



# TREASURE COAST REGIONAL PLANNING COUNCIL

INDIAN RIVER – ST. LUCIE – MARTIN – PALM BEACH

## MEMORANDUM

To: Applicant, All Review Agencies and Affected Local Governments

From: Michael J. Busha, Executive Director



Date: August 30, 2011

Subject: Harmony Development of Regional Impact Pre-Application Conference Summary Supplement

This memorandum is a supplement to the traffic methodology agreement reached during the May 17, 2011 pre-application meeting, and continuation of the traffic methodology meeting on June 3, 2011, for the Harmony Development of Regional Impact (DRI). A traffic methodology meeting was held on August 15, 2011 at the Treasure Coast Regional Planning Council to evaluate the impact of both Harmony and Hobe Grove DRIs in the external roadway network. This memorandum identifies the traffic methodology to be used when preparing the Application for Development Approval ‘Question 21 – Transportation’ for the Harmony DRI.

### Analysis

A traffic analysis zone (TAZ) was added to the 2035 Greater Treasure Coast Regional Planning Model (GTCRPM) to reflect the location and socio-economic data of the proposed Hobe Grove DRI. Select zone analyses were prepared for both Harmony and Hobe Grove DRIs. Interaction among the two projects was also obtained from the model. The resultant methodology agreements follow:

### Internal Capture

Harmony DRI:	21.8%
Hobe Grove DRI:	26.1%

### Assignment between the DRIs

Harmony DRI to Hobe Grove DRI:	19%
Hobe Grove DRI to Harmony DRI:	13.2%

*“Regionalism One Neighborhood At A Time”- Est.1976*

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## **Traffic Distribution and Assignment**

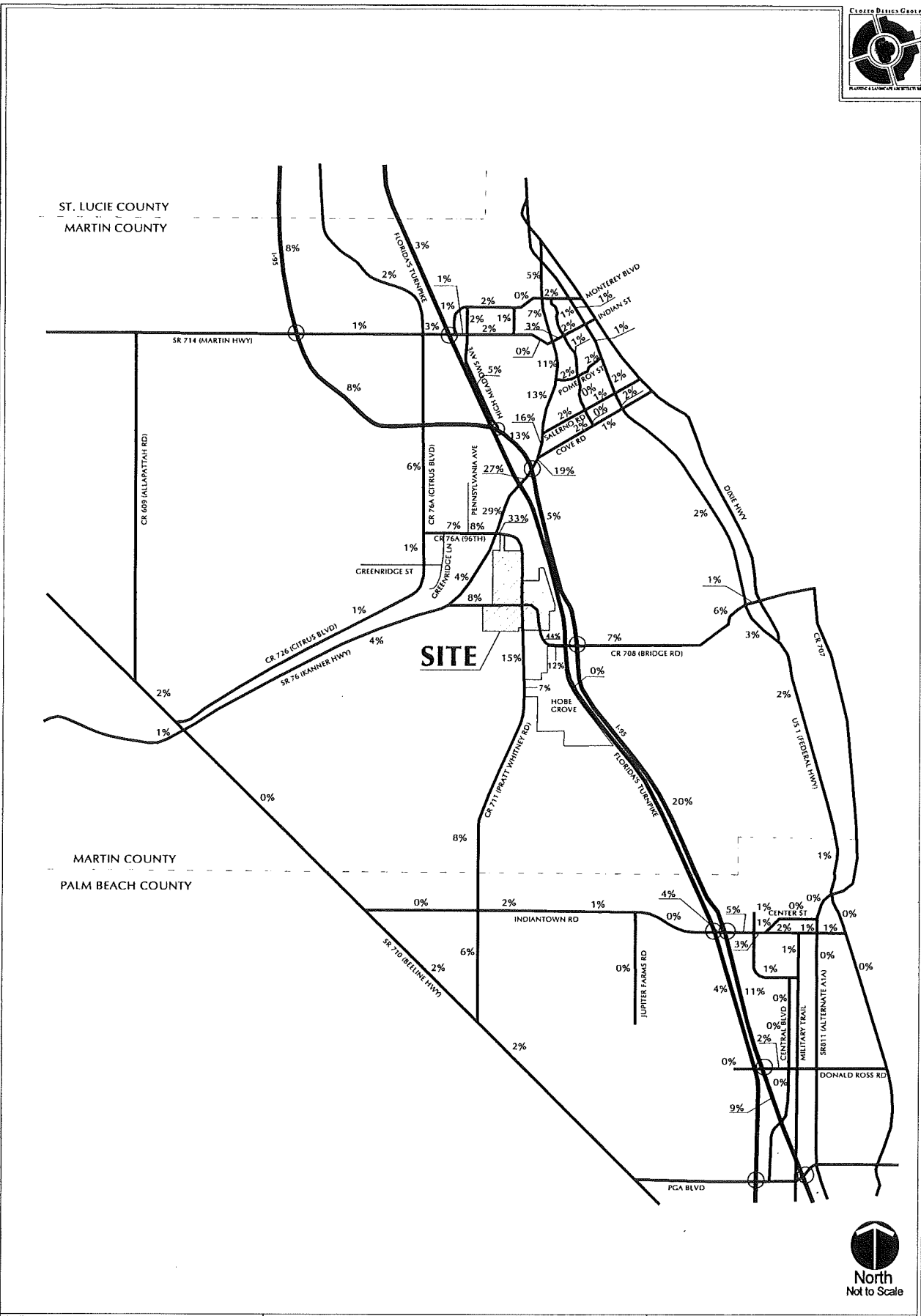
Traffic assignment for both DRIs (showing the assignment between them) is presented in the attached maps: Map J-E-2 and J-E-3.

If you have any questions, please do not hesitate to contact me.

### Attachments

cc: Ramon Trias, TCRPC Chair  
Spencer Crowley, Akerman Senterfitt  
Rick Melchiori, Becker Holding Corporation  
C. Ayala, Broward County  
Donald Cuzzo, Cuzzo Design Group  
Ken Natoli, Cuzzo Design Group  
Donna Cesaro, Cypress Realty  
Toby Overdorf, Cross Roads Environmental  
Bob Ernst  
Gustavo Schmidt, Florida Department of Transportation  
Chon Wong, Florida Department of Transportation  
Larry Hymowitz, Florida Department of Transportation  
James Stansbury, Florida Department of Community Affairs  
Laura Regalado, Florida Department of Community Affairs  
Jane Chabre, Florida Fish & Wildlife Conservation Commission  
Jennifer Goff, Florida Fish & Wildlife Conservation Commission  
Dianne Hughes, Florida Department of Environmental Protection  
Jerilyn Krug, Florida Department of Environmental Protection  
Lee Hoefert, Florida Department of Environmental Protection  
Kim Samson, Florida Turnpike Authority  
Laura Kammerer, Florida Department of State  
Nader Solour, Harmony Ranch Development Company  
John Sickler, Town of Jupiter  
David Kemp, Town of Jupiter  
C.J. Lan, Town of Jupiter  
Gene Rauth, Town of Jupiter Island  
Wayne Bergman, Town of Jupiter Island  
Thomas J. Baird, Jones, Foster, Johnston & Stubbs, PA  
Thuha Lyew, Kittelson & Associates  
Clinton Yerkes, Loxahatchee River  
Henry Copeland, Martin County Resident  
Beth Beltran, Martin Metropolitan Planning Organization  
Nancy Kline, Martin County School District  
Boyd Lawrence, Martin County School District  
Sarah Heard, Martin County Commissioner  
Nicki van Vonno, Martin County  
Joseph Banfi, Martin County  
Clyde Dulin, Martin County

Paul Millar, Martin County  
Gavin Jones, Martin County  
Samantha Horowitz, Martin County  
Lisa Wichser, Martin County  
Bobbie Pointer, Martin County  
Donna Melzer, Martin County Conservation Alliance  
Lloyd Brumfield, Martin County Conservation Alliance  
Jackie Trancynger, Martin County Conservation Alliance  
Doug Killane, Martin County Fire Rescue  
Daniel Wouters, Martin County Fire Rescue  
Maria Tejera, MTP Group, Inc.  
Melissa Corbett, The Milcor Group  
Allan Ennis, Palm Beach County  
Andrea Troutman, Pinder Troutman Consulting  
Becky Mulcahy, Pinder Troutman Consulting  
Linda Riccardi, Pinder Troutman Consulting  
Bryce Van Horn, Palm Beach County  
Lorenzo Aghemo, Palm Beach County  
Masoud Atefi, Palm Beach County  
Randy Whitfield, Palm Beach Metropolitan Planning Organization  
Sally Swartz, Palm Beach Post  
Andrea Knibbs, Smith-Knibbs  
George Andreassi, Scripps  
Jim Turner, Scripps Newspaper  
Terry Manning, South Florida Water Management District  
Rod Braun, South Florida Water Management District  
Kyle Duncan, Simmons and White  
Paul Nicoletti, City of Stuart  
Tom Reetz, City of Stuart  
Terry O'Neil, City of Stuart  
Carol Thompson, TCI  
Alisa Zsarbo, U.S. Army Corp of Engineers  
Kristi Yanchis, U. S. Fish and Wildlife Service  
Tori White, US Army Corps of Engineers



**Applicant**  
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 772-220-9717

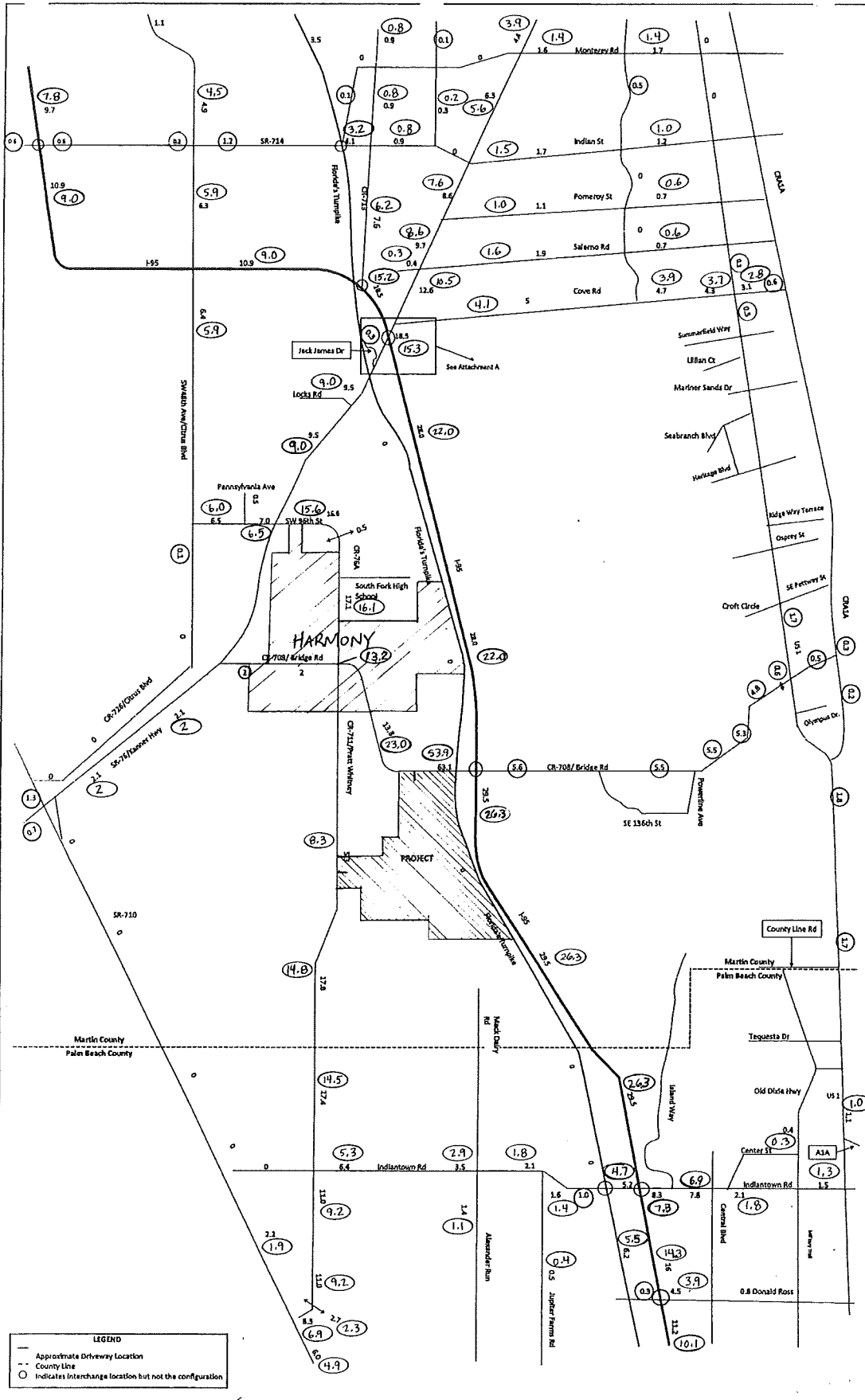
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**HARMONY DRI, PUD**  
 Martin County, Florida

**HARMONY RANCH DEVELOPMENT COMPANY**

**MAP J-E-2**  
 Project Traffic Distribution  
 w/ Hobe Grove DRI

Prepared by **Pinder Troutman Consulting**  
 Date: August, 2011



**LEGEND**  
 - - - Approximate Driveway Location  
 - - - County Line  
 ○ Indicates Interchange location but not the configuration

○ - Maintained Distribution  
 ○ - Revised Distribution

Base Map Obtained From Hobe Grove DRI Application

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**HARMONY DRI, PUD**  
 Martin County, Florida  
 HARMONY RANCH DEVELOPMENT COMPANY

**MAP J-E-3**  
 Hobe Grove DRI Project Traffic Distribution  
 w/ Harmony DRI  
 Prepared by **Pinder Treatment Consulting**  
 Date: August, 2011