Name, Address and Office	Percentage of stock
_____	_____
_____	_____
_____	_____
_____	_____

Signature

STATE OF FLORIDA:
COUNTY OF _____

Sworn and subscribed before me this _____ day of _____, 20____.

Signature of Notary Public
Notary Public, for the State of Florida

My Commission Expires

Sec. 12-2(8) Cost Recovery.

COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of all applicable fees involved as part of my application process. These fees include but are not limited to application fees, postage, advertising, attorney fees and any outside contractors, agents or consultants **regardless of the outcome of the public hearing.**

Please type or print the following:

Date: 10/10/2024

Full Name: Beskar Investments LLC

Current Address: 1881 140th Avenue City: Baldwin

State: Wisconsin Zip: 54002

Telephone Number (715) 377-2940 Email: Jerry@midwesttag supply.com

Jerry L. Ernst
Signature

Wisconsin
STATE OF ~~FLORIDA~~
COUNTY OF St Croix

Sworn and subscribed before me this 10th day of October, 2024.

[Signature]
Signature of Notary Public
Notary Public, for the State of ~~Florida~~
Wisconsin

My Commission Expires
8/26/27

Pursuant to Chapter 12, Sec. 12-2(8) Cost Recovery of the Village of Indiantown Land Development Regulations.

Sec. 12-2 (11). – Withdrawal of Development Applications and Refund of Fees.

Pursuant to Chapter 12(11) of the Village Land Development Code (LDR), an application for development review may be withdrawn at any time. For applications filed in accordance with the LDR and subsequently withdrawn, the applicant may request a fee refund. The refund request must be made on a form provided by the Village. The amount of refund will be based on the point in time of the review process when the application withdrawal is initiated by the applicant. The refund schedule is as follows: a. 75 percent prior to staff review or legal advertisement (whichever comes first). b. 25 percent prior to drafting of the staff report. c. 15 percent 10 business days prior to the village council hearing on the application. d. No refund shall be granted if an applicant withdraws the application at the village council meeting in which the application is scheduled to be heard.

I Beskar Investments LLC, have read and understand the refund policy related to Land Development Fees in the Village of Indiantown.

APPLICANTS, PLEASE

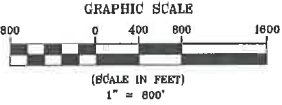
-----DO NOT WRITE BELOW THIS LINE-----

Received Date: _____

Fee Paid: Yes ☐ No ☐ Amount Paid: _____ Cash ☐ Check ☐ # _____

Received by: _____

Application Number: _____
Application Number: _____
Application Number: _____
Application Number: _____



ABBREVIATIONS

- AC. = ACRES
CCR = CERTIFIED CORNER RECORD
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
CMP = CORRUGATED METAL PIPE
(D) = DEED CALL
DB = DEED BOOK
EL. = ELEVATION
FD = FOUND
ID = IDENTIFICATION
IRC = IRON ROD AND CAP
LB = LICENSED BUSINESS
MON. = MONUMENT
ORB = OFFICIAL RECORD BOOK
(P) = PLAT BEARING OR DISTANCE (PB 1, PG. 80)
PG. = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
RW = RIGHT-OF-WAY
RGE. = RANGE
SF = SQUARE FEET
TWN. = TOWNSHIP
(M) = MEASURED

LEGEND

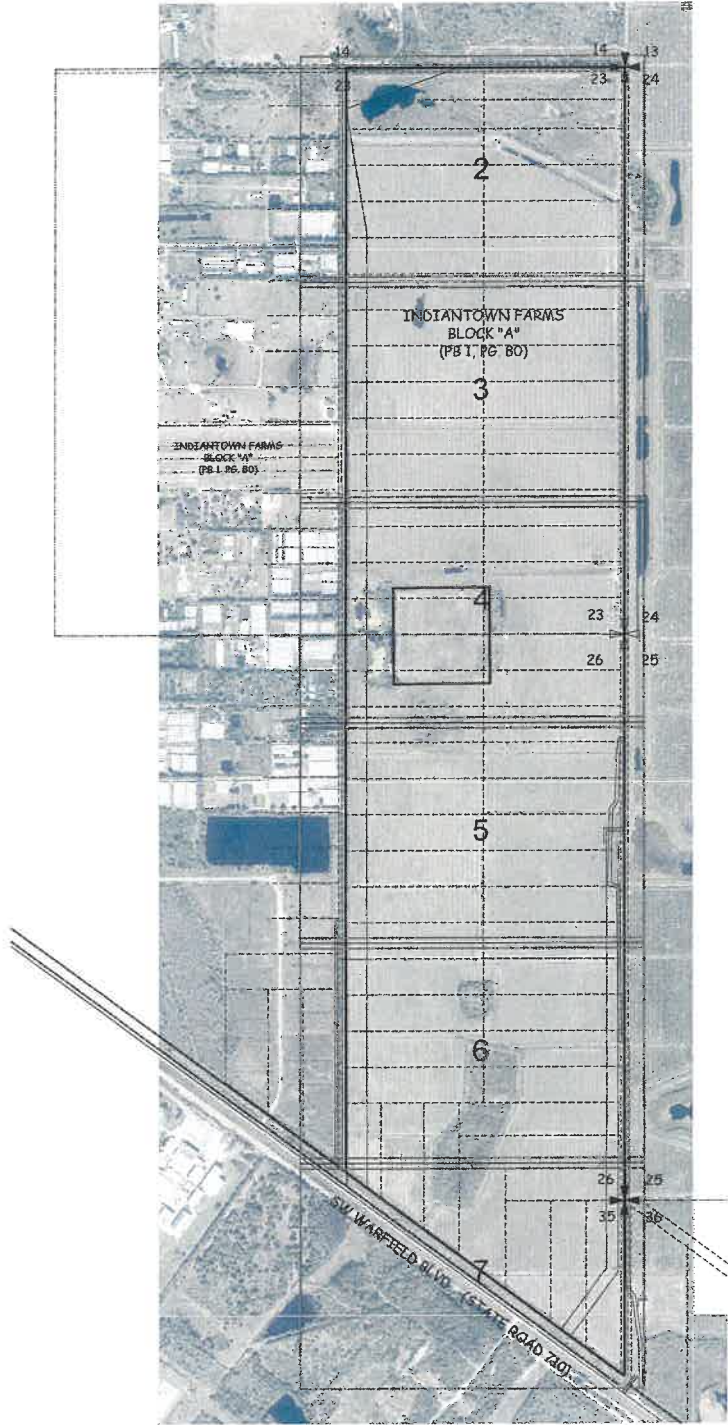
- = CONCRETE POWER POLE
—x— = GUY WIRE ANCHOR
⑩ = TITLE COMMITMENT EXCEPTION NUMBER
⊕ = WELL
—□— = WOOD POWER POLE
—X— = FENCE (AS DESCRIBED)
—oe— = OVERHEAD ELECTRIC LINES
—TOE— = TOE OF SLOPE
—TOB— = TOP OF BANK
14 13
23 24 = SECTION CORNER (CALCULATED)
23 24
26 25 = SECTION CORNER (FOUND)
14
23 = SECTION QUARTER CORNER (CALCULATED)

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON REFER TO NORTH LINE OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 38 EAST. LINE IS SAID TO BEAR SOUTH 89°59'59" EAST STATE PLANE GRID SYSTEM. ALL OTHER BEARINGS ARE RELATIVE THERETO.
- ALL DISTANCES AND BEARINGS SHOWN HEREON ARE GRID DISTANCES AND GRID BEARINGS AND ARE SHOWN IN U.S. SURVEY FEET.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS FIRM FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD THAT MAY AFFECT THE SUBJECT SITE.
- ALL UNDERGROUND UTILITIES AND FOUNDATIONS ARE NOT LOCATED OR SHOWN.
- ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. '88).
- COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM 1983 DATUM WITH THE 2011 ADJUSTMENT FOR FLORIDA EAST ZONE.
- HORIZONTAL AND VERTICAL CONTROL USED: NATIONAL GEODETIC SURVEY (NGS) MONUMENTS
"1516" NORTHING = 983,703.94, EASTING = 820,218.59 EL. = 38.21 (NAVD88/2011);
"K516" NORTHING = 987,723.28, EASTING = 814,753.20, EL. = 38.31 (NAVD88/2011);
- THE RIGHT-OF-WAYS, EASEMENTS AND ENCUMBRANCES SHOWN HEREON ARE ACCORDING TO THE TITLE COMMITMENT REPORT PREPARED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY, FILE NO. 27077470, EFFECTIVE DATE JUNE 27, 2024 @ 8:00 PM. ALL RIGHT-OF-WAYS AND ENCUMBRANCES CONTAINED THEREIN ARE SET FORTH IN THIS SURVEY.
- THIS SURVEY WAS PERFORMED UTILIZING TRIMBLE REAL TIME KINEMATIC GPS (RTK GPS) SURVEY EQUIPMENT FOR THE HORIZONTAL AND VERTICAL INFORMATION SHOWN HEREON.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (EL. N/A) ACCORDING TO F.I.R.M. FLOOD INSURANCE RATE MAP NO.'S
12085C0250G, DATED 03/15/2015,
12085C0250G, DATED 03/15/2015,
12085C0275G, DATED 03/16/2015.

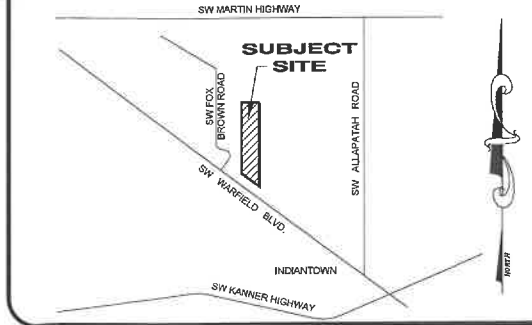
SHEET INDEX

- | | |
|-----|----------------------------|
| 1 | KEY MAP AND SIGNATURE PAGE |
| 2-7 | BOUNDARY SURVEY |



TITLE EXCEPTIONS

- 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 COMMITMENT. RESPONSE: NOT A SURVEY MATTER.
- FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. RESPONSE: NOT A SURVEY MATTER.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. RESPONSE: NOT A SURVEY MATTER.
- CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. RESPONSE: NOT A SURVEY MATTER.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. RESPONSE: NONE SUPPLIED TO SURVEYOR OR KNOWN BY SURVEYOR.
- ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED, AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS. RESPONSE: NOT A SURVEY MATTER.
- GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING TITLE SEARCHED. RESPONSE: NOT A SURVEY MATTER.
- ALL MATTERS CONTAINED ON THE PLAT OF INDIANTOWN FARMS, AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: SHOWN ON SURVEY.
- RIPIARIAN AND/OR LITTORAL RIGHTS AS THEY AFFECT THAT PORTION OF TRACT 62, BLOCK A, AS SET FORTH IN DEED BOOK 31, 112, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECT TRACT 62, DRAINAGE EASEMENT ALONG EAST BOUNDARY, SIZE IS UNSPECIFIED AND THEREFORE UNPLOTTABLE.
- OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED RECORDED IN DEED BOOK 47, PAGE 230, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN. THE RIGHTS OF ENTRY AND/OR EXPLORATION HAVE BEEN RELEASED OR ELIMINATED OF RECORD. RESPONSE: AFFECTS TRACTS 22-55, IN A BLANKET NATURE, NONPLOTTABLE.
- OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED RECORDED IN DEED BOOK 58, PAGE 190, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN. THE RIGHTS OF ENTRY AND/OR EXPLORATION HAVE BEEN RELEASED OR ELIMINATED OF RECORD. RESPONSE: AFFECTS TRACTS 1, 4-23, 58-61 AND 63-68, IN A BLANKET NATURE, NONPLOTTABLE.
- RIGHT OF WAY AGREEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 279, PAGE 117, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- EASEMENT AGREEMENT FOR ROAD PURPOSES RECORDED IN OFFICIAL RECORD BOOK 531, PAGE 607, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: MARTIN COUNTY RELEASES / CLOSES 35' ROAD RIGHT OF WAY ALONG WEST SIDE OF SUBJECT PARCEL AND CREATES A 5' INTEREST FOR ACCESS FOR OWNERS. SHOWN ON SURVEY.
- EASEMENT AGREEMENT FOR VEHICULAR AND PEDESTRIAN TRAVEL RECORDED IN OFFICIAL RECORDS BOOK 531, PAGE 610 AND SUPPLEMENT TO EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 689, PAGE 1165, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS SUBJECT PARCEL, LIES IN TRACTS 1-3, 8 AND 9 BLOCK "B", SHOWN ON SURVEY.
- COVENANT RUNNING WITH THE LAND AND COVENANT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 531, PAGE 815, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: DRAINAGE RIGHTS, NOT A SURVEY MATTER.
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 580, PAGE 2108, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- ACCESS EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 1182, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- AERIAL EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 1184, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS 35' ROAD RIGHT OF WAY ALONG THE EAST SIDE OF TRACTS 40-45, SHOWN ON SURVEY.
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 1186, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS TRACTS 40-64, SHOWN ON SURVEY.
- EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 1197, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS TRACTS 7, 64-68, SHOWN ON SURVEY.
- ACCESS EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 965, PAGE 1199, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS 35' ROAD RIGHT OF WAY ALONG WEST LINE OF TRACTS 7, 63-65, SHOWN ON SURVEY.
- EASEMENT AGREEMENT FOR ACCESS, INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 1580, PAGE 1330, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS SUBJECT PARCEL ALONG EAST LINE, SHOWN ON SURVEY.
- EASEMENT AGREEMENT FOR ACCESS, INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 1580, PAGE 1344, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. RESPONSE: AFFECTS SUBJECT PARCEL ALONG EAST LINE, SHOWN ON SURVEY.
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. RESPONSE: NOT A SURVEY MATTER.
- RIGHTS OF TENANTS AND/OR PARTIES IN POSSESSION, AND ANY PARTIES CLAIMING, BY THROUGH OR UNDER SAID TENANTS OR PARTIES IN POSSESSION, AS TO ANY UNRECORDED LEASES OR RENTAL AGREEMENTS. RESPONSE: NOT A SURVEY MATTER.



LEGAL DESCRIPTIONS

SPRAYFIELD PARCEL 1:

TRACTS 19 TO 64 INCLUSIVE, OF BLOCK "A", INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO,

THAT 35-FOOT STRIP OF LAND ADJOINING TRACT 19 THROUGH 39 ON THE EAST AND TRACTS 39 AND 40 ON THE NORTH WHICH WERE FORMERLY ROADS, AS THE SAME IS SHOWN ON THE PLAT OF INDIANTOWN FARMS, FILED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED:

A PARCEL OF LAND LYING IN PARTS OF TRACTS 22, 23, 24, 25, 54, 55, 56, 57, BLOCK "A", INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEAR SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF SAID LOT 23, BLOCK "A", INDIANTOWN FARMS, A DISTANCE OF 1267.38 FEET FOR THE POINT OF BEGINNING, THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 443.33 FEET; THENCE BEAR SOUTH 89 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 900.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 456.67 FEET TO THE POINT OF BEGINNING.

SPRAYFIELD PARCEL 2:

A PARCEL OF LAND LYING IN PARTS OF TRACTS 22, 23, 24, 25, 54, 55, 56, 57, BLOCK "A", INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEAR SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF SAID LOT 23, BLOCK "A", INDIANTOWN FARMS, A DISTANCE OF 1267.38 FEET FOR THE POINT OF BEGINNING, THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 443.33 FEET; THENCE BEAR SOUTH 89 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 900.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 456.67 FEET TO THE POINT OF BEGINNING.

SPRAYFIELD PARCEL 3: (EASEMENT ONLY)

THE EAST 15 FEET OF LOTS 1, 8 AND 9, IN BLOCK "B" AND THE SOUTHERLY 15 FEET OF LOTS 1, 2 AND 3, SAID BLOCK "B", OF INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (EASEMENT ONLY AS IN OFFICIAL RECORDS BOOK 531, PAGE 610.)

SPRAYFIELD PARCEL 4:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

THAT 35 FOOT STRIP OF LAND IDENTIFIED AS ROAD ON THE PLAT OF INDIANTOWN FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1 AT PAGE 80 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, RUNNING ALONG THE WESTERLY LINE OF BLOCK A OF SAID SUBDIVISION FROM WARFIELD HIGHWAY TO THE NORTHERLY LINE OF SECTION 23 OF SAID SUBDIVISION.

SPRAYFIELD PARCEL 5:

LOTS 1 THRU 18, INCLUSIVE AND LOTS 85 THRU 88 INCLUSIVE BLOCK "A", INDIANTOWN FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A 35 FOOT WIDE STRIP OF LAND, LYING EAST OF, CONTIGUOUS TO AND PARALLEL WITH SAID LOT 1 AND SAID LOTS 8 THRU 18, INCLUSIVE, INDIANTOWN FARMS.

LAND SURVEYOR'S STATEMENT

CERTIFIED TO:

MIDWEST AG SUPPLY

AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 29, 2024.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE SET FORTH IN CHAPTER 5J-17, F.A.C. BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, NOT VALID WITHOUT SIGNATURE AND EMBOSSED SURVEYOR'S SEAL AFFIXED OR DIGITAL FACSIMILE THEREOF.

DATE OF MAP: SEPTEMBER 25, 2024.

F.R.S. & ASSOCIATES, INC.
Digitally signed by Gary P. Williams
Date: 2024.11.03 09:59:06 -05'00'

BY:

GARY P. WILLIAMS, REGISTERED LAND SURVEYOR
STATE OF FLORIDA, CERTIFICATE NUMBER 4817
FOR THE FIRM

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LB 4841
2287 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 762-7178
Web Site: www.frsurvey.com



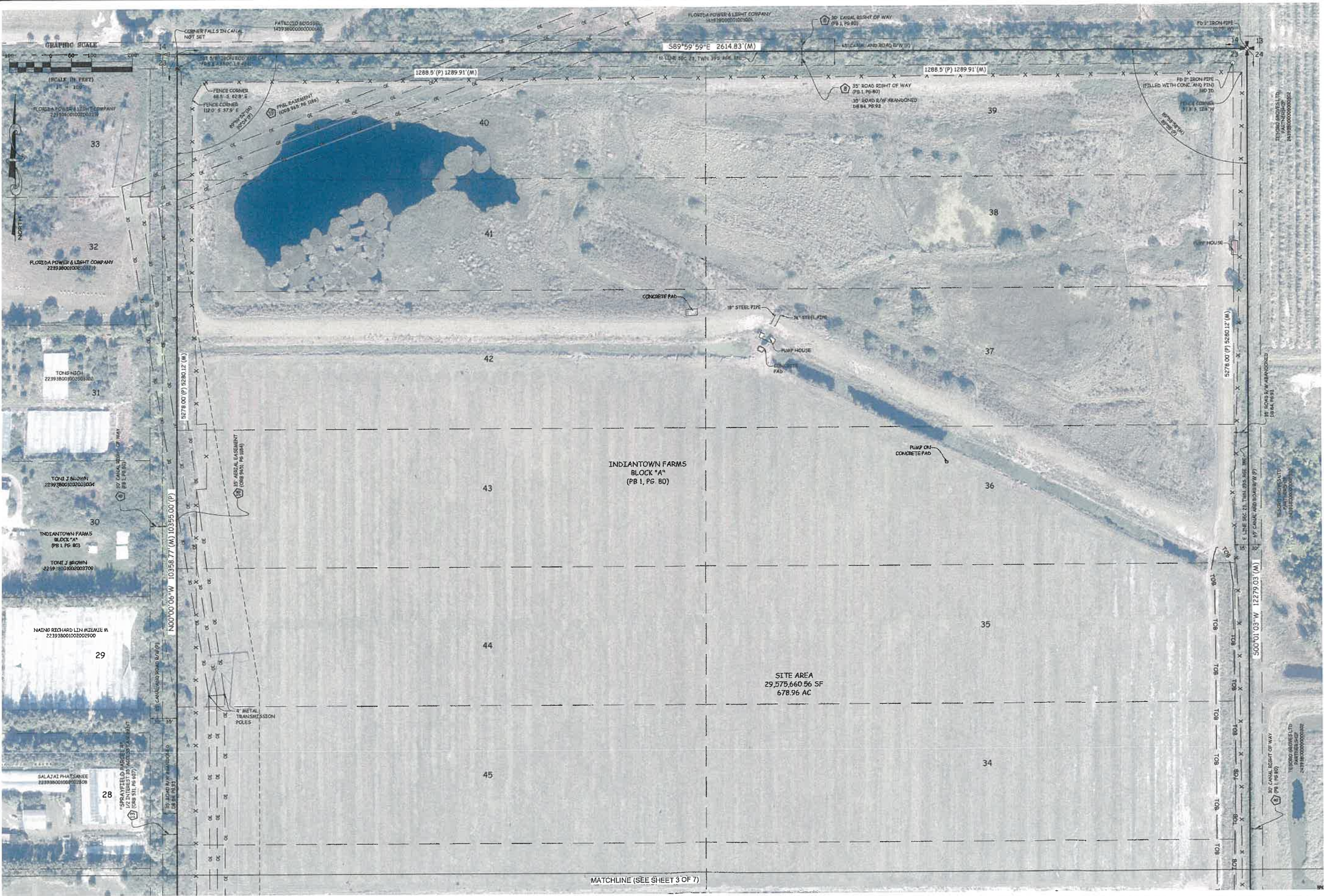
ALTA / NSPS LAND TITLE
BOUNDARY SURVEY
OF
INDIANTOWN FARMS
MIDWEST AG SUPPLY

REVISIONS	DATE	BY

DRAWN BY:
D. KUPSICK
APPROVED BY:
G.P. WILLIAMS
SCALE
1" = 100'
DATE:
10/02/24
FIELD BOOK/PAGES
GPS 17

JOB NUMBER:
D 24-057

SHEET:
1 OF 7



F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND LAND PLANNERS
CERTIFICATE OF PROFESSIONAL QUALIFICATION
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WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178
Web Site: www.frsurvey.com



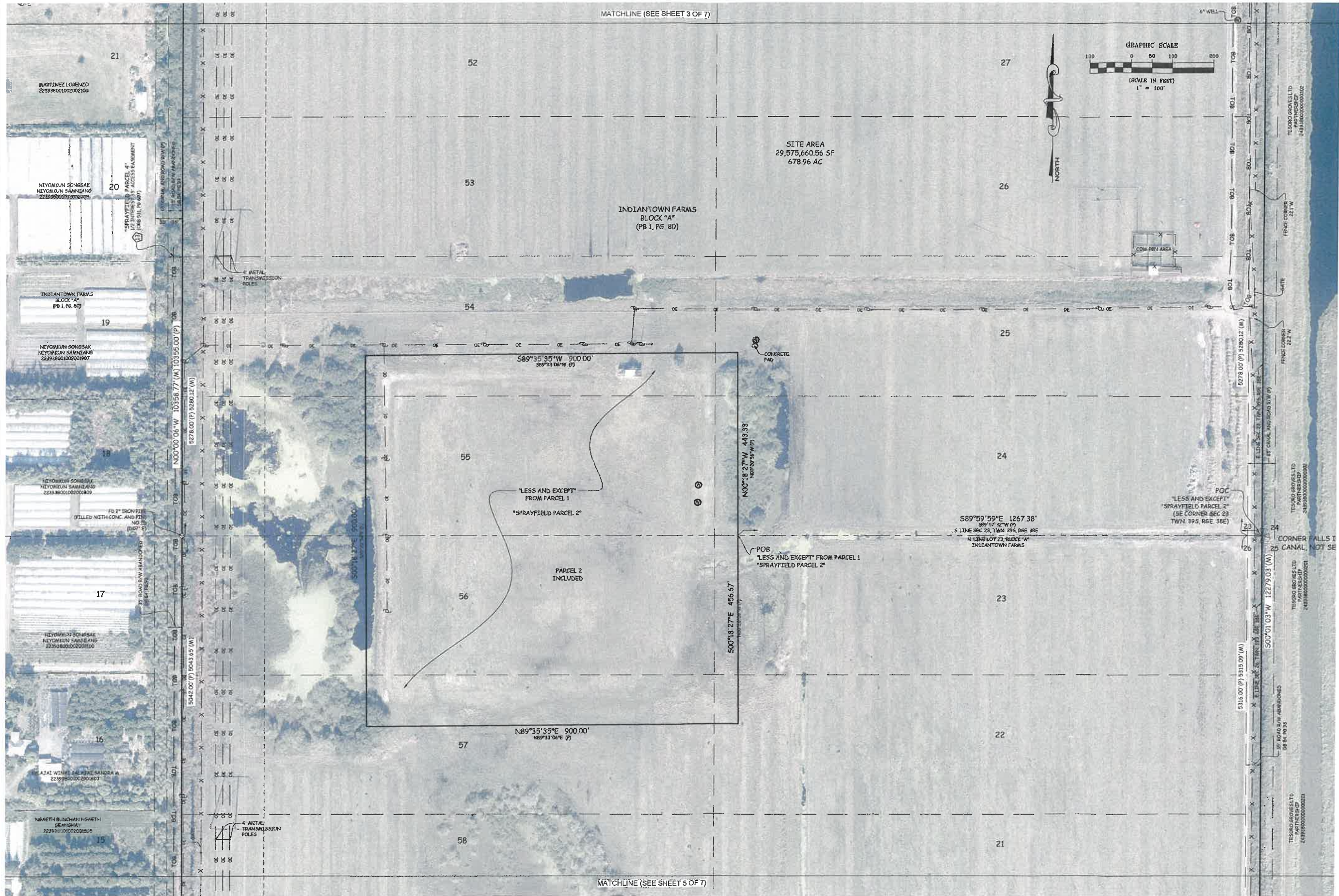
**ALTA / NSPS LAND TITLE
BOUNDARY SURVEY
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INDIANTOWN FARMS
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NO.	DATE	REVISIONS

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D 24-057

SHEET:
2 OF 7



F.R.S. & ASSOCIATES, INC.
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Web Site: www.frsurvey.com



**ALTA / NSPS LAND TITLE
BOUNDARY SURVEY
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INDIANTOWN FARMS
MIDWEST AG SUPPLY**

NO.	DATE	BY	REVISIONS

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APPROVED BY:
G.P. WILLIAMS
SCALE:
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DATE:
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FIELD BOOK/PAGES
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D 24-057

SHEET:
4 OF 7



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**ALTA / NSPS LAND TITLE
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FIELD BOOK PAGES:
GPS 17

JOB NUMBER:
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SHEET:
7 OF 7

Comprehensive Plan Amendment – Future Land Use Map

APPLICATION JUSTIFICATION

Comprehensive Growth Management Plan Future Land Use Amendment Criteria.
The application for a future land use amendment on the approximately 678.96 acre, more or less, subject property is summarized as follows:

<u>Future Land Use (Zoning)</u>	<u>Existing</u>	<u>Proposed</u>
Agricultural (AG-20A) (unincorporated Martin County)	678.96 acres, +/-	0 acres
Light Industrial	0 acres	678.96 acres, +/-

Future Land Use Map Amendment

In support of the proposed land use designation for the subject properties, the Applicant offers the following justifications:

- *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.*

Development and the incorporation of the Village of Indiantown make the subject property an appropriate parcel for designation as Light Industrial. Given the location of the property, currently and upon annexation of the property into the Village of Indiantown, the subject property is not, or no longer, appropriate to be designated as Agricultural. To the immediate west of the subject property are lands currently designated with the same land use designation as requested herein, as does the lands on the south side of SW Warfield Boulevard.

Public services are either available or proposed in a capacity that will be sufficient to serve the future industrial development of the subject property.

- *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*

The character of the area, most notably the incorporation of the Village of Indiantown and development activities to the immediate west and south of the subject property has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics. There is a need for additional industrial development in the area, and with limited options for available land, the proposed land use change is appropriate and addresses this need.

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

Comprehensive Plan Amendment – Future Land Use Map

There is an existing need for additional industrial lands in Martin County and the Village of Indiantown has the appropriate lands available for such uses and stresses the importance of maintaining and growing such industries and properties that can support the same. Located on the north side of SW Warfield Boulevard, adjacent to currently designated industrial lands, designating the subject property as Light Industrial upon annexation into the Village of Indiantown would fulfill a public service need that enhances the health, safety, or general welfare of Village residents.

Pursuant to Section 163.3177(6)(a)9.a., Florida Statutes, any amendment to the future land use element shall discourage the proliferation of urban sprawl. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment:

(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 land use amendment discourages the proliferation of urban sprawl by including an existing enclave of unincorporated land that resulted with the Village of Indiantown was first incorporated. Assigning an industrial land use designation to the subject property would result in the potential for a single-use development in an area appropriate for industrial type uses.

(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.

No. The subject property is proposed to be located within the municipal boundaries of the Village of Indiantown and is a suitable and desirable location for Light Industrial activities. As such, the granting of the land use amendment will not promote, allow, or designate 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 subject property will be surrounded by lands already assigned an industrial future land use designation.

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

Granting of the requested land use change will not promote, allow or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

Comprehensive Plan Amendment – Future Land Use Map

(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 proposed land use change will not fail to adequately protect and conserve natural resources.

(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.

While the proposed change does not preserve agricultural lands, the proposed change addresses a need within the Village of Indiantown and greater Martin County area to identify and provide for industrial land. Located adjacent to SW Warfield Boulevard, the major thoroughfare through the Village of Indiantown, with industrial designated property to the west and south, the subject property is in an ideal location to change the land use to industrial while maintaining agricultural lands in more appropriate areas within the Village of Indiantown and Martin County.

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

No. The subject property is proposed to be located within the boundaries of the Village of Indiantown. The request does not fail to maximize the use of existing public facilities and services. It is anticipated that water and sewer services will likely be available to the property prior to or around the commencement of development activity on the property requiring such services.

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

No. The proposed land use change is the best and most appropriate use of the subject property and can accommodate any future public facilities and services.

(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.

No. The subject property is proposed to be located within the boundaries of the Village of Indiantown and granting the request will not allow 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.

Comprehensive Plan Amendment – Future Land Use Map

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

No. The subject property is proposed to be located in the boundaries of the Village of Indiantown and is an appropriate land use designation.

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

No. The subject property is proposed to be located in the boundaries of the Village of Indiantown and is an appropriate land use designation.

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

No.

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

No. The subject property is proposed to be located in boundaries of the Village of Indiantown and is an appropriate land use designation to obtain accessibility among linked or related land uses.

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

No.

The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves 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.

Yes. The proposed land use change 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.

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

The proposed land use change will have no effect on the provision or extension of public infrastructure and services.

(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.

Comprehensive Plan Amendment – Future Land Use Map

Not applicable.

(IV) Promotes conservation of water and energy.

Not applicable.

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

While the proposed change does not preserve agricultural lands, the proposed change addresses a need within the Village of Indiantown and greater Martin County area to identify and provide for industrial land. Located adjacent to SW Warfield Boulevard, the major thoroughfare through the Village of Indiantown, with industrial designated property to the west and south, the subject property is in an ideal location to change the land use to industrial while maintaining agricultural lands in more appropriate areas within the Village of Indiantown and Martin County.

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

Not applicable.

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

The proposed land use change will promote the addition of industrial uses that will enhance the economic and tax basis for the Village of Indiantown, which will provided employment opportunities for Village residents and will create a balance of land uses based upon demands of residential population and nonresidential needs.

(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.

The subject property is adjacent to existing industrial activity within the boundaries of the Village of Indiantown. Upon annexation, the subject property will be located within the Village of Indiantown boundaries immediately north of SW Warfield Boulevard, and the Light Industrial land use designation is appropriate and does not promote urban sprawl.

Comprehensive Plan Amendment – Future Land Use Map

Compatibility with Surrounding Uses.

The subject property fronts SW Warfield Boulevard and is located between SW Allapattah Road and SW Fox Brown Road. To the west of the subject property is an industrial park, within the municipal boundaries of the Village of Indiantown. To the east is vacant land within unincorporated Martin County and further east is commercial and residential land uses, within the boundaries of the Village of Indiantown. Opposite SW Warfield Boulevard across from the subject property is land within the Village of Indiantown designate for industrial development.

Analysis of Applicable Comprehensive Growth Management Plan (CGMP) Policies

The following CGMP policies support the proposed land use amendments:

Policy L6.1.13 - Light Industrial Future Land Use

The Light Industrial Land Use category is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post-Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern.

Intensity and Density: This is a mixed use land use category. The maximum Floor Area Ratio (FAR) is 2.0 for Light Industrial Future Land Use. Residential uses shall be allowed in the Light Industrial Future Land Use designation as part of a mixed-use project. For mixed use projects, the residential density shall not exceed 20 units per gross acre. Site plans for mixed use projects in the Light Industrial Future Land Use will demonstrate adequate buffers to protect surrounding residential uses.

Location: This land use is located west and east of the urban area of the Village of Indiantown. The subject property is currently part of a small enclave of unincorporated property, which enclave was created as part of the incorporation of the Village of Indiantown.

The subject property is located west of the urban area of the Village of Indiantown and adjacent to other industrial designated lands. The proposed land use change is appropriate for the subject property and addresses a continuing need within the Village of Indiantown and Martin County to provide industrial lands. The subject property is located along SW Warfield Boulevard, the major thoroughfare through the Village of Indiantown, and has the potential to satisfy the unique location, market and resource needs of industrial uses and demands.

Comprehensive Plan Amendment – Future Land Use Map

Availability of Public Facilities And Services.

Similar to the existing use to the immediate west and south of the subject property, the anticipated use of the property for industrial purposes will be served by existing or planned water or wastewater. It is anticipated that water and sewer services will likely be available to the property prior to or around the commencement of development activity on the property requiring such services.

DESCRIPTION OF SURROUNDING LAND USES AND ZONING

North:

The subject properties front and are located on the north side of SW Warfield Boulevard. North of the subject properties are lands designated as Agricultural and located in unincorporated Martin County.

East:

East of the subject properties along SW Warfield Boulevard are vacant lands having Agricultural land use designation and in the unincorporated Martin County. These parcels are also part of an existing enclave of non-Village of Indiantown property that was created as part of the original annexation of the Village. Immediately east of those parcels are lands within the Village of Indiantown municipal boundaries and have commercial and residential land use designations.

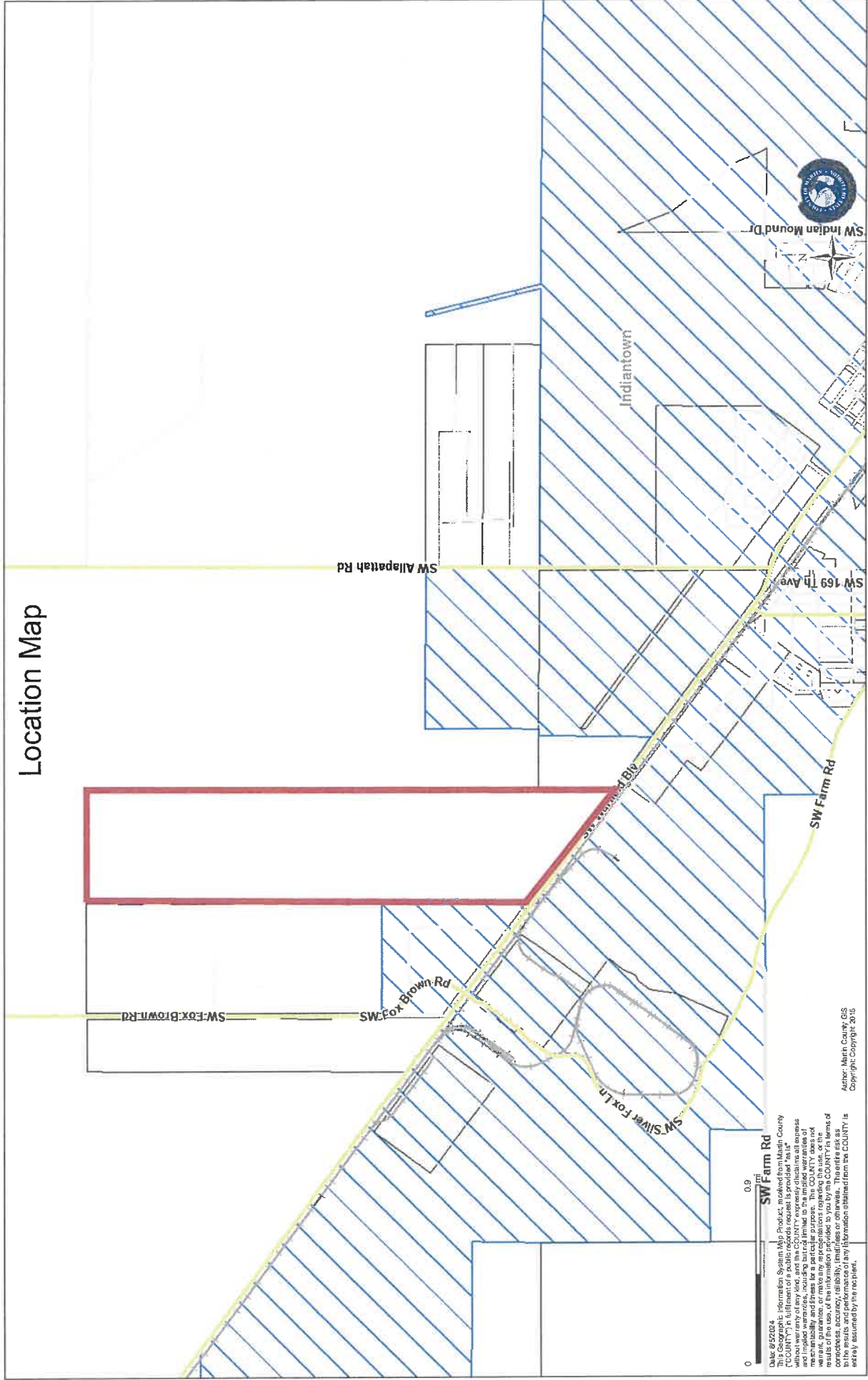
South:

South of the subject properties, on the opposite side of SW Warfield Boulevard, are lands designated for heavy and light industrial use. Much of the heavy industrial land is currently in use. These lands are all within the Village of Indiantown municipal boundaries.

West:

West of, and adjacent to, the subject properties, along SW Warfield Boulevard are vacant lands designated as light industrial. These parcels are within the Village of Indiantown municipal boundaries. Also west of the subject properties, further north, are agricultural ranchette parcels in unincorporated Martin County.

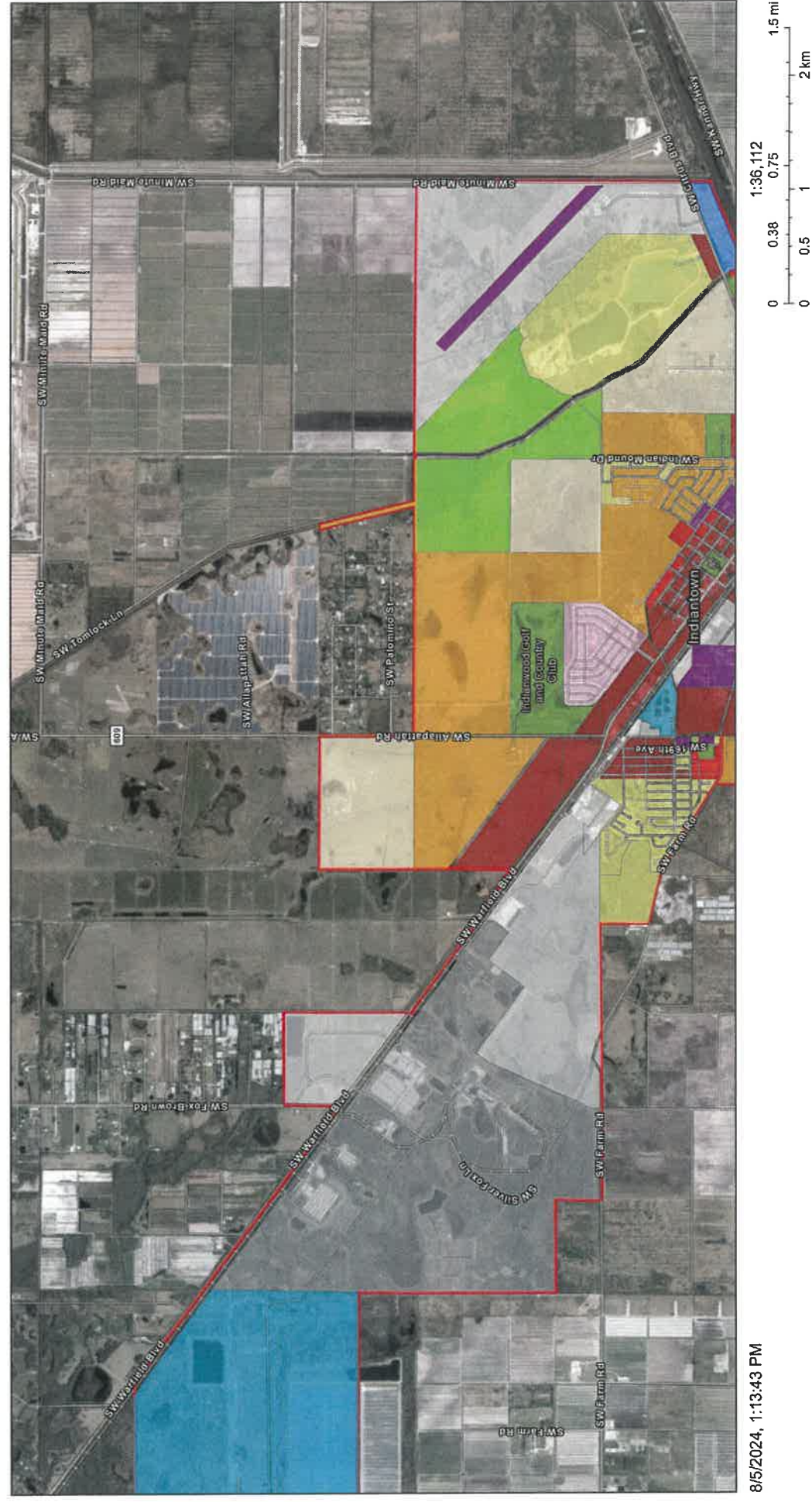
Location Map



[illegible][illegible]

Author: Martin County, GIS
Copyright: Copyright 2015

Future Land Use Map (Village)

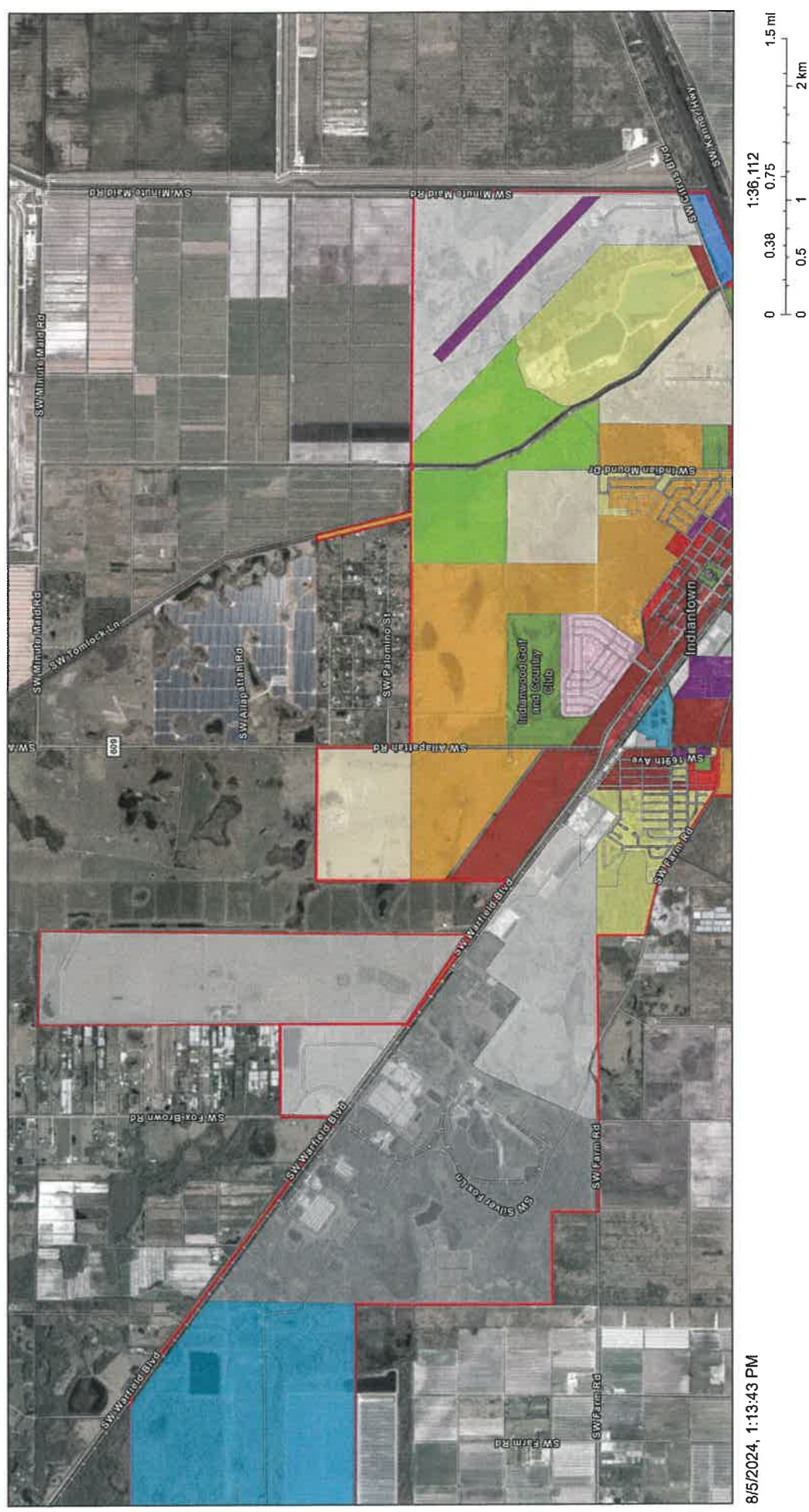


State of Florida, Maxar, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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Future Land Use Map (Village)



State of Florida, Maxar, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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This Instrument Prepared By and Return To:
Robinson & Cole LLP
1055 Washington Boulevard
Stamford, CT 06901
Attn: Steven L. Elbaum, Esq.

Tax Parcel ID Numbers: 22-39-38-001-00190-90000, 22-39-38-001-001-00220-30000, and
22-39-38-001-001-00010-70000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 22 day of December, 2017, by LOUIS DREYFUS COMPANY CITRUS INC., a Delaware corporation, formerly known as LOUIS DREYFUS CITRUS INC. (the "Grantor"), with an address of 355 South 9th Street, Winter Garden, Florida 34787, to BESKAR INVESTMENTS LLC, a Wisconsin limited liability company (the "Grantee"), whose address is 1881 140th Ave, Baldwin, Wisconsin 54002.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Two Million Seven Hundred Seventy-Five Thousand and 00/100 Dollars (\$2,775,000.00), the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Martin, State of Florida, as more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

To have and to hold the Property in fee simple forever.

And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey said land, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against no others, and subject to those items listed on Exhibit "B" attached hereto and made a part hereof, it not being the intent hereto to reimpose the same.

[NEXT PAGE IS THE SIGNATURE PAGE; THE REMAINDER OF THIS PAGE IS
INTENTIONALLY LEFT BLANK.]

First American Title Ins. Co.
National Commercial Services
4211 West Boy Scout Blvd, Suite 680
Tampa, FL 33607
NCS File No. 2405729 ①

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

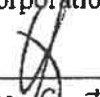
Signed, Sealed and Delivered by
the Grantor in the Presence of:

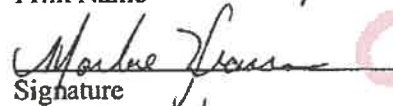
GRANTOR:

LOUIS DREYFUS COMPANY CITRUS
INC., FORMERLY KNOWN AS LOUIS
DREYFUS CITRUS INC.,
a Delaware corporation


Signature

Corata Solloway
Print Name

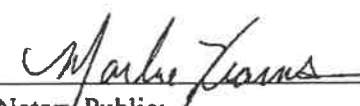
By: 
Name: Adrian G. Isman
Title: Vice President


Signature

Marlene Kearns
Print Name

STATE OF Connecticut)
COUNTY OF Fairfield) ss: Wilton, CT

The foregoing instrument was acknowledged before me this 12th day of December, 2017, by Adrian G. Isman, as Vice President, of LOUIS DREYFUS COMPANY CITRUS INC., a corporation organized under the laws of the State of Delaware, on behalf of said corporation, who is personally known to me or who has produced as identification.


Notary Public:

Printed Name: _____

My Commission Expires:

MARLENE KEARNS
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES JULY 31, 2022



(Notary Seal)

EXHIBIT "A"

SPRAYFIELD PARCEL 2:

A Parcel of land lying in parts of Tracts 22, 23, 24, 25, 54, 55, 56, 57, Block "A" Indiantown Farms, according to the Plat thereof, as recorded in Plat Book 1, at page 80, of the Public Records of Martin County, Florida. Being more particularly described as follows:

COMMENCING at the Southeast corner of section 23, Township 39 South, Range 38 East, Martin County, Florida, Bear South 89 degrees 57 minutes 32 seconds West along the South line of said Section 23, also being the North line of said Lot 23, Block "A", Indiantown Farms, a distance of 1267.38 feet for the POINT OF BEGINNING.

THENCE bear North 00 degrees 20 minutes 56 seconds West a distance of 443.33 feet;

THENCE bear South 89 degrees 33 minutes 06 seconds West a distance of 900.00 feet;

THENCE South 00 degrees 20 minutes 56 seconds East a distance of 900.00 feet;

THENCE North 89 degrees 33 minutes 06 seconds East a distance of 900.00 feet;

THENCE bear North 00 degrees 20 minutes 56 seconds West a distance of 456.67 feet to the POINT OF BEGINNING.

SPRAYFIELD PARCEL 1:

Tracts 19 to 64 inclusive, of Block "A", Indiantown Farms, according to the plat thereof, as recorded in Plat Book 1, at page 80, of the Public Records of Martin County, Florida.

Also,

That 35-Foot Strip of Land adjoining tract 19 through 39 on the East and tracts 39 and 40 on the North which were formerly roads, as the same is shown on the plat of Indiantown Farms, filed in Plat Book 1, at page 80, of the Public Records of Martin County, Florida.

LESS AND EXCEPT from the above described:

A Parcel of land lying in parts of Tracts 22, 23, 24, 25, 54, 55, 56, 57, Block "A" Indiantown Farms, according to the Plat thereof, as recorded in Plat Book 1, at page 80, of the Public Records of Martin County, Florida. Being more particularly described as follows:

COMMENCING at the Southeast corner of section 23, Township 39 South, Range 38 East, Martin County, Florida, Bear South 89 degrees 57 minutes 32 seconds West along the South line of said Section 23, also being the North line of said Lot 23, Block "A", Indiantown Farms, a distance of 1267.38 feet for the POINT OF BEGINNING.

THENCE bear North 00 degrees 20 minutes 56 seconds West a distance of 443.33 feet;

THENCE bear South 89 degrees 33 minutes 06 seconds West a distance of 900.00 feet;
THENCE South 00 degrees 20 minutes 56 seconds East a distance of 900.00 feet;
THENCE North 89 degrees 33 minutes 06 seconds East a distance of 900.00 feet;
THENCE bear North 00 degrees 20 minutes 56 seconds West a distance of 456.67 feet to the
POINT OF BEGINNING.

SPRAYFIELD PARCEL 3: (EASEMENT ONLY)

The East 15 feet of Lots 1, 8 and 9, in Block "B" and the Southerly 15 feet of Lots 1, 2 and 3, said Block "B", of Indiantown Farms, according to the Plat thereof, recorded in Plat Book 1, page 80, of the Public Records of Martin County, Florida, (Easement only as in Official Records Book 531, page 610.)

SPRAYFIELD PARCEL 4:

An undivided one-half (½) interest in and to the following described Property:
That 35 foot strip of land identified as road on the Plat of Indiantown Farms, a subdivision according to the Plat thereof, recorded in Plat Book 1 at Page 80 of the Public Records of Martin County, Florida, running along the westerly line of Block A of said subdivision from Warfield Highway to the northerly line of Section 23 of said subdivision.

SPRAYFIELD PARCEL 5:

Lots 1 thru 18, inclusive and Lots 65 thru 68 inclusive Block "A", INDIANTOWN FARMS according to the Plat thereof as recorded in Plat Book 1, Page 80, of the Public Records of Martin County, Florida.
TOGETHER WITH a 35 foot wide strip of land, lying East of, contiguous to and parallel with said Lot 1 and said Lots 8 thru 18, inclusive, INDIANTOWN FARMS.

EXHIBIT "B"

1. Taxes and assessments for the year 2018 and all subsequent years.
2. Provisions of the Plat of Indiantown Farms, recorded in Plat Book 1, Page 80 of the Public Records of Martin County, Florida.
3. Riparian and/or littoral rights as they affect that portion of Tract 62, Block A, as set forth in Deed Book 31, Page 112 of the Public Records of Martin County, Florida.
4. Easement Agreement for road purposes, recorded in Book 531, Page 607 of the Public Records of Martin County, Florida.
5. Easement Agreement for vehicular and pedestrian travel, recorded in Book 531, Page 610 of the Public Records of Martin County, Florida.
6. Covenant Running with the Land and Covenant Agreement recorded in Book 531, Page 615 of the Public Records of Martin County, Florida.
7. Access Easement granted to Florida Power & Light Company by instrument recorded in Book 965, Page 1182 of the Public Records of Martin County, Florida.
8. Aerial Easement granted to Florida Power & Light Company by instrument recorded in Book 965, Page 1184 of the Public Records of Martin County, Florida.
9. Easement granted to Florida Power & Light Company by instrument recorded in Book 965, Page 1186 of the Public Records of Martin County, Florida.
10. Easement granted to Florida Power & Light Company by instrument recorded in Book 965, Page 1197 of the Public Records of Martin County, Florida.
11. Access Easement granted to Florida Power & Light Company by instrument recorded in Book 965, Page 1199 of the Public Records of Martin County, Florida.
12. Easement Agreement for access, ingress and egress, recorded in Book 1580, Page 1330 of the Public Records of Martin County, Florida.
13. Easement Agreement for access, ingress and egress, recorded in Book 1580, Page 1344 of the Public Records of Martin County, Florida.
14. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Property, and any adverse claim to all or part of the Property that is or was previously under water.
15. All other agreements and easements of record.

16. All applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority.

Copy
Copy
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**BESKAR INVESTMENTS, LLC
VILLAGE OF INDIANTOWN
LAND USE PLAN AMENDMENT**
Project № 24255.01.03
October 2024

**TRANSPORTATION FACILITIES ANALYSIS
VILLAGE OF INDIANTOWN
FLORIDA**

Prepared by:



ATMCCompany

3725 S. East Ocean Blvd Suite 201
Stuart, Florida 34996
(772) 781-7918

Prepared for:

Jerry Emmert
Midwest Ag Supply
1881 140th Ave
Baldwin, WI 54002

EXECUTIVE SUMMARY

Project Information

Name: Beskar Investments, LLC

Location: North of SW Warfield Boulevard (SR-710), east of SW Fox Brown Road and west of SW Allapattah Road

Jurisdiction: Indiantown, Florida

Description: Future Land Use Map Amendment (FLUM) change from Agricultural (County) to Light Industrial (Village of Indiantown)

Change in Allowable Development:

Current

- 33 single-family detached residential units
- 675 acres of plant nurseries and landscape services

Proposed

- 10,585,000 square feet of light industrial

Findings

Trip Generation: FLU change is projected to increase the daily and peak hour trips.

Roadway Capacity: The roadway segments of SW Warfield Boulevard (SR-710) from Okeechobee County to Van Buren were determined to be operating at FDOT Target LOS "C" in their current year, and are projected to operate below Martin County LOS "D" capacity before the Horizon Year 2029 due to background growth. The widening of SR-710 should accommodate project traffic at the 2045 horizon year.

Additional Notes: The proposed development may be required to address off-site impacts through the Village of Indiantown, Martin County, and Florida Department of Transportation.

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APPENDICES

- Appendix A 2023 Roadway Needs Assessment
- Appendix B FDOT Five Year Work Program and Martin MPO Transportation Improvement Program
- Appendix C Planned and Programmed Improvements
- Appendix D ITE Trip Generation Sheets, Internal Capture Calculations, & Pass-by Information

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1.0 INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of 675 acres of land, Parcel IDs: 22-39-38-001-001-00010-7, 22-39-38-001-001-00190-9, and 22-39-38-001-001-00220-3. The proposal is to change the land use from AG-20A General Agriculture to Light Industrial. The purpose of this report is to determine the impact on the surrounding roadway system associated with the change in land use. The following analytical steps were taken:

- ♦ summary of the project description and the existing land use and proposed land use
- ♦ summary of existing conditions
- ♦ assessment of the change in trip generation – five year
- ♦ assessment of the change in trip generation – 2045
- ♦ link analysis with proposed future land use delta

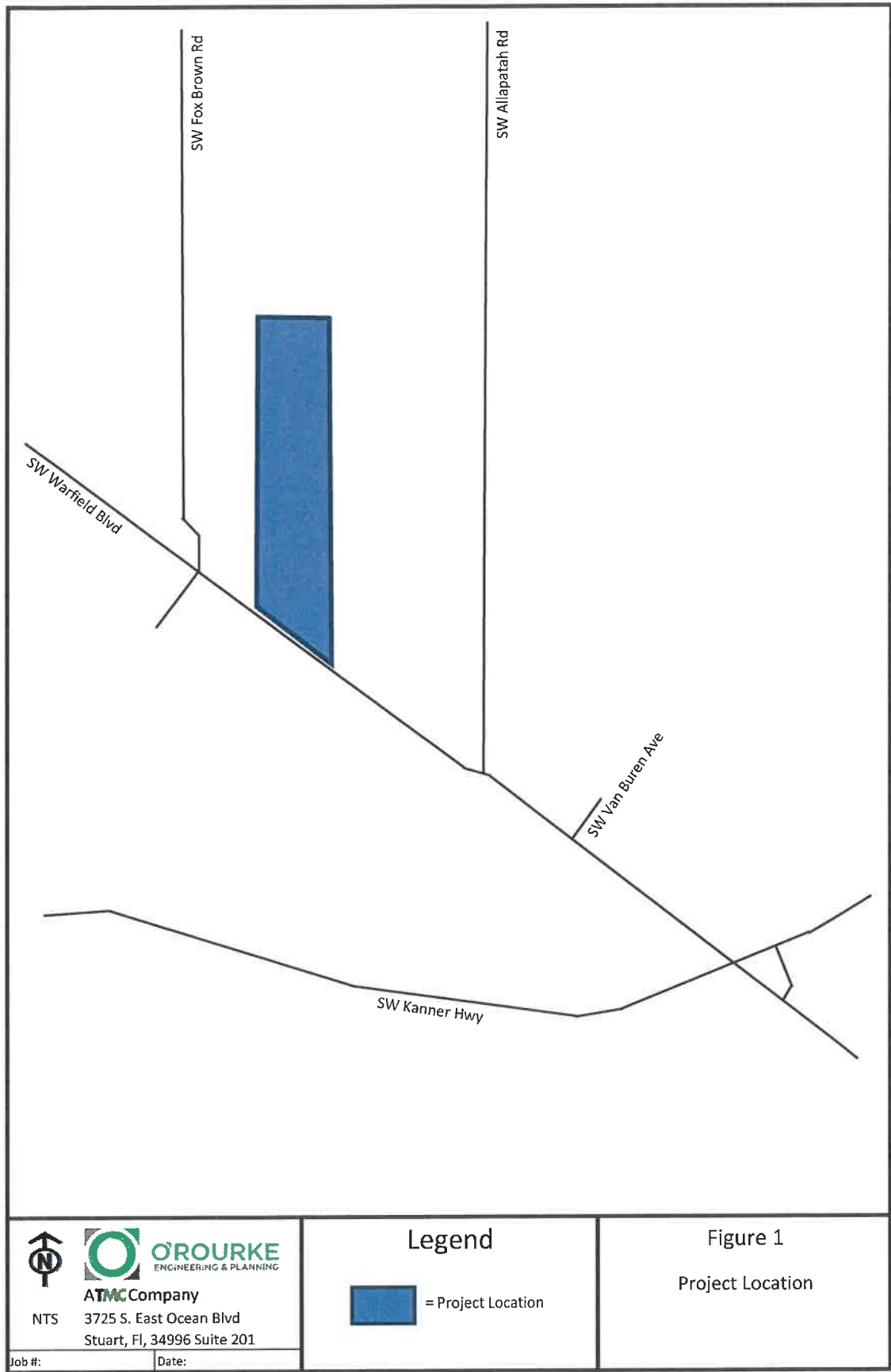
Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves three parcels located north of SW Warfield Boulevard in Indiantown, Martin County. The property has an existing future land use of AG-20A, which allows 1 dwelling unit per 20 acres or a variety of agricultural uses. Therefore, a wholesale nursery could be developed under the existing future land use. The proposal is to annex into the Village of Indiantown and change the land use to Light Industrial (LI), which allows for a maximum of 80% coverage, a maximum building height of 50 feet, and a Floor Area Ratio of 2.0. Reducing for wetlands and infrastructure, an estimate of 10,585,000 square feet would be possible. Residential uses shall be allowed in the proposed future land use as part of a mixed-use project with a density not to exceed 20 units per gross acre.

Figure 1 shows the project's location.

The analysis of the project impacts in the five-year period and the long-range scenario, 2045, are discussed herein.



2.0 EXISTING CONDITIONS ANALYSIS

The existing traffic conditions were evaluated within the project's primary influence area. This included major roadways within the study area, which were analyzed for the PM peak hour. Information regarding the roadway segments and their capacities was obtained from the Martin County 2023 Annual Roadway Needs Assessment which is provided in Appendix A.

Road Name	From	To	Context Classification	2023 Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	C2	730	7,253	307	C	3.4%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	C2	730	8,597	362	C	3.8%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	C2, T	940	14,316	811	C	3.8%
SR-710 (Warfield Blvd)	Van Buren	CR-712 (Citrus)	C2	2910	14,316	811	C	3.8%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	C2	2910	12,617	545	A/B	3.5%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	C2	2910	9,176	414	A/B	7.2%

3.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Martin Metropolitan Planning Organization Transportation Improvement Program and Florida Department of Transportation (FDOT) 5-Year Work Program were reviewed to identify any planned/programmed capacity improvements that could affect the study roadway segments. SW Warfield Boulevard (SR-710) from Okeechobee County to SW Allapattah Road is the Martin MPO FY25-29 Transportation Improvements Program FY25 #1 priority project to widen from 2-lanes to 4-lanes. The project was identified as a Tier 1 need in the 2045 Treasure Coast Regional Long Range Transportation Plan, and funding for right-of-way acquisition is programmed in the Martin MPO FY25-29 Transportation Improvement Program and FDOT 5-Year Work Program. The relevant details are provided in **Appendix C**.

4.0 PROJECT TRIP GENERATION & AREA ANALYSIS

The trip generation under the existing future land use was based on the most intense allowable use, ITE 818 Nursery (Wholesale). The trip generation proposed for the future land use was based on the most intense allowable use, ITE 130 Industrial Park. The Martin County Impact Fee Update Study published in 2023 was referenced to determine a pass-by rate of eight percent.

Tables 1a through 1c summarize the traffic for the existing future land use.

Tables 2a through 2c summarize the traffic for the proposed future land use

The proposed land use change would result in a net increase of 4,039 daily trips and 3,154 trips in the PM peak hour with 2,629 trips exiting the site. The net increase is shown in Table 3.

Table 1
Trip Generation – Existing

Table 1 - Trip Generation - Existing

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Nursury (Wholesale)	818	675	Acres	T = 2.48	50%	50%	2,923	2,923	5,846
TOTALS							2,923	2,923	5,846

Source: ITE 11th Edition Trip Generation Rates * Saturday

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Nursury (Wholesale)	818	675	Acres	T = 0.23	43%	57%	67	88	155
TOTALS							67	88	155

Source: ITE 11th Edition Trip Generation Rates * Directional Split from AM peak Hour of Generator

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Nursury (Wholesale)	818	675	Acres	T = 0.36	57%	43%	139	104	243
TOTALS							139	104	243

Source: ITE 11th Edition Trip Generation Rates * Directional Split inverse of AM peak Hour of Generator

Table 2

Trip Generation – Proposed

Table 2 - Trip Generation - Proposed

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Industrial Park	130	10,858,000	Sft	$\text{Ln}(T) = 0.52\text{Ln}(X) + 4.45$	50%	50%	5,373	5,372	10,745	430	430	860	4,943	4,942	9,885
TOTALS							5,373	5,372	10,745	430	430	860	4,943	4,942	9,885

Source: ITE 11th Edition Trip Generation Rates, Martin County Impact Fee Update Study 2023 (Pass-by)

Table 2a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Industrial Park	130	10,858,000	Sft	$T = 0.34(X)$	81%	19%	2,991	701	3,692	148	147	295	2,843	554	3,397
TOTALS							2,991	701	3,692	148	147	295	2,843	554	3,397

Source: ITE 11th Edition Trip Generation Rates, Martin County Impact Fee Update Study 2023 (Pass-by)

Table 2b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Industrial Park	130	10,858,000	Sft	$T = 0.34(X)$	22%	78%	812	2,880	3,692	148	147	295	664	2,733	3,397
TOTALS							812	2,880	3,692	148	147	295	664	2,733	3,397

Source: ITE 11th Edition Trip Generation Rates, Martin County Impact Fee Update Study 2023 (Pass-by)

Table 2c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips			Pass-by Trips			Net New Trips		
					In	Out	In	Out	Total	In	Out	Total	In	Out	Total
Industrial Park	130	10,858,000	Sft	$T = 0.34(X)$	22%	78%	812	2,880	3,692	148	147	295	664	2,733	3,397
TOTALS							812	2,880	3,692	148	147	295	664	2,733	3,397

Source: ITE 11th Edition Trip Generation Rates, Martin County Impact Fee Update Study 2023 (Pass-by)

Table 3

Trip Generation – Comparison

Table 3 - Comparison

Land Use	AM			PM			Daily	
	In	Out	Total	In	Out	Total	Total	Total
Existing Future Land Use	67	88	155	139	104	243	5,846	
Proposed Future Land Use	2,843	554	3,397	664	2,733	3,397	9,885	
Net Difference	2,776	466	3,242	525	2,629	3,154	4,039	

AREA OVERVIEW

The subject parcels are near the northwest Village of Indiantown boundary and situated north of SW Warfield Boulevard (SR-710). From Okeechobee County, SW Warfield Boulevard is primarily a two-lane, principle arterial with an east/west orientation. The roadway transitions to a 4-lane section with at SW Van Buran Avenue with a center two-way left-turn lane. The roadway becomes divided east of SW Citrus Boulevard to Palm Beach County.

PROJECT DISTRIBUTION / ASSIGNMENT

The project traffic was distributed to SW Warfield Boulevard, as that is the only access point, then assigned to the roadway network based on the anticipated directional paths based on local knowledge, development patterns, and available traffic volumes.

5.0 HORIZON YEAR 2029 ANALYSIS

Future traffic estimates were developed for those links where the project impact was considered significant as identified in **TABLE 4**. The Martin County 2023 Roadway Level of Service Inventory Report was the source for the existing traffic. Those volumes were grown to 2029 using the growth rates contained in the inventory level of service. The project traffic anticipated in the next five years to apply for concurrency was then added to that volume to create the 2029 total traffic volumes. The level of service target is LOS “C” on all State roads, however for concurrency purposes, Martin County utilizes “D”.

Table 4
Horizon Year 2029 Base and Proposed Conditions Analysis

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

Segment	From	To	Direction	Lanes	Is Project Traffic 25% or More of Volume of Capacity?	2023 AADT	K Factor (1)	D Factor (1)	2023 Volume Peak Hour Peak Direction	Growth Rate	2029 Volume Peak Hour Peak Direction	1.05 D Directional Peak Hour Capacity	Directional Peak Project Volume	Project Percent Assignment	Directional Percent of Capacity	Total Traffic 2029 Peak Hour Peak Direction	Does Project Meet Concurrency?
Warfield Blvd	Okeechobee County	Fox Brown	EB IN	2L	yes	7,253	0.09	0.61	307	1.034	375	730	210	40%	28.77%	585	Yes
	Okeechobee County	Fox Brown	WB OUT	2L	yes	7,253	0.09	0.39	196	1.034	240	730	1052	40%	144.11%	1292	No
	Fox Brown	Project Driveway	EB IN	2L	yes	8,597	0.09	0.61	362	1.038	453	730	210	40%	28.77%	663	Yes
	Fox Brown	Project Driveway	WB OUT	2L	yes	8,597	0.09	0.39	231	1.038	289	730	1052	40%	144.11%	1341	No
	Project Driveway	Alajattah	EB OUT	2L	yes	8,597	0.09	0.61	362	1.038	453	730	1577	60%	216.03%	2030	No
	Project Driveway	Alajattah	WB IN	2L	yes	8,597	0.09	0.39	231	1.038	289	730	315	60%	43.15%	604	Yes
	Alajattah	Van Baren	EB OUT	2L	yes	14,316	0.09	0.61	811	1.038	1014	940	1577	60%	167.77%	2591	No
	Alajattah	Van Baren	WB IN	2L	yes	14,316	0.09	0.39	519	1.038	649	940	315	60%	33.51%	964	No
	Van Baren	CR-726 (Canas)	EB OUT	4LD	yes	14,316	0.09	0.39	519	1.038	649	2,910	280	60%	9.62%	929	Yes
	Van Baren	CR-726 (Canas)	WB IN	4LD	yes	14,316	0.09	0.61	811	1.038	1014	2,910	1666	60%	57.25%	2680	Yes
	CR-726	SR-76 (Kanert)	EB OUT	4LD	yes	12,617	0.09	0.39	348	1.038	435	2,910	280	60%	9.62%	715	Yes
	CR-726	SR-76 (Kanert)	WB IN	4LD	yes	12,617	0.09	0.61	545	1.038	682	2,910	1666	60%	57.25%	2348	Yes
	SR-76 (Kanert)	Palm Beach County	EB IN	4LD	yes	9,176	0.09	0.39	265	1.038	331	2,910	1577	55%	52.47%	1858	Yes
	SR-76 (Kanert)	Palm Beach County	WB OUT	4LD	yes	9,176	0.09	0.61	414	1.038	518	2,910	256	55%	8.80%	774	Yes

Source: Martin County 2023 Roadway Level of Service Inventory Report
(1) FDOT Traffic Online 2023

6.0 HORIZON YEAR 2045 ANALYSIS

The land use plan amendment was analyzed based on the Long Range 2045 model forecast. In order to estimate 2045 volumes, 2045 AADTs from the Treasure Coast Regional Model were used. The 2045 Model is shown in APPENDIX D. The directional AADTs were converted to peak hour volumes using the K factor from the FDOT Traffic Online. Service volume thresholds were based on expected 2045 roadway capacity according to Martin County 2045 planned roadway network. **TABLE 5** summarizes the total 2045 traffic for the project.

SW Warfield Boulevard (SR-710) from Okeechobee County to SW Allapattah Road is the Martin MPO FY25-29 Transportation Improvements Program FY25 #1 priority project to widen from 2-lanes to 4-lanes. The section of roadway between SW Allapattah Road and SW Van Buren Avenue has a current context classification of C2T and therefore is shown to have a lower directional peak hour capacity of 1140 in Table 5. It is expected that the roadway would transition to a C2 with a greater capacity and therefore meet concurrency.

Table 5
Horizon Year 2029 Base and Proposed Conditions Analysis

Table 7b: 2045 Link Analysis - PM Peak Hour

Segment	From	To	Direction	Lanes	Is Project Traffic 2% or More of Capacity?	2045 Directional AADT	K Factor (1)	2045 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour Capacity	Directional Peak Project Volume	Project Percent Assignment	Directional Percent of Capacity	Total Traffic 2045 Peak Hour Peak Direction	Does Project Meet Concurrency?
Warfield Blvd	Osceola County	Fox Brown	EB	IN	4LD	yes	3,572	0.09	321	2910	210	40%	531	Yes
	Osceola County	Fox Brown	WB	OUT	4LD	yes	3,454	0.09	311	2910	1052	36.15%	1363	Yes
	Fox Brown	Project Driveway	EB	IN	4LD	yes	3,362	0.09	303	2910	210	40%	513	Yes
	Fox Brown	Project Driveway	WB	OUT	4LD	yes	3,444	0.09	310	2910	1052	36.15%	1362	Yes
	Project Driveway	Allajattah	EB	IN	4LD	yes	3,362	0.09	303	2910	315	60%	618	Yes
	Project Driveway	Allajattah	WB	OUT	4LD	yes	3,444	0.09	310	2910	1577	60%	1887	Yes
	Allajattah	Van Buren	EB	OUT	4LD	yes	9,368	0.09	843	1140*	1577	60%	2420	No*
	Allajattah	Van Buren	WB	IN	4LD	yes	9,278	0.09	835	1140*	315	60%	1150	No*
	Van Buren	CR-726 (Citrus)	EB	OUT	4LD	yes	8,877	0.09	799	2910	1577	60%	2376	Yes
	Van Buren	CR-726 (Citrus)	WB	IN	4LD	yes	8,980	0.09	808	2910	315	60%	1123	Yes
	CR-726	SR-76 (Kammer)	EB	OUT	4LD	yes	8,058	0.09	725	2910	1577	60%	2302	Yes
	CR-726	SR-76 (Kammer)	WB	IN	4LD	yes	8,152	0.09	734	2910	315	60%	1049	Yes
	SR-76 (Kammer)	Palm Beach County	EB	IN	4LD	yes	6,768	0.09	609	2910	289	55%	898	Yes
	SR-76 (Kammer)	Palm Beach County	WB	OUT	4LD	yes	6,627	0.09	596	2910	1446	55%	2042	Yes

Source: Martin BOCC 2045 Transportation Map Roadway Lanes Figure 5-5C

(1) FDOT Traffic Online 2023

(*) C2T 1140 expected to change to C2 2910

7.0 STUDY CONCLUSIONS

The study was conducted in support of a proposed FLU change application for the 675 acre development. The requested application is to modify the existing FLU designations of the site as Agricultural (Martin County) to Light Industrial (Village of Indiantown). The findings of the analysis are as follows:

- The proposed land use change would result in a net increase of 4,039 daily trips and 3,154 trips in the PM peak hour with 2,629 trips exiting the site.
- Analysis of existing conditions indicates that roadway segments of SW Warfield Boulevard (SR-710) from Okeechobee County to Van Buren were determined to be operating at FDOT Target LOS C in their current year, and are projected to operate below FDOT LOS Target C capacity before the Horizon Year 2029 due to background growth.
- SW Warfield Boulevard is the Martin MPO FY25-29 Transportation Improvement Program FY25 #1 priority project to widen from 2-lanes to 4-lanes. It is expected to be constructed prior to the 2045 horizon year.
- Residential uses shall be allowed in the proposed future land use as part of a mixed-use project which would internalize trips and provide a reduction of impact on the transportation network.
- The proposed development of the site will undergo additional review through the development process, where roadway capacity, traffic operations, access, and intersection capacity will be further evaluated in accordance with the requirements of the development approval process. The proposed development will be required to address off-site impacts through the Village of Indiantown, Martin County, and the Florida Department of Transportation.

APPENDICES

Appendix A
2023 Roadway Needs Assessment

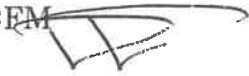
**MARTIN COUNTY, FLORIDA
INTER-OFFICE MEMORANDUM**

www.martin.fl.us

2401 SE Monterey Road, Stuart, FL 34996

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TO: Honorable Board of County Commissioners **DATE:** April 19, 2024

VIA: Don G. Donaldson, P.E., CFM 
County Administrator

Jim Gorton 
Public Works Department Director

FROM: Luke Lambert, AICP, PTP 
Traffic Engineering Administrator

SUBJECT: 2023 Annual Roadway Needs Assessment

The Martin County Traffic Engineering Division is tasked with collecting traffic volumes along the County's major roadway network. Each year, the volumes are evaluated and an Annual Average Daily Traffic (AADT) volume and peak hour directional volume are determined. These volumes are then compared to the level of service thresholds published in the Florida Department of Transportation's (FDOT) 2023 Multimodal Quality / Level of Service (LOS) Handbook and a letter score (A through F) for each road is identified. These volumes and levels of service are published in the annual Roadway Level of Service and Inventory Report (LOS Report). The 2023 LOS Report will be published on the County's website and is attached for reference. The average annual growth rate for each roadway is also identified in the LOS Report and is used to predict future volumes. This Assessment provides a summary of the potential short-term needs for future roadway capacity, as required by the Martin County Comprehensive Growth Management Plan (Policy 5.1A.1). It takes into consideration all programmed capacity projects identified in the County's latest Capital Improvement Plan and the Florida Department of Transportation's (FDOT) adopted Five Year Work Program.

Level of service thresholds in the 2023 FDOT Multimodal Quality / Level of Service Handbook have been transitioned from roadway type and speed to context classification. Qualitative level of service is a traveler-based perception of how well a facility operates; it is a measure of the maximum tolerable volume of traffic on a roadway. Generalized service capacities are thresholds and should only be used for general planning applications. This is a significant change in planning volumes and rationale to better represent conditions across the state. The update of Chapter 5 (Transportation Element) of the Comprehensive Growth Management Plan will discuss this in further detail.

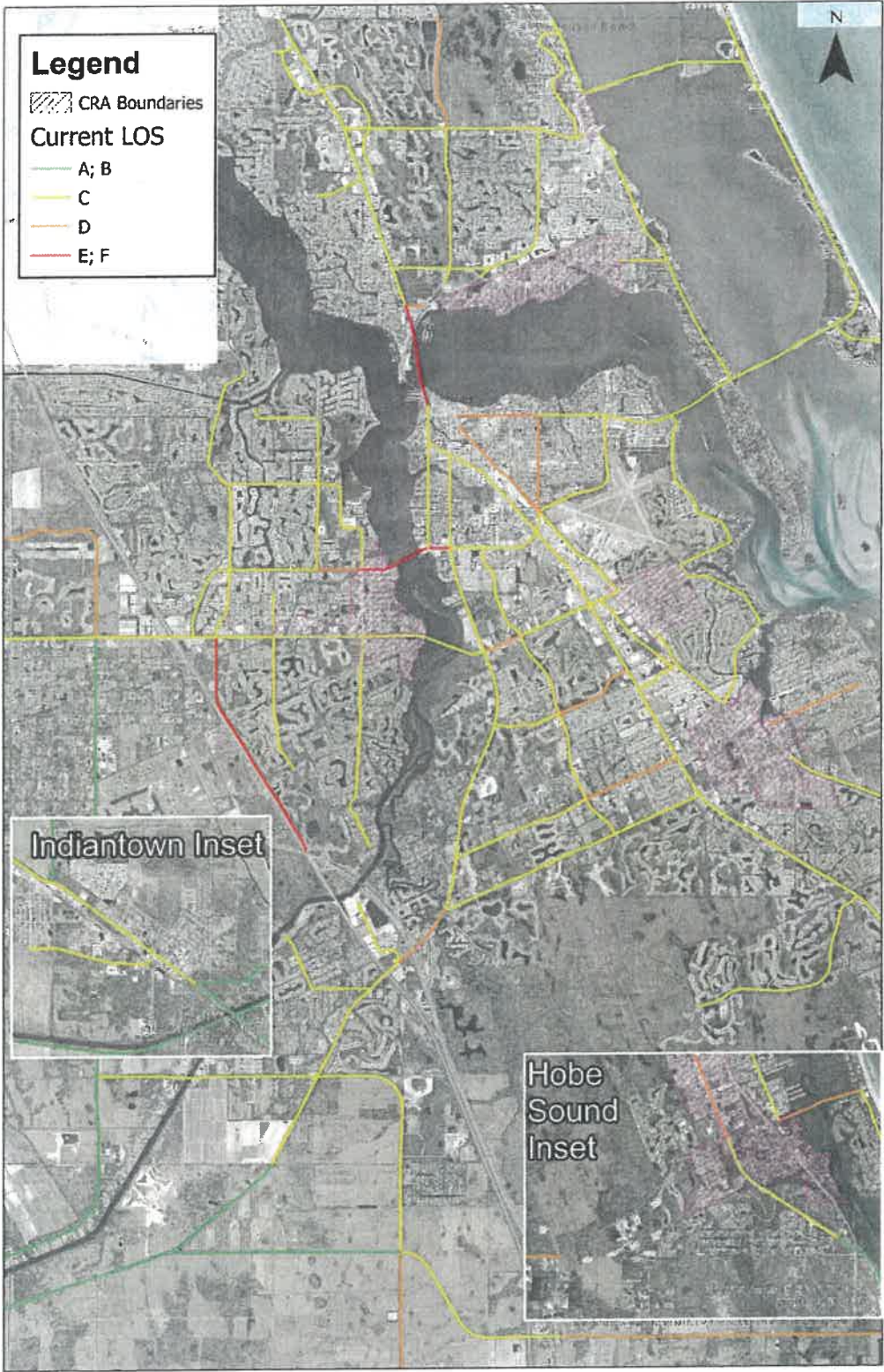
Figure 1 – FDOT Context Classification



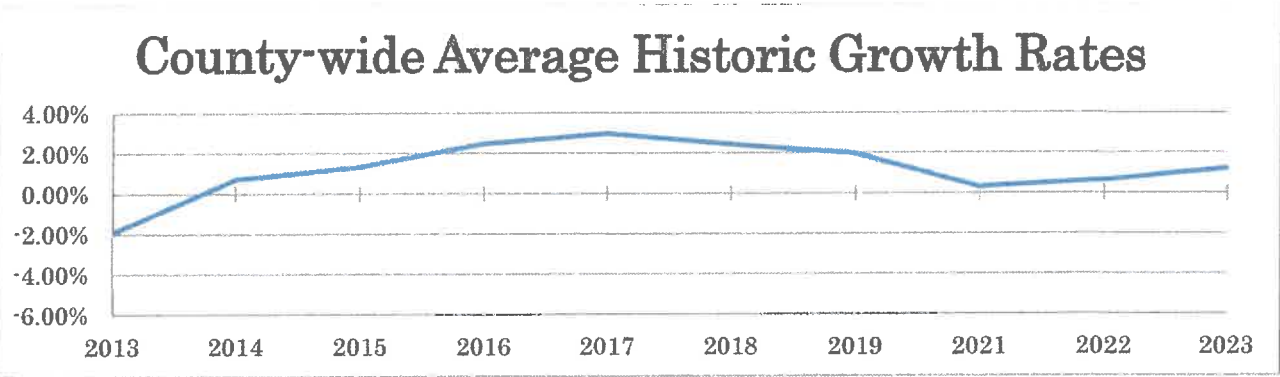
Public Works staff analyzed existing roadways and assigned: C2-Rural, C2T-Rural Town, C3R-Suburban Residential, C3C-Suburban Commercial, and C4-Urban General classifications. Targets for the State Highway System are guided by FDOT’s latest ‘LOS Policy’. The adopted level of service for Martin County facilities is Level of Service D and the Community Redevelopment Areas (TCEAs) were designated Transportation Concurrency Exception Areas to recognize the vision for compact, walkable, mixed-use development and will not be expanded with additional roadway lanes. Segments within TCEA’s have been removed from this assessment.

As seen on Figure 2, portions of NW Federal Highway (Roosevelt Bridge), SW High Meadow Avenue, and SR-714 (Palm City Bridge) had peak hour directional volumes that exceeded their context classification generalized service capacities. SW High Meadow Avenue and SR-714 (Palm City Bridge) are identified as Cost Feasible capacity projects in the Martin Metropolitan Planning Organization’s (MPO) 2045 Long Range Transportation Plan; NW Federal Highway (Roosevelt Bridge) is identified as a “Transportation System Management & Operations” project.

Figure 2 - 2023 Level of Service



Historic growth rates are developed using the past four years of data, where available. The County-wide average growth rate of all the roads is 1.2% and is trending upward. Several western roadways are seeing higher than average growth such as 1) CR-609 (SW Allapattah Road) between SR-710 and St Lucie County, 2) SR-76 (S Kanner Highway) between CR-708 (SE Bridge Road) and CR-711 (SW Pratt Whitney Road), and 3) SR-710 (SW Warfield Boulevard) between SR-76 (S Kanner Highway) and Palm Beach County.

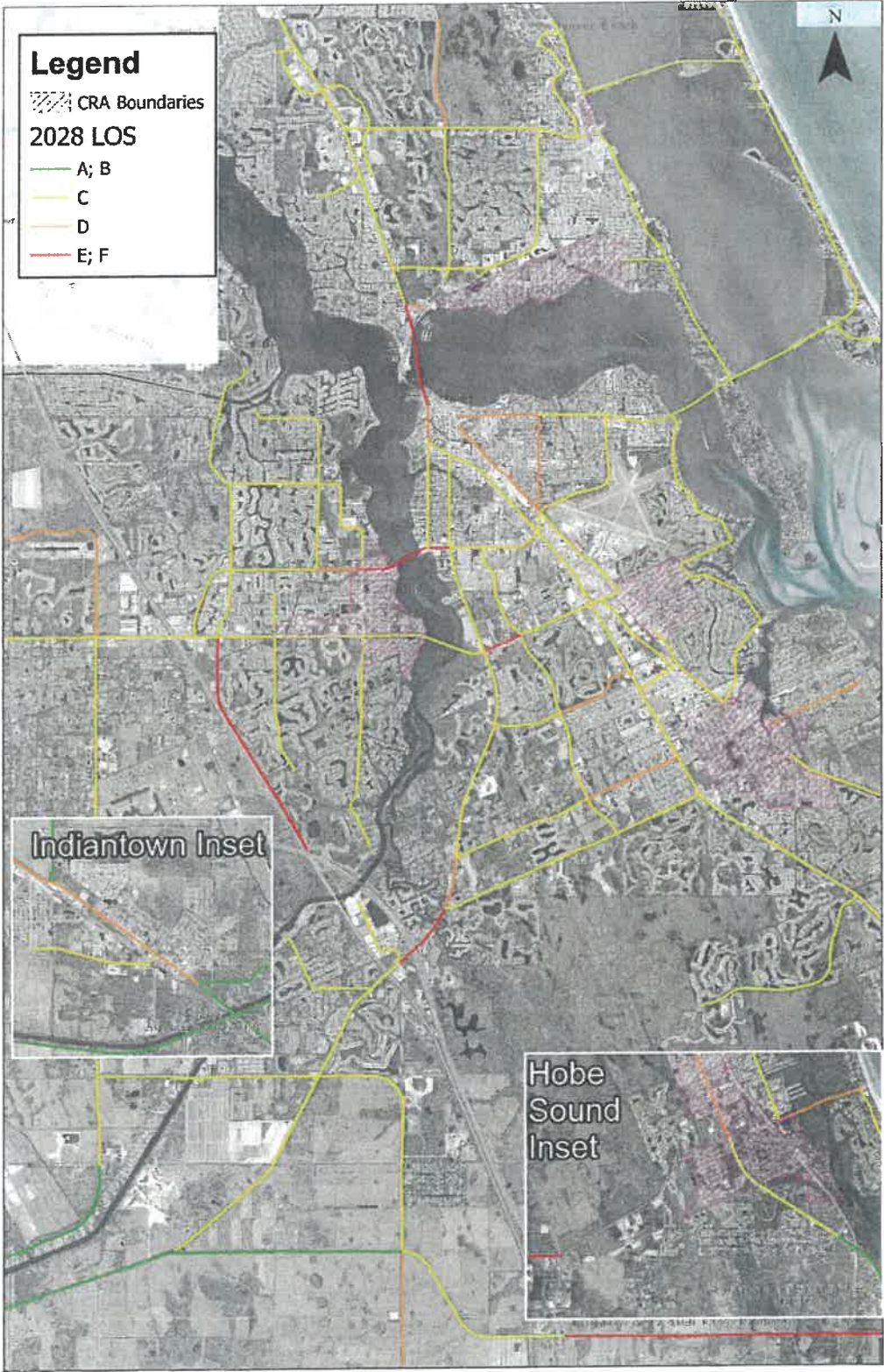


To conservatively assess the potential short-term needs on roadway network, minimum and maximum growth rates are applied to the 2023 peak hour directional volumes to predict future volumes for the next ten years. This methodology is used to identify when the predicted volume could exceed a roadway’s existing or programmed (funded) service capacity.

The following roadway segments are predicted to have peak hour directional volumes that exceed its generalized service capacity in the first five years; see Figure 3.

Roadway	From	To	LOS Exceeded
SR-76 (Kanner Hwy)	Jack James	Cove Road	2025
SR-710 (Warfield Blvd)	CR-609	Van Buren Ave	2027
SE Bridge Road	I-95	Powerline Ave	2028
Indian Street	SR-76	Willoughby Blvd	2028

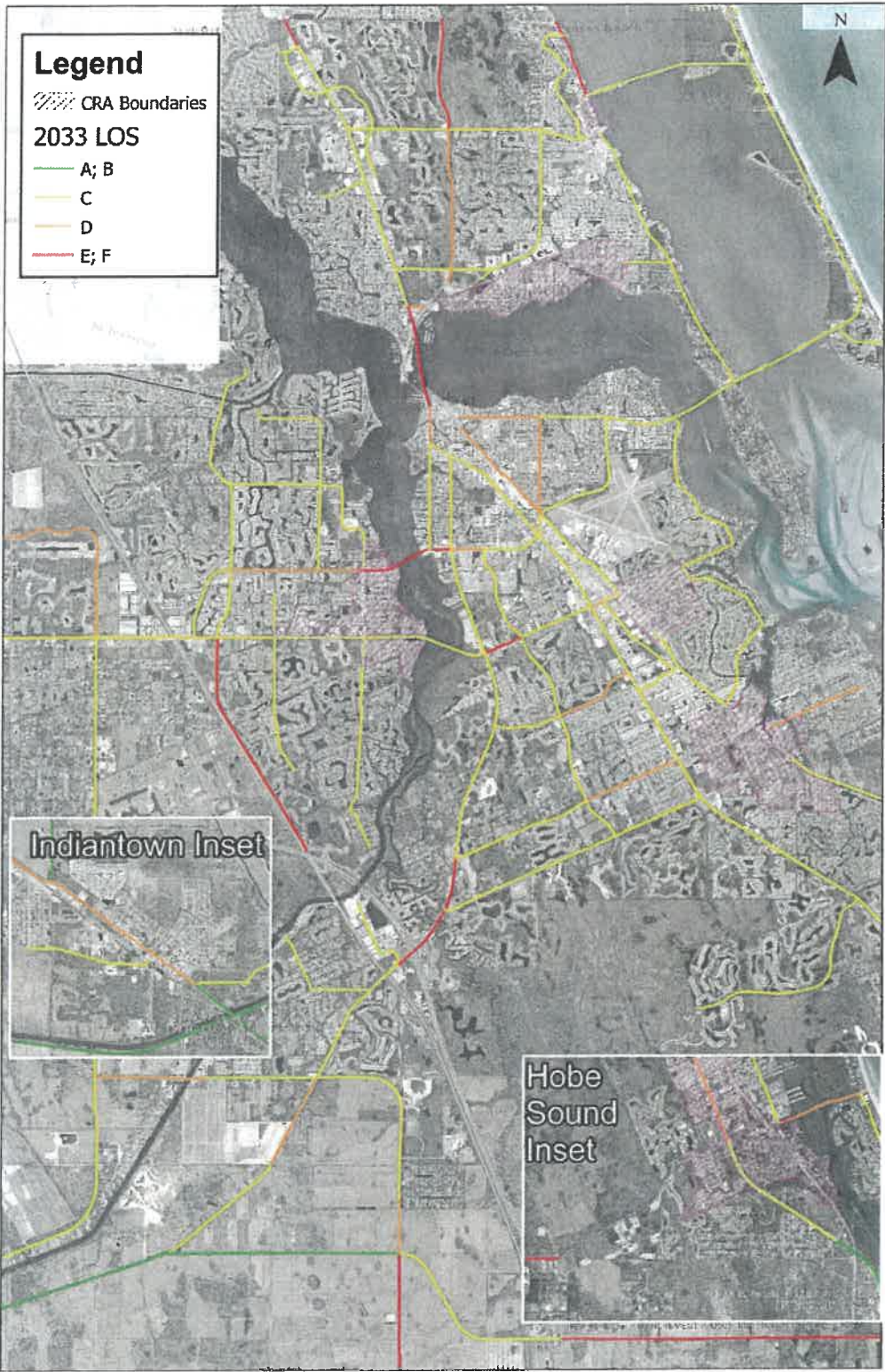
Figure 3 - 2028 Projected Level of Service



The following roadway segments are predicted to have peak hour directional volumes that exceed its generalized service capacity in the second five years; see Figure 4.

Roadway	From	To	LOS Exceeded
Green River Parkway	Jensen Beach Blvd	St. Lucie County	2029
CR-711 (Pratt Whitney)	Palm Beach County	CR-708 (Bridge Rd)	2030
SR-76 (Kanner Hwy)	Cove Road	Salerno Road	2030
CR-707 (Indian River Dr)	Jensen Beach Blvd	St. Lucie County	2033

Figure 4 - Projected 2033 Level of Service



The Martin Metropolitan Planning Organization’s last update to the Long Range Transportation Plan (LRTP) includes the following projects in its Cost Feasible Plan to be implemented by 2045; see Figure 5.

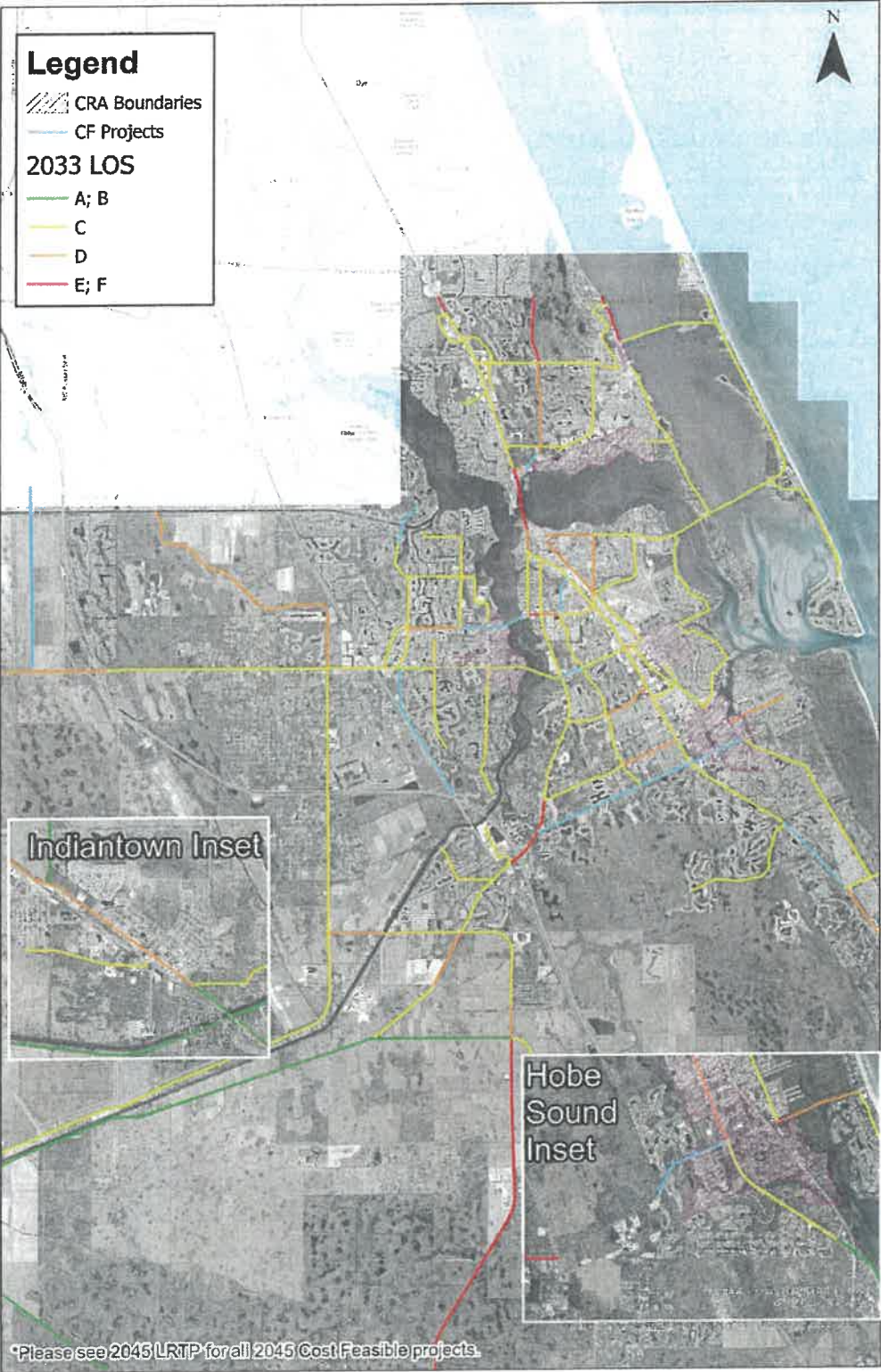
Roadway	From	To	Planned Improvement
CR-708 (Bridge Rd)	Powerline Ave	SR-5 (US-1 / Federal Hwy)	2 lanes to 4
Cove Rd	SR-76 (Kanner Hwy)	SR-5 (US-1 / Federal Hwy)	2 lanes to 4
Cove Rd	SR-5 (US-1 / Federal Hwy)	CR-A1A (Dixie Hwy)	2 lanes to 4
CR-713 (High Meadow Ave)	I-95	CR-714 (Martin Hwy)	2 lanes to 4
Green River Pkwy	Wright Blvd	Dixie Hwy	2 lanes to 4
Murphy Rd	Whisper Bay Ter	St. Lucie County	2 lanes to 4
Indian St	SR-76 (Kanner Hwy)	Willoughby Blvd	4 lanes to 6
SR-714 (Martin Downs)	Matheson Ave	Palm City Rd	4 lanes to 6
US-1 (Federal Hwy)	Osprey St	Seabbranch Blvd	4 lanes to 6
Village Pkwy	CR-714 (Martin Hwy)	St. Lucie County	New 2 lane
Willoughby Blvd	SR-714 (Monterey Rd)	SR-5 (US-1 / Federal Hwy)	New 2 lane

These planned LRTP improvements will provide safety improvements as well as additional capacity needed for some of the existing and predicted failing roadways on the County’s network. A roadway that appears in the LOS Report as failing should be monitored closely but does not always necessitate action.

LL:ll

Attachment: 2023 Roadway Level of Service Inventory Report

Figure 5 - MPO Cost Feasible Capacity Projects



Martin County 2023 Roadway Level of Service Inventory Report

Road Name	From	To	Context Classification	Generalized Service Capacity	2023 Average Annual Daily Traffic	2023 Peak Hour Directional Volume	2023 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	Green River Pkwy	C3R	1165	5,610	246	C	1.2%
Berry Ave	Golden Bear Wy	CR-714	C3R	890	3,620	193	C	0.9%
Berry Ave	CR-714	Sunset Tr	C3R	890	2,149	104	C	4.4%
Britt Rd	Pine Lake Dr	SR-5	C3C	1125	4,492	204	C	0.5%
Newfield Pkwy	SR-714 (Martin Hwy)	Port St. Lucie Blvd.	C2	730	5,815	507	D	1.9%
Commerce Ave	Salerno Rd	Monroe St	C3C	855	6,257	297	TCEA	0.5%
Commerce Ave	Monroe St	Indian St	C3C	855	6,777	359	C	0.5%
Country Club Dr	Palm Beach County	Island Way	C3R	890	3,016	131	C	1.6%
Country Club Dr	Island Way	Little Club Dr	C3R	890	3,692	156	C	1.3%
County Line Rd	Little Club Dr	SR-5	C3R	890	2,525	127	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	C3R	1165	14,459	878	C	1.1%
Cove Rd	Willoughby Blvd	SR-5	C3R	1165	16,452	779	C	1.6%
Cove Rd	SR-5	CR-A1A	C4	870	13,949	495	TCEA	1.5%
Cove Rd	CR-A1A	End	C3R	890	5,247	312	TCEA	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	C2	730	2,436	117	A/B	6.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	C2	730	2,174	126	A/B	5.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	C3R	890	1,669	86	C	0.5%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	C3R	890	5,353	231	TCEA	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	C3R	890	11,042	674	C	1.2%
CR-707 (Indian River Dr)	CR-707A	SR-732	C4	695	5,911	317	TCEA	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	C3R	890	8,265	555	C	5.7%
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	C4	1790	21,241	994	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/IB), US-1 (PM/IB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	C4	1790	19,136	869	C	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	C4	870	9,681	395	TCEA	2.1%
CR-708 (Bridge Rd)	SR-76	CR-711	C2	730	1,212	69	A/B	6.8%
CR-708 (Bridge Rd)	CR-711	I-95	C2	730	4,606	279	C	4.3%
CR-708 (Bridge Rd)	I-95	Powerline Ave	C2	730	10,060	657	D	2.3%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	C3R	890	11,249	624	TCEA	1.6%
CR-708 (Bridge Rd)	SR-5	CR-A1A	C4	695	8,379	484	TCEA	0.5%
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	C4	695	7,845	397	TCEA	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	C4	695	4,572	259	D	0.5%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	C2	730	4,557	466	D	8.0%
CR-711 (Pratt Whitney Rd)	CR-708	Meadowlark Cir	C2	730	5,438	302	C	4.4%
CR-711 (Pratt Whitney Rd)	Meadowlark Cir	SR-76	C3R	1165	6,311	301	C	1.0%
CR-713 (High Meadow Ave)	I-95	CR-714	C3C	1125	14,293	1,207	E	2.1%
CR-713 (High Meadow Ave)	CR-714	SR-714	C3R	1165	9,701	514	C	0.5%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	C3R	1165	12,673	534	C	0.5%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	C2	730	4,358	185	A/B	6.3%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	C2	730	4,336	189	A/B	4.2%
CR-714 (Martin Hwy)	CR-609	I-95	C2	730	6,885	333	C	4.6%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	C3C	1900	20,434	1,410	C	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	C3C	1900	22,867	1,190	C	0.5%
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	C3C	1900	24,744	1,443	C	0.8%
CR-723 (Savanna Rd)	CR-707	NE 24th St	C3R	1165	8,521	391	C	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	C3R	1165	9,649	437	C	0.5%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	C2	730	3,253	187	A/B	4.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	C2	730	3,298	189	A/B	7.3%
CR-76A (Citrus Blvd.)	CR-726	SR-714	C2	730	4,663	221	A/B	2.2%
CR-76A (SW 96th St)	CR-726	Bobcat Dr	C2	730	4,677	275	C	5.0%
CR-76A (SW 96th St)	Bobcat Dr	SR-76	C3R	1165	8,959	431	C	2.6%
CR-A1A (Dixie Hwy)	SR-5	CR-708	C2	730	4,301	240	TCEA	5.9%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	C3R	890	7,574	505	TCEA	0.5%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	C3R	1110	7,070	386	C	1.8%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	C2	730	7,701	344	C	1.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	C4	870	12,000	498	TCEA	0.5%
CR-A1A (Dixie Hwy)	Salerno Rd	St Lucie Blvd	C4	870	16,817	703	TCEA	0.5%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	C3R	890	13,746	727	C	0.5%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	C4	1790	17,816	781	TCEA	0.5%
CR-A1A (Dixie Hwy)	Indian St	SR-714	C3C	1810	16,596	858	C	0.5%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	C4	870	6,220	346	D	0.5%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	C3C	855	3,396	141	C	4.8%
Fox Brown Rd	SR-710	CR-714	C2	730	425	26	A/B	5.2%
Goldenrod Rd	Britt Rd	SR-732	C3C	1810	4,960	281	C	0.8%
Goldenrod Rd	SR-732	SR-5	C3C	1125	6,621	342	C	0.5%
Goldenrod Rd	SR-5	Westmoreland Blvd	C3C	1070	4,795	245	C	0.9%
Gomez Ave	CR-708	Crossrip St	C3R	1110	3,565	156	C	0.5%
Gomez Ave	Crossrip St	Osprey St	C3R	1110	1,211	58	C	3.3%
Green River Parkway	Dixie Hwy	Baker Rd	C3R	890	8,789	479	C	6.5%
Green River Parkway	Baker Rd	SR-732	C3R	1110	9,706	671	C	3.9%
Green River Parkway	SR-732	St. Lucie County	C2	730	10,443	572	D	4.8%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

Horseshoe Point Rd	CR-A1A	Kubin Ave	C4	695	5,457	228	D	0.5%
Indian St	SR-76	Willoughby Blvd	C3C	1900	31,136	1,788	D	1.5%
Indian St	Willoughby Blvd	SR-5	C3C	1900	30,177	1,295	C	2.0%
Indian St	SR-5	Commerce Ave	C4	1790	24,486	1,071	C	2.3%
Indian St	Commerce Ave	CR-A1A	C4	1790	25,398	1,123	C	0.5%
Indian St	CR-A1A	St Lucie Blvd	C4	870	6,583	335	TCEA	0.5%
Indian River Dr	Palmer St	CR-707	C3R	1110	8,559	338	C	3.3%
Island Way	Palm Beach County	Jupiter Road	C3R	1110	5,107	452	C	3.3%
Island Way	Jupiter Road	Country Club Dr	C3R	890	5,548	261	C	3.4%
Jack James Rd	SR-76	Blue Water Wy	C3C	1070	3,572	252	C	3.3%
Lares St	CR-708	CR-A1A	C4	695	2,692	139	TCEA	0.5%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	C3R	1110	2,309	95	C	0.5%
Locks Rd	Canal St	SR-76	C3R	1110	3,682	171	C	0.5%
MacArthur Blvd	Sailfish Point	SR-A1A	C3R	1110	5,756	342	C	0.5%
Mapp Rd	South End	CR-714	C3R	1110	5,981	325	C	3.4%
Mapp Rd	CR-714	SR-714	C4	870	11,818	564	TCEA	0.5%
Mapp Rd	SR-714	Matheson Ave	C3R	1110	4,849	251	C	0.5%
Mapp Rd	Matheson Ave	North End	C3R	1110	7,457	304	C	0.5%
Matheson Ave	SR-714	Mapp Rd	C3R	1110	6,332	325	C	2.0%
Monroe St	SR-5	Commerce Ave	C3C	1070	1,620	114	C	0.5%
Murphy Rd	Mapp Rd	High Meadow Ave	C3R	1110	5,474	302	C	0.5%
Murphy Rd	High Meadow Ave	St Lucie County	C3R	1110	9,804	859	C	0.5%
Ocean Blvd	Flagler Ave	Palm Beach Rd	C4	915	9,241	498	D	0.5%
Ocean Blvd	Palm Beach Rd	SR-714	C4	1880	11,862	581	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

Osprey St	SR-5	CR-A1A	C3R	1110	5,871	238	C	3.1%
Osprey St	CR-A1A	Gomez Ave	C3R	1110	2,270	110	C	4.2%
Palm Beach Rd	SR-714	Ocean Blvd	C4	915	8,379	509	D	0.5%
Palm City Rd	SR-714	SR-5	C3R	890	7,871	394	C	0.5%
Palmer St	CR-707	Indian River Dr	C3R	1110	3,375	212	C	2.1%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	C4	870	11,309	608	TCEA	0.5%
Pomeroy St	SR-76	Willoughby Blvd	C3R	1110	10,189	510	C	3.8%
Pomeroy St	Willoughby Blvd	SR-5	C4	915	9,651	486	D	2.7%
Salerno Rd	SR-76	Willoughby Blvd	C3R	1110	8,049	434	C	0.7%
Salerno Rd	Willoughby Blvd	SR-5	C4	915	9,026	544	D	0.5%
Salerno Rd	SR-5	Commerce Ave	C4	870	8,798	373	TCEA	0.5%
Salerno Rd	Commerce Ave	CR-A1A	C4	870	7,166	290	TCEA	0.5%
Seabranh Blvd	Doubletree Dr	SR-5	C3R	1850	5,904	269	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	C3R	1110	11,397	476	C	4.7%
Skyline Dr	CR-707A	CR-707	C3R	1110	1,846	98	C	3.1%
SR-5 (US-1)	Palm Beach County	CR-A1A	C2	2910	19,846	916	A/B	0.5%
SR-5 (US-1)	CR-A1A	CR-708	C3R	1850	16,983	876	C	0.5%
SR-5 (US-1)	CR-708	Osprey St	C3C	1810	23,762	1,551	D	0.5%
SR-5 (US-1)	Osprey St	Seabranh Blvd	C3R	1850	25,850	1,158	C	2.3%
SR-5 (US-1)	Seabranh Blvd	Cove Rd	C3C	2680	30,175	1,411	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	C3C	2680	31,914	1,465	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	C3C	2680	39,484	1,704	C	0.5%
SR-5 (US-1)	Monroe St	Indian St	C3C	2680	36,506	1,727	C	0.5%
SR-5 (US-1)	Indian St	SR-714	C3C	2680	45,276	2,176	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

SR-5 (US-1)	SR-714	SR-5A	C4	2810	36,743	1,753	C	0.5%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	C4	2810	33,378	1,336	C	0.6%
SR-5 (US-1)	SR-76	Palm City Rd	C4	2810	47,809	1,793	C	0.5%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	C4	2810	56,184	2,178	C	0.6%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	C3C	2815	59,047	2,827	E	0.5%
SR-5 (US-1)	Wright Blvd	Baker Rd	C3C	2680	51,265	2,215	C	0.5%
SR-5 (US-1)	Baker Rd	Britt Rd	C3C	2680	47,243	2,203	C	0.5%
SR-5 (US-1)	Britt Rd	SR-732	C3C	2930	55,790	2,543	C	0.5%
SR-5 (US-1)	SR-732	Westmoreland Blvd	C3C	3180	65,367	2,867	C	0.5%
SR-5 (US-1)	Westmoreland Blvd	St Lucie County	C3C	3180	63,100	2,855	C	1.1%
SR-710 (Warfield Blvd)	Okeechobee County	Fox Brown Rd	C2	730	7,253	307	C	3.4%
SR-710 (Warfield Blvd)	Fox Brown Rd	CR-609 (Allapattah)	C2	730	8,597	362	C	3.8%
SR-710 (Warfield Blvd)	CR-609 (Allapattah)	Van Buren	C2_T	940	14,316	811	C	3.8%
SR-710 (Warfield Blvd)	Van Buren	CR-726 (Citrus)	C2	2910	14,316	811	A/B	3.8%
SR-710 (Warfield Blvd)	CR-726	SR-76 (Kanner)	C2	2910	12,617	545	A/B	3.5%
SR-710 (Warfield Blvd)	SR-76	Palm Beach County	C2	2910	9,176	414	A/B	7.2%
SR-714 (Martin Hwy)	I-95	CR-76A (Citrus)	C3R	1110	14,984	744	C	2.1%
SR-714 (Martin Hwy)	CR-76A (Citrus)	Florida's Turnpike	C3C	1810	22,005	1,175	C	0.8%
SR-714 (Martin Downs Blvd)	Florida's Turnpike	CR-713	C3C	1810	21,489	940	C	0.9%
SR-714 (Martin Downs Blvd)	CR-713	Matheson Ave	C3R	1850	31,000	1,256	C	3.2%
SR-714 (Martin Downs Blvd)	Matheson Ave	Mapp Rd	C3R	1850	32,528	1,724	D	0.5%
SR-714 (Palm City Bridge)	Mapp Rd	SR-76	C3C	1900	35,988	2,131	E	0.9%
SR-714 (Monterey Rd)	SR-76	Willoughby Blvd	C3C	1810	26,408	1,198	C	4.1%
SR-714 (Monterey Rd)	Willoughby Blvd	Monterey Extension	C3C	1810	25,813	1,310	C	1.1%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

SR-714 (Monterey Rd)	Monterey Extension	SR-5	C3C	1900	18,812	874	C	0.9%
SR-714 (Monterey Rd)	SR-5	CR-A1A	C3C	1900	20,071	1,264	C	0.5%
SR-714 (Monterey Rd)	CR-A1A	SR-A1A	C3C	1810	19,912	894	C	0.6%
SR-732 (Causeway Blvd)	CR-707	SR-A1A	C3R	1110	13,568	762	C	1.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	C3R	1850	24,707	1,334	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	C3R	1945	24,777	1,156	C	1.0%
SR-76 (Kanner Hwy)	SR-15	SR-710	C2	730	2,170	101	A/B	0.5%
SR-76 (Kanner Hwy)	SR-710	CR-708	C2	730	3,653	183	A/B	1.7%
SR-76 (Kanner Hwy)	CR-708	Waterside	C2	730	4,251	231	A/B	8.0%
SR-76 (Kanner Hwy)	Waterside	CR-711/CR-76A	C3C	1900	4,251	231	C	8.0%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	C3R	1945	14,335	889	C	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	C3C	1900	19,442	930	C	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	C3C	2815	50,473	2,651	D	3.6%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	C3C	2815	41,471	2,117	C	4.7%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	C3R	2865	37,689	1,634	C	5.1%
SR-76 (Kanner Hwy)	Indian St	SR-714	C3C	2815	25,896	1,071	C	5.2%
SR-76 (Kanner Hwy)	SR-714	SR-5	C3C	2815	27,309	1,092	C	2.1%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	C3C	1900	20,956	1,111	C	1.9%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	C3R	1945	23,666	1,135	C	0.7%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	C3R	1165	14,409	676	C	1.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	C3R	1165	8,439	410	C	0.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	C3R	1165	14,790	880	C	0.5%
St Lucie Blvd	CR-A1A	Indian St	C3R	1110	3,899	194	C	4.2%
St Lucie Blvd	Indian St	SR-A1A	C3R	1110	7,602	379	C	0.5%

Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Martin County 2023 Roadway Level of Service Inventory Report

Westmoreland Blvd	St Lucie County	SR-5	C3C	1125	11,299	550	C	0.5%
Willoughby Blvd	Cove Rd	Salerno Rd	C3C	1125	3,669	305	C	0.5%
Willoughby Blvd	Salerno Rd	Pomeroy St	C3R	1165	8,977	488	C	0.5%
Willoughby Blvd	Pomeroy St	Indian St	C3R	1945	10,277	517	C	0.5%
Willoughby Blvd	Indian St	SR-714	C3C	1900	10,792	522	C	0.5%
Wright Blvd	SR-5	Dixie Highway	C4	915	10,602	525	D	0.5%

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Segments with shaded LOS require additional analysis.
The peaks are: CR-713 (PM/NB), US-1 (PM/NB) and SR-714 (AM/EB)

Appendix B
FDOT Five-Year Work Program



Florida Department of

TRANSPORTATION

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Web Application

Office of Work Program and Budget Julie Adamson - Director

Updated: 9/15/2024 8:1

Five Year Work Program

Selection Criteria	
District 04 Martin County Phase:Right of Way	2025-2029 AD Category:Highways Description Contains:SR-710

Transportation System Description	Fiscal Year:	District	Length 2025	Type of Work 2026	2027	Item 2028	2029
INTRASTATE STATE HIGHWAY		District 04 - Martin County	9.812	ADD LANES & RECONSTRUCT		453333-2	
SR-710 FROM MARTIN/OKEECHOBEE CO LINE TO FPL POWER PLANT ACCESS ROAD							SIS
Highways /Preliminary Engineering <i>(On-Going)</i>	\$2,161,001		\$4,175,000	\$25,000	\$25,000	\$25,000	
Highways /Right of Way			\$1,774,019	\$7,213,519	\$8,951,295	\$6,048,186	
Highways /Railroad & Utilities	\$10,000						
INTRASTATE STATE HIGHWAY		District 04 - Martin County	5.939	ADD LANES & RECONSTRUCT		453333-1	
SR-710/SW WARFIELD BLVD FR FPL ACCESS RD TO SW VAN BUREN AVE							SIS
Highways /Preliminary Engineering <i>(On-Going)</i>	\$2,105,000		\$817,339	\$25,000	\$25,000	\$25,000	
Highways /Right of Way			\$1,100,000	\$2,475,000	\$7,832,361	\$4,997,445	
NON-INTRASTATE OFF STATE HIWAY		District 04 - Martin County	0.485	ROAD RECONSTRUCTION - 2 LANE		447555-1	
SR-710/SW WARFIELD BOULEVARD AT CR- 714/SW MARTIN HIGHWAY							SIS
Highways /Preliminary Engineering <i>(On-Going)</i>	\$27,316						
Highways /Right of Way	\$62,000		\$25,000	\$168,450			
Highways /Environmental <i>(On-Going)</i>							

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Florida Department of Transportation

Consistent, Predictable, Repeatable



Transportation Improvement Program FY25 – FY29

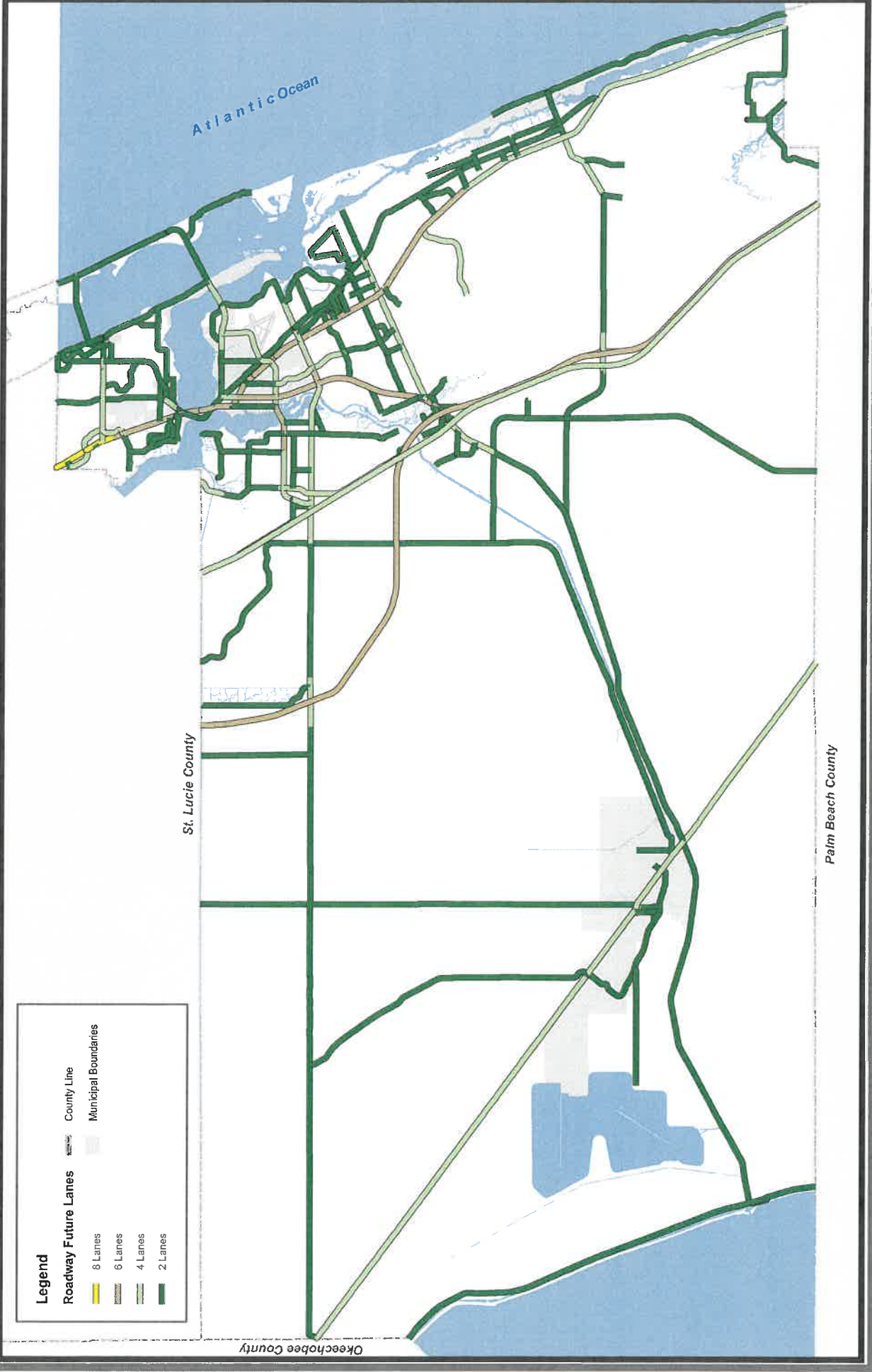
2.5 LIST OF PROJECT PRIORITIES

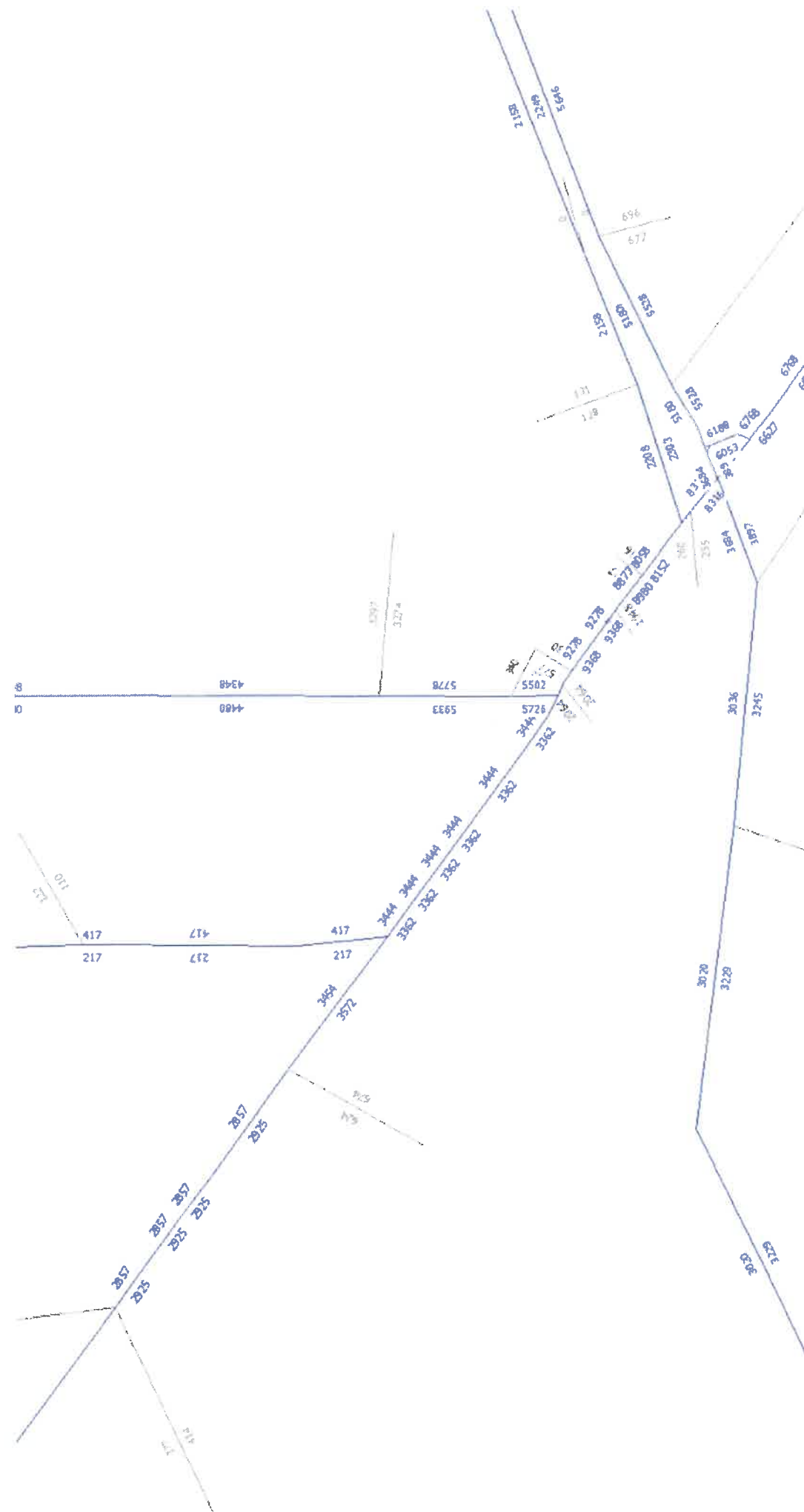
The projects in the following tables have been formally reviewed by the MPO Citizen's Advisory Committee, Bicycle and Pedestrian Advisory Committee, and Technical Advisory Committee, and were approved by the MPO Policy Board at its meeting on June 19, 2023.

Table 2
FY25 – FY29 - List of Project Priorities

FY25 Rank	Facility	Segment Limits		Project Description	2045 LRTP Page	Prev. Rank
		From	To			
1	SR-710	SE of CR-609/ SW Allapattah Rd.	Martin/ Okeechobee County Line	Widen from 2-lanes to 4-lanes	76	2
2	SE Cove Rd.	SR-76/ Kanner Hwy.	US-1	Widen from 2-lanes to 4-lanes including bike lanes and shared use pathway	69	1
3	CR-714	Realignment		Flatten curve of CR-714 before intersection at SR-710	Appx. G, pg. 1	3
4	SE Monterey Rd.	At FEC Railroad		Railroad/roadway grade separation	Appx. H, pg. 5	4
5	CR-708/ SE Bridge Rd.	Bascule Bridge		Bridge Replacement	132	17
6	SR-76/ Kanner Hwy.	At SW South River Dr.		*New southbound right turn lane at South River Dr. & traffic signal	80	5
7	US-1	At SE Constitution Blvd.		Traffic signal	80	6
8	Monterey Rd. & East Ocean Blvd.	Kingswood Ter.	St. Lucie Blvd.	Mid-block pedestrian crosswalks	Appx. H, pg. 11	7

Appendix C
Planned and Programmed Improvements





Appendix D
ITE Trip Generation Sheets, Internal Capture Calculations, & Pass-by Information

Land Use: 818

Nursery (Wholesale)

Description

A wholesale nursery is a free-standing building with an outside storage area for planting or landscape stock. The nurseries surveyed primarily serve contractors and suppliers. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities.

Nurseries are characterized by seasonal variations in trip characteristics. Nursery (garden center) (Land Use 817) is a related use.

Additional Data

An outside storage area is not included in the overall gross floor area measurements. However, if the storage area is located within the principal outside faces of the exterior walls, it is included in the overall gross floor area of the building.

The sites were surveyed in the 1980s in California.

Source Numbers

205, 240

Nursery (Wholesale) (818)

Vehicle Trip Ends vs: Acres

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

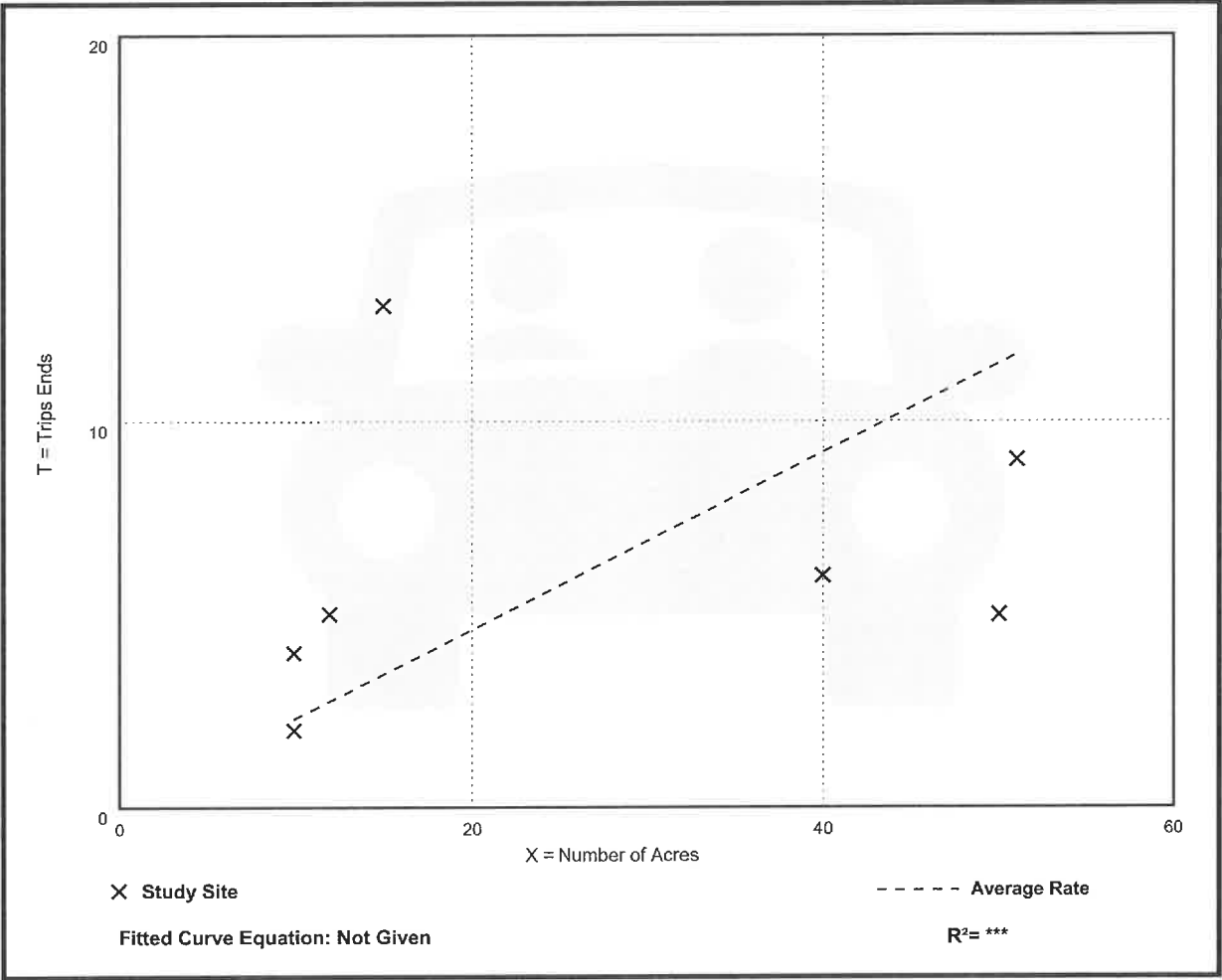
Avg. Num. of Acres: 27

Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.23	0.10 - 0.87	0.22

Data Plot and Equation



Nursery (Wholesale) (818)

Vehicle Trip Ends vs: Acres

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

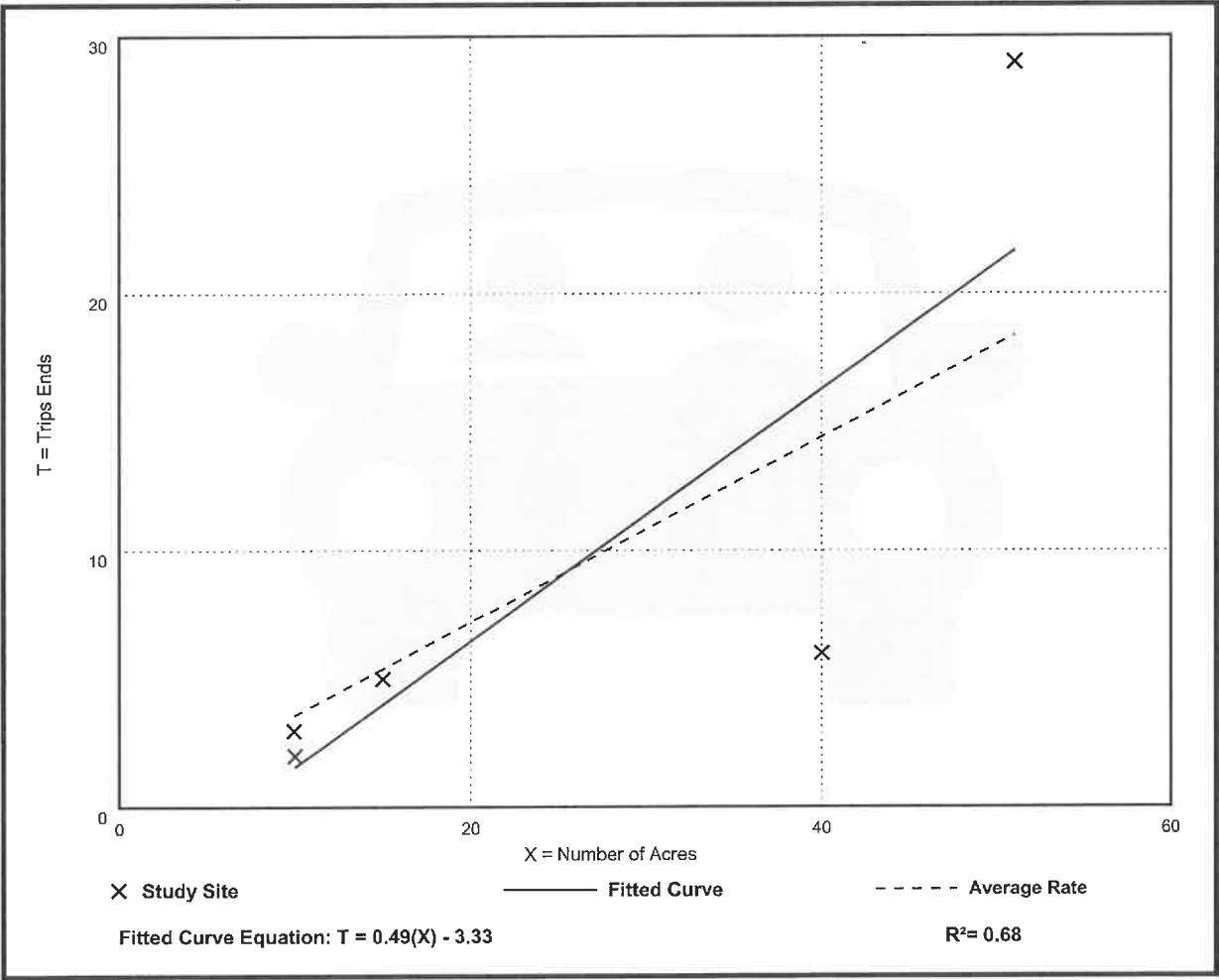
Avg. Num. of Acres: 25

Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.36	0.15 - 0.57	0.21

Data Plot and Equation



Nursery (Wholesale) (818)

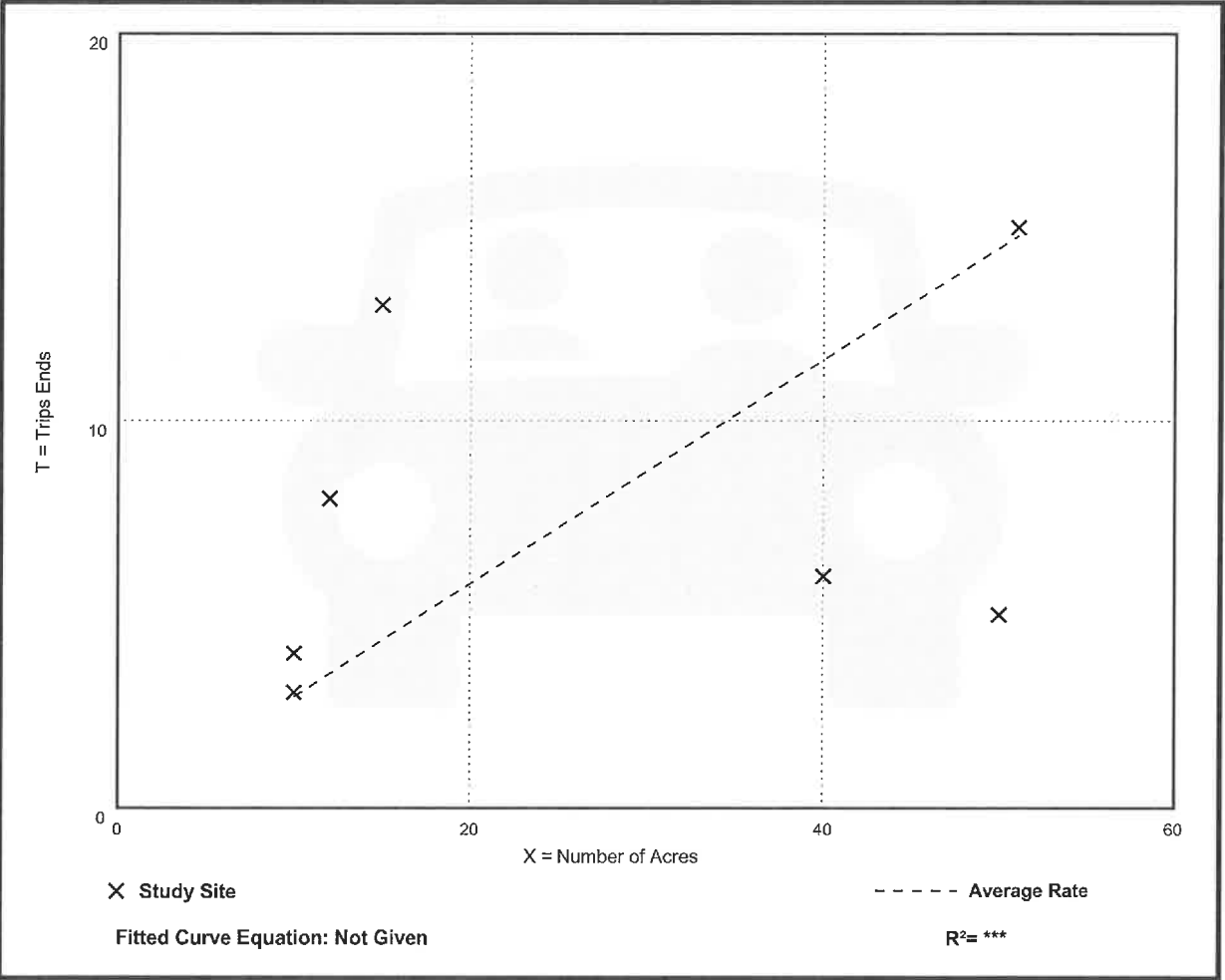
Vehicle Trip Ends vs: Acres
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Acres: 27
Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.29	0.10 - 0.87	0.24

Data Plot and Equation



Nursery (Wholesale) (818)

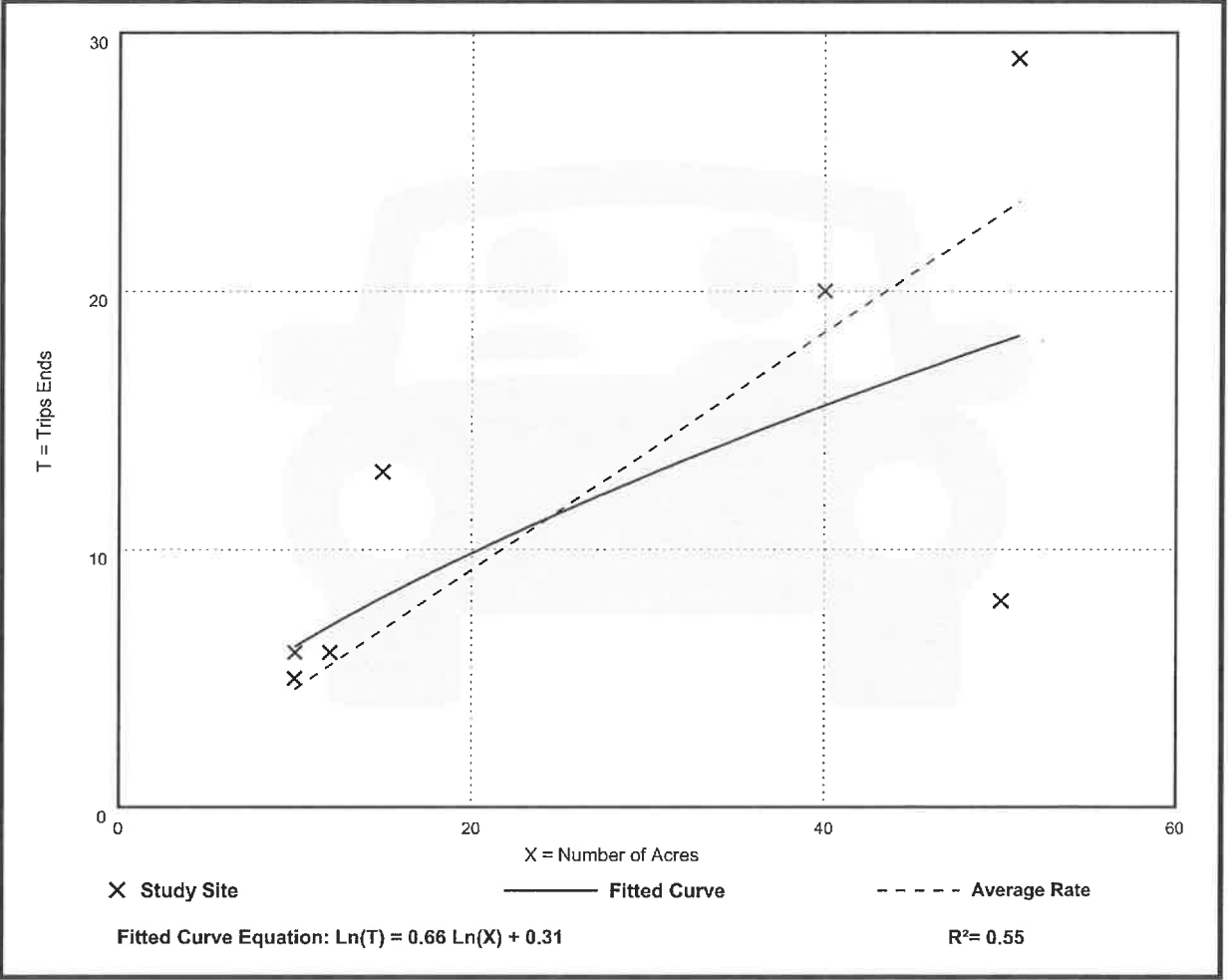
Vehicle Trip Ends vs: Acres
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Acres: 27
Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.46	0.16 - 0.87	0.22

Data Plot and Equation



Nursery (Wholesale)
(818)

Vehicle Trip Ends vs: Acres
On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 7

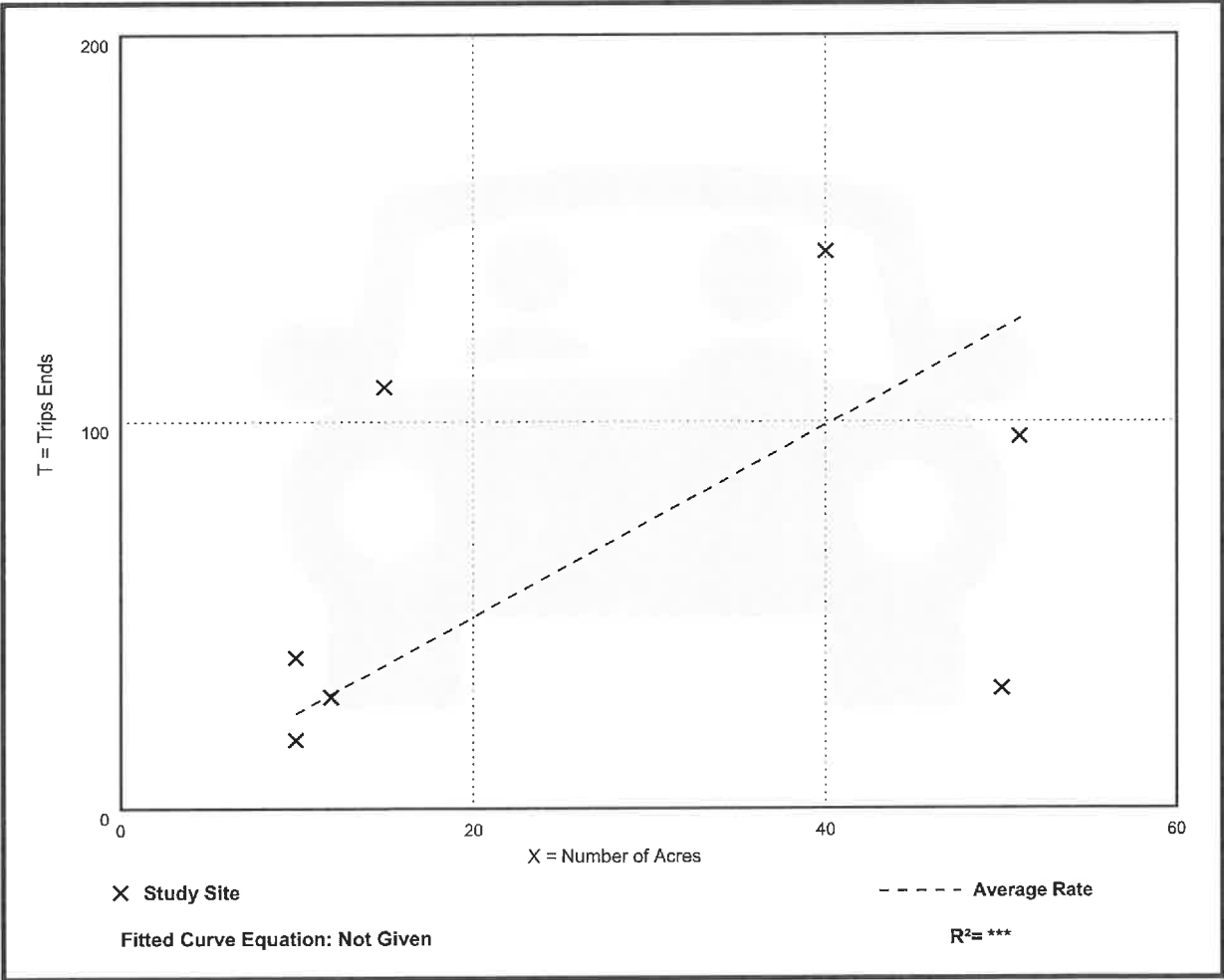
Avg. Num. of Acres: 27

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
2.48	0.62 - 7.27	1.95

Data Plot and Equation



Nursery (Wholesale) (818)

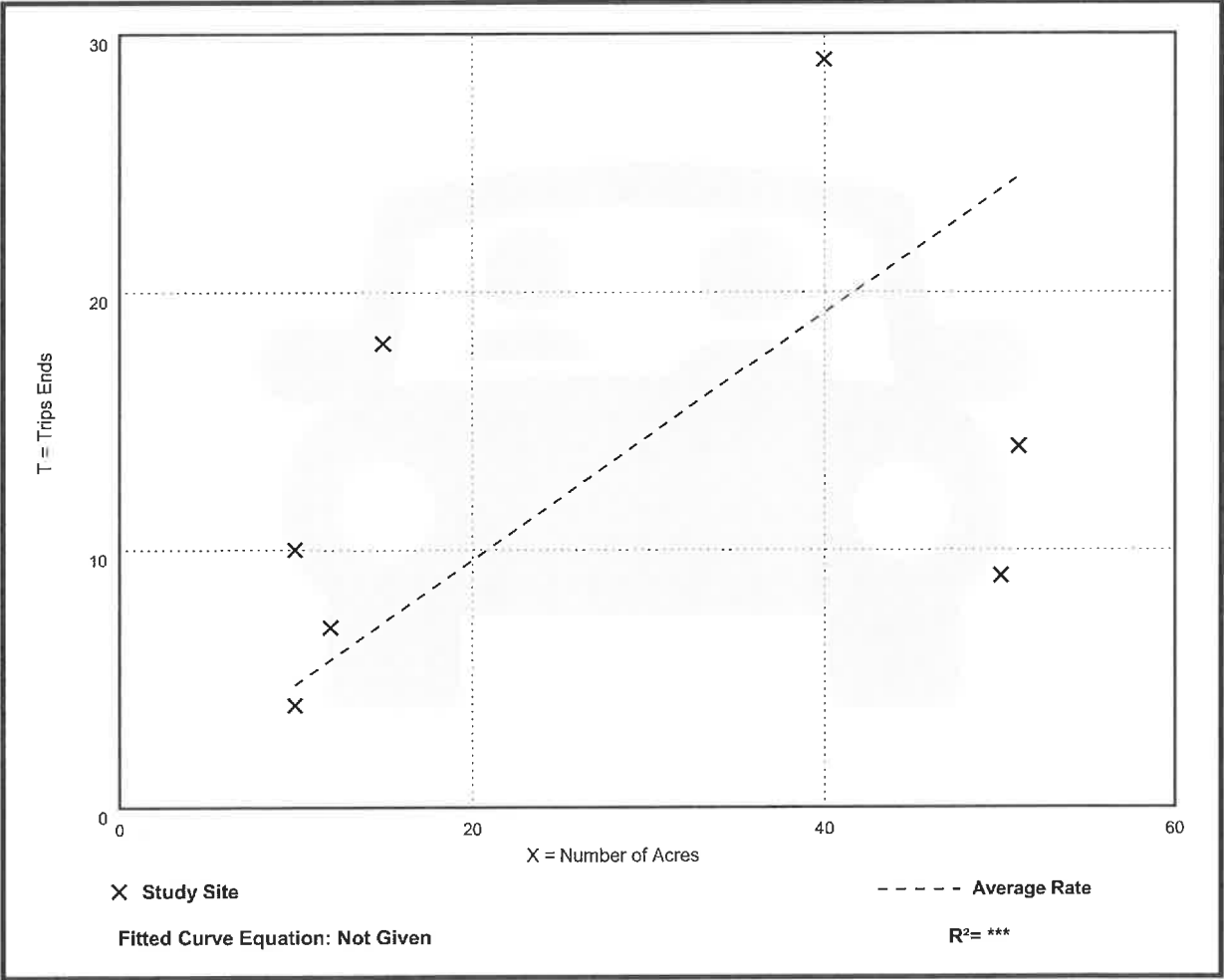
Vehicle Trip Ends vs: Acres
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Acres: 27
Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.48	0.18 - 1.20	0.35

Data Plot and Equation



Nursery (Wholesale) (818)

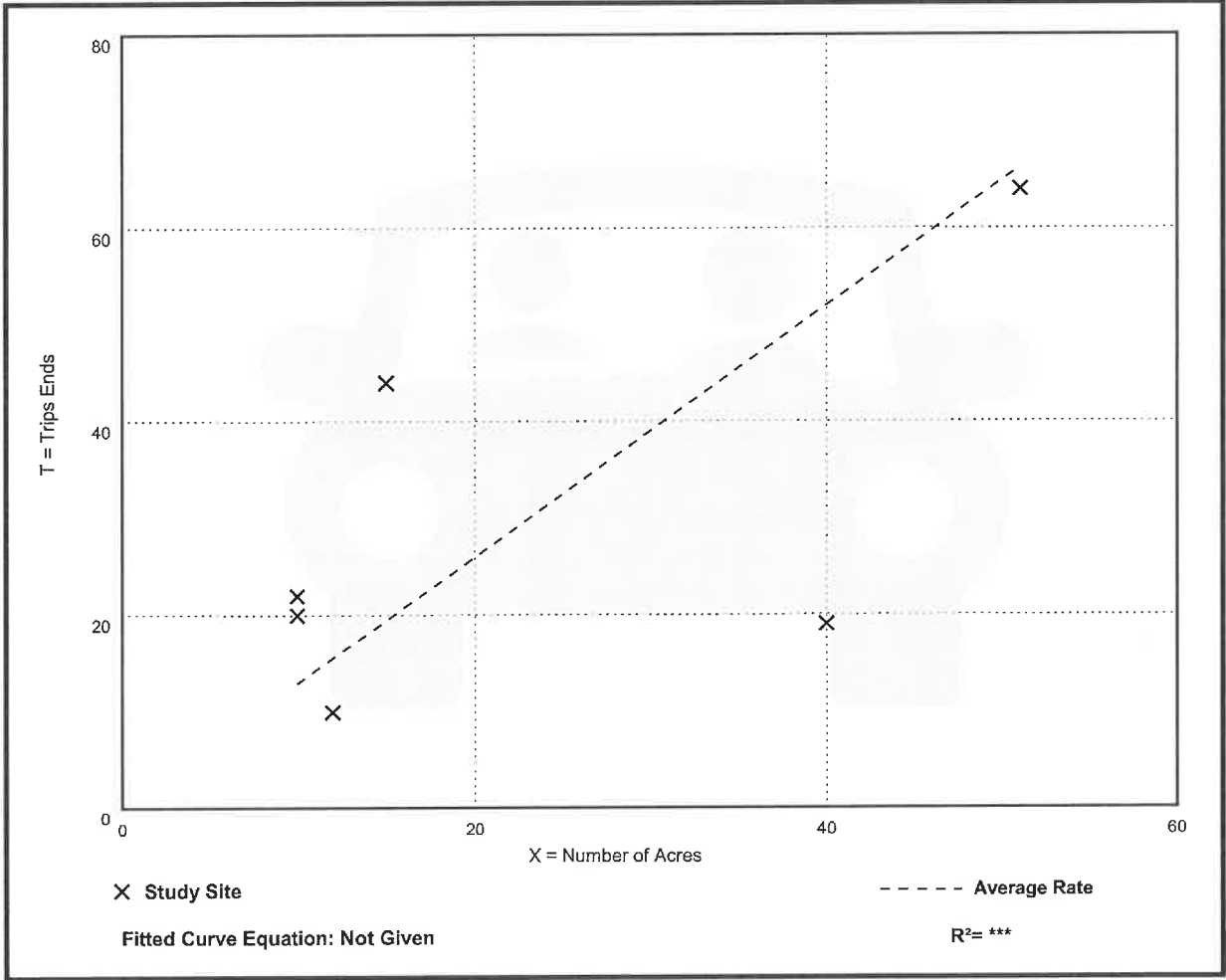
Vehicle Trip Ends vs: Acres
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Acres: 23
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.30	0.48 - 2.93	0.85

Data Plot and Equation



Nursery (Wholesale)
(818)

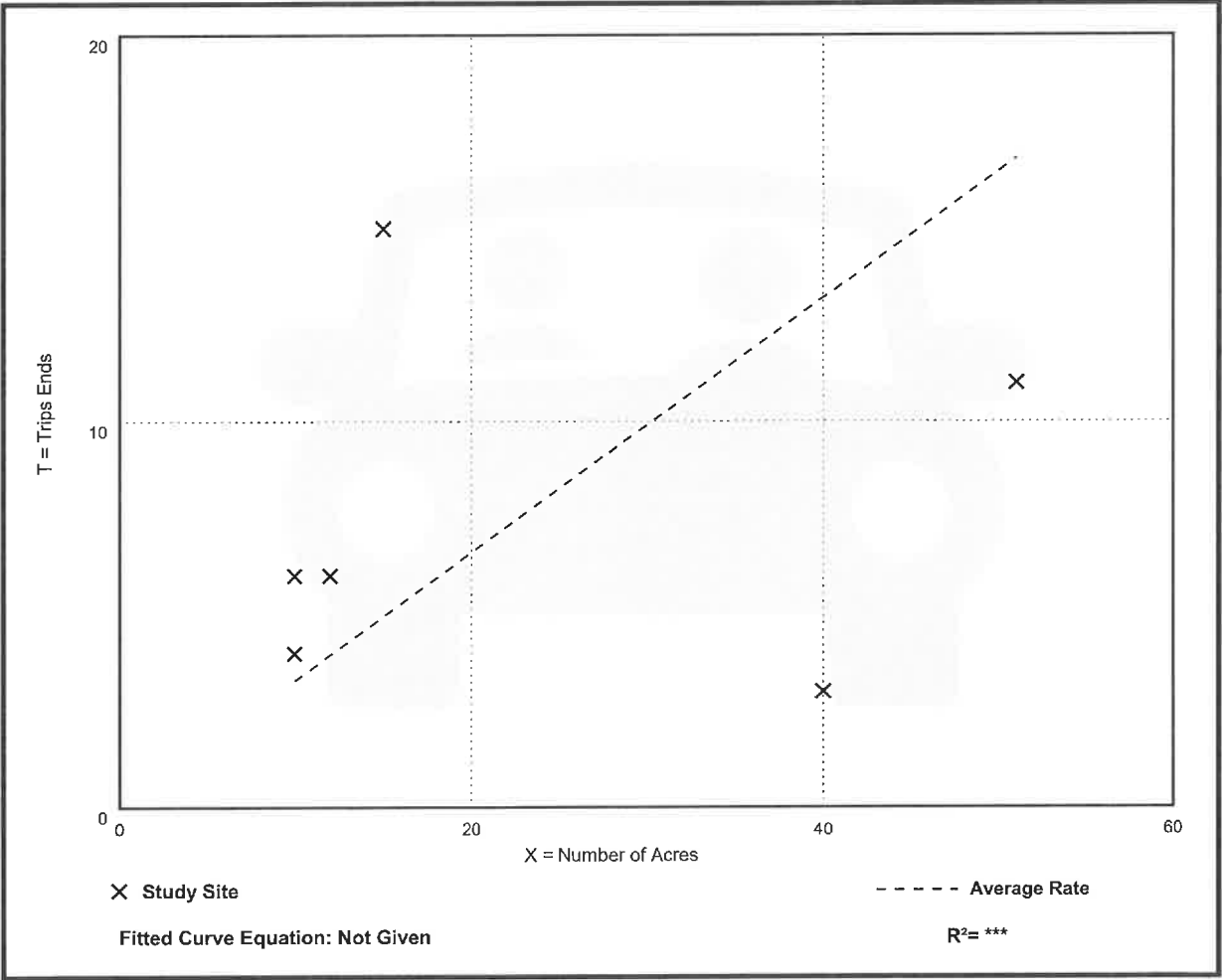
Vehicle Trip Ends vs: Acres
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Acres: 23
Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
0.33	0.08 - 1.00	0.31

Data Plot and Equation



Nursery (Wholesale)
(818)

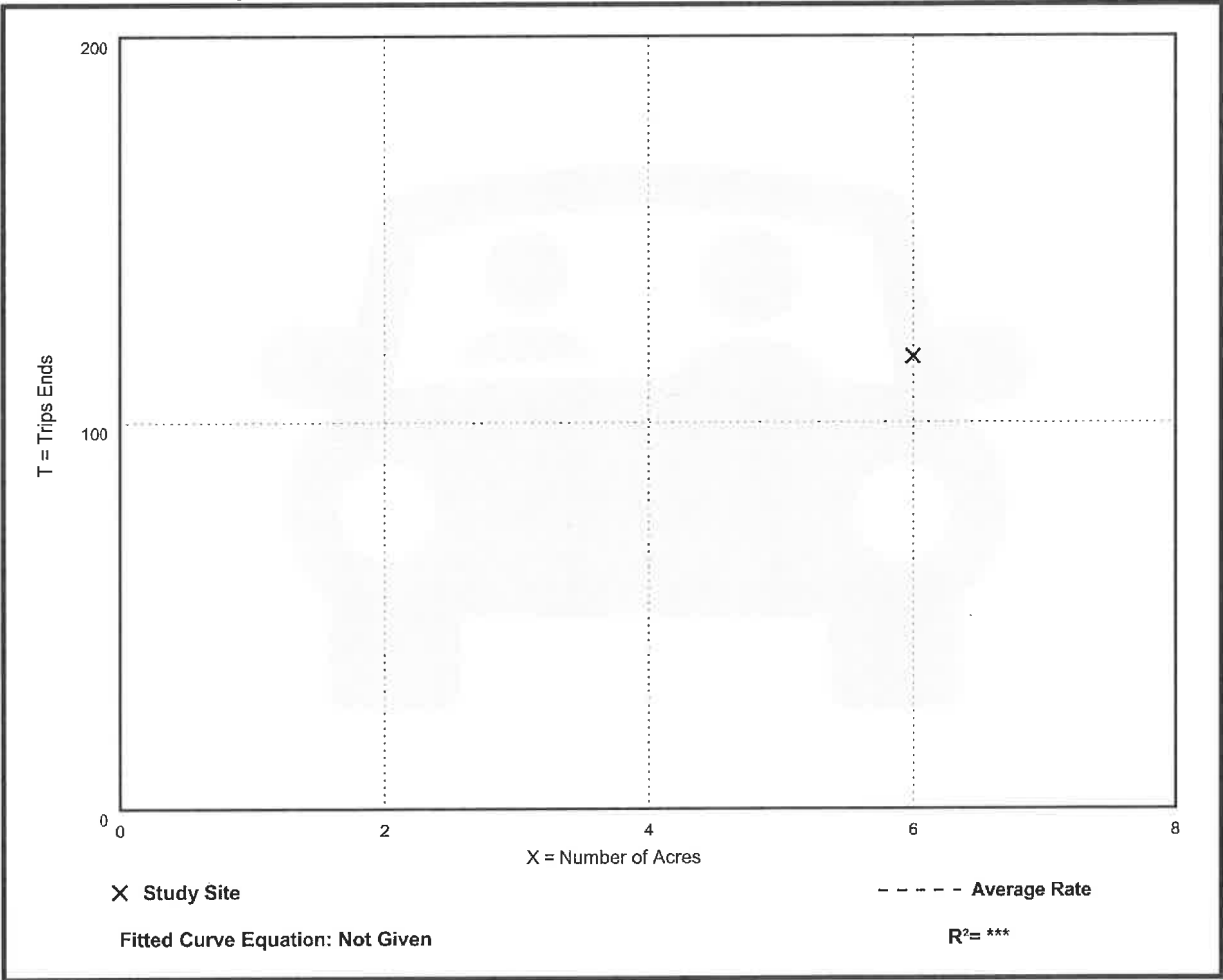
Vehicle Trip Ends vs: Acres
On a: Weekday

Setting/Location: Rural
Number of Studies: 1
Avg. Num. of Acres: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
19.50	19.50 - 19.50	***

Data Plot and EquationCaution – Small Sample Size



Nursery (Wholesale) (818)

Vehicle Trip Ends vs: Acres

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: Rural

Number of Studies: 1

Avg. Num. of Acres: 6

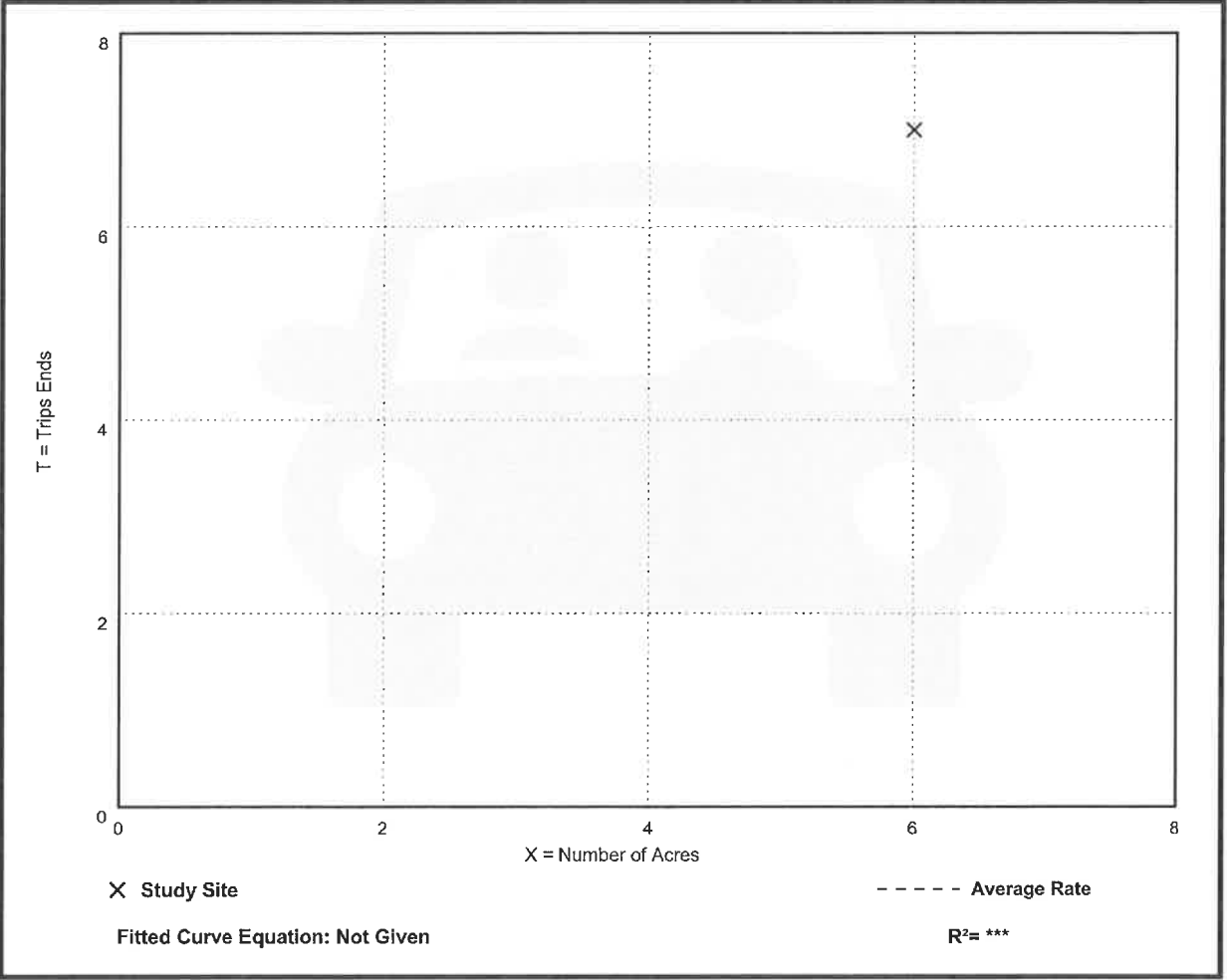
Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
1.17	1.17 - 1.17	***

Data Plot and Equation

Caution – Small Sample Size



Nursery (Wholesale)
(818)

Vehicle Trip Ends vs: Acres

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: Rural

Number of Studies: 1

Avg. Num. of Acres: 6

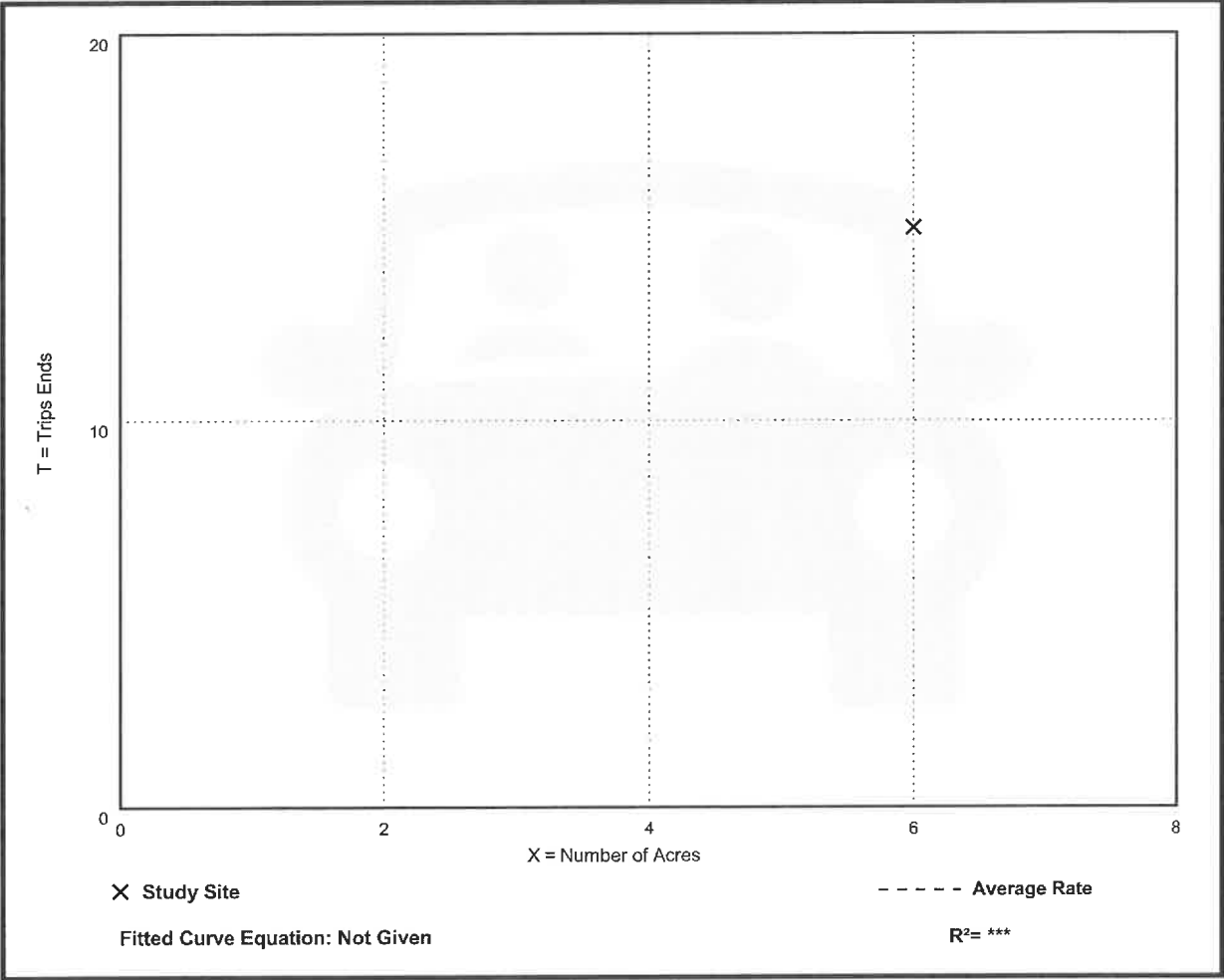
Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
2.50	2.50 - 2.50	***

Data Plot and Equation

Caution – Small Sample Size



Nursery (Wholesale)
(818)

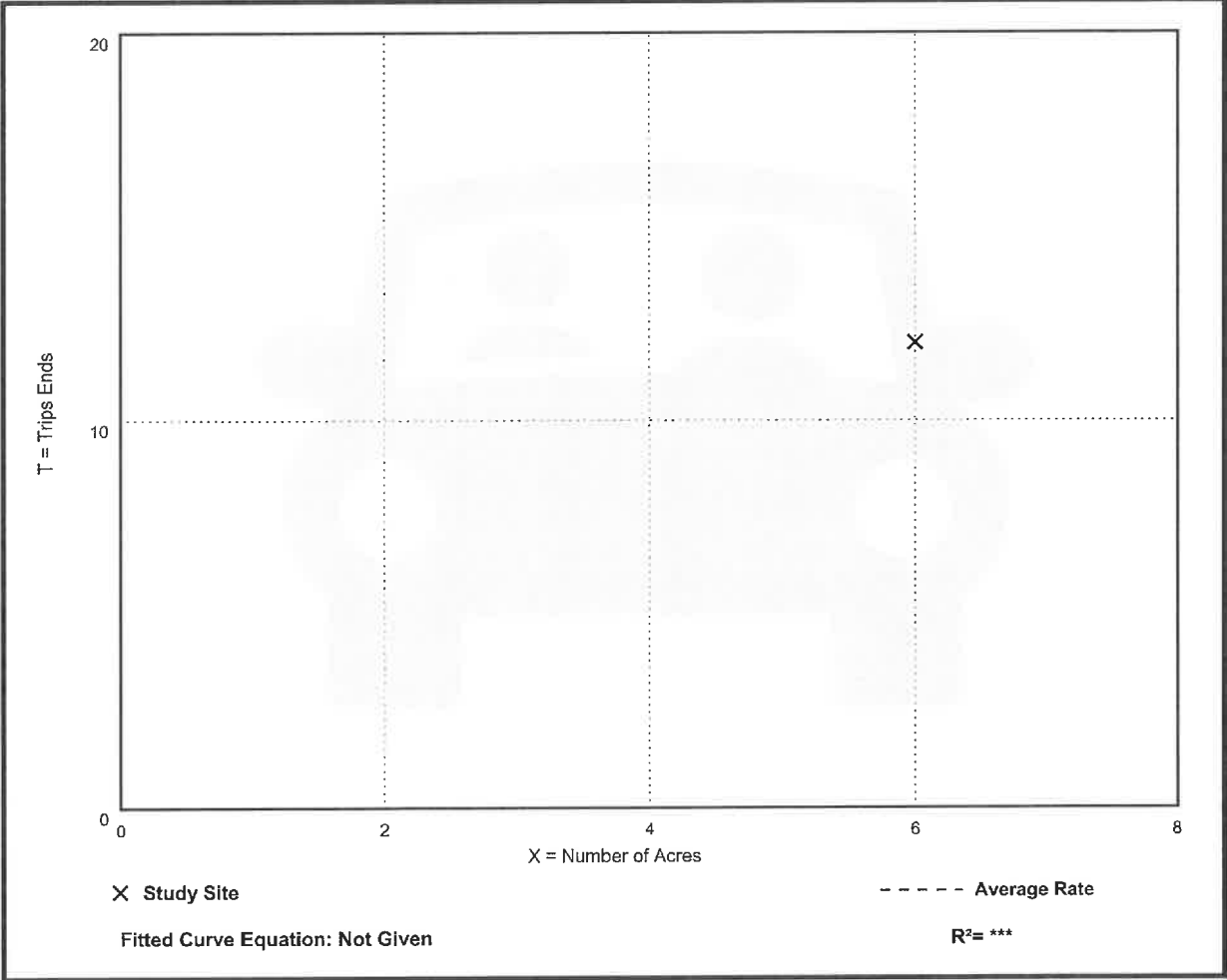
Vehicle Trip Ends vs: Acres
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: Rural
Number of Studies: 1
Avg. Num. of Acres: 6
Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
2.00	2.00 - 2.00	***

Data Plot and EquationCaution – Small Sample Size



Nursery (Wholesale)
(818)

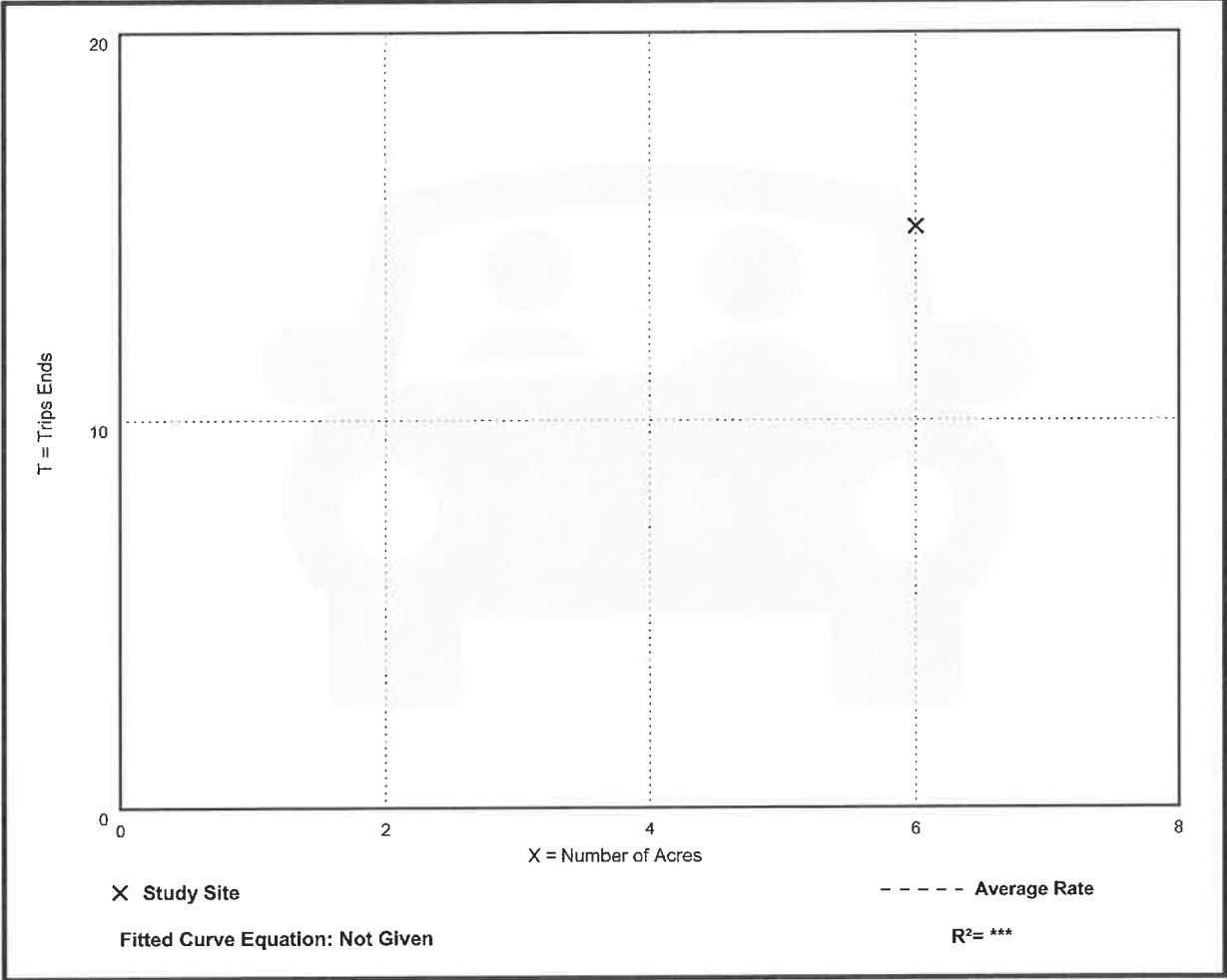
Vehicle Trip Ends vs: Acres
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: Rural
Number of Studies: 1
Avg. Num. of Acres: 6
Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
2.50	2.50 - 2.50	***

Data Plot and Equation Caution – Small Sample Size



Nursery (Wholesale)
(818)

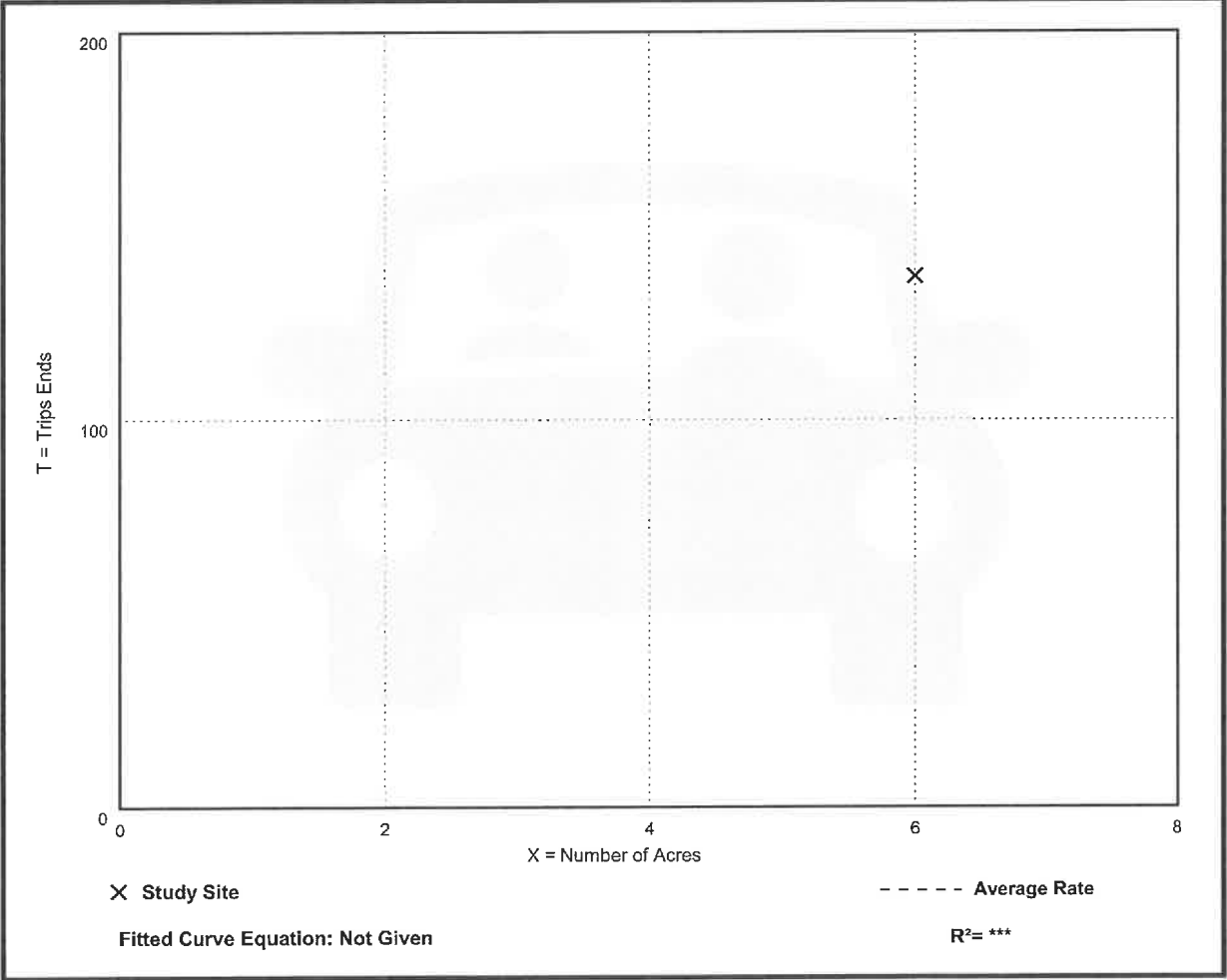
Vehicle Trip Ends vs: Acres
On a: Saturday

Setting/Location: Rural
Number of Studies: 1
Avg. Num. of Acres: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
22.83	22.83 - 22.83	***

Data Plot and EquationCaution – Small Sample Size



Nursery (Wholesale) (818)

Vehicle Trip Ends vs: Acres
On a: Saturday, Peak Hour of Generator

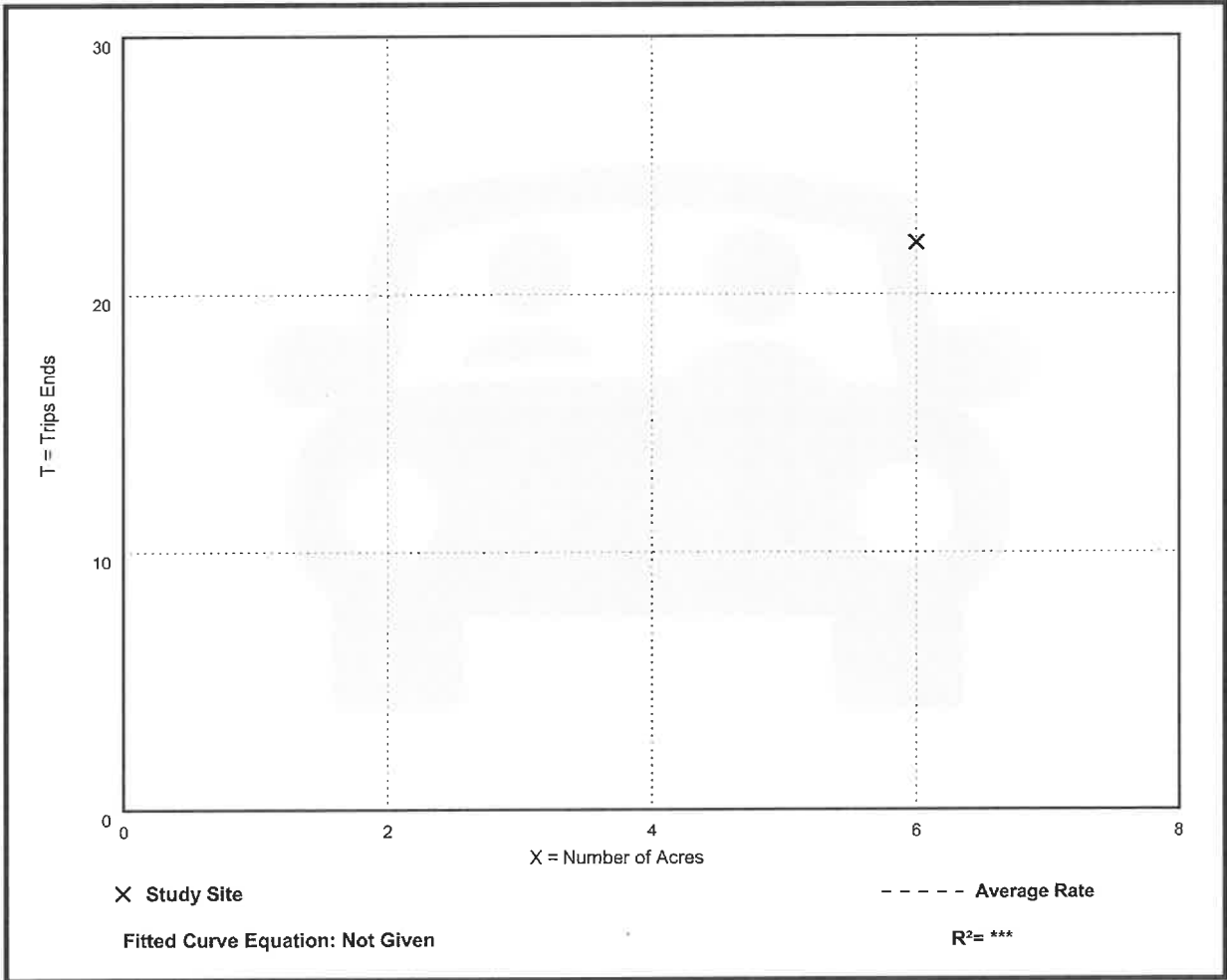
Setting/Location: Rural
Number of Studies: 1
Avg. Num. of Acres: 6
Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
3.67	3.67 - 3.67	***

Data Plot and Equation

Caution – Small Sample Size



Nursery (Wholesale)
(818)

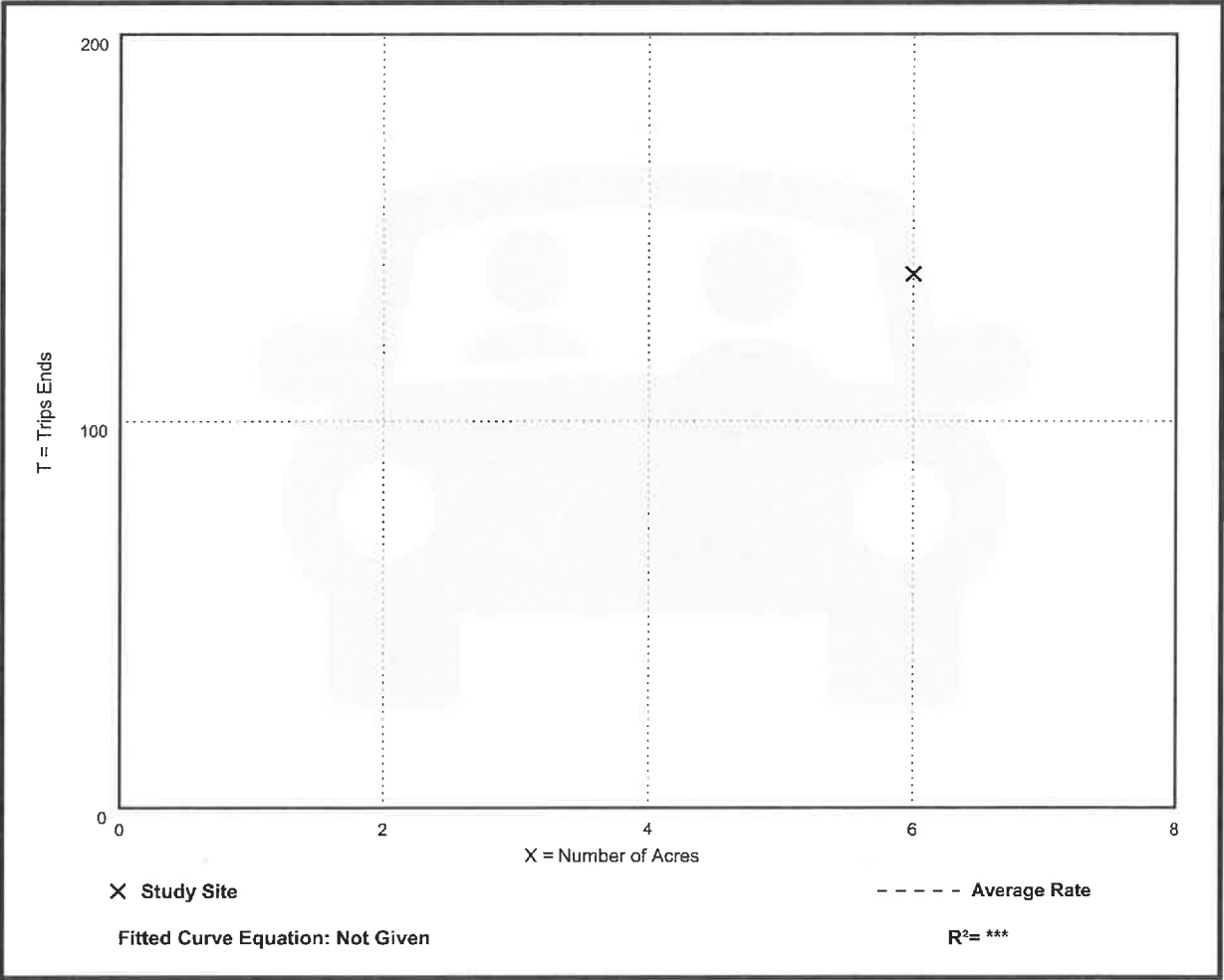
Vehicle Trip Ends vs: Acres
On a: Sunday

Setting/Location: Rural
Number of Studies: 1
Avg. Num. of Acres: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
23.00	23.00 - 23.00	***

Data Plot and EquationCaution – Small Sample Size



Nursery (Wholesale)
(818)

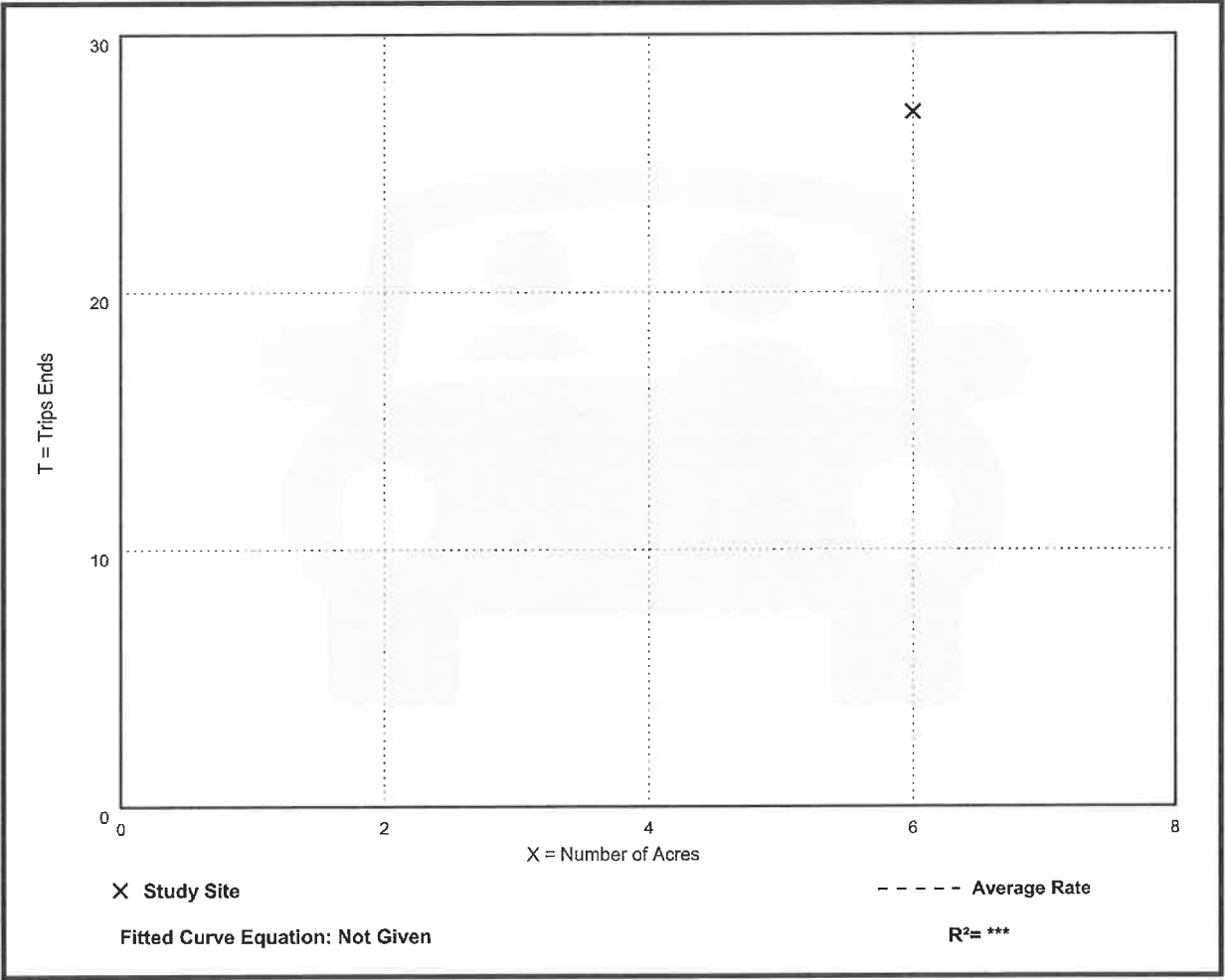
Vehicle Trip Ends vs: Acres
On a: Sunday, Peak Hour of Generator

Setting/Location: Rural
Number of Studies: 1
Avg. Num. of Acres: 6
Directional Distribution: Not Available

Vehicle Trip Generation per Acre

Average Rate	Range of Rates	Standard Deviation
4.50	4.50 - 4.50	***

Data Plot and EquationCaution – Small Sample Size



Land Use: 130 Industrial Park

Description

An industrial park contains several individual industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities. Some parks in the database have a large number of small businesses and others have one or two dominant industries. General light industrial (Land Use 110) and manufacturing (Land Use 140) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 2000s, 2010s, and the 2020s in California, Georgia, New Jersey, Massachusetts, New York, Ontario (CAN), and Pennsylvania.

Source Numbers

106, 162, 184, 251, 277, 422, 706, 747, 753, 937, 1032, 1070

Industrial Park (130)

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

Setting/Location: General Urban/Suburban

Number of Studies: 27

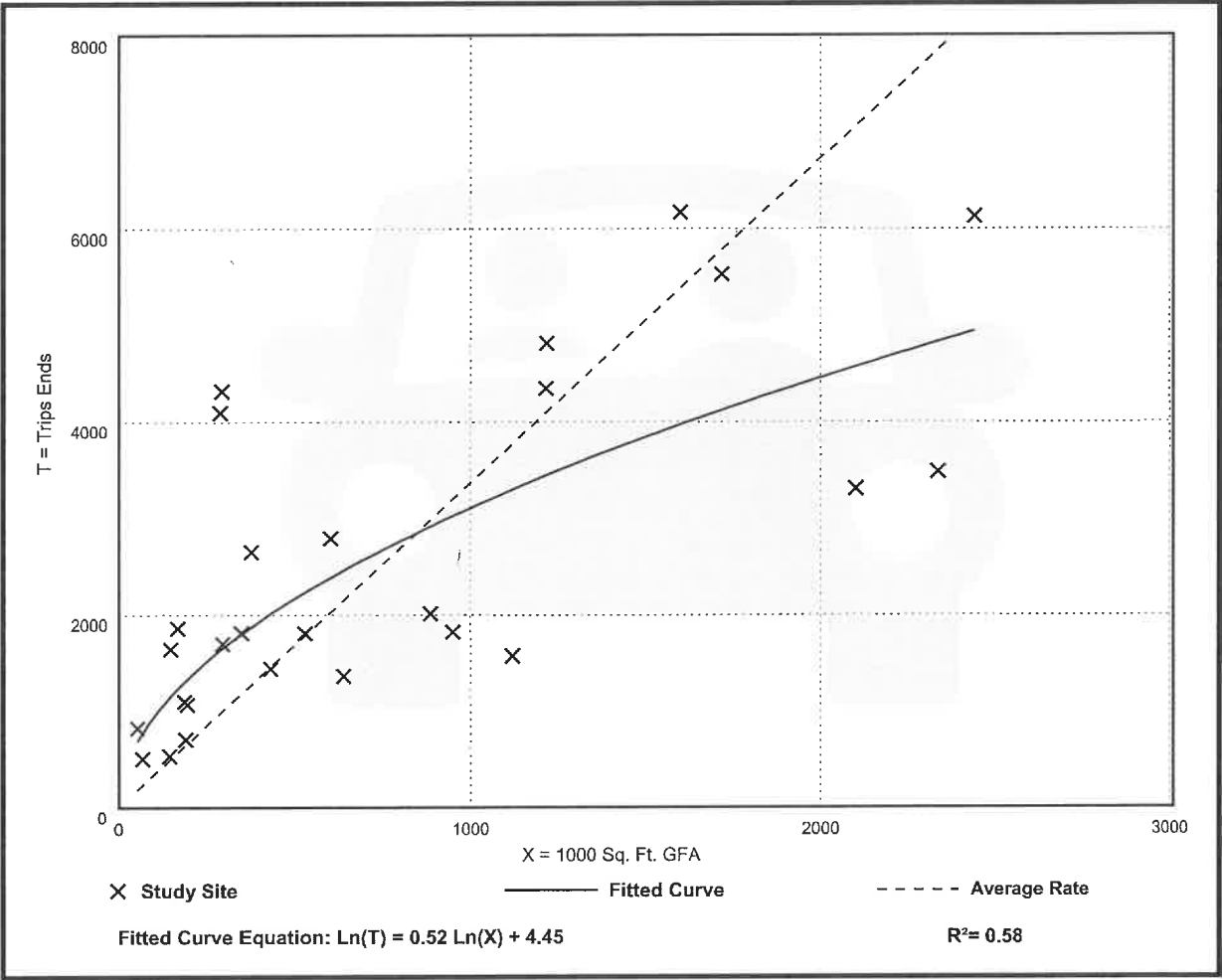
Avg. 1000 Sq. Ft. GFA: 762

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 34

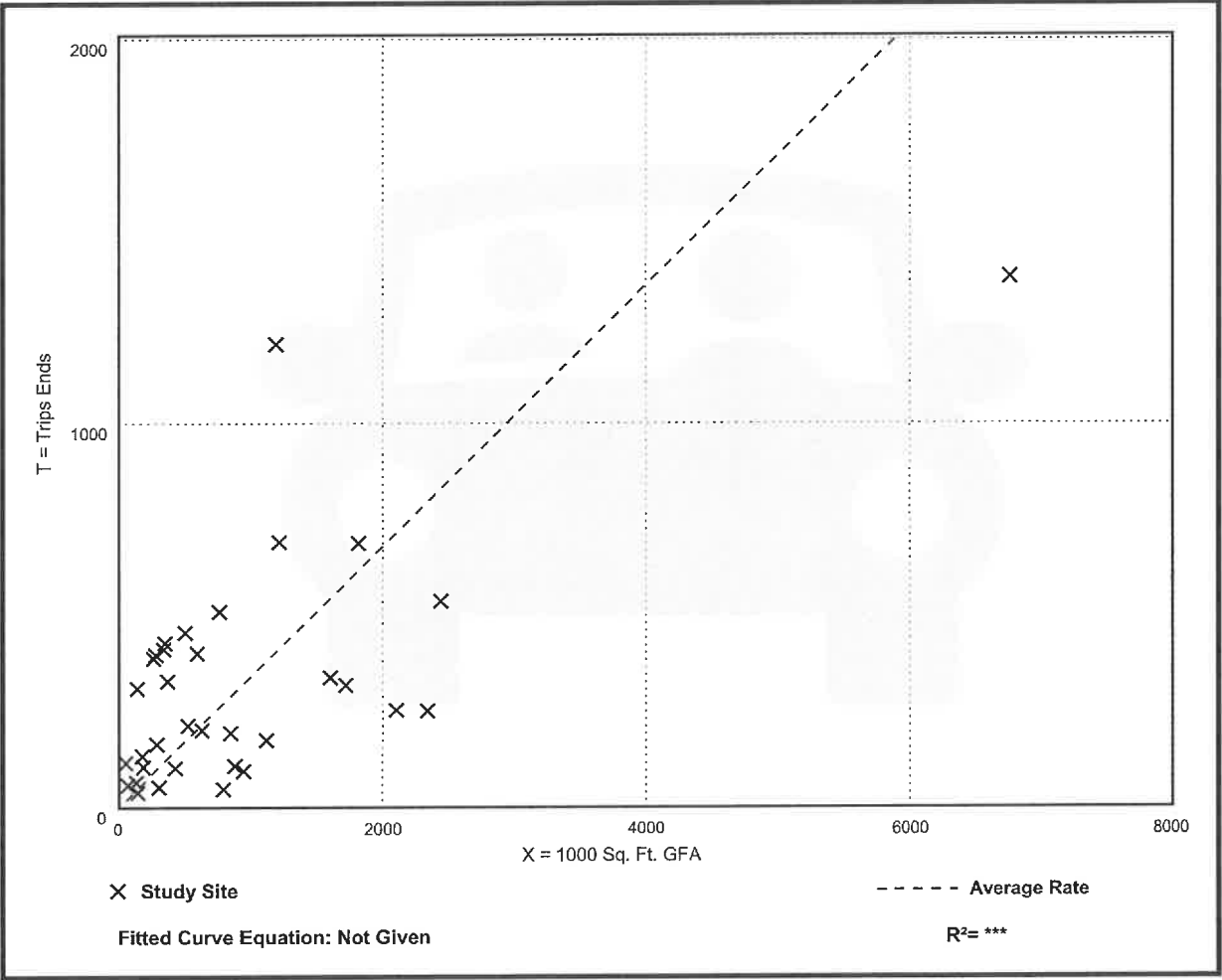
Avg. 1000 Sq. Ft. GFA: 956

Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.06 - 2.13	0.33

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 35

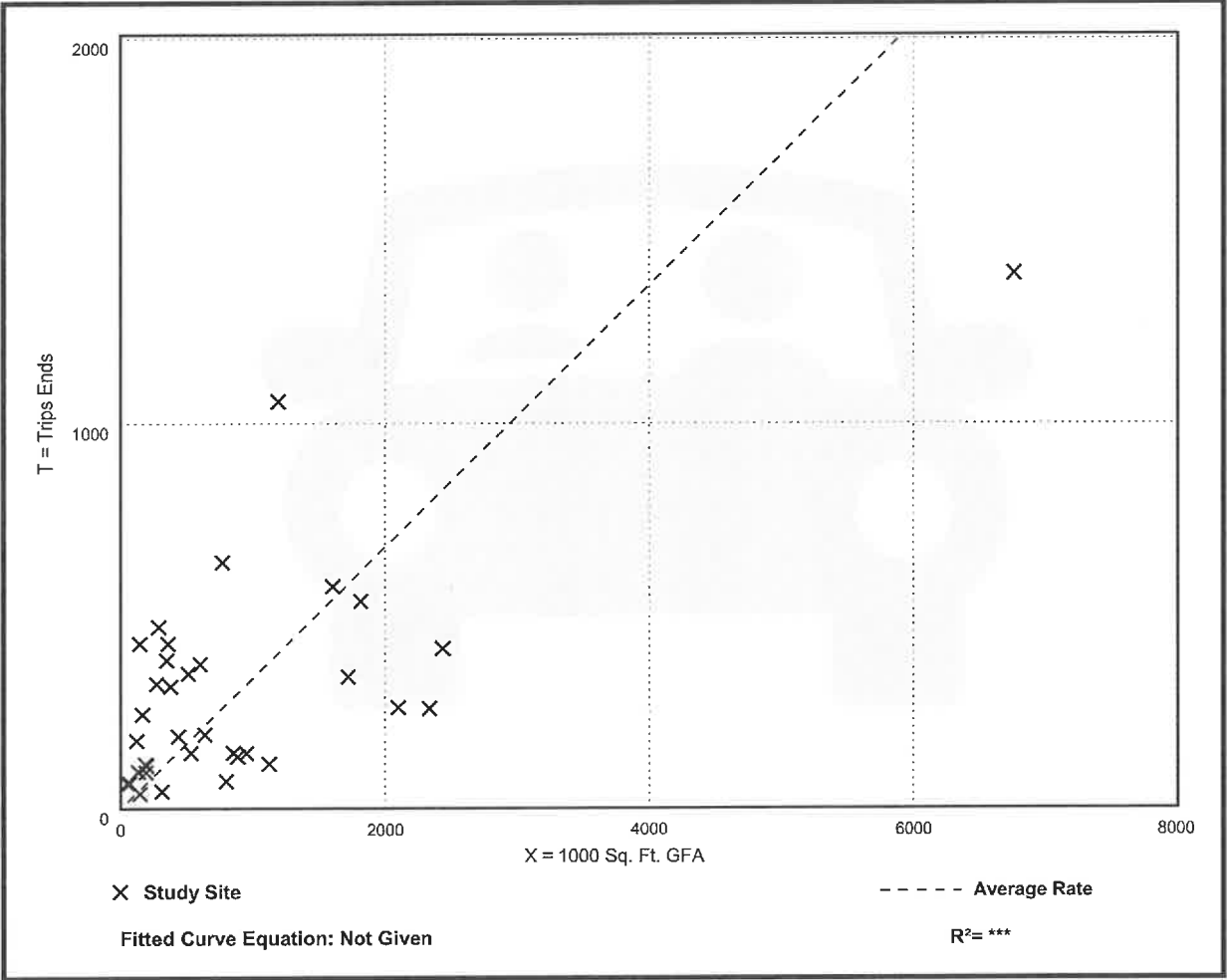
Avg. 1000 Sq. Ft. GFA: 899

Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

Data Plot and Equation



Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 757
Directional Distribution: 87% entering, 13% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.41	0.11 - 2.13	0.37

Data Plot and Equation

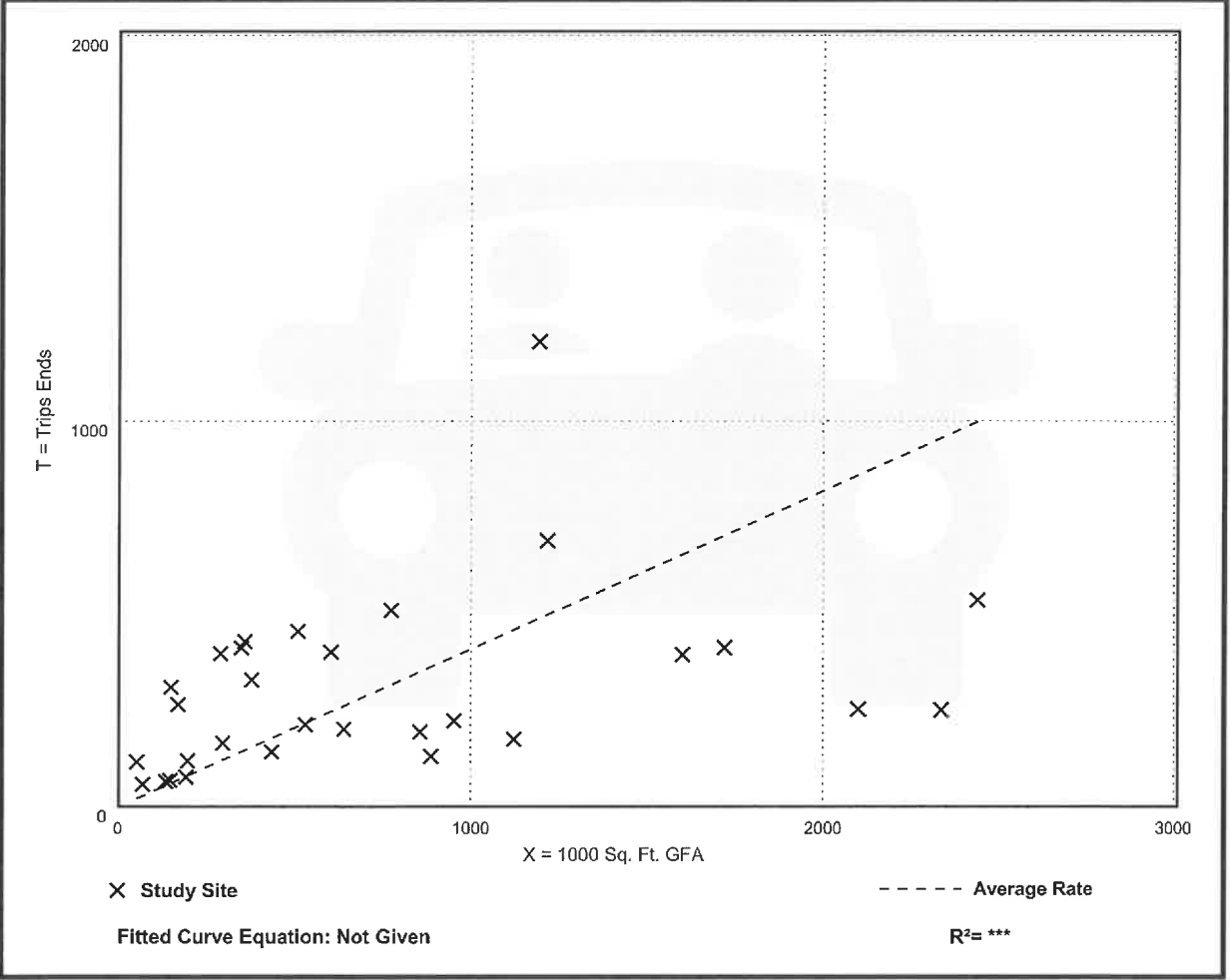


Table F-1

Calculated Multi-Modal Transportation Impact Fee Schedule																			Interstate/Toll Facility Adjustment Factor: Cost per PMIC: 20.2% \$191.88			
ITE LUC	Land Use	Equivalent Gasoline Tax \$5 per gallon to capital: 25 Facility life (years): Interest rate:	Unit	Trip Rate	Trip Rate Source	Assessable Trip Lengths	Total Trip Length	Trip Length Source	Percent New Trips	% New Trips Source	Net VMT ¹¹ Factor	Net PMT	Total Multi-Modal Cost	Annual Capital Impr. Tax	Capital Improvement Credit	Net Multimodal Fee	Current Impact Fee ¹¹	% Change				
																			County Revenues: State Revenues:		Unit Cost per Lane Mile: Average PMIC per Lane Mile: Fuel Efficiency: Effective days per year:	
																			\$0.081 \$0.150 2.50%		\$5,540,000 18,980 18.92 mpg 365	
RESIDENTIAL:																						
210	Single Family (Detached/Attached) - 800 sq ft or less		du	2.84	Appendix C, Table C-7	6.62	7.12	FL Studies	100%	n/a	7.50	9.75	\$2,846	\$35	\$545	\$7,201	\$2,268	-3%				
	Single Family (Detached/Attached) - 801 to 1,100 sq ft		du	4.74	Appendix C, Table C-7	6.62	7.12	FL Studies	100%	n/a	12.52	16.28	\$4,751	\$59	\$1,087	\$3,664	\$2,293	60%				
	Single Family (Detached/Attached) - 1,101 to 2,300 sq ft		du	7.14	Appendix C, Table C-7	6.62	7.12	FL Studies	100%	n/a	18.86	24.52	\$7,156	\$89	\$1,640	\$5,516	\$2,815	96%				
	Single Family (Detached/Attached) - 2,301 sq ft and greater		du	9.34	Appendix C, Table C-7	6.62	7.12	FL Studies	100%	n/a	24.67	32.07	\$9,361	\$116	\$2,137	\$7,224	\$4,063	78%				
220	Multi-Family		du	6.74	ITE 11th Edition	5.21	5.71	FL Studies (LUC 220/221/222)	100%	n/a	14.01	18.21	\$5,317	\$67	\$1,234	\$4,083	\$2,293	78%				
254	Assisted Living		1,000 sf	4.19	ITE 11th Edition	3.08	3.58	Same as LUC 253 (Appendix C)	77%	Same as LUC 253	3.71	4.82	\$1,407	\$19	\$350	\$1,067	\$283	274%				
LODGING:																						
310	Hotel		room	5.56	Blend ITE 11th & FL Studies	6.26	6.76	FL Studies	66%	FL Studies	9.17	11.92	\$3,478	\$43	\$792	\$2,686	\$2,159	24%				
310	Motel		room	3.35	ITE 11th Edition	4.34	4.84	FL Studies	77%	FL Studies	4.47	5.81	\$1,695	\$22	\$405	\$1,290	\$2,159	-40%				
RECREATION:																						
411	Public Park		acre	0.78	ITE 11th Edition	5.15	5.65	Same as LUC 710	90%	Based on LUC 710	1.44	1.87	\$547	\$7	\$129	\$418	\$527	-21%				
416	RV Park ¹¹		site	1.62	ITE 11th Edition (Adjusted)	4.60	5.10	Same as LUC 240	100%	Same as LUC 210	2.97	3.86	\$1,128	\$14	\$258	\$870	\$1,110	-22%				
420	Marina		boat berth	2.41	ITE 11th Edition	6.62	7.12	Same as LUC 210	90%	Based on LUC 710	5.73	7.45	\$2,174	\$27	\$497	\$1,677	\$715	135%				
-	Boat Storage		slip	0.64	2007 IF Study	3.06	3.56	2007 IF Study	70%	2007 IF Study	0.55	0.72	\$208	\$3	\$55	\$163	\$151	1%				
430	Golf Course		hole	30.38	ITE 11th Edition	6.62	7.12	Same as LUC 210	90%	Based on LUC 710	72.22	93.89	\$27,404	\$340	\$6,264	\$21,140	\$8,219	157%				
445	Movie Theater		1,000 sf	82.30	Blend ITE 11th & FL Studies	2.24	2.74	FL Studies	87%	FL Studies	63.99	83.19	\$24,283	\$343	\$6,320	\$17,963	\$10,341	77%				
491	Requet/Tennis Club ¹¹		1,000 sf	19.70	ITE 11th Edition (Adjusted)	5.15	5.65	Same as LUC 710	94%	Same as LUC 492	38.05	49.47	\$14,439	\$183	\$3,372	\$11,067	\$3,152	251%				
492	Health/Fitness Club ¹¹		1,000 sf	34.50	ITE 11th Edition (Adjusted)	5.15	5.65	Same as LUC 710	94%	FL Studies	66.64	86.63	\$25,286	\$320	\$5,896	\$19,390	\$4,610	321%				
INSTITUTIONS:																						
520-525	Elementary/Middle/Jr./Hr. School (Private) ¹¹		1,000 sf	14.07	ITE 10th Edition (LUC 550)	3.31	3.81	50% of LUC 210: Travel Demand Model	90%	Based on LUC 710	16.72	21.74	\$6,316	\$84	\$1,548	\$4,768	\$1,695	189%				
540	College (Private) ¹¹		1,000 sf	20.25	ITE 10th Edition	6.62	7.12	Same as LUC 210	90%	Based on LUC 710	48.14	62.58	\$18,266	\$227	\$4,182	\$14,084	-	-				
560	Place of Worship ¹¹		1,000 sf	7.60	ITE 11th Edition	3.93	4.43	Midpoint of LUC 710 & LUC 820 /Avg. CI	90%	Based on LUC 710	10.73	13.95	\$4,070	\$53	\$976	\$3,094	\$1,347	130%				
565	Day Care Center		1,000 sf	49.63	Blend ITE 11th & FL Studies	2.03	2.53	FL Studies	73%	FL Studies	29.35	38.16	\$11,135	\$160	\$2,948	\$8,187	\$2,686	205%				
590	Library		1,000 sf	72.05	ITE 11th Edition	6.62	7.12	Same as LUC 210	45%	Estimate Based on Orange County Report	93.25	121.23	\$35,385	\$459	\$8,088	\$27,297	\$4,675	494%				

Table F-1 (continued)

Calculated Multi-Modal Transportation Impact Fee Schedule																		
ITE LUC	Land Use	Unit	Trip Rate	Total Trip Length	Assessable Trip Length	Trip Length Source	Percent New Trips	% New Trips Source	Net VMT ¹	Person/Trip Factor	Net PMT	Total Multi-Modal Cost	Annual Capital Impr. Tax	Capital Improvement Credit	Net Multimodal Fee	Current Impact Fee ²	% Change	
INDUSTRIALS:																		
732	Post Office	1,000 sf	103.94	5.65	5.15	Same as LUC 710	49%	Estimate based on Orange County Report	104.65	1.30	136.05	\$39,711	\$502	\$9,249	\$30,462	\$4,404	592%	
MEDICAL:																		
810	Hospital	1,000 sf	10.77	7.12	6.62	Same as LUC 210	78%	Midpoint of LUC 310 & LUC 720	22.19	1.30	28.85	\$8,420	\$104	\$1,916	\$6,504	\$2,133	205%	
820	Nursing Home	1,000 sf	6.75	3.09	2.59	FL Studies	89%	FL Studies	6.21	1.30	8.07	\$2,356	\$32	\$590	\$1,766	\$725	144%	
OFFICE:																		
710	Office	1,000 sf	10.84	5.65	5.15	FL Studies	92%	FL Studies	20.49	1.30	26.64	\$7,776	\$88	\$1,806	\$5,970	\$2,171	175%	
720	Medical Office	1,000 sf	23.83	6.05	5.55	FL Studies	89%	FL Studies	46.97	1.30	61.06	\$17,821	\$224	\$4,127	\$11,694	\$5,281	159%	
RETAIL:																		
822	Retail/Shopping Center less than 40,000 sf/a	1,000 sf/a	54.45	1.98	1.48	Appendix C: Fig. C-1 (19% sf/a)	48%	Appendix C: Fig. C-2 (19% sf/a)	15.43	1.30	20.05	\$5,856	\$90	\$1,658	\$4,199	\$4,224	-1%	
821	Retail/Shopping Center 40,000 to 150,000 sf/a	1,000 sf/a	67.52	2.44	1.94	Appendix C: Fig. C-1 (59% sf/a)	57%	Appendix C: Fig. C-2 (59% sf/a)	28.79	1.30	38.73	\$11,304	\$164	\$3,022	\$8,282	\$4,919	68%	
820	Retail/Shopping Center greater than 150,000 sf/a	1,000 sf/a	37.01	3.30	2.80	Appendix C: Fig. C-1 (59% sf/a)	75%	Appendix C: Fig. C-2 (59% sf/a)	31.01	1.30	40.31	\$11,767	\$160	\$2,948	\$8,819	\$5,183	70%	
840/ 841	New/Used Auto Sales & Service	1,000 sf	24.58	5.10	4.50	FL Studies	79%	FL Studies	35.64	1.30	46.33	\$13,524	\$173	\$3,187	\$10,337	\$7,071	46%	
851	Convenience Store	1,000 sf	739.50	1.52	1.02	FL Studies	41%	FL Studies	183.88	1.30	239.04	\$69,774	\$1,069	\$19,686	\$49,078	\$13,556	265%	
853	Convenience Store w/Gas	1,000 sf	626.25	1.51	1.01	FL Studies	28%	FL Studies	105.65	1.30	137.35	\$40,088	\$615	\$11,331	\$28,757	\$15,228	88%	
880/ 881	Pharmacy/Drug Store with & without Drive-Thru	1,000 sf	103.86	2.58	2.08	FL Studies	32%	FL Studies	27.58	1.30	35.85	\$10,466	\$150	\$2,764	\$7,702	\$1,763	337%	
SERVICES:																		
911	Bank/Savings Walk-In ^(a)	1,000 sf	57.94	2.96	2.46	Same as LUC 912	48%	Same as LUC 912	26.16	1.30	34.01	\$9,927	\$138	\$2,543	\$7,384	\$6,241	18%	
912	Bank/Savings Drive-In	1,000 sf	103.73	2.96	2.46	FL Studies	46%	FL Studies	46.83	1.30	60.88	\$17,772	\$247	\$4,551	\$13,221	\$6,841	93%	
931	Fine Dining Restaurant	1,000 sf	86.03	3.64	3.14	FL Studies	77%	FL Studies	82.99	1.30	107.89	\$31,492	\$421	\$7,757	\$23,735	\$10,371	125%	
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	479.17	2.55	2.05	FL Studies	58%	FL Studies	227.32	1.30	295.52	\$86,258	\$1,237	\$22,791	\$63,467	\$15,693	304%	
948	Cit Wash ^(a)	1,000 sf	142.00	2.68	2.18	Same as LUC 947 (Appendix C)	68%	Same as LUC 947 (Appendix C)	83.99	1.30	109.19	\$31,870	\$452	\$8,328	\$23,542	\$9,570	146%	
INDUSTRIAL:																		
110	General Industrial	1,000 sf	4.87	5.65	5.15	Same as LUC 710	92%	Same as LUC 710	9.21	1.30	11.97	\$3,493	\$44	\$811	\$2,682	\$1,857	44%	
140	Manufacturing	1,000 sf	4.75	5.65	5.15	Same as LUC 710	92%	Same as LUC 710	8.98	1.30	11.67	\$3,407	\$43	\$792	\$2,615	\$1,645	156%	
150	Warehousing	1,000 sf	1.71	5.85	5.15	Same as LUC 710	92%	Same as LUC 710	3.23	1.30	4.20	\$1,227	\$15	\$295	\$931	\$1,314	-29%	
151	Mini-Warehouse	1,000 sf	1.46	4.01	3.51	Average of LUC 710 & LUC 820 50% sf FL	92%	Same as LUC 710	1.88	1.30	2.44	\$714	\$9	\$166	\$448	\$827	-34%	

LEGAL DESCRIPTION

SPRAYFIELD PARCEL 1:

TRACTS 19 TO 64 INCLUSIVE, OF BLOCK "A", INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ALSO,

THAT 35-FOOT STRIP OF LAND ADJOINING TRACT 19 THROUGH 39 ON THE EAST AND TRACTS 39 AND 40 ON THE NORTH WHICH WERE FORMERLY ROADS, AS THE SAME IS SHOWN ON THE PLAT OF INDIANTOWN FARMS, FILED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED:

A PARCEL OF LAND LYING IN PARTS OF TRACTS 22, 23, 24, 25, 54, 55, 56, 57, BLOCK "A" INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEAR SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF SAID LOT 23, BLOCK "A", INDIANTOWN FARMS, A DISTANCE OF 1267.38 FEET FOR THE POINT OF BEGINNING. THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 443.33 FEET; THENCE BEAR SOUTH 89 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 900.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 456.67 FEET TO THE POINT OF BEGINNING.

SPRAYFIELD PARCEL 2:

A PARCEL OF LAND LYING IN PARTS OF TRACTS 22, 23, 24, 25, 54, 55, 56, 57, BLOCK "A", INDIANTOWN FARMS, ACCORDING TO THE PLAT THEREOF; AS RECORDED IN PLAT BOOK 1, AT PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

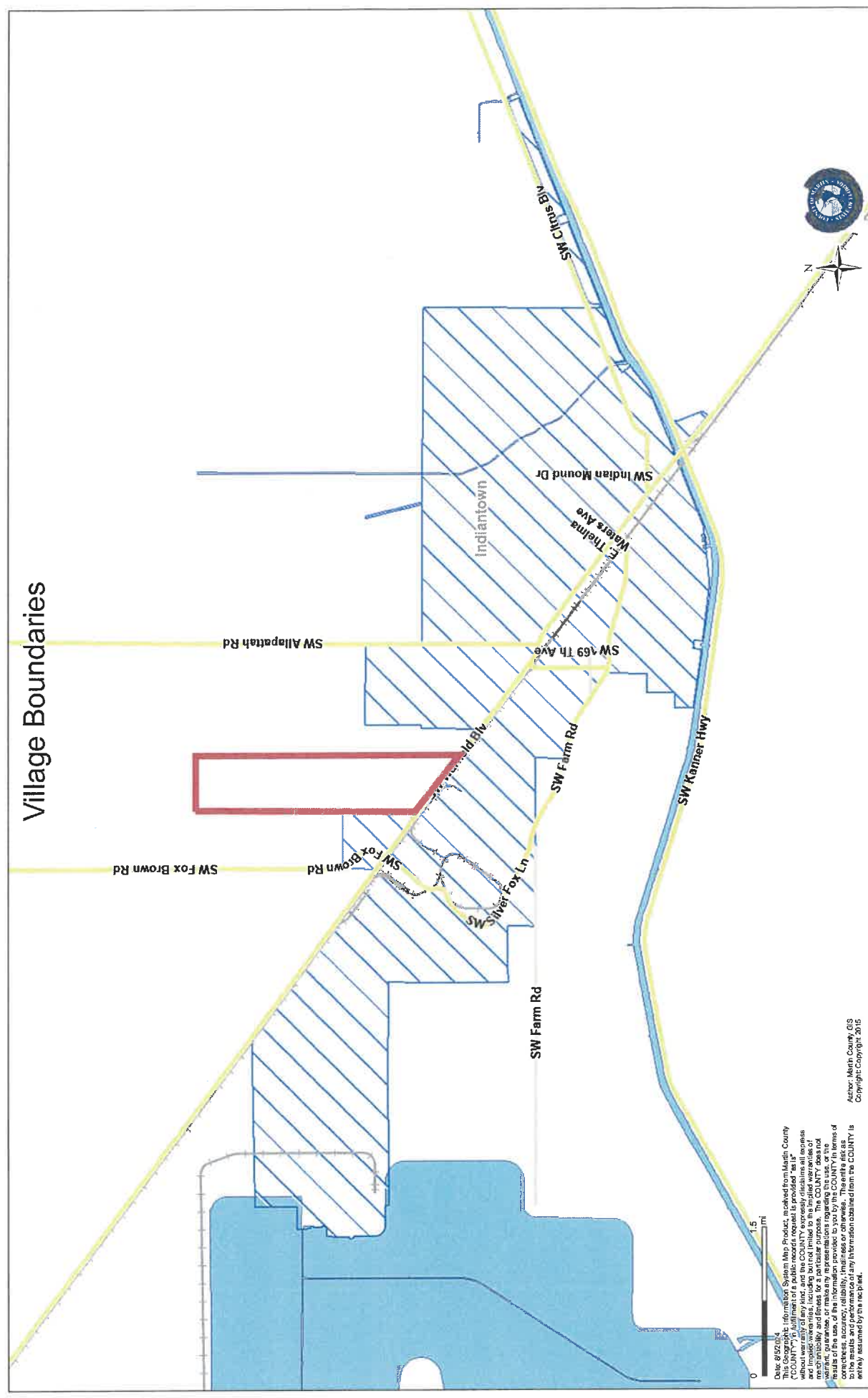
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEAR SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 23, ALSO BEING THE NORTH LINE OF SAID LOT 23, BLOCK "A", INDIANTOWN FARMS, A DISTANCE OF 1267.38 FEET FOR THE POINT OF BEGINNING. THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 443.33 FEET; THENCE BEAR SOUTH 89 DEGREES 33 MINUTES 06 SECONDS WEST A DISTANCE OF 900.00 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 56 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 06 SECONDS EAST A DISTANCE OF 900.00 FEET; THENCE BEAR NORTH 00 DEGREES 20 MINUTES 56 SECONDS WEST A DISTANCE OF 456.67 FEET TO THE POINT OF BEGINNING.

SPRAYFIELD PARCEL 5:

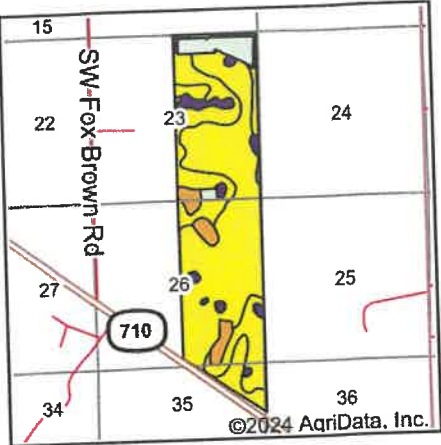
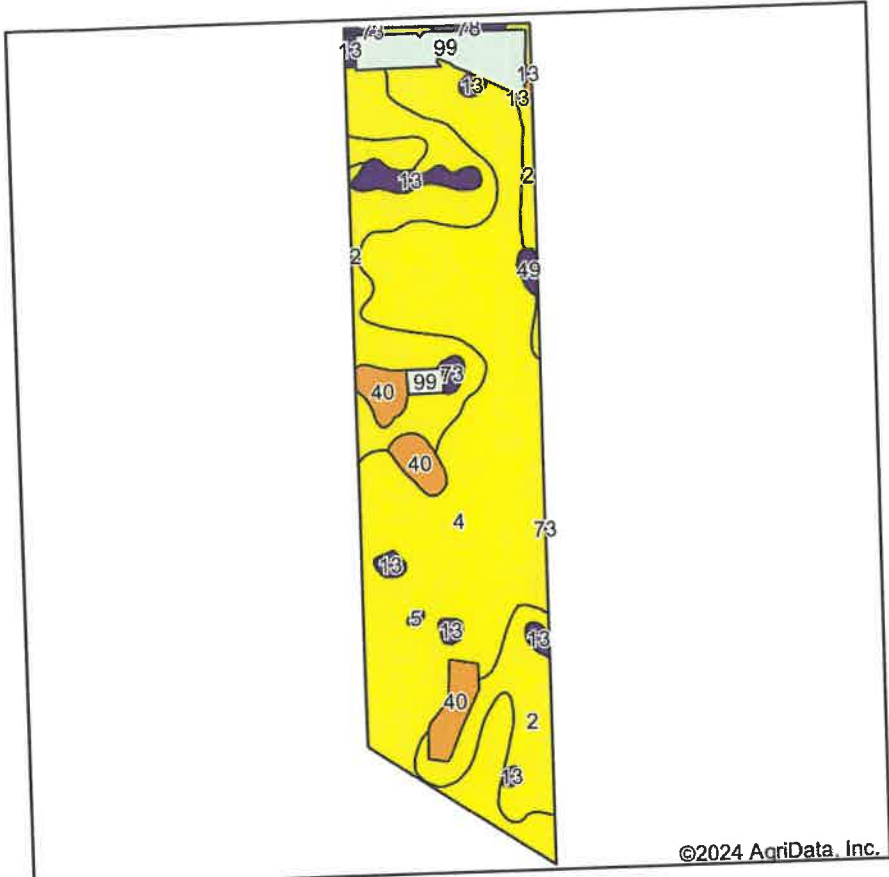
LOTS 1 THRU 18, INCLUSIVE AND LOTS 65 THRU 68 INCLUSIVE BLOCK "A", INDIANTOWN FARMS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 80, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TOGETHER WITH A 35 FOOT WIDE STRIP OF LAND, LYING EAST OF, CONTIGUOUS TO AND PARALLEL WITH SAID LOT 1 AND SAID LOTS 8 THRU 18, INCLUSIVE, INDIANTOWN FARMS.



Author: Martin County GIS
Copyright: Copyright 2015

Soils Map



State: **Florida**
County: **Martin**
Location: **26-39S-38E**
Township: **Indiantown**
Acres: **686.07**
Date: **9/19/2024**



Soils data provided by USDA and NRCS.

Area Symbol: FL085, Soil Area Version: 22																
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	Bahiagrass AUM	Cabbage Crates	Cabbage Irrigated Crates	Celery Crates	Celery Irrigated Crates	Corn Bu	Corn Tons	C
4	Waveland and Immokalee fine sands	401.34	58.6%		2ft.	3.6ft. (Ortstein)	IVw	4475	9							
2	Lawnwood and Myakka fine sands	175.05	25.5%		> 6.5ft.	2.3ft. (Ortstein)	IVw	4570	5							
99	Water	38.05	5.5%		> 6.5ft.	> 6.5ft.		0								
40	Sanibel muck, frequently ponded, 0 to 1 percent slopes	35.11	5.1%		0ft.	> 6.5ft.	IIIw	7405	1	24	19	8				
13	Placid and Basinger fine sands, depressional	26.24	3.8%		0ft.	> 6.5ft.	VIIw	5205	6							
73	Samsula muck, frequently ponded, 0 to 1 percent slopes	4.29	0.6%		0ft.	> 6.5ft.	VIIw	7535	13	20	268					

*s data provided by USDA and NRCS.



AgriData, Inc. 2023
 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	Bahiagrass AUM	Cabbage Crates	Cabbage Irrigated Crates	Celery Crates	Celery Irrigated Crates	Corn Bu	Corn Tons	C	
49	Riviera fine sand, frequently ponded, 0 to 1 percent slopes	3.28	0.5%		0ft.	> 6.5ft.	Vllw	6485	1	10	13		24	3	3		
78	Duette fine sand	1.94	0.3%		3ft.	> 6.5ft.	Vls	2660	4								
5	Waveland and Lawnwood fine sands, depressional	0.77	0.1%		0ft.	3.6ft. (Ortstein)	Vllw	5765	2								
Weighted Average								*-	4454	6.9	1.4	2.7	0.4	0.1	*-	*-	

Method in "Weighted Average using all components"

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.