CPA 21-12, Waterside FLUM, 06/22/2021 Application Materials



June 22, 2021

HAND DELIVERY

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

Re: KL Waterside, LLC (FKA Neill Parcels) – Comprehensive Growth Management Plan Future Land Use Map (FLUM) Amendment (Our ref. #20-311)

Dear Paul:

On behalf of the property owner, KL Waterside, LLC, please find enclosed application materials in support of the proposed amendment to the Comprehensive Plan Future Land Use Map.

The subject property is located on approximately 500 acres west of South Kanner Highway, south of SW 96th Street and approximately 2 miles from the Kanner Highway/I-95 Interchange in unincorporated Martin County. The enclosed "site-specific" Comprehensive Plan text amendments to Chapters 4 (Future Land Use Element), 10 (Sanitary Sewer Services Element) and Chapter 11 (Potable Water Services Element) are intended to expand the Primary Urban Service District to include the subject property and identify Martin County as the utility service provider.

With this understanding, please find enclosed the application fee check in the amount of \$6,100.00 made payable to the Martin County Board of County Commissioners, the CD with PDF copies of the application materials, and the original application package containing the following materials:

- The completed application form;
- Affidavit for digital submittal;
- Application justification and compliance analysis;
- Agent authorization letter;
- Disclosure of interest affidavit:
- Location Map;
- Sketch/legal descriptions:
- Current aerial of the affected property;
- Parcel Map;
- Proposed Future Land Use Map;
- Soils Map;
- FEMA Map;
- School Impact Worksheet;
- School Location Map;
- Water and Sewer Availability Worksheet;
- Analysis of Policy 4.13A.1; and
- Traffic Impact Analysis.

Please be aware that this text application includes a corresponding Comprehensive Growth Management Plan text amendment application (to expand the Primary Urban Service District).

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

Sincerely,

Morris A. Crady, AICP Senior Vice President

ENCL.



Martin County, Florida Growth Management Department COMPREHENSIVE PLANNING DIVISION

2401 SE Monterey Road, Stuart, FL 34996 772-288-5495 www.martin.fl.us

COMPREHENSIVE PLAN AMENDMENT APPLICATION

A. General Information:	
Type of Application: Future Land use Map	Amendment
Name or Title of Project: Waterside	
Future Land Use Amendment	
Location of Project and Description of Pro Property is located west of South Kanner Hig See Location Map and Application Justification	hway and south of SW 96th Street.
Parcel Control Number(s): 13-39-40-000-003-00000-1 18-39-41-000-012-00010-7 14-39-40-000-001-00029-9	
Is Project within a CRA? Which One?:	Select from the list
Size of Project (Acres):	298.19 ac
Current Future Land Use Designation:	Agricultural (243.40) Industrial (54.79)
Current Zoning Designation:	AG-20A and LI
Proposed Future Land Use Designation:	Low Density Residential
Proposed Zoning Designation:	RS-5/PUD
Text Amendment	
Proposed Elements to Amend:	

Description of Text Amendment:

Text Amendment has been submitted under separate application.

Property	/ Owner:			
Name or	Company Name	KL Waterside, LLC		
Company	y Representative	Jim Harvey		
Address	105 NE 1st Street			
City Delra	y Beach		State FL	Zip 33444
Phone Phone		Fax		
Email	jharvey@kolter.com		-	
Agent:		*		
_	Company Name	Lucido & Associates		
	/ Representative	Morris A. Crady, Senior Vice Pre	es., AICP	
Address	701 SE Ocean Blvd	The same of the sa		
City Stuart		(1)	State FL	Zip ³⁴⁹⁹⁴
Phone Phone	772 _ 220 _ 2100	Fax 772 - 223 - 0220	The second second	
Email	mcrady@lucidodesign.		-	
Contract	Purchaser:			
Name or	Company Name	Not applicable		
	Representative			
Address				
City		1)	State	Zip
Phone	-	Fax		
Email			-	
	l/V			
Land Pla	nner:			
Name or	Company Name	Same as agent		
Company	Representative			
Address				
City			State	Zip
Phone		Fax		
Email				
Traffic Er	ngineer:			
	Company Name	O'Rourke Engineering	& Planning	
	Representative	Susan O'Rourke, P.E. President		
Address	969 SE Federal Hwy, S	Suite 402		
City Stuart			State FL	Zip 34994
Phone	772 _ 781 _ 7918	Fax	- secondon l	
Email	seorourke@comcast.ne		-	

Attorney:	
Name or Company Name	<u></u>
Company Representative Robert S. Raynes	
Address 3461 SE Willoughby Blvd	FI 7' 04004
City Stuart State Phone 772 - 287 - 4444 Fax 772 - 283 - 4367	FL Zip <u>34994</u>
Email twaters@foxmcluskey.com	
Email waters@ioxincluskey.com	
Other Professional: Name or Company Name Company Representative Address City	
City State Phone Fax	ZIP
Email	
B. Applicant or Agent Certification:	
I have read this application, and to the extent that I have answered each item fully and accurately.	participated in the application, I
Applicant's signature	Date
Morris A. Crady	
Printed name	
NOTARY ACKNOWLEDG	MENT
STATE OF Horida	
COUNTY OF Martin	
He or she ☑ is personally known to me or ☐ has produced _	ORRIS A. CRAdy.
Shearn D. Ganett	
Shanon D. Garre Turning	IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII
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Applicant or Agent Certification:

Applicant declares:

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

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

Applicant/Owner:

Print Name
Signature of Applicant
Applicant Agent:
Applicant Agent:
Morris A. Crady
Print Name
Signature of Agent

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



Martin County County Florida Growth Management Department DEVELOPMENT REVIEW DIVISION

2401 SE Monterey Road, Stuart, FL 34996

772-288-5495 www.martin.fl.us

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Digital Submittal Affidavit

I, Morris A. Crady , attest that the electronic version included for the
project KL Waterside, LLC CPA FLUM Amendment is an exact copy of the
documents that were submitted for sufficiency, excluding any requested modifications made by
the sufficiency review team. All requested modifications, if any, have been completed and are
included with the packet.
Applicant Signature O-22-2021 Date
NOTARY ACKNOWLEDGMENT
STATE OF: FLORIDA COUNTY OF: MARTIN
I hereby certify that the foregoing instrument was acknowledged before me by means of ML
physical presence or [] online notarization this 22 day of fune,
20_21, byMorris A. Crady
He or She <u>kis personally known to me or has produced</u> as
identification. Shannon D. Garrett
Notary Public Signature Printed name Notary Public Signature Printed name Printed name

20311 APPLICATION JUSTIFICATION

1.0 Comprehensive Growth Management Plan Future Land Use Amendment Criteria.

The application for a future land use amendment on the approximately 300-acre subject property is summarized as follows:

Future Land Use (Zoning)	Existing	Proposed
Agricultural (AG-20A)	243.40 acres	0 acres
Industrial (LI)	54.79 acres	0 acres
Low Density Residential (RS-5)	0 acres	298.19 acres
Total:	298.19 acres	298.19 acres

See concurrent request for Text Amendment - Policy 4.1B.2.(2) Sub-area Development Restriction and Proposed Primary Urban Service District (PUSD) expansion.

Future Land Use Map Amendment

According to Section 1.11.C(2) of the Comprehensive Growth Management Plan (CGMP), staff can recommend approval of the requested future land use amendments provided they are consistent with all other elements of the CGMP and at least <u>one</u> of the following 4 criteria has been demonstrated by the applicant to exist (The proposed request clearly meets the first 2 of the 4 criteria.):

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

- 1.1 "(a) Past changes in land use designations in the general area make the proposed use logical and consistent with these uses and adequate public services are available; or
- 1.2 "(b) Growth in the area, in terms of development of vacant land, redevelopment and availability of public services, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics; or..."

The proposed request clearly meets these criteria.

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

The transition of this area from agricultural/rural to urban development began in 1986 when the State of Florida completed the missing link of I-95 and constructed the Interchange at SR 76 (SW Kanner Highway), which is less than 2 miles from the subject property. The interchange forever changed the character of the area especially along Kanner Highway, which has become a critical east-west transportation corridor for state-wide commerce.

Immediately following the completion of the interchange and over the past 30 years, the County initiated and/or approved changes to hundreds of acres of surrounding lands to create a mix of urban uses including industrial, commercial, office and residential uses. From these land use

designations, several industrial and manufacturing businesses have been developed within the Treasure Coast Commerce Center, which is located on the north side of Kanner Highway between I-95 and the Florida Turnpike, and within industrial lands on the south side of Kanner Highway. In addition, several hotels and gas stations, Halpatiokee Regional Park, and several types of residential communities have been developed including the Florida Club Golf Course community, Lost River communities, Savannah Estates, Locks Landing, River Glen condominiums, St. Lucie Falls and River Forest Mobile Home communities. Over the past 30 years, these projects have consumed virtually all the remaining urban land in this area of the County.

To support the growth that has occurred over the past 30 years, the County consolidated their regional water and wastewater services at the Tropical Farms plant located just west of the Florida Turnpike, and coordinated with the State on several drainage and roadway improvement projects along Kanner Highway including on-going work that will further increase capacity and support existing and future growth for several years to come.

These improvements and investment in public infrastructure were not only designed to support these projects but also allowed the expansion and/or construction of nearby public schools including Crystal Lake Elementary School on 96th Street, South Fork High School on Pratt-Whitney Road and David Anderson Middle School on Cove Road.

In 2020, approximately 175 acres of Industrial land use and 75 acres of Commercial Waterfront land use was consolidated into a 250-acre Industrial future land use tract along Kanner Highway (See Ordinance 1153). By way of Policy 4.1B.2.(2) of the CGMP, the County adopted a subarea development restriction on the property that limited Industrial and Commercial building area and development intensity. A corresponding text amendment was also adopted to create a free-standing urban service district and include the Industrial future land use area within Martin County's utility service area. On March 11, 2021, KL Waterside, LLC submitted the South Florida Gateway PUD application to create a regulatory framework and plat infrastructure site plan to help expedite the approval of targeted business industries and other desirable projects that create jobs and enhance the County's tax base.

The growth in the area and investment in public infrastructure have clearly altered the character of the area such that the Low Density future land use category is now reasonable and consistent with area land use characteristics, land use transition policies and other CGMP policies that support economic and residential development opportunities.

TABLE 1: RELEVANT FUTURE LAND USE AMENDMENTS SINCE 1982

CPA Number	Location	From	То
82-4	South of Salerno Road and east of Tower Drive, 40 acres (Martin Memorial Hospital)	Rural Density Residential	Institutional General
91-1	South of Salerno Road and west of Community Drive, 23.92 acres (Coastal Health Park PUD)	Institutional General	Commercial/ Office/Residential
08-7	West of Willoughby Blvd. and north of Cove Road, 35.9 acres (Willoughby Research Park)	Rural Density Residential	Commercial/ Office/Residential

08-4	East of Kanner Highway between Cove Road and Salerno Road, 47.11 acres (Wright Parcel)	Rural Density Residential	Estate Density Residential	
16-2	East of Kanner Highway and north of Southwood Trail, 25 acres (Kanner 5601, LLC)	Commercial General	Low Density Residential	
07-1E	South of Salerno Road and west of Pepperwood Drive, 9.19 acres (Council on Aging)	Rural Density Residential	Institutional General	
04-15	Text amendment to expand Primary Urban Service District south of Cove Road, 870 acres	N/A	N/A	
95-20	South of Salerno Road and west of Ault Ave., 54 acres (Legacy Cove)	Rural Density Residential	Estate Density Residential	
95-21	Southeast corner of Cove Road and Willoughby Blvd., 38.2 acres (Cove Road Land Trust)	Estate Density Residential	Limited Commercial and Commercial/ Office/ Residential	
95-22	North of Cove Road and west of Ault Ave., 37.83 acres (Legacy Cove)	Rural Density Residential	Estate Density Residential	
95-23	North of Cove Road and west of Ault Ave., 36.68 acres (Legacy Cove)	Rural Density Residential	Estate Density Residential	
10-19	Subject Property - 250 acres (Ord. 876)	Agricultural	Industrial & Waterfront Commercial	
10-20	Subject Property (Ord. 877) Text Amendment to expand PUSD	N/A	N/A	
19-5	Subject Property – Text Amendment to create Free-Standing Urban Service District, Martin County Utility Service Area and provide Limitations on development intensity (Ord. 1152)	N/A	N/A	
19-6	Subject Property – 250 acres (Ord. 1153)	Industrial, Waterfront Commercial & Agricultural	Industrial	

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

This criterion is not applicable. The requested change in land use is primarily justified by the growth that has occurred over the past 30 years, particularly the consumption of vacant land within the Primary Urban Service District, and the need to plan for future growth in accordance with existing CGMP policies.

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

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

2.0 Physical Characteristics of the Site.

The property was used and operated for several decades as an active farm, first in support of citrus, which had to be eliminated due to citrus canker and greening, and then in support of various row crops. Due to significant start-up costs, unavoidable risks and competitive markets worldwide, citrus or row crop production and even improved pasture for cattle, are no longer economically viable. In support of the previous agricultural production, all native habitat and trees on the property were legally cleared and an irrigation and drainage system were developed on the property. The lack of native habitat or protected species, the sites high topography and existing drainage system and its prime location less than 2 miles from the I-95/SR 76 Interchange, make the property ideally suited for conversion to urban land uses.

2.1 Compatibility with Surrounding Uses.

The property is located between Kanner Highway and the St. Lucie Canal, south of SW 96th Street and less than 2 miles from the SR 76/I-95 Interchange. The properties along the west side, which front on the St. Lucie Canal, and to the South, consist of vacant lands designated for Agricultural future land use. The eastern portion of the property is bound by SW Kanner Highway. The northern portion of the property is bound by SW 96th Street and sparsely developed residential and agricultural properties, except for a gas station and small retail center at the southwest corner of the intersection of SW 96th Street and Kanner Highway. Required landscape buffers between commercial, industrial and residential uses will ensure compatibility with surrounding land uses.

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

The following CGMP policies support the proposed land use amendments:

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

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

"Policy 4.7A.1: Designation of land uses to support urban services. Martin County shall

designate land uses in the Primary Urban Services District to provide for the use and extension of all necessary urban services efficiently and economically."

- "Objective 4.7A: To concentrate higher densities and intensities of development in strategically located Primary Urban Services Districts, including commercial, industrial and residential development exceeding a density of two units per acre, where all public facilities are available or are programmed to be available at the base levels of service adopted in the Capital Improvements Element."
- "Policy 4.7A.1: Designation of land uses to support urban services. Martin County shall designate land uses in the Primary Urban Services District to provide for the use and extension of all necessary urban services efficiently and economically."
- "Policy 4.7A.2: Development in the Primary Urban Services District. Martin County shall require new residential development with lots of one-half acre or smaller, commercial uses and industrial uses to locate in the Primary Urban Services District. This requirement is to ensure consistency with the County's growth management policies and Capital Improvements Element and to ensure that the Plan's LOS standards will be provided and maintained cost-efficiently."
- "Goal 4.9. To provide for appropriate and adequate lands for residential land uses to meet the housing needs of the anticipated population and provide residents with a variety of choices in housing types and living arrangements throughout the County."
- Policy 4.9A. To monitor population growth, development orders and Future Land Use Map amendments to ensure that an appropriate and adequate supply of residential land use is maintained in unincorporated areas of the County.
- "Policy 4.9A.1: Suitable siting of residential development. Residential development shall be located in areas that are suitable in terms of efficient land use planning principles regarding the location and design of units; projected availability of services and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers and fire and police protection; avoidance of adverse impacts to natural resources; and continued viability of agricultural uses. The guideline for determining proximity is that commercial and employment opportunities are within 7.5 miles or 20 minutes."
- "Objective 4.9D. To ensure that the Land Development Regulations to include requirements that ensure orderly transitions in residential densities in land use categories and PUDs."
- "Policy 4.9D.1. Procedures for orderly transitions in residential density. At a minimum, these regulations shall:
 - (1) Allocate residential densities compatible with available public services, natural features of land and existing and anticipated future development;
 - (2) Allocate higher densities to sites highly accessible to major urban thoroughfares or urban collector streets and to sites adjacent to existing development with the same or higher density or a less restrictive zoning district;
 - (3) Allocate higher densities to sites highly accessible to major urban thoroughfares or urban collector streets and to sites adjacent to existing development with the same or higher density or that can be adequately buffered from adjacent existing development or otherwise meet the density transitioning requirements of Section 4.1F.1., if applicable;"

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

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

The subject property is highly accessible to major urban thoroughfares and urban collector streets. All public facilities and services are currently in place or planned to be available when actual development occurs.

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

According to the 2018 Residential Capacity and Vacant Land Analysis prepared by Martin County Growth Management Department, approximately 222 acres of vacant land designated Low Density Residential remain County-wide. Much of this land exists in small parcels or individual lots and cannot be consolidated into viable development projects that can offer a range of lot sizes and housing types. Additional Low Density Residential land use is needed to meet the demand for the 15-year planning horizon. Approximately 300 acres of Low Density Residential future land use is proposed to provide a range of low density housing opportunities.

The subject property is ideally located and physically suitable to address the deficit of Low Density future land use in accordance with the land use and housing policies of the Comprehensive Growth Management Plan.

2.3 Urban Sprawl.

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

The proposed land use and text amendments recognize the adjacency of the Primary Urban Service District (PUSD) and the availability of existing or planned public facilities adjacent to and surrounding the subject property. The mix of housing opportunities provided by the proposed Low Density residential future land use designations coupled with the mix of Industrial,

Commercial land uses minimize the potential for urban sprawl by creating a reasonable balance of uses where residents can live, work and play. The future project design will include collector roads that will assure interconnectivity between functionally related land uses and create opportunities for multi-modal transportation.

2.4 Availability of Public Facilities And Services.

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

All mandatory public facilities and services are currently in place or planned to be available when development occurs. The following documents are included in the application to substantiate these findings:

County's Analysis of Public Facilities presented to the Board of County Commissioners on February 13, 2018;

Water and Sewer Availability Worksheet prepared by Osborn Engineering in coordination with the Martin County Utilities Department;

Traffic Study prepared by Susan O'Rourke, P.E.; and

School Impact Worksheet prepared by Lucido & Associates

2.5 Justification Statement for Rezoning Applications

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

The requested rezoning to RS-5 is consistent with various zoning options designed to implement the Low Density future land use designations as directed by the applicable provisions of the CGMP and Land Development Code. However, the corresponding text amendment requires all future development to be approved by way of Planned Unit Development (PUD) Agreement.

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

The requested rezoning to RS-5 is consistent with various zoning options designed to implement the corresponding Low Density Residential future land use designation as directed by the applicable provisions of the CGMP and Land Development Code. Compliance with the applicable zoning district must be documented at the time of site plan application.

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

The requested rezoning will implement the proposed land use designations and allow for urban development consistent with the development trend that has occurred over the past 30 years. Compliance with the landscape buffering policies will maintain compatibility and enhance the character of surrounding land uses.

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

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

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

All required public facilities and services are in place or planned to be available to support future development.

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

The rezoning application is consistent with the pattern of growth that has occurred since the Comprehensive Growth Management Plan (CGMP) land use plan was originally adopted in 1982. The proposed request will conserve and enhance the value of existing development and provide equitable treatment to the property owner, consistent with CGMP policies, while furthering CGMP policies that support the efficient and economical use of the county's resources.

KL Waterside LLC

May 25, 2020

Paul Schilling, Director Martin County Growth Management Department 2401 S.E. Monterey Road Stuart, FL 34996

Re:

PCN: 13-39-40-000-003-00000-1

PCN: 18-39-41-000-012-00010-7 PCN: 14-39-40-000-001-00020-9 Comprehensive Plan Amendment

Dear Mr. Schilling:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent KL Waterside, LLC during the governmental review process of the comprehensive plan amendment applications.

Sincerely,

Jim Harvey, Authorized Agent

STATE OF forest

The foregoing was acknowledged before me by means of [] physical presence or [] online notarization this 26 day of May, 2020 by James P. Harvey who [] is personally known to me or [] has produced _______ as identification.

d)

Notary Public State of Florida Bryon T LoPreste My Commission GG 919268 Expires 01/27/2024 NOTARY PUBLIC

My Commission Expires: 0/-27-24

(Notarial Seal)

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DISCLOSURE OF INTEREST AFFIDAVIT

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

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

Name	Address
KL Waterside LLC, a Delaware limited liability company	105 NE 1st Street Delray Beach, Florida 33444
×	

(If more space is needed attach separate sheet)

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

Name	Address	Interest
SIP Waterside Member LLC a Delaware limited liability company	c/o Stonehill Capital Management 885 3rd Avenue, 30th Floor New York, New York 10022	90%
KL Waterside Funding LLC a Florida limited liability company	c/o The Kolter Group 105 NE 1st Street Delray Beach, Florida 33444	10%

(If more space is needed attach separate sheet)

DISCLOSURE OF INTEREST AFFIDAVIT

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

Name	Address	Interest
	c/o David Neill P.O. Box 2547 Fort Pierce, FL 34954	Mortgagee

(If more space is needed attach separate sheet)

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

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application ^{1*}
S265-001	KL Waterside LLC 105 NE 1st Street Delray Beach, Florida 33444	3-18-21	PUD Zoning and Master Site Plan	Pending

/If mare		is needed	-446		
th man	SHALL	is needed	amach	cenarate	CHAAI

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

DISCLOSURE OF INTEREST AFFIDAVIT

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

FURTHER AFFIANT SAYETH NOT.

AFFIANT
Atta Casunya
James P. Harvey
Print name STATE OF: FOLIDA
COUNTY OF: LICUS BORANO H
COUNTY OF: _ by I cus BORALO H
The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me by means of [] physical presence or [] online notarization, this 22 day of,
20_2_/, by, who [-/is personally known to me or [] has produced as identification.
as identification.
Signature
Notary Public, State of Foliga
Notan (Seal) Notary Public State of Florida Print Name: Print Name: Print Name:
Bryon T LoPreste My Commission GG 919288 My Commission Expires 01/27/2024 Expires 01/27/2024 My Commission Expires:
Sworks And Commission Explices. (D. 51.51.5)

DISCLOSURE OF INTEREST AFFIDAVIT

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

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 14, AND 16, ALL OF LOTS 9, 10, AND 15, ALL IN SECTION 13. TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EXPLORED SERVICE OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EXPLORED SERVICE OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EXPLORED SERVICE OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EXPLORED SERVICE OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EXPLORED SERVICE OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EXPLORED SERVICE OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EXPLORED SERVICE OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EXPLORED SERVICE OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS EXPLORED SERVICE OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA (NOW MARTIN

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3. PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'47"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.26 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHEAST CORNER OF LOT 11, SECTION 13 OF SAID PLAT, SAID CORNER BEING THE POINT OF BEGINNING; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.76 FEET TO THE EAST (1/4) OUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'07"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12. SECTION 18 OF SAID PLAT, A DISTANCE OF 1202.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.03 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383 AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, A DISTANCE OF 2584.49 FEET; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 904.17 FEET; THENCE N.00°00'14"E., A DISTANCE OF 2603.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E... ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 903.84 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,890,034 SQUARE FEET OR 250.000 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

		REVISIONS		Prepared For: KOLTER LAND PARTNERS, LLC						
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020						
				Gary Rager Inc. our Professional Surveyor and Napper, on-Gary Rager, mail-Gary Ragoper, on-Gary Date: 2020.08.10 1241224-04007	Geo S 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404					
				C 1 D						

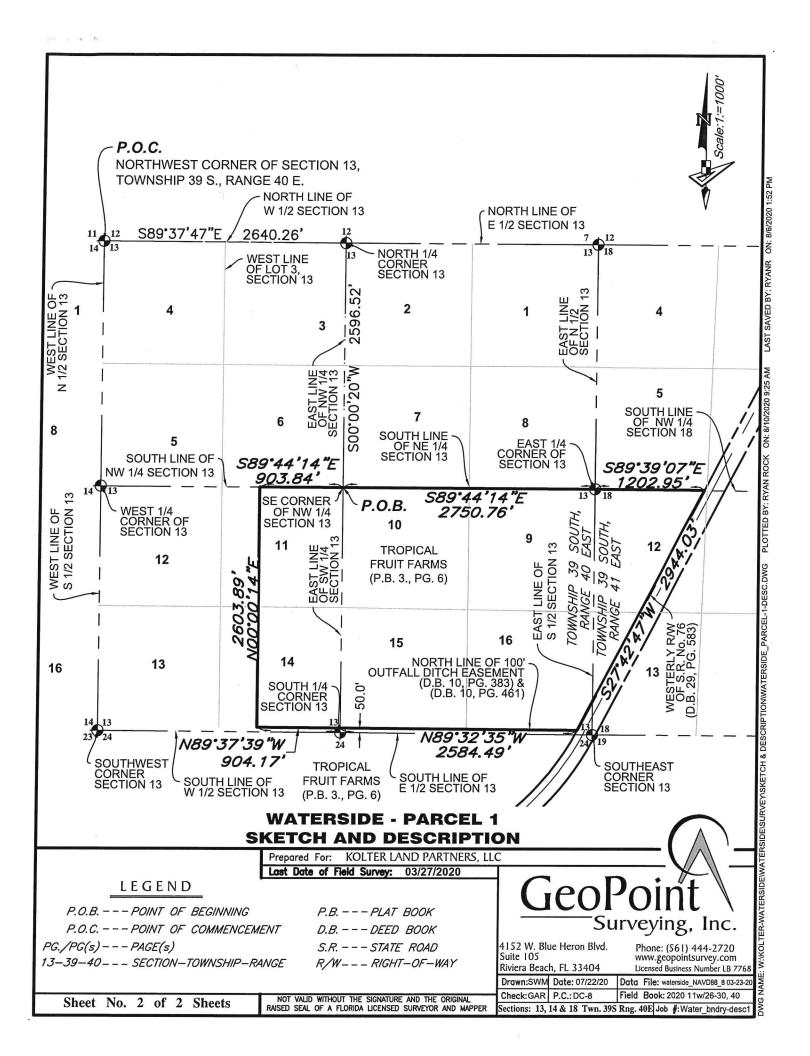
Gary A. Rager LS4828 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL Sheet No. 1 of 2 Sheets RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768

Drawn:SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-20 Check: GAR | P.C.: DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water bndry-desc1



DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 3, THE SOUTH (1/2) HALF OF LOT 4, ALL OF LOTS 5, 6, 12, 13, A PORTION OF LOTS 11 AND 14, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY **DESCRIBED AS FOLLOWS:**

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'53"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.87 FEET TO THE POINT OF BEGINNING; THENCE S.89°39'23"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 4, SECTION 13 OF SAID PLAT, A DISTANCE OF 1320.18 FEET TO A POINT ON THE WEST LINE OF LOT 3, SECTION 13 OF SAID PLAT; THENCE N.00°00'36"E., ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 496.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THENCE N.81°27'37"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.01 FEET; THENCE N.08°32'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE N.81°27'47"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 549.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°37'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF SAID LOT 3 AND LOT 6, SECTION 13 OF SAID PLAT, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 903.84 FEET; THENCE S.00°00'14"W., A DISTANCE OF 2603.89 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 1736.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'14"E., ALONG THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 12 AND LOT 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.56 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13;

DESCRIPTION: CONTINUED ON PAGE 2

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

				KETON AND DECOMM HON	
		REVISIONS		Prepared For: KOLTER LAND PARTNERS, LLC	
No.	Date	Description	Dwn.		- X_\\ -
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	ing, Inc.
				Garly Rager ou-Professional Surveyor and Mapper, cn-Gary Rager, Suite 105 www.g	:: (561) 444-2720 geopointsurvey.com d Business Number LB 7768

Sheet No. 1 of 3 Sheets

Gary A. Rager LS4828 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawn:SWM Date: 07/22/20 Data File: waterside NAVD88 8 03-23-20 Check: GAR P.C.: DC-8 Field Book: 2020 11w/26-30, 40

Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc2

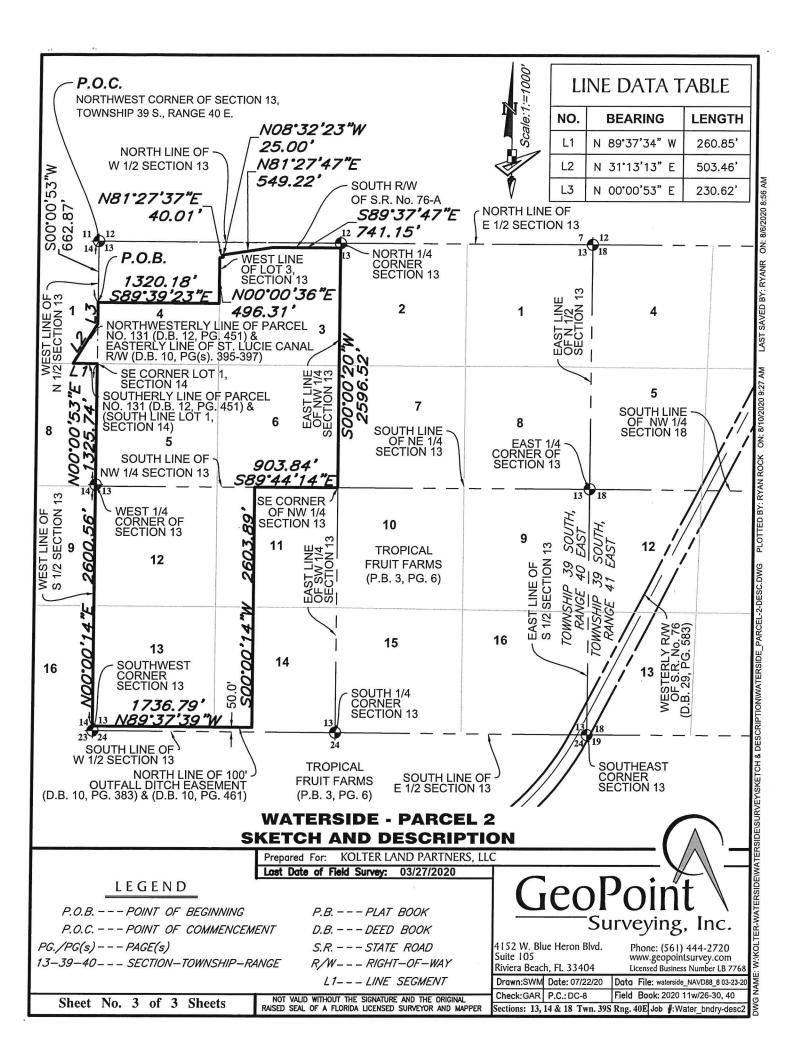
DESCRIPTION: CONTINUED FROM PAGE 1

THENCE N.00°00'53"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1325.74 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°37'34"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°13'13"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 503.46 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'53"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 230.62 FEET TO THE POINT OF BEGINNING.

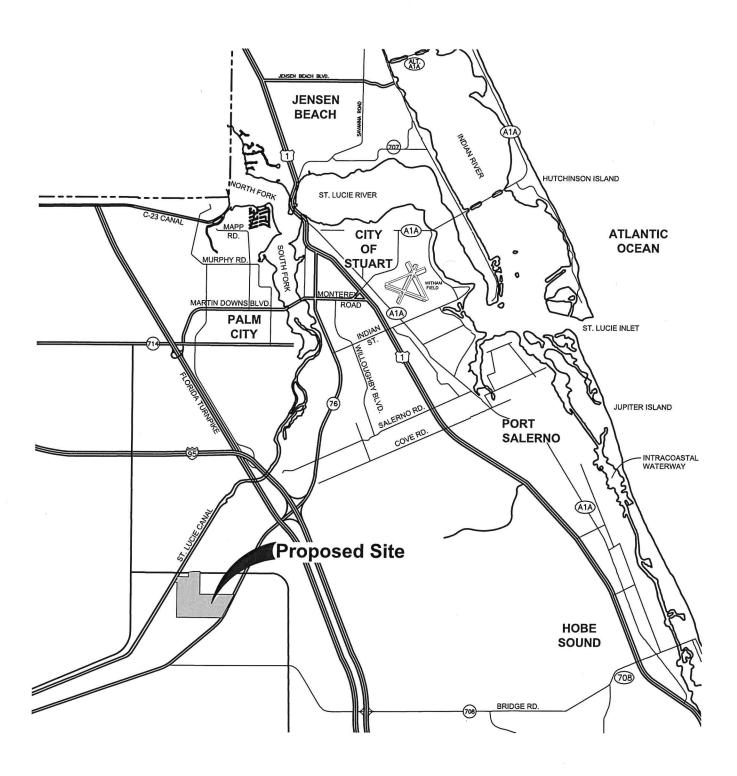
CONTAINING: 10,602,079 SQUARE FEET OR 243.390 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

							METOTI AND PROGRAM II	<u> </u>	
	REVISIONS						Prepared For: KOLTER LAND PARTNERS, LL		
No.	Date		Descri	otion		Dwn.	Last Date of Field Survey: 03/27/2020		
								Geol	oint \ Irveying, Inc.
								4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404	Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768
								Drawn:SWM Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
	Shoot	No	2 0	F 2	Sheets		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL	Check:GAR P.C.: DC-8	Field Book: 2020 11w/26-30, 40
	Sheet	110.	2 0.	ن	Sheets		RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	Sections: 13, 14 & 18 Twn. 395	Rng. 40E Job #:Water_bndry-desc2



Location Map





DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 3, THE SOUTH (1/2) HALF OF LOT 4, ALL OF LOTS 5, 6, 12, 13, A PORTION OF LOTS 11 AND 14, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DESCRIPTION: CONTINUED ON PAGE 2

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

		REVISIONS		Prepared For: KOLTER LAND PARTNERS, LLC
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
	Sheet	No. 1 of 3 Sheets	5	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL

GeoPoint Surveying, Inc

4152 W. Blue Heron Blvd. Suite 105 Riviera Reach, FL 33404

Riviera Beach, FL 33404

Drawn:SWM Date: 07/22/20

Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Data File: waterside_NAVD88_8 03-23-21

Check:GAR P.C.:DC-8 Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #:Water_bndry-desc2

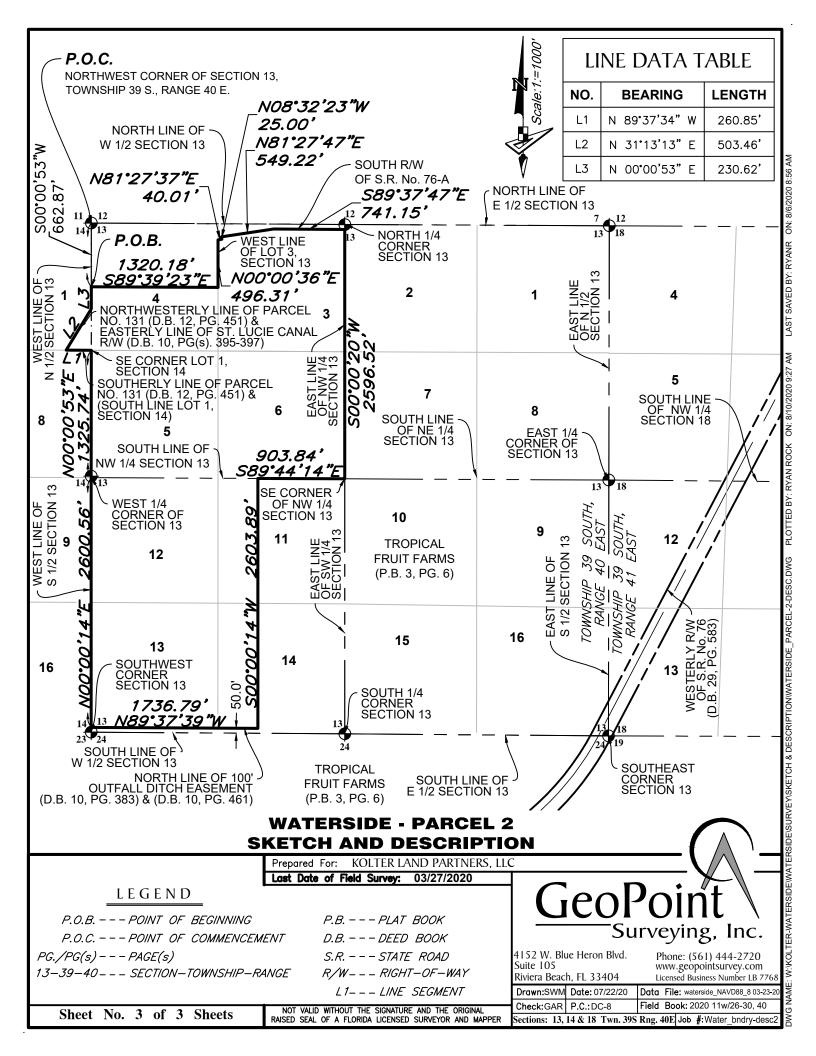
DESCRIPTION: CONTINUED FROM PAGE 1

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CONTAINING: 10,602,079 SQUARE FEET OR 243.390 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

	REVISIONS						Prepared For: KOLTER LAND PARTNERS, LL	C		
No.	Date	De	escription	1		Dwn.	Last Date of Field Survey: 03/27/2020			
										oint \ Irveying, Inc.
								Suite 105	ue Heron Blvd. ch, FL 33404	Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768
								Drawn:SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
	Sheet	No. 2	of	3	Sheets		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		P.C.: DC-8 14 & 18 Twn. 398	Field Book: 2020 11w/26-30, 40 S Rng. 40E Job #:Water_bndry-desc2



DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 14, AND 16, ALL OF LOTS 9, 10, AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'47"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.26 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHEAST CORNER OF LOT 11, SECTION 13 OF SAID PLAT, SAID CORNER BEING THE POINT OF BEGINNING; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.76 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'07"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) OUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12. SECTION 18 OF SAID PLAT, A DISTANCE OF 1202.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.03 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383 AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, A DISTANCE OF 2584.49 FEET; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 904.17 FEET; THENCE N.00°00'14"E., A DISTANCE OF 2603.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) OUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 903.84 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,890,034 SQUARE FEET OR 250.000 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

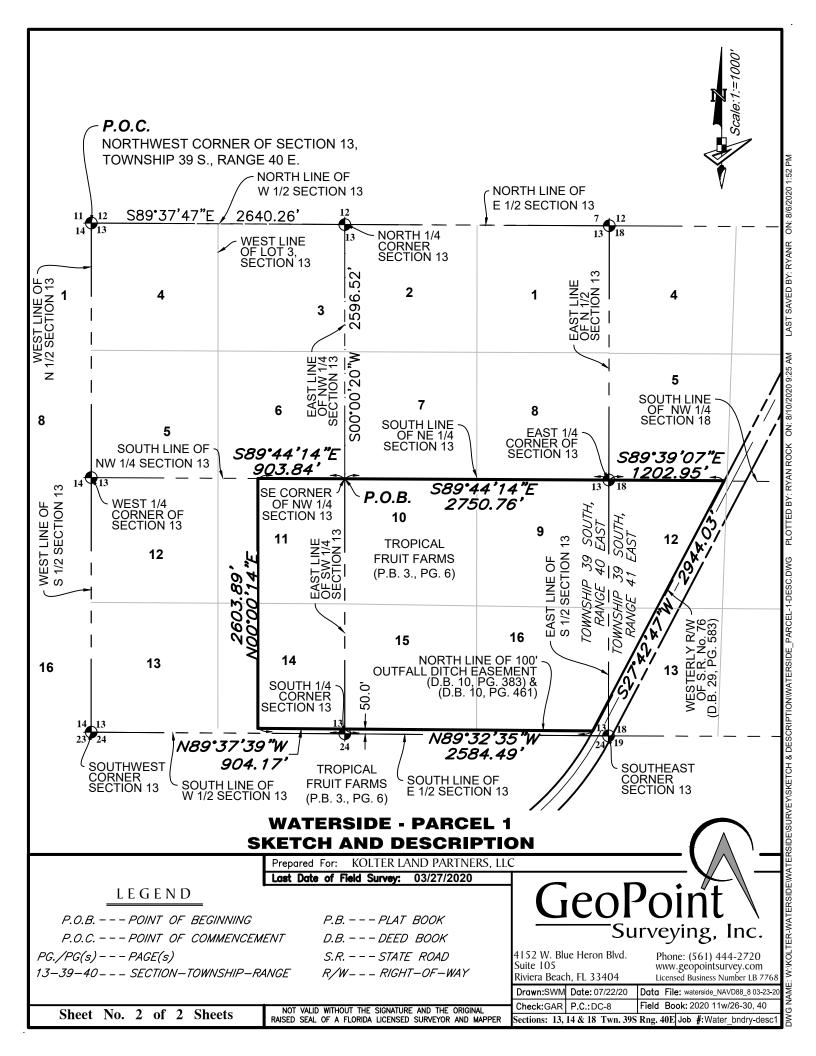
		REVISIONS		Prepared For: KOLTER LAND PARTNERS, LLC
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
	Sheet	No. 1 of 2 Sheets	·	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MADDER

Phone: (561) 444-2720

52 W. Blue Heron Blvd. uite 105

www.geopointsurvey.com iviera Beach, FL 33404 Licensed Business Number LB 7768

rawn:SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-2 heck:GAR P.C.:DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1



DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOT 3, THE SOUTH (1/2) HALF OF LOT 4, ALL OF LOTS 5, 6, 12, 13, A PORTION OF LOTS 11 AND 14, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.00°00'53"W. ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 662.87 FEET TO THE POINT OF BEGINNING; THENCE S.89°39'23"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 4, SECTION 13 OF SAID PLAT, A DISTANCE OF 1320.18 FEET TO A POINT ON THE WEST LINE OF LOT 3. SECTION 13 OF SAID PLAT: THENCE N.00°00'36"E., ALONG THE WEST LINE OF SAID LOT 3. A DISTANCE OF 496.31 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89002-2601, REVISED FEBRUARY 13, 1989; THENCE N.81°27'37"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.01 FEET; THENCE N.08°32'23"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE N.81°27'47"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE. A DISTANCE OF 549.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76-A AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89531-2601, DATED OCTOBER, 1958; THENCE S.89°37'47"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 741.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG SAID EAST LINE OF THE NORTHWEST (1/4) QUARTER AND THE EAST LINE OF SAID LOT 3 AND LOT 6, SECTION 13 OF SAID PLAT, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTHEAST CORNER OF SAID LOT 6; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 903.84 FEET; THENCE S.00°00'14"W., A DISTANCE OF 2603.89 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383, AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT AND 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 1736.79 FEET TO A POINT ON THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'14"E., ALONG THE WEST LINE OF THE SOUTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 12 AND LOT 13, SECTION 13 OF SAID PLAT, A DISTANCE OF 2600.56 FEET TO THE WEST (1/4) QUARTER CORNER OF SAID SECTION 13;

DESCRIPTION: CONTINUED ON PAGE 2

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

		REVISIONS		Prepared For: KOLTER LAND PARTNERS, LLC
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
	Sheet	No. 1 of 3 Sheets	5	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL

GeoPoint Surveying, Inc

4152 W. Blue Heron Blvd. Suite 105 Riviera Reach, FL 33404

Riviera Beach, FL 33404

Drawn:SWM Date: 07/22/20

Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768 Data File: waterside_NAVD88_8 03-23-21

Check:GAR P.C.:DC-8 Field Book: 2020 11w/26-30, 40
Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #:Water_bndry-desc2

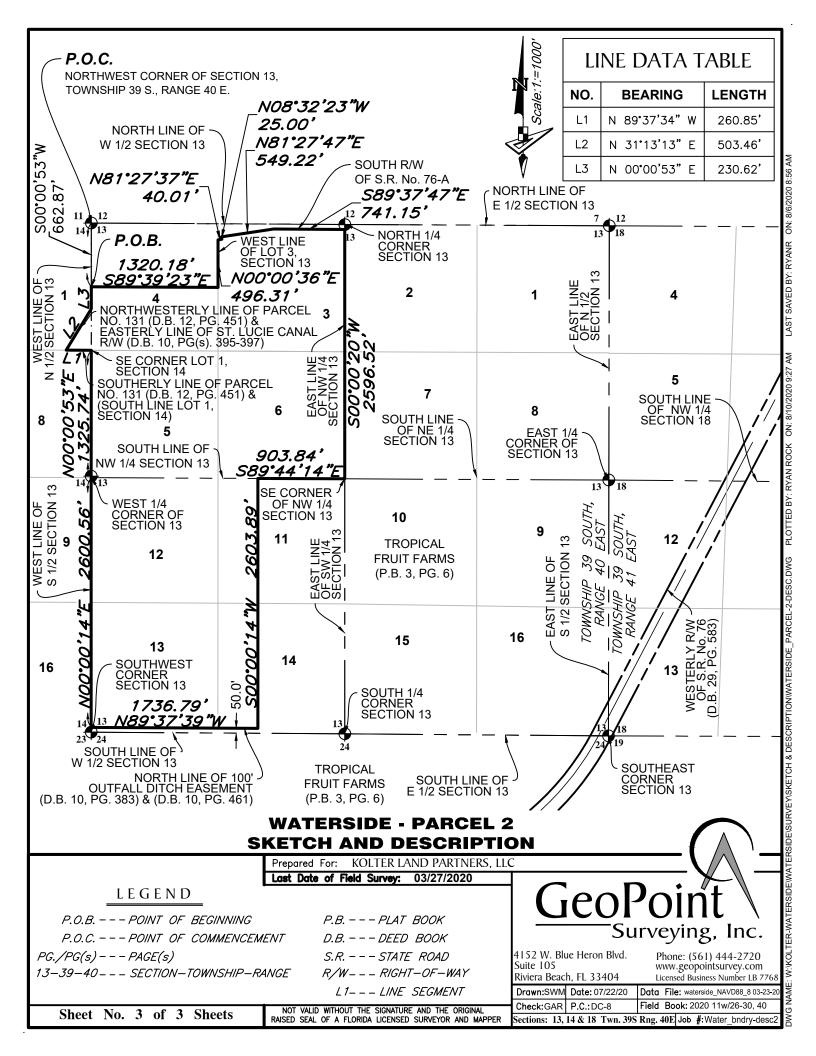
DESCRIPTION: CONTINUED FROM PAGE 1

THENCE N.00°00'53"E., ALONG THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 5, SECTION 13 OF SAID PLAT, A DISTANCE OF 1325.74 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL NO. 131, AS DESCRIBED IN DEED BOOK 12, PAGE 451 AND THE SOUTHEAST CORNER OF LOT 1, SECTION 14 OF SAID PLAT; THENCE N.89°37'34"W., ALONG SAID SOUTHERLY LINE OF PARCEL NO. 131 AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 260.85 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL NO. 131, ALSO THE EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, AS DESCRIBED IN DEED BOOK 10, PAGES 395 THROUGH 397 AND THE NORTHWESTERLY LINE OF PARCEL NO. 131, AS SHOWN ON THE MAP SHOWING LOCATION AND RIGHT-OF-WAY FOR ST. LUCIE CANAL IMPROVEMENTS PREPARED FOR THE U.S. ENGINEER OFFICE - JACKSONVILLE, FLORIDA, 1939 WITH A FILE NUMBER OF 302-12,260 AND RECORDED IN PLAT BOOK 2, PAGE 35 OF SAID PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.31°13'13"E., ALONG SAID NORTHWESTERLY LINE OF PARCEL NO. 131 AND SAID EASTERLY LINE OF ST. LUCIE CANAL RIGHT-OF-WAY, A DISTANCE OF 503.46 FEET TO A POINT ON THE WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13; THENCE N.00°00'53"E., ALONG SAID WEST LINE OF THE NORTH (1/2) HALF OF SAID SECTION 13 AND THE WEST LINE OF LOT 4, SECTION 13, A DISTANCE OF 230.62 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,602,079 SQUARE FEET OR 243.390 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 2 SKETCH AND DESCRIPTION

	REVISIONS						Prepared For: KOLTER LAND PARTNERS, LL	C		
No.	Date	De	escription	1		Dwn.	Last Date of Field Survey: 03/27/2020			
										oint \ Irveying, Inc.
								Suite 105	ue Heron Blvd. ch, FL 33404	Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768
								Drawn:SWM	Date: 07/22/20	Data File: waterside_NAVD88_8 03-23-20
	Sheet	No. 2	of	3	Sheets		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		P.C.: DC-8 14 & 18 Twn. 398	Field Book: 2020 11w/26-30, 40 S Rng. 40E Job #:Water_bndry-desc2



DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 11, 14, AND 16, ALL OF LOTS 9, 10, AND 15, ALL IN SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST, AND PORTION OF LOTS 12 AND 13, LYING NORTHWEST OF STATE ROAD NO. 76, IN SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST ALSO BEING THE NORTHWEST CORNER OF LOT 4, SECTION 13, TOWNSHIP 39 SOUTH, RANGE 40 EAST OF TROPICAL FRUIT FARMS, ACCORDING TO THE PLAT THEREOF FILED ON AUGUST 18, 1913, RECORDED IN PLAT BOOK 3, PAGE 6, RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; THENCE S.89°37'47"E. ALONG THE NORTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 2640.26 FEET TO THE NORTH (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.00°00'20"W., ALONG THE EAST LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, A DISTANCE OF 2596.52 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTHEAST CORNER OF LOT 11, SECTION 13 OF SAID PLAT, SAID CORNER BEING THE POINT OF BEGINNING; THENCE S.89°44'14"E., ALONG THE SOUTH LINE OF THE NORTHEAST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 9 AND LOT 10, SECTION 13 OF SAID PLAT, A DISTANCE OF 2750.76 FEET TO THE EAST (1/4) QUARTER CORNER OF SAID SECTION 13; THENCE S.89°39'07"E., ALONG THE SOUTH LINE OF THE NORTHWEST (1/4) OUARTER OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, ALSO BEING THE NORTH LINE OF LOT 12. SECTION 18 OF SAID PLAT, A DISTANCE OF 1202.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, AS SHOWN ON THE FLORIDA STATE ROAD DEPARTMENT MAP FOR SECTION 89060-2012, DATED APRIL 8, 1940 AND AS RECORDED IN DEED BOOK 29, PAGE 583 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.27°42'47"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2944.03 FEET TO A POINT ON THE NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, AS DESCRIBED IN DEED BOOK 10, PAGE 383 AND DEED BOOK 10, PAGE 461, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST (1/2) HALF OF SAID SECTION 13; THENCE N.89°32'35"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, A DISTANCE OF 2584.49 FEET; THENCE N.89°37'39"W., ALONG SAID NORTH LINE OF THE 100.00 FOOT OUTFALL DITCH EASEMENT, SAID LINE ALSO BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST (1/2) HALF OF SAID SECTION 13, A DISTANCE OF 904.17 FEET; THENCE N.00°00'14"E., A DISTANCE OF 2603.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST (1/4) QUARTER OF SAID SECTION 13, ALSO BEING THE NORTH LINE OF LOT 11, SECTION 13 OF SAID PLAT; THENCE S.89°44'14"E., ALONG SAID SOUTH LINE OF THE NORTHWEST (1/4) OUARTER OF SAID SECTION 13 AND THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 903.84 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,890,034 SQUARE FEET OR 250.000 ACRES, MORE OR LESS.

WATERSIDE - PARCEL 1 SKETCH AND DESCRIPTION

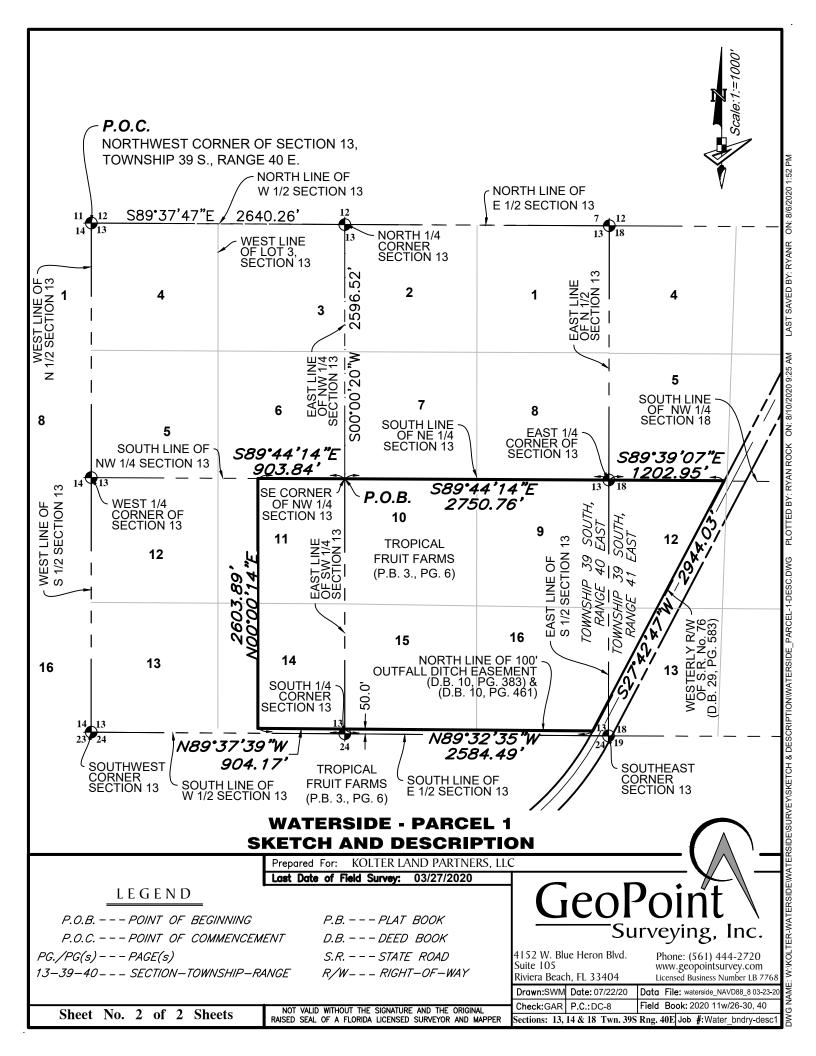
		REVISIONS		Prepared For: KOLTER LAND PARTNERS, LLC
No.	Date	Description	Dwn.	Last Date of Field Survey: 03/27/2020
				SURVEYOR'S CERTIFICATE This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828
	Sheet	No. 1 of 2 Sheets	·	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MADDER

Phone: (561) 444-2720

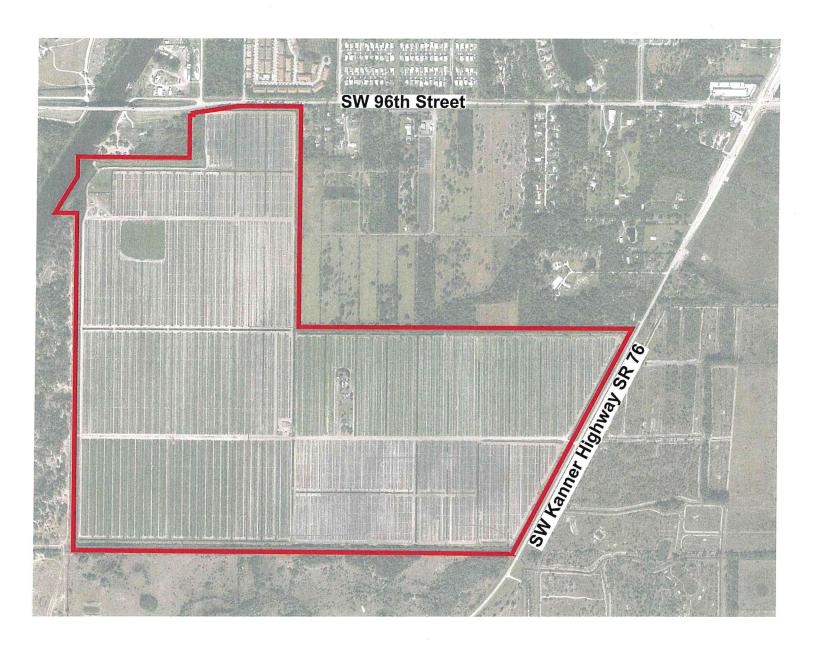
52 W. Blue Heron Blvd. uite 105

www.geopointsurvey.com iviera Beach, FL 33404 Licensed Business Number LB 7768

rawn:SWM Date: 07/22/20 Data File: waterside_NAVD88_8 03-23-2 heck:GAR P.C.:DC-8 Field Book: 2020 11w/26-30, 40 Sections: 13, 14 & 18 Twn. 39S Rng. 40E Job #: Water_bndry-desc1



Aerial Map



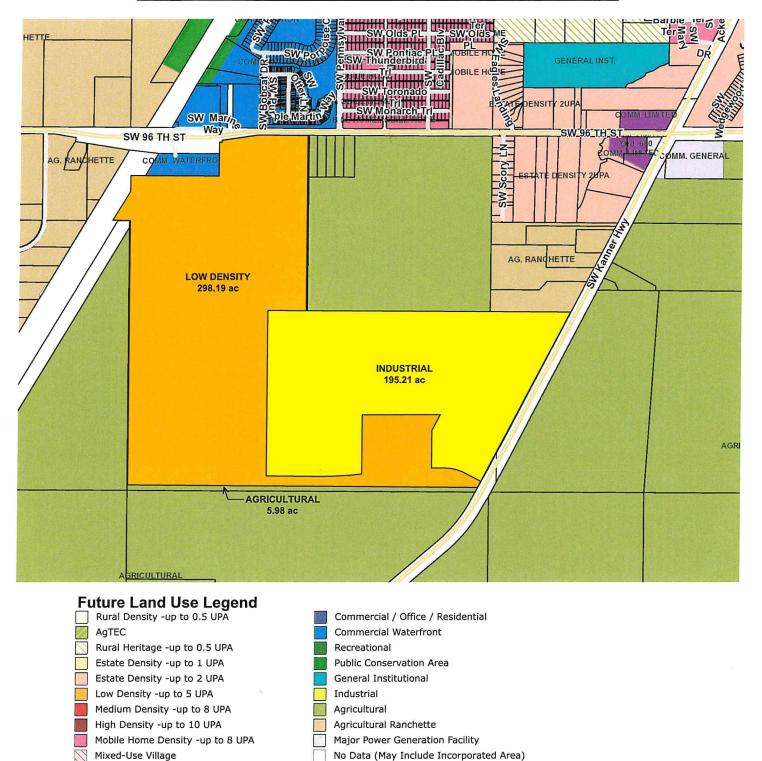


Property Appraisers Assessment Map





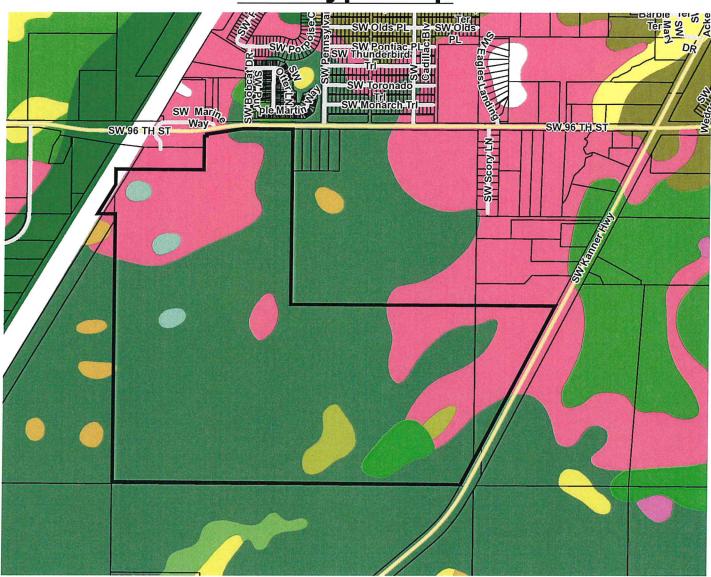
Proposed Future Land Use Map





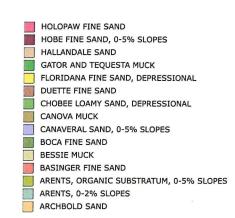
Commercial General Commercial Limited

Soil Type Map





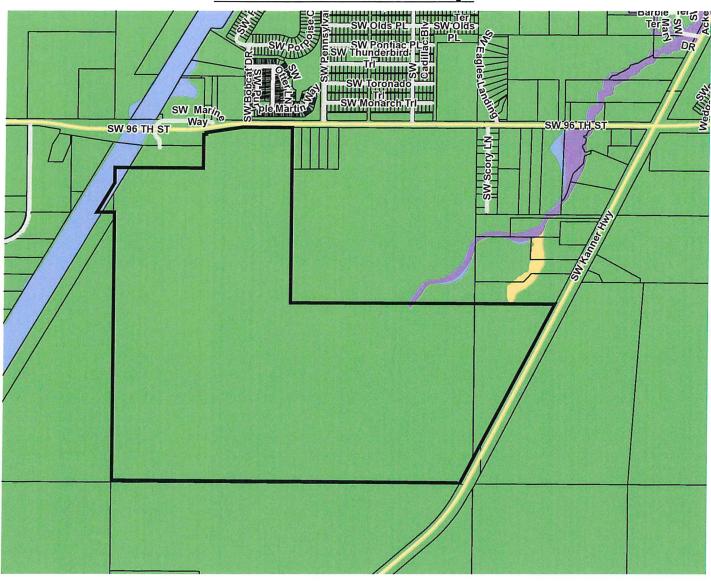




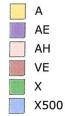




FEMA Flood Map



FEMA Flood Zones







School Impact Worksheet

The purpose of this school impact worksheet is to assist in planning for future public school facility needs and concurrency requirements. It is to be completed for any proposed residential project, and residential rezoning, amendments to FLUM with residential components, and DRIs.

Date: Parcel ID#: Project Nation Former Pro Owner/Device Contact Nation Total Proje Year 1 of the	me: oject Nam reloper: ime/Numl ct Acreac	ber: ge:									
Please i number	ndicate th of units/ye		t likely	build-c	out scer	nario.	Show b	uild-ou	ıt by y	ear and	I
Unit Type	Number of Units		First	5-year	Period			Secor	nd 5- y	ear Period	d
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached											
Multi-family											
Apartment											
Townhouse											
Other											
Note: If bui additional to 2. Project r		uild-o	ut years	s until	project	compl	etion.		•		ch an
Unit T	Vne		Number		Тур	ical		stimated	4	Number R	Pastrictad
Offic 1	урс	l l	of Units		Unit I Area (:	Floor	F	Price (\$) Per Unit		to 55+ Ag	
Single-family	detached				(1 '/					
Multi-family											

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

Apartment
Townhouse
Other

School Location Map







WATER AND SEWER AVAILABILITY WORKSHEET

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

General Information Date:5/13/2021
Contact name:Jonathan GotwaldPhone: (727)209-0436x6305 E-Mail:jgotwald@osborn-eng
Local government: Martin County, unincorporated
Potable water supplier/source: Martin County Utilities
Wastewater Collection: Martin County Utilities
Infrastructure Information Water treatment plant permit number: 4431891 Permitting agency: FDEP
Permitted capacity of the water treatment plant(s):20.5million gallons a day (mgd)
Are distribution lines available to serve the property? Yes No_ x
If not, indicate how and when the lines will be provided: Water extention lines will be installed along SR 76 (Kanner Highway) and crossing SR 76A (SW 96th St.) during site development.
Are reuse distribution lines available to serve the property? Yes No _X If not, indicate if, how and when the lines will be provided: Closest line is along SW 96th Street, however no connection is currently planned.
Wastewater treatment plant permit number: FL0043214 Permitting agency: FDEP
Permitted capacity of the wastewater treatment plants:5.9million gallons a day (mgd)
Are collection lines available to serve the property? Yes No If not, indicate how and when the lines will be provided: Sanitary force main extension lines will be installed along SR 76 (Kanner Highway) and crossing SR76A (SW 96th St.) during site development.
SFWMD Consumptive Use Permit (CUP) Information CUP number: 43-02720-W, 43-00090-W Expiration date: 12/23/25, 07/08/29
Total CUP duration (years): 20
CUP allocation in last year of permit:
Current status of CUP: In compliance X Not in compliance
Allocations to other local governments: N/A
Reserved capacity: N/A
Consumptive Use Analysis A. Current year CUP allocation: Designate mgd_or mgy
B. Consumption in the previous calendar year:
C. Reserved capacity or growth projection
D. Projected consumption by proposed comprehensive plan amendment areas

E. Amount available for all other future uses (A-B-C-D-E):	•//
If the amount in E is zero or a negative number, explain how potable water will be made available for future uses:	Э
	_

WORKSHEET INSTRUCTIONS

1. General Information

Date: Enter worksheet completion date.

Contact name: Enter the contact information for the person who prepared the worksheet.

Local government: Enter your city of county

Potable water supplier and wastewater collection: If there are different suppliers for any proposed amendment areas, use additional work sheets.

2. Infrastructure Information

Permitted capacity of the water and wastewater treatment plant: obtain from the utility. Distribution lines: indicate if distribution lines are available to serve the property. If not available, indicate who will fund the improvements and when the improvements will be completed.

Reuse distribution lines: Indicates if reuse distribution lines are available to serve the property.

If not available, indicate if they will be provided. If the lines are to be provided, indicate who will fund the improvements and when the improvements will be completed.

3. SFWMD Consumptive Use Permit (CUP) Information

CUP information: Obtain from the utility.

Allocations to other local governments: If the supplier provides water to other local Governments, enter the names of the other local governments and the supply allocation for each.

Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances.

4. Consumptive Use Analysis

Designated mgd or mgy: Indicate which unit of measure is used. The figures may be cited in units of either million gallons per year (mgy) or million gallons per day (mgd), but you must be consistent throughout the worksheet.

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

- B. Consumption in the previous calendar year: This figure may be taken from the EN-50 forms (SFWMD), from FDEP monthly operating reports, or form other acceptable documentation. Cite your source.
- C. Reserved capacity or growth projection: Enter an amount based on your reserved capacity or growth projection. Check which alternative you selected. Attach the calculation for the alternative selected.

 Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances. If your supplier provides water to other local governments, add the amount of the previous year's allocation that was not used.

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

WATER USE SUBMITTAL REPORT

* flwater permits. com

SUBMITTAL INFORMATION				
Application Number	Submittal Number	Submittal Date		
TBD	146776	12/23/2015		
,				

NOTICE GENERAL PERMIT WARNINGS FOR REVIEW

- IS LETTER MOD
- PROJECT_BOUNDARY_OVERLAP

PERMIT TYPE				
Which of the following types of land use/water use classification are your requesting?	Commercial/Industrial			
Which of the following type of activity are you requesting?	Letter Modification			
Permit Number:	43-02720-W			

Comments & Attached Files			
Comments	Filename & File Size		

PROJECT LOCATION				
Project Name: INDUSTRIAL WELLS				
Project Acreage: 500.0				
City, Town or Village: STUART				

County: MARTIN					
Section(s)	Township	Range	Land Grant		
13,14	39	40	,		
18	39	41			

13,14,23,24	39	40	
18	39	41	

Tax Parcel ID(s)

 $224037000950000100, 23394000000000104, 143940000000000103, 143940000001000209, 243940000001000100, \\ 1339400000300001, 13394000004000205, 13394000001000005, 18394100005000502, 183941000012000107, \\ 133940000002000502, ROW, 243940000001000100, 133940000003000001, 133940000001000005, \\ 183941000012000107, 133940000002000502$

COMMERCIAL/INDUSTRIAL					
What is the amount of water requested?	Max month allocation <3MGM				
What is the exact amount of water requested in Million Gallons per Day (MGD)?	0.0050				
Does this project use water from multiple surface and/or groundwater sources?	N				
What is the duration of this request? (if >20 years please submit details)	20 years				
Type of operation:	Tank Filling				
Comments & Attached Files					
Comments	Filename & File Size				

WELLS				
	ID: 70926)			
Well Name or Number:	Well-1			
Map Designator:	1			
Ground Water Source:	Surficial Aquifer System			
Water Use Type:	Industrial			
ORIGINAL VALUE:	(no original value)			
Well Use Status:	Primary			
Meter Description:	None			
Well Details				
Well Status:	Proposed			
If existing, date installed:				
Total Depth (ft-BLS): 100				

Total Depth not known:

Cased Depth (ft-BLS):	80		
Wellhead Elevation (ft-NGVD):			
Well Diameter (in):	2.0		
Pump/Flow Rate (GPM):	50		
Pumped or Flowing?	Pumped		
If the well is flowing (artesian well), is there or will there be a working valve?			
Pump	Details		
Pump Type:	Centrifugal		
Pump Intake Depth (ft-BLS):	0 or null value		
Last Calibration Date:			
If the above calibration date is not available, please provide and explanation in the area to the right.			
Locatio	n Details		
County:	MARTIN		
Section:	13		
Township:	39		
Range:	40		
Latitude:	27.077557		
ORIGINAL VALUE:	(no original value)		
Longitude:	-80.28743		
Well (ID: 70	936) - NEW		
Well Name or Number:	Well-Temp764		
Map Designator:	New Well 5		
Ground Water Source:	Surficial Aquifer System		
Water Use Type:	Industrial		
Well Use Status:	Primary		
Meter Description:	None		
Well D	etails		
Well Status:	Proposed		
If existing, date installed:			
Total Depth (ft-BLS):	100		
Total Depth not known:			
Cased Depth (ft-BLS):	80		
Wellhead Elevation (ft-NGVD):			
Well Diameter (in):	2.0		
Pump/Flow Rate (GPM):	50		
Pumped or Flowing?	Pumped		

If the well is flowing (artesian well), is there or will there be a working valve?		
Pum	p Details	
Pump Type:	Centrifugal	
Pump Intake Depth (ft-BLS): 0 or null value		
Last Calibration Date:		
If the above calibration date is not available, please provide and explanation in the area to the right.		
Locati	on Details	
County:	MARTIN	
Section:	13	
Township:	39	
Range:	40	
Latitude:	27.084473	
Longitude:	-80.29879	
Well (ID: 70928)	
Well Name or Number:	Well-2	
Map Designator:	2	
Ground Water Source:	Surficial Aquifer System	
Water Use Type:	Industrial	
ORIGINAL VALUE:	(no original value)	
Well Use Status:	Primary	
Meter Description:	None	
Well	Details	
Well Status:	Proposed	
If existing, date installed:	C.	
Total Depth (ft-BLS):	100	
Total Depth not known:		
Cased Depth (ft-BLS):	80	
Wellhead Elevation (ft-NGVD):		
Well Diameter (in):	2.0	
Pump/Flow Rate (GPM):	50	
Pumped or Flowing?	Pumped	
If the well is flowing (artesian well), is there or will there be a working valve?		
Pump 1	Details	
Pump Type:	Centrifugal	
Pump Intake Depth (ft-BLS):	0 or null value	
Last Calibration Date:		
If the above calibration date is not available, please provide		

and explanation in the area to the right.	
Location Details	
County:	MARTIN
Section:	13
Township:	39
Range:	40
Latitude:	27.077646
ORIGINAL VALUE:	(no original value)
Longitude:	-80.29186

Well (ID: 70934)		
Well Name or Number:	Well-5	
Map Designator:	5	
Ground Water Source:	Surficial Aquifer System	
Water Use Type:	Industrial	
ORIGINAL VALUE:	(no original value)	
Well Use Status:	Primary	
Meter Description:	None	
Well	Details	
Well Status:	Abandoned	
ORIGINAL VALUE:	Proposed	
If existing, date installed:		
Total Depth (ft-BLS):	100	
Total Depth not known:		
Cased Depth (ft-BLS):	80	
Wellhead Elevation (ft-NGVD):		
Well Diameter (in):	2.0	
Pump/Flow Rate (GPM):	50 .	
Pumped or Flowing?	Pumped	
If the well is flowing (artesian well), is there or will there be a working valve?		
Pump I	Details	
Pump Type:	Centrifugal	
Pump Intake Depth (ft-BLS):	0 or null value	
Last Calibration Date:		
If the above calibration date is not available, please provide and explanation in the area to the right.		
Location	ı Details	
County:	MARTIN	
Section:	13	

Township:	39
Range:	40
Latitude:	27.081041
ORIGINAL VALUE:	(no original value)
Longitude:	-80.29828

Well (ID: 70932)		
Well Name or Number:	Well-4	
Map Designator:	4	
Ground Water Source:	Surficial Aquifer System	
Water Use Type:	Industrial	
ORIGINAL VALUE:	(no original value)	
Well Use Status:	Primary	
Meter Description:	[*] None	
	Details	
Well Status:	Proposed	
If existing, date installed:		
Total Depth (ft-BLS):	100	
Total Depth not known:		
Cased Depth (ft-BLS):	80	
Wellhead Elevation (ft-NGVD):		
Well Diameter (in):	2.0	
Pump/Flow Rate (GPM):	50	
Pumped or Flowing?	Pumped	
If the well is flowing (artesian well), is there or will there be a working valve?		
Pump I	Details	
Pump Type:	Centrifugal	
Pump Intake Depth (ft-BLS):	0 or null value	
Last Calibration Date:		
If the above calibration date is not available, please provide and explanation in the area to the right.		
Location		
County:	MARTIN	
Section:	13	
Township:	39	
Range:	40	
Latitude:	27.077557	
ORIGINAL VALUE:	(no original value)	
Longitude:	-80.30168	

	Well	(ID: 70930)	
Well Name or Number:		Well-3	
Map Designator:		3	
Ground Water Source:		Surficial Aquifer System	,
Water Use Type:		Industrial	
ORIGINAL VALUE:		(no original value)	
Well Use Status:	**************************************	Primary	
Meter Description:		None	
	Well	Details	
Well Status:	·	Proposed	
If existing, date installed:			
Total Depth (ft-BLS):		100	
Total Depth not known:			
Cased Depth (ft-BLS):		80	
Wellhead Elevation (ft-NGVD):			
Well Diameter (in):		2.0	
Pump/Flow Rate (GPM):		50	
Pumped or Flowing?		Pumped	
If the well is flowing (artesian well), is there or a working valve?	r will there be		
Pump Details			
Pump Type:		Centrifugal	
Pump Intake Depth (ft-BLS):		0 or null value	
Last Calibration Date:			
If the above calibration date is not available, ple and explanation in the area to the right.	ease provide		
	Location	n Details	
County:		MARTIN	
Section:		13	
Township:		39	
Range:		40	
Latitude:		27.077461	
ORIGINAL VALUE:		(no original value)	
Longitude: -80.29832			
Co	omments & A	Attached Files	
Comments		Filename & File Size	
*** Comments Not Applicable ***	document 1	l.docx	12 KB

RELEVANT PARTIES		
Select the best representation of the applicant's organization:		PRIVATE
Relo	evant Part	ty (ID: 1866784)
Туре:		OWNER/APPLICANT
"Other" Type:		
First Name:		DAVID
Last Name:		NEILL
Company:		
Salutation:		
Address 1:		P O BOX 2547
Address 2:		
City:		FORT PIERCE
State:		FL
Zip:		34954
Primary:		772-461-2061
Secondary:		
Email:		neills@neillsfarms.com
Date Lease Expires:		
Is Lease Automatically Renewable?		
Ćor	nments & A	Attached Files
Comments		Filename & File Size
*** Comments Not Applicable ***	*** Comments Not Applicable ***	

APPLICANT SIGNATURE / OWNER AUTHORIZATION	
Relevant Party Signature Authority	
Туре:	OWNER/APPLICANT
"Other" Type:	
First Name:	DAVID
Last Name:	NEILL
Company:	
Statement Of Agreement	

I hereby certify that the surface water pumps or groundwater wells associated with the water use of this project are located on property I own/lease or that I have the legal right to access, use, and maintain the surface water pumps and groundwater wells. Upon the District's request, I shall provide written documentation demonstrating my legal control of the withdrawal facilities at any time during the application process or the permitted duration. I certify that to the best of my knowledge and belief that all of the information on this form is correct. I understand that any permit issued shall be subject to review and modification, enforcement action, or revocation, in whole or in part, for any material false statement in an application to continue, initiate, or modify a use, or for any material false statement in any report or statement of fact required of the permittee [Section 373.243(1), Florida Statutes]. With advance notice, I agree to provide District staff with proper identification entry to the project site for the purpose of performing analyses of the site for determining whether the conditions for issuance will be met. Further, if a permit is granted, I agree that, with advance notice, District staff with proper identification shall have permission to enter, inspect, observe, collect samples, and take measurements of permitted facilities to determine compliance with the permit conditions and permitted plans and specifications.

Prepared by:	
Name:	David Neill
Agency of Employment:	
Position:	
Email Address:	Neills@neillsfarms.com
Phone Number:	772-464-2061
Signature Date:	12/23/2015

Comments & Attached Files	
Comments	Filename & File Size
*** Comments Not Applicable ***	

KL Waterside, LLC Comprehensive Growth Management Plan Policy Analysis

Policy 4.13A.1. Intent of agricultural designation.

- (2) Conversion of land designated Agricultural on the FLUM. Agriculturally designated land may be redesignated only by an amendment to the FLUM. The intent of this section aims to permit such an amendment upon a finding by the Board of County Commissioners that the applicant has demonstrated:
- (a) The proposed development shall not adversely impact the hydrology of the area or the productive capacity of adjacent farmlands not included in the amendment application in any other manner;
- (b) The proposed land conversion is a logical and timely extension of a more intense land use designation in a nearby area, considering existing and anticipated land use development patterns; consistency with the goals and objectives of the CGMP; and availability of supportive services, including improved roads, recreation amenities, adequate school capacity, satisfactory allocations of water and wastewater facilities, and other needed supportive facilities. Such findings shall be based on soil potential analysis and agricultural site assessment.

RESPONSE:

Approximately 300 acres of the subject property and are proposed to be converted from Agricultural future land use to urban uses by inclusion within the Primary Urban Service District (PUSD) and assignment of the Low Density Residential Future Land Use category. The subject property is surrounded by urban land use along Kanner Highway to the east and at the intersection of Kanner Highway and SW 96th Street to the north. The property to the south and west along the St. Lucie Canal are mostly vacant or contain ranch houses on undeveloped lands use mostly for cattle ranching and recreation.

The property has been farmed for decades, first as citrus groves and then as row crops. Hydrology in the area was significantly impacted by the construction of the St. Lucie canal decades ago, which was designed and has been used as the primary irrigation source for the subject property and other active agricultural areas upstream (to the west). The soil characteristics supportive to agricultural crops have been significantly depleted and cannot compete with other agricultural markets due to significant and costly soil amendments including the application of fertilizer and pesticides, which are allowed to be discharged to the St. Lucie Canal. The conversion from Agricultural to Low Density residential land uses would require compliance with current stormwater treatment and storage requirements, which would improve the quality of water discharged into the St. Lucie canal and have no adverse impacts on the hydrology of adjacent farmlands.

Supportive urban services and facilities, including water and wastewater treatment services (from Martin County Utilities), schools and improved roads are either in place, nearby, or part of the County's and/or the Florida Department of Transportation's long-range plans.



TRAFFIC ANALYSIS

FOR

KL WATERSIDE, LLC

RESIDENTIAL LAND USE PLAN ANALYSIS

Prepared for:

KL Waterside 14025 Riveredge Drive, #175 Tampa, FL 33637

Prepared by:

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

June 2, 2021

MR21012.0

Prepared by:

O'Rourke Engineering & Planning

Certificate of Authorization: #26869

22 SE Seminole Street Stuart, Florida 34994

772-781-7918

Professional Engineer

Susan E. O'Rourke, P.E.

Date signed and sealed: 6/2/2021

License #: 42684



June 2, 2021

Mr. Jim Harvey Kolter Land Partners 14025 Riveredge Drive, #175 Tampa, FL 33637

Re: KL Waterside - Residential Land Use Plan Analysis

Dear Mr. Harvey

O'Rourke Engineering & Planning has completed the traffic analysis of the proposed land use plan amendment for a change of 499.4 acres from a combination of Industrial and Agricultural to Low Density Residential and Industrial land use categories. The parcels affected by the land use plan amendment are located on SR-76 (Kanner Highway) in Martin County, Florida. The steps in the analysis and the ensuing results are presented herein.

It has been a pleasure working with you, if you have any questions or comments, please do not hesitate to contact our office.

Respectfully submitted,

O'ROURKE ENGINEERING & PLANNING

Susan E. O'Rourke, P.E.

Registered Civil Engineer - Traffic

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APPENDICES

APPENDIX A: Site Area/Roadway Network Data/Non-Motorized and Transit Data

APPENDIX B: Internal Capture Matrices

APPENDIX C: Martin County 2019 Roadway Level of Service Inventory Report and Martin

County 2040 Roadway Level of Service Inventory Report

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed land use plan amendment of 499.4-acres. The following components were addressed:

- Summary of the project description; existing land use and proposed land use
- Summary of road network
- Assessment of the change in trip generation
- Summary of 2026 traffic volumes
- Assessment of net change in 2045 impact

Each of these components is outlined herein.

PROJECT DESCRIPTION

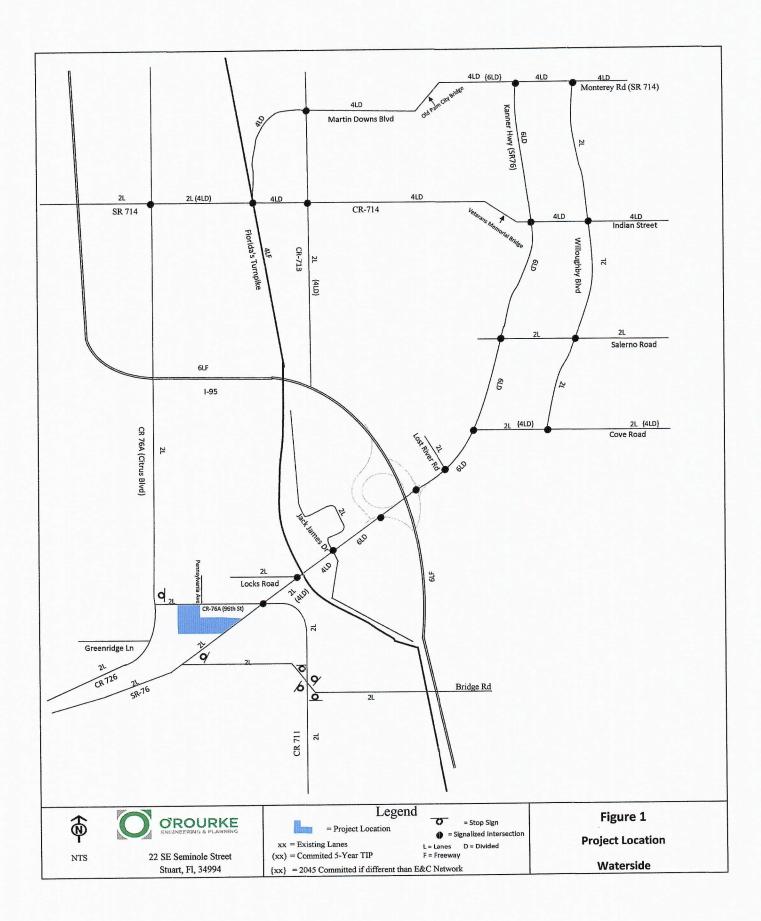
The proposed land use plan amendment involves parcels of land located on SR-76 (Kanner Highway) in Martin County, Florida. The project location is shown in **Figure 1**.

The existing future land use designation includes 250-acres of land with an Industrial land use and 249.4-acres of land with an Agricultural land use. The existing future land use of the Industrial land use is capped at a maximum of 950 inbound AM trips.

The future land use of the approximate 499.4-acre parcel would be amended to 195.21-acres of Limited Industrial and 304.19-acres of Low Density Residential. Low Density Residential Zoning allows for (4 or 5) dwelling units per acre allowing a total of 1,197 dwelling units. Under the Proposed land uses there would be a cap limiting development to 1,000 residential dwelling units, 1,050,000 square feet of warehouse distribution, 250,000 square feet of industrial flexoffice space, and 300,000 square feet of mixed retail shopping center uses. The larger area will retain the cap of the current 250-acre Industrial; 950 trips entering in the AM Peak Hour.

The residential portion of the development will have primary access to SW 96th Street with secondary access to SR 76. The industrial portion will have access to SR 76.

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



ROADWAY NETWORK

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

Citrus Boulevard (CR-76A) is two-lane north/south minor arterial roadway and serving as the connection to Port St. Lucie to the north.

SW 96th Street (CR-76A) is a two-lane minor arterial with a general east/west alignment.

Cove Road is a two-lane major arterial with a primarily east/west alignment. It is included in the 2045 cost feasible plan as a four-lane divided roadway.

SR-76 (Kanner Highway) is a six- lane, divided major arterial from I-95 to US-1. From CR-711 to Locks Road it is under construction to a four-lane divided roadway. It has a generally east/west alignment from west of I-95 to I-95 and then travels in a generally north/south alignment. It is a two-lanes along the project frontage.

CR-711 is a two-lane minor arterial with a primarily north/south alignment.

SR-9 (I-95) is a six-lane freeway with a primarily north/south alignment. It is included in the cost feasible plan as an eight-lane divided roadway.

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

MAXIMUM ALLOWABLE USE/TRIP GENERATION

To determine the worst-case scenario from a traffic standpoint, the trip generation for allowable uses under each existing and future land use were calculated. The Existing Future Land Use is Agricultural and Industrial. The industrial 250 acres is capped at 950 AM peak hour trips. The agriculture lands allow up to 14 single-family dwelling units. The Industrial Land Use currently allows Industrial uses with a 40% coverage equivalent to 4,356,000 SF of building with the trip cap, trip generation was based on the potential trip generation for the existing future land use is shown in **Tables 1a**, **1b**, and **1c** for the daily, AM peak hour and PM peak hours, respectively. The internal capture matrices for the existing future land use are provided in **Appendix B**.

The 14 single family dwelling units on the agricultural use would generate 107 daily trips, 15 AM peak hour trips with 4 in and 11 out, and 15 PM peak hour trips with 9 in and 6 out.

The Proposed Future Land Use will be a combination of Low Density Residential and Industrial land use categories. Under these land uses there would be a cap limiting development to 800 single family dwelling units, 200 multifamily units, and 1,300,000 square feet of industrial use, warehouse, office, and 300,000 square feet of retail commercial. **Tables 2a, 2b,** and **2c** summarizes the trip generation for the proposed future land use for the daily, AM peak hour and PM peak hours, respectively. The internal capture matrices for the existing and proposed future land uses are also included in **Appendix B**. The proposed uses would retain the cap on the 950 AM peak hour inbound trips. **Table 3** summarizes the net change in trips. The trips from the single-family units on Agriculture have been added to the existing future land use values.

As shown, the existing future land use generates 7,550 daily trips; 1,151 AM Peak hour trips and 1,241 PM Peak hour trips. Under the proposed future land use, the site generates 20,351 daily trips; 1,229 AM Peak hour trips and 1,672 PM peak hour trips. The change in trips between the Proposed and Existing future land uses is an increase of 12,631 daily trips; 63 AM trips and 63PM peak hour trips.

Table 1 - Existing FLU Trip Generation

1
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Dai
13:
3
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	1.0	warm C. J. T. Consider. If Like	T. 14.	The Constitution Date	Direction	Directional Split	ซี	Gross Trips		Intern.	Internalization Trips	rips	Nei	Net External Trips	rips		Pass-by Trips	rips		Net New Trips	w Trips
Land Use	1115 COUC	Intensity	Sumo	ď	II.	Out	Į.	Out	Total	In Out in Out Total In Out Total % In Out Total In Out Total In Out Total In Out Total	it Tota	% 1	II.	Out	Total	In	Out	Total	%	ln o	nt .
General Office	710	2 000	65	In(T) = 0.97In(X) + 2.50		%05	12	12	24		3	3 12.5%	12	6	21	-	1	2 10	10.0%	11	8
Tadustrial Durk	130	2775,000	95			20%	2.643	2.643	5.286			0.0%	2,643	2,643	5,286	0.0% 2,643 2,643 5,286 265 264 529 10.0% 2,378 2,379	797	529 10	70%	,378 2,	379 4,757
Olemine Contra	000	50,000	60	Th(T) = 0.681 h(X) + 5.57 50% 50% 1.876 1.876 3.752	20%	20%	1 876	1876	3 752	3		3 0.1%	0.1% 1.873 1.876 3.749	1,876	3,749	488	487	487 975 26.0% 1,385 1,389 2,774	.0%	,385 1,	389
POTATS	070	2.827,000	110	(1)			4,531	4,531 4,531 9,062	9,062	3	3 6 0.1% 4,528 4,528 9,056	6 0.1%	4,528	4,528	9,056	754 752 1,506 16.6% 3,774 3,776 7,550	752	1,506 16	99.	,774 3,	922

1				e F	Directio	Directional Split		Gross Trips	38	I	Internalization Trips	tion Trips		Net Ex	Net External Trips	sdi		Pass-by Trips	ips		Net N	Net New Trips
Land Use	IIE Code	Intensity	Omits	IIE Code Intensity Onits Irip Generation Kate	Į,	Out	Ţ	Out	In Out Total In	Ţ.	Out Total	Total	%	Į.	In Out Total	Total	Ţ,	Out Total	otal	%	In	Out Total
October 1 Office	710	2000	6.9	T=094(X)+2649	%98	14%	24	4	28	-	-	2	7.1%	23	3	26	2	-	3	%0.01	21	2
T. S. C. J. C. J. C. L. C.	130	000,2	69		81%	10%	800	211	=				%0.0	899	211	1,110	56	55	111 10.0%	%0.01	843	156
mousural raik	620	50,000	5.0	T=050(X)+15178	+	38%	110		177	-	-	2	1.1%	109	99	175	23	23	46 26.0%	%0.97	98	43 129
TOTALS	070	2.827.000	16	0	+		1,033	1,033 282 1,315	1,315	2	2	2 4 0.3% 1,031 280 1,311	0.3%	1,031	280	1,311	81	79	160	79 160 12.2% 950 201 1,151	950	201

Source: ITE 10th Edition Trip Generation Rates

- X X	mr Cada	TOTO Code Letomotes Holles Their	Traite	Thin Congration Data	Directio	Directional Split		Gross Trips	9	Inte	rnalizatio	Internalization Trips		Net Exte	Net External Trips		Pas	Pass-by Trips	8		Net New Trips	Trips
Land Use	IIE Code	Intensity	Sillo		Į.	Out	П	Out	Total	Out In Out Total In Out Total % In Out Total 1 Out Total In Out Total 1 Out Total % In Out Total	Out	Total	%	0 11	ut Te	tal 1	1 Ou	t Tot	al %	In the	Out	Tot
Multifamily Densing (Low-Dise)	240	-	LIC	1.n(T) = 0.891.n(X) - 0.02 63%	63%	37%							%0.0						%0.0	%		
Industrial Dock	130	2 775 000	80		21%	20%	233	233 877	1.110		,		0.0% 233 877	233	877 1,	1,110	55	56 1	56 111 10.0%		178 821	1 9
Showing Contar	003	20,000	8	Tn(T) = 0.741n(X) + 2.89 48% 52% 156 169 325	48%	%65	156	169	325	-		-	0.3% 155 169 324	155	169	324	41	43	43 84 26.0% 114	1 %	14 126	2
FOTALS	250	2,827,000		(1)			389	1,049	389 1,049 1,438	1	1	2	1 2 0.1% 388 1,048 1,436 96 99 195 13.6% 292 949 1,241	388 1	048 1,	436	96	1 66	95 13.6	% 2	92 94	1,2

Table 1 - (Agriculture 1 DU/20 acres)

Land Hea	TTE Code	ITE Code Intensity	Ilnife	Trin Generation Rate	7	Directional Spine		Gross trips	
Lanta Ose	-			The state of the s	Ţ	Out	In	Out	Total
Single Family Detached	210	14	DO	Ln(T) = 0.92Ln(X) + 2.71	20%	20%	85	82	170
OTALS							85	85	170
Source: ITE 10th Edition Trip Generation Rates Toble 11: AM Peat Hour	on Rates								
Lond IIng	TITE Code	TTE Code Intensity	Thiffe	Trin Generation Bate	Direction	Directional Split		Gross Trips	
raint Ose	117 2000	farman		and demand day	'n	Out	In	Out	Total
Single Family Detached	210	14	DO	T = 0.71(X) + 4.80	25%	75%	4	11	15
TOTALS							4	11	15
Source: ITE 10th Edition Trip Generation Rates Table 1c: PM Peak Hour	on Rates								
Tand Hea	TTE Code	ITE Code Intensity	Thiffs	Trin Generation Rate	Directio	Directional Split		Gross Trips	
THE OSC					In	Out	Ţu	Out	Total
Single Family Detached	210	14	DO	Ln(T) = 0.96Ln(X) + 0.20	63%	37%	6	9	15
TOTALS							6	9	15

Table 2 - Proposed FLU Trip Generation

Land Use	ITE Code Intensity Units	Intensity	Units	Trin Generation Rate	Direction	Directional Split		Gross Trips	86		Internalization Trips	tion Trips		Net I	Net External Trips	rips		Pass-by Trips	Trips		Net	Net New Trips	
				•	Ш	Out		In Out Total	Total	Į.	In Out Total	Total	%	In Out Total	Out	Total	In Out Total	Out	Total	%	н	Out Total	Total
Single Family Detached	210	800	DO	Ln(T) = 0.92Ln(X) + 2.71	%05	%05	3,522	3,521	7,043	70	58	128	1.8%	3,452	3,463	6,915			,	%0.0	3,452	3,463	6,915
Multifamily Housing (Low-Rise)	240	200	DO	T = 7.56(X) - 40.86	20%	20%	736	735	1,471	15	12	27	1.8%	721	723	1,444				%0.0	721	723	1,444
Industrial Park	130	1,050,000	Sff	Ln(T) = 0.52Ln(X) + 4.45	20%	20%	1,595	1,594	3,189	99	223	279	279 8.7%	1,539	1,371	2,910	146	145	291	10.0%	1,393	1,226	2,619
High Cube Short-Term Warehousing	154	250,000	Sff	T = 1.40(X)	%05	20%	175	175	350	9	25	31	8.9%	169	150	319	16	16	32	10.0%	153	134	287
Shopping Center	820	300,000	Sfl	Ln(T) = 0.68Ln(X) + 5.57	20%	20%	6,345	6,345	12,690	291	120	411	3.2%	6,054	6,225	12,279	1,597	1,596 3,193 26.0%	3,193		4,457	4,629	9,086
TOTALS			Ī				12,373	12,373 12,370 24,743	24,743	438	438	928	3.5%	876 3.5% 11,935 11,932 23,867	11,932	23,867	1,759 1,757 3,516 14.7% 10,176 10,175	1,757	3,516	14.7%	10,176	10,175	20,351

Source: ITE 10th Edition Trip Generation Rates

Land Her	ITF. Code	Intensity	Units	ITE Code Intensity Units Trin Generation Bate	Directic	Directional Split	G	Gross Trips		П	Internalization Trips	on Trips		Net Ext	Net External Trips		ď	Pass-by Trips	ips		Net Ne	Net New Trips
					n n	Out		Out	Total	In	In Out Total In Out Total %	Total	%	II.	Out	Cotal	In Out Total In Out Total %	ut Te	otal	%	In Out Total	ut T
Single Family Detached	210	800	DO	T = 0.71(X) + 4.80	25%	75%	143	430	573	3	6	12	2.1%	140	421	561				%0.0	140	421
Multifamily Housing (Low-Rise)	240	200	DO	Ln(T) = 0.95Ln(X) - 0.51	23%	77%	21	7.1	92		-	-	1.1%	21	70	16			,	%0.0	21	70
Industrial Park	130	1,050,000	Sft	T = 0.40(X)	81%	19%	340	80	420	Ξ	=	22 5.2%	5.2%	329	69	398	20	20	40 10.0%	%0.0	309	49
High Cube Short-Term Warchousing	154	250,000	Sfl	T = 0.08(X)	77%	23%	15	S	20	-	-	2	10.0%	14	4	18	-	-	2 1	10.0%	13	3
Shopping Center	820	820 300,000	US	T = 0.50(X) + 151.78	62%	38%	187	115	302	17	10	27 8.9%	8.9%	170	105	275	36	36	72 26.0%		134	69 203
TOTALS							902	701	1,407	32	32	64 4.5%	4.5%	674	699	1,343	22	57	114 8.5%		617	612 1,229
Source: ITE 10th Edition Trip Generation Rates	n Rates																					

Particle	Land Use	ITE Code	ITE Code Intensity Units	Units	Trin Generation Rate	Directio	Directional Split		Gross Trips	8	I	nternaliza	Internalization Trips		Net E	Net External Trips	rips		Pass-by Trips	Trips		Net	Net New Trips	80
Simple Family Detailed 210 880 DU Lin/TD=0.05/Lin/XY+0.20 63% 37% 47 21 28.7% 47 31 22.8% 47 31 22.8% 43 31 32.8% 47 31 23.9% 47 31 22.8% 43 31 32.8% 47 31 31 32.8% 47 31 31 32.8% 47 31 31 32.8% 47 31 31 32.8% 47 31 31 32 47 31 32 42 31 32.8% 43 31 32 42 31 32.8% 43 31 32 42 42 31 32 42 31 32 42 31 32 43 <th< th=""><th></th><th>100000</th><th></th><th></th><th></th><th>H</th><th>Out</th><th>Т</th><th>Out</th><th>Total</th><th>H</th><th>Out</th><th>Total</th><th>%</th><th>In</th><th>Out</th><th>Total</th><th>In</th><th>Out</th><th>Total</th><th>%</th><th>In</th><th>Out</th><th>Total</th></th<>		100000				H	Out	Т	Out	Total	H	Out	Total	%	In	Out	Total	In	Out	Total	%	In	Out	Total
tiltually Housing Clow-Rise 240 200 DU LA(T)=0.89Ln(X)-0.02 6.3% 37% 6.9 40 109 22 9 31 28.4% 47 31 78 7 6 70% 87 70% 40 100 31 28.4% 47 31 38.4% 47 31 38.4% 47 31 38.4% 47 31 38.4% 49 31 38.4% 49 31 38.4% 49 31 38.4% 49 31 38.4% 49 31 38.4% 49 31 38.4% 49 41 31 38.4% 49 41 41 41 31 38.4% 49 41 46 49 41	Single Family Detached	210	800	DO	Ln(T) = 0.96	63%	37%	471				63	211	28.2%	323	214	537				%0.0	323	214	537
Industrial Park 134 1,050,000 SR T = 0.40(X) 18% 78% 88 332 420 19 37 56 13.3% 69 293 364 17 19 36 10.0% 50 Outbe Shart-Term Wardbousing 154 250,000 SR T = 0.10(X) 7 18 7 18 25 1 2 1 26 12.0% 6 16 22 - 2 2 - 1 0.0% 5 6 1 1 2 2 1 2 2 1 2 2 1 2 2 1 2 2 1 2 2 1 2 2 1 1 2 3 1 1 2 3 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Multifamily Housing (Low-Rise)	240	200	DO	Ln(T) = 0.89Ln(X) - 0.02	63%	37%	69		109	22	6	31	28.4%	47	31	78				%0.0	47	31	78
Cube Shart-Term Warehousing 154 250,000 SR T=0.10(X) 28% 72% 7 18 25 1 2 1 2 3 12.0% 6 16 2 2 2 2 10.0% 6 16 2 2 2 2 10.0% 6 10 3 12.2 3 12.2 4 4 4 4 4 4 4 9 4 4 4 4 1 1 1 3 1 1 2 2 2 2 2 2 1 2 3 1 3 1 3 4	Industrial Park	130	1,050,000	Sft	T = 0.40(X)	21%	262	88			61	37		13.3%	69	295	364	17	19	36	10.0%	52	276	328
Shooping Center 820 300,000 Sft Ln(T)=0.74Ln(X) + 2.89 48% 52% 588 637 1,223 8 48 58 124 86 28. 128% 649 464 958 1,80 1,90 1,90 1,90 1,90 1,90 1,90 1,90 1,9	High Cube Short-Term Warehousing	154	250,000	Sfl	0	78%	72%	7	18	25	-	2	3	12.0%	9	16	22		2	2	10.0%	9	14	20
1,223 1,304 2,527 284 868 22.5% 939 1,020 1,930 1,030	Shopping Center	820	300,000	Sft	Ln(T) = 0.74Ln(X) + 2.89	48%	52%	588			94			21.8%	464	464		124		249	26.0%	370	339	709
	TALS							1,223	1,304	2,527	284			22.5%	939	1,020		141	146	287	14.7%	798	874 1,672	1,67

Table 3 Trip Generation Proposed FLU - Existing FLU

Table 3a- Daily

Description	Daily	Net New	Trips
Description	In	Out	Total
Proposed FLU	10,176	10,175	20,351
Existing FLU	3,860	3,860	7,720
Net Change	6,316	6,315	12,631

Table 3b- AM Peak Hour

Description	AM	Net New	Гrips
2000	In	Out	Total
Proposed FLU	617	612	1,229
Existing FLU	954	212	1,166
Net Change	-337	400	63

Table 3c - PM Peak Hour

Description	PM	Net New 7	Гrips
	In	Out	Total
Proposed FLU	798	874	1,672
Existing FLU	301	955	1,256
Net Change	497	-81	416

PROJECT ASSIGNMENT

The project traffic was distributed and assigned using the assignment that was previously approved for the site in 2010. However, slight modifications were made to the links of SW 96th Street east of the project access and on SR 76 north east of the project access. The industrial component will have access only to SR-76, the residential portion of the site will have access to both SW 96th Street and SR-76. Due to the project access, the residential and non-residential assignments are different on these links. The resultant project percent assignment is shown in **Figure 2**.

STUDY AREA

The study area was defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link. **Tables 4a and 4b** summarize the project % impact on the 2045 long range cost feasible roadway network for the AM and PM peak hour, respectively.

LONG RANGE ANALYSIS - 2045

To determine the impact of the change in traffic for the 2045 long term analysis, the projected 2040 daily volume from the Martin County 2040 Roadway Level of Service Inventory Report were converted to peak hour directional volumes using the K and D factors obtained from the FDOT for long range forecasts. The project traffic was then added to the peak hour directional volumes and compared to the cost feasible service capacities to determine the impacts of the land use plan amendment. As shown, all roads will operate at an acceptable level of service with the 2045 long range cost feasible network. **Tables 5a and 5b** summarize the 2040/2045 link analysis for the AM and PM peak hour, respectively.

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

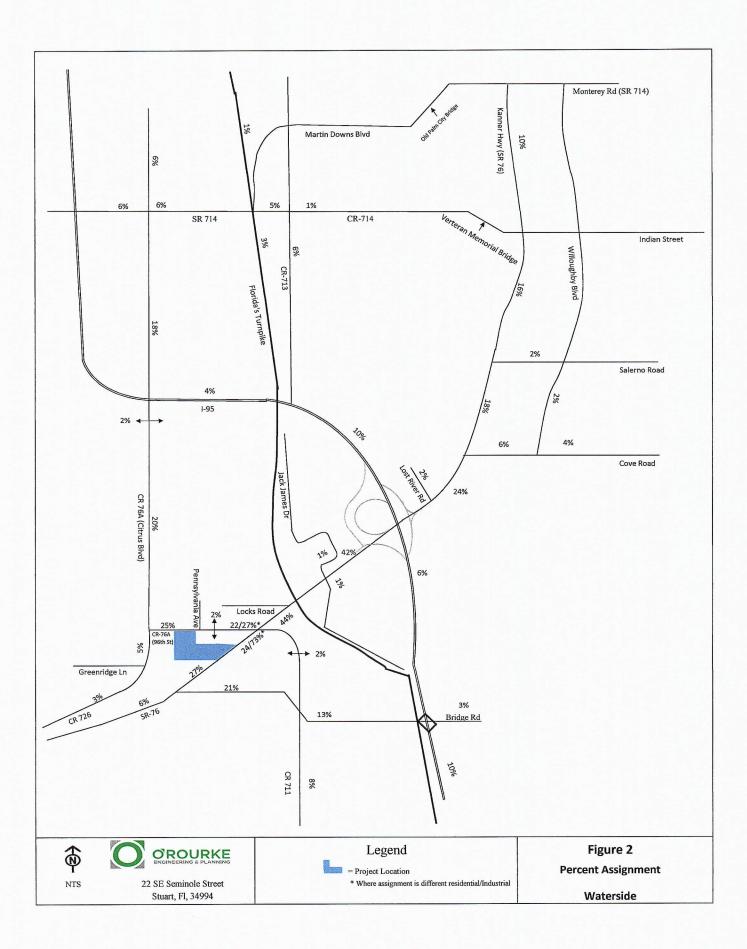


Table 4a: Percent Impact - AM Peak Hour - 2040/2045

Segment	From	То	Dia	ection	2045 Lanes	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	no	740	-20	6%	-2.70%
	SR-710	CR-708	SB	OUT	2L	yes	740	24	6%	3.24%
	CR-708	Project Access	NB	IN	2L	no	1,200	-91	27%	-7.58%
	CR-708	Project Access	SB	OUT	2L	yes	1,200	108	27%	9.00%
	Project Access	CR-711/CR-76A	NB	OUT	2L	yes	1,200	57	24/73%	4.75%
	Project Access	CR-711/CR-76A	SB	IN	2L	no	1,200	-398	24/73%	-33.17%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	yes	2,000	176	44%	8.80%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	no	2,000	-148	44%	-7.40%
	Locks Rd	Jack James	NB	OUT	4LD	yes	2,000	176	44%	8.80%
	Locks Rd	Jack James	SB	IN	4LD	по	2,000	-148	44%	-7.40%
	Jack James	Cove Rd	NB	OUT	6LD	yes	3,020	168	42%	5.56%
	Jack James	Cove Rd	SB	IN	6LD	no	3,020	-142	42%	-4.70%
	Jack James	I-95 SB	NB	OUT	6LD	yes	3,020	168	42%	5.56%
	Jack James	I-95 SB	SB	IN	6LD	no	3,020	-142	42%	-4.70%
	I-95 SB	I-95 NB	NB	OUT	6LD	yes	3,020	144	36%	4.77%
	I-95 SB	I-95 NB	SB	IN	6LD	no	3,020	-121	36%	-4.01%
	I-95 NB	Lost River Rd	NB	OUT	6LD	yes	3,020	104	26%	3.44%
	I-95 NB	Lost River Rd	SB	IN	6LD	no	3,020	-88	26%	-2.91%
	Lost River Rd	Cove Rd	NB	OUT	6LD	yes	3,020	96	24%	3.18%
	Lost River Rd	Cove Rd	SB	IN	6LD	no	3,020	-81	24%	-2.68%
	Cove Rd	Salerno Rd	NB	OUT	6LD	yes	3,020	72	18%	2.38%
	Cove Rd	Salerno Rd	SB	IN	6LD	no	3,020	-61	18%	-2.02%
	Salerno Rd	Indian St	NB	OUT	6LD	yes	3,020	72	18%	2.38%
	Salerno Rd	Indian St	SB	IN	6LD	no	3,020	-61	18%	-2.02%
	Indian St	SR-714	NB	OUT	6LD	yes	3,020	72	18%	2.38%
	Indian St	SR-714	SB	IN	6LD	no	3,020	-61	18%	-2.02%
	SR-714	SR-5	NB	OUT	6LD	yes	3,020	72	18%	2.38%
	SR-714	SR-5	SB	IN	6LD	no	3,020	-61	18%	-2.02%
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	yes	1,200	80	20%	6.67%
	CR-726	SR-714	SB	IN	2L	no	1,200	-67	20%	-5.58%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	no	1,200	-84	25%	-7.00%
	CR-726	Project Access	WB	OUT	2L	yes	1,200	100	25%	8.33%
	Project Access	Pennsylvania Ave	EB	OUT/IN	2L	no	1,200	-18	24/27 *	-1.50%
	Project Access	Pennsylvania Ave	WB	IN/OUT	2L	по	1,200	16	24/27 *	1.33%
	Pennsylvania Ave	SR-76	EB	OUT/IN	2L	no	800	-18	24/27 *	-2.25%
	Pennsylvania Ave	SR-76	WB	IN/OUT	2L	yes	800	16	24/27 *	2.00%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	IN	2L	no	740	-17	5%	-2.30%
	Greenridge Ln	CR-76A	SB	OUT	2L	yes	740	20	5%	2.70%
SR-9 (I-95)	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	no	7,320	-20	6%	-0.27%
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	40	10%	0.55%
CR-713	I-95	CR-714	NB	OUT	4LD	no	3,240	24	6%	0.74%
	I-95	CR-714	SB	IN	4LD	no	3,240	-20	6%	-0.62%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	EB	IN	4LD	no	2,000	-3	1%	-0.15%
	CR-713	Mapp Rd	WB	OUT	4LD	no	2,000	4	1%	0.20%
	Florida's Turnpike	CR-713	EB	IN	4LD	no	2,000	-17	5%	-0.85%
	Florida's Tumpike	CR-713	WB	OUT	4LD	no	2,000	20	5%	1.00%
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	no	1,800	24	6%	1.33%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	-20	6%	-1.11%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	yes	740	84	21%	11.35%
	SR-76	CR-711	WB	IN	2L	no	740	-71	21%	-9.59%
	CR-711	I-95	EB	OUT	2L	yes	740	52	13%	7.03%
	CR-711	I-95	WB	IN	2L	по	740	-44	13%	-5.95%
	I-95	Powerline Ave	EB	OUT	2L	no	1,200	12	3%	1.00%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	IN	2L	no	740	-27	8%	-3.65%
	Palm Beach County	CR-708	SB	OUT	2L	yes	740	32	8%	4.32%
	CR-708	South Fork High School	NB	IN	2L	no	800	-3	1%	-0.38%
	CR-708	South Fork High School	SB	OUT	2L	no	800	4	1%	0.50%
	South Fork High School	SR-76	NB	IN	2L	no	800	-3	1%	-0.38%
	South Fork High School	SR-76	SB	OUT	2L	no	800	4	1%	0.50%

Residential Portion change = 157 in/ 480 out, Industrial = -494/-80

IN -337

OUT 400 Table 4b: Percent Impact - PM Peak Hour - 2040/ 2045

Segment	From	То	Dire	ection	2040 Lanes	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
SR-76 (Kanner Hwy)	SR-710	CR-708	NB	IN	2L	yes	740	30	6%	4.05%
	SR-710	CR-708	SB	OUT	2L	no	740	-5	6%	-0.68%
	CR-708	Project Access	NB	IN	2L	yes	1,200	134	27%	11.17%
	CR-708	Project Access	SB	OUT	2L	no	1,200	-22	27%	-1.83%
	Project Access	CR-711/CR-76A	NB	OUT	2L	no	1,200	-81	24/73%**	-6.75%
	Project Access	CR-711/CR-76A	SB	IN	2L	yes	1,200	186	24/73%**	15.50%
	CR-711/CR-76A	Locks Rd	NB	OUT	4LD	no	2,000	-36	44%	-1.80%
	CR-711/CR-76A	Locks Rd	SB	IN	4LD	yes	2,000	219	44%	10.95%
	Locks Rd	Jack James	NB	OUT	4LD	no	2,000	-36	44%	-1.80%
	Locks Rd	Jack James	SB	IN	4LD	yes	2,000	219	44%	10.95%
	Jack James	Cove Rd	NB	OUT	6LD	no	3,020	-34	42%	-1.13%
	Jack James	Cove Rd	SB	IN	6LD	yes	3,020	209	42%	6.92%
	Jack James	I-95 SB	NB	OUT	6LD		3,020	-34	42%	-1.13%
						no				
	Jack James	I-95 SB	SB	IN	6LD	yes	3,020	209	42%	6.92%
	I-95 SB	I-95 NB	NB	OUT	6LD	no	3,020	-29	36%	-0.96%
	I-95 SB	I-95 NB	SB	IN	6LD	yes	3,020	179	36%	5.93%
	I-95 NB	Lost River Rd	NB	OUT	6LD	no	3,020	-21	26%	-0.70%
	I-95 NB	Lost River Rd	SB	IN	6LD	yes	3,020	129	26%	4.27%
	Lost River Rd	Cove Rd	NB	OUT	6LD	no	3,020	-19	24%	-0.63%
	Lost River Rd	Cove Rd	SB	IN	6LD	yes	3,020	119	24%	3.94%
	Cove Rd	Salerno Rd	NB	OUT	6LD	no	3,020	-15	18%	-0.50%
	Cove Rd	Salerno Rd	SB	IN	6LD	yes	3,020	89	18%	2.95%
	Salerno Rd	Indian St	NB SB	OUT	6LD 6LD	no	3,020 3,020	-15 89	18%	-0.50% 2.95%
	Salerno Rd Indian St	Indian St SR-714	NB	OUT	6LD	yes no	3,020	-15	18%	-0.50%
	Indian St	SR-714	SB	IN	6LD	yes	3,020	89	18%	2.95%
	SR-714	SR-5	NB	OUT	6LD	по	3,020	-15	18%	-0.50%
	SR-714	SR-5	SB	IN	6LD	yes	3,020	89	18%	2.95%
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	2L	no	1,200	-16	20%	-1.33%
	CR-726	SR-714	SB	IN	2L	yes	1,200	99	20%	8.25%
CR-76A (96th St)	CR-726	Project Access	EB	IN	2L	yes	1,200	124	25%	10.33%
	CR-726	Project Access	WB	OUT	2L	no	1,200	-20	25%	-1.67%
CR-726 (Citrus Blvd)	Project Access	Pennsylvania Ave	EB	OUT/IN	2L	yes	1,200	94	24/27	7.83% 3.00%
	Project Access	Pennsylvania Ave SR-76	WB EB	IN/OUT	2L 2L	yes	1,200 800	36 94	24/27 *	11.75%
	Pennsylvania Ave Pennsylvania Ave	SR-76	WB	OUT/IN IN/OUT	2L	yes yes	800	36	24/27 *	4.50%
CR-726 (Citrus Blud)	Greenridge Ln	CR-76A	NB	IN	2L	yes	740	25	5%	3.38%
CR-720 (Citius Bivu)	Greenridge Ln	CR-76A	SB	OUT	2L	no	740	-4	5%	-0.54%
SR-9 (I-95)	Bridge Rd	SR-76 (Kanner Hwy)	NB	IN	8LF	по	7,320	30	6%	0.41%
	Bridge Rd	SR-76 (Kanner Hwy)	SB	OUT	8LF	no	7,320	-5	6%	-0.07%
	SR-76 (Kanner Hwy)	High Meadow Ave	NB	OUT	8LF	no	7,320	-8	10%	-0.11%
	SR-76 (Kanner Hwy)	High Meadow Ave	SB	IN	8LF	no	7,320	50	10%	0.68%
CR-713	1-95	CR-714	NB	OUT	4LD	no	3,240	-8	10%	-0.25%
	I-95	CR-714	SB	IN	4LD	по	3,240	50	10%	1.54%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	EB	OUT	4LD 4LD	no	2,000	5 -1	1%	0.25%
	CR-713 Florida's Tumpike	Mapp Rd CR-713	WB EB	IN	4LD 4LD	no no	2,000	25	5%	1.25%
	Florida's Turnpike	CR-713	WB	OUT	4LD	no	2,000	-4	5%	-0.20%
Cove Rd	SR-76	Willoughby Blvd	EB	OUT	4LD	no	1,800	-5	6%	-0.28%
	SR-76	Willoughby Blvd	WB	IN	4LD	no	1,800	30	6%	1.67%
CR-708 (Bridge Rd)	SR-76	CR-711	EB	OUT	2L	no	740	-17	21%	-2.30%
	SR-76	CR-711	WB	IN	2L	yes	740	104	21%	14.05%
	CR-711	I-95	EB	OUT	2L	no	740	-11	13%	-1.49%
	CR-711	I-95	WB	IN	2L	yes	740	65	13%	8.78%
on sil (n i:)	I-95	Powerline Ave	EB	OUT	2L	no	1,200	-2	3%	-0.17%
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	OUT	2L 2L	yes	740 740	40 -6	8% 8%	5.41%
	Palm Beach County CR-708	CR-708 South Fork High School	SB NB	IN	2L 2L	no	800	5	1%	0.63%
	CR-708	South Fork High School	SB	OUT	2L	no	800	-1	1%	-0.13%
	South Fork High Schoo		NB	IN	2L	no	800	5	1%	0.63%

* Residential/Non-Residential Residential Portion change = 361 in/ 239 out, Industrial = 136/-189

In: 497 Out: -81

Segment	From	2	Direction	Lo	2045 Lanes	Is Project Traffic 2% or More of	2040 Model AADT	K Factor	D Factor	2040 Volume Peak Hour Peak Direction	LOS D Directional Peak Hour	Directional Peak Project Percent Project Volume Assignment	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
SR-76 (Kanner Hwy)	SR-710	CR-708	SB	TUO	Zl.	yes	4221	0.09	0.45	171	740	24	%9	3.24%	195	Vas
	CR-708	Project Access	SB	TUO	21	yes	3105	0.09	0.45	126	1200	108	27%	%00'6	234	Yes
	Project Access	CR-711/CR-76A	NB	TUO	7F	yes	3105	0.09	0.55	154	1200	57	24/73%	4.75%	211	Yes
	CR-711/CR-76A	Locks Rd	NB	TUO	4LD	yes	14021	0.09	0.55	694	2000	176	44%	8.80%	870	Yes
	Locks Rd	Jack James	NB	OUT	4LD	yes	23296	60.0	0.55	1153	2000	176	44%	8.80%	1329	Yes
	Jack James	Cove Rd	NB	TUO	erD	yes	56330	60.0	0.55	2788	3020	168	42%	2.56%	2956	Yes
	Jack James	I-95 SB	NB	TUO	GLD	yes	31,169	60.0	0.55	1543	3020	168	42%	2.56%	1711	Yes
	I-95 SB	I-95 NB	NB	TUO	erD	yes	39,390	0.09	0.45	1595	3020	144	36%	4.77%	1739	Yes
	I-95 NB	Lost River Rd	NB	TUO	9	yes	56330	0.09	0.45	2281	3020	104	79%	3.44%	2385	Yes
	Lost River Rd	Cove Rd	NB	TUO	erD	yes	56132	60.0	0.45	2273	3020	96	24%	3.18%	2369	Yes
	Cove Rd	Salerno Rd	NB	TUO	GLD	yes	43110	60.0	0.45	1746	3020	72	18%	2.38%	1818	Yes
	Salerno Rd	Indian St	NB	TUO	GLD	yes	37438	0.09	0.45	1516	3020	72	18%	2.38%	1588	Yes
	Indian St	SR-714	NB	TUO	6LD	yes	35510	60.0	0.45	1438	3020	72	18%	2.38%	1510	Yes
	SR-714	SR-5	NB	DOUT	QT9	yes	34224	60'0	0.45	1386	3020	72	18%	2.38%	1458	Yes
CR-76A (Citrus Blvd)	CR-726	SR-714	NB	OUT	717	yes	5895	60.0	0.55	292	1200	80	20%	6.67%	372	Yes
	CR-726	Project Access	WB	DOUT	77	yes	8088	60.0	0.55	400	1200	100	25%	8.33%	200	Yes
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	SB	DUT	21.	yes	5001	60.0	0.55	248	740	20	2%	2.70%	268	Yes
CR-708 (Bridge Rd)	SR-76	CR-711	83	DUT	77	yes	975	60.0	0.55	48	740	84	21%	11.35%	132	Yes
Contraction of the Contraction o	CR-711	I-95	EB	OUT	77	yes	3949	60.0	0.55	195	740	52	13%	7.03%	247	Yes
CR-711 (Pratt Whitney)	Palm Beach County	CR-708	SB	TUO	21	yes	3802	60.0	0.55	188	740	32	%8	4 32%	220	Voc

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Volume Peak Notified K Factor Notime Peak Directional Peak Notified Cond/Oxfords Conditional Peak Directional Peak Project Percent Project Peak Directional Project Percent Project Peak Directional Peak Peach Peak Peach Project Percent Project Peak Directional Peak Peach	のでは、1000mmのできるというでもできるというできるというでもできるともでもできるともでもできるともでもでもできるともでもでもでもでもできるともでもでもでもでもでもでもでもでもでもでもでもでもでもでもでもでもでもでもで		The state of the s		William Inches	THE PROPERTY OF THE PARTY OF TH	In Description	The state of the s	A PROPERTY OF THE PARTY OF THE	THE RESIDENCE OF THE PERSON OF		The Control of the Control					
SPR-710 Chy 708 NB NR 21 Vers 4,221 0.050 0.450 134 740 30 66% 4,05% 201 Ch 702 Ch 702 Ch 702 1.20 1.36 1.20 134 2.7% 11.17% 260 Ch 702 Ch 702 1.20 1.36 1.20 1.36 1.20 1.36 24/73% 1.55% 3.00 Proplet Access Ch 702 1.20 1.36 1.20 1.36 1.20% 1.36 3.07 </th <th>Segment</th> <th>From</th> <th>Ď.</th> <th>Direc</th> <th>tion</th> <th>2045 Lanes</th> <th>Traffic 2% or More of</th> <th>2040/2045 Model AADT</th> <th>K Factor</th> <th>D Factor</th> <th>Volume Peak Hour Peak</th> <th>LOS D Directional Peak Hour</th> <th>Directional Peak Project Volume</th> <th>Project Percent Assignment</th> <th>Directional Percent Project of Capacity</th> <th>Total Traffic (Peak Direction)</th> <th>Does Project Meet Concurrency?</th>	Segment	From	Ď.	Direc	tion	2045 Lanes	Traffic 2% or More of	2040/2045 Model AADT	K Factor	D Factor	Volume Peak Hour Peak	LOS D Directional Peak Hour	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity	Total Traffic (Peak Direction)	Does Project Meet Concurrency?
CK-7/08 Project Access NB N 21 yes 3,105 0.09 0.450 1,200 134 27% 11,77% 260 CK-71L/CK-76A Chopted Access GRAN SS N 41D yes 3,105 0.09 0.550 134 1,200 219 44% 10.55% 340 CK-71L/CK-76A Locks Nd SS N 41D yes 3,105 0.09 0.550 135 2000 219 44% 10.55% 317 Locks Rd Jack James SS N 6LD yes 31,269 0.09 0.550 135 2,000 219 44% 10.55% 317 Lock Rd Jack James SS N 6LD yes 31,269 0.09 0.590 2000 219 44% 10.55% 317 Lock Rd Jack Jack N 6LD yes 31,260 209 209 200 209 42% 42% 10	SR-76 (Kanner Hwy)	SR-710	CR-708	NB	Z	21	ves	4,221	0.09	0.450	171	740	30	%9	4 05%	201	Vas
Project Access CRY 211/CRYSCA SSB IN 41D Vee 3105 0.550 1540 1200 1366 24/775% 15.559% 340 CRY 211/CRY-SCA Locks Rd Lock Almes 58 IN 41D Vee 24,200 0.550 159 445% 10,559% 313 Locks Rd Lock Almes SSB IN 41D Vee 24,228 0.550 1788 3,000 219 445% 10,559% 319 Lock Rd Lock Rd SSB IN 61D Vee 35,200 159 159 445% 15,95% 359 Lock Rd Lock Rd SSB IN 61D Vee 36,300 179 360 278 350 178 350 178 360 178 350 178 350 178 360 178 360 178 360 178 360 178 360 178 360 178 360 178 360 </td <td></td> <td>CR-708</td> <td>Project Access</td> <td>NB</td> <td>Z</td> <td>21</td> <td>yes</td> <td>3,105</td> <td>0.09</td> <td>0.450</td> <td>126</td> <td>1.200</td> <td>134</td> <td>27%</td> <td>11.17%</td> <td>260</td> <td>Yes Y</td>		CR-708	Project Access	NB	Z	21	yes	3,105	0.09	0.450	126	1.200	134	27%	11.17%	260	Yes Y
Che/11/Ch76A Locks Rid SB IN 4ID yes 14,021 0.05 6550 2100 219 44% 10,055% 913 Jock Allames Lock Allames SB IN 6LD yes 52,300 0.050 2000 200 200 42% 10,05% 237 Jock James Lock Allames Lock Allames Lock Allames BB IN 6LD yes 33,000 0.050 2050 2000 200 42% 500 200 200 2000 42% 2000 200 2000 200 2000 200<		Project Access	CR-711/CR-76A	SB	Z	21	yes	3,105	60.0	0.550	154	1,200	186	24/73%	15.50%	340	Yes
Locks Md Jack Administ SB IN 4LD yes 53.26 0.05 1550 2,000 2150 2,000 2150 2,000 2150 2,000 2150 2,000 2297 1372 <td></td> <td>CR-711/CR-76A</td> <td>Locks Rd</td> <td>SB</td> <td>Z</td> <td>4LD</td> <td>yes</td> <td>14,021</td> <td>60.0</td> <td>0.550</td> <td>694</td> <td>2,000</td> <td>219</td> <td>44%</td> <td>10.95%</td> <td>913</td> <td>Yes</td>		CR-711/CR-76A	Locks Rd	SB	Z	4LD	yes	14,021	60.0	0.550	694	2,000	219	44%	10.95%	913	Yes
Juck James Cove Rd SB IN 6LD yes 56,330 0.05 0.550 154,43 3,020 209 42% 6.92% 1752 Juck James Host James Cover Rd SB IN 6LD yes 36,330 0.05 154,43 3,020 179 47% 6.92% 1752 Host Sine Lids New Rd SB IN 6LD yes 56,330 0.05 0.450 2.281 3,020 179 36% 5.39% 2.175 List New Rd Lost River Rd SB IN 6LD yes 56,330 0.05 0.450 2.281 3,020 129 26% 4,27% 5.39% 2.175 Cove Rd Salemo Rd SB IN 6LD yes 56,31 0.0450 2.281 3,020 129 36% 2.37% 2.27% 2.39% 2.15 Salemo Rd Salemo Rd SB IN 6LD yes 34,224 0.09		Locks Rd	Jack James	SB	Z	4LD	yes	23,296	60'0	0.550	1153	2,000	219	44%	10.95%	1372	Yes
Liest Almers 1-95 SB SB IN GLD yes 31,169 0.05 15,40 200 2050 15,40 179 30,20 179 36,40 179<		Jack James	Cove Rd	SB	Z	QT9	yes	56,330	60.0	0.550	2788	3,020	209	42%	6.92%	2997	Yes
1-95 SB 1-95 NB 58 IN 61D yes 3930 0.05 0.550 179 36% 5.93% 2129 Cove Rd 58 IN 61D yes 56330 0.09 0.450 2273 1.99 24% 5.93% 2129 Cove Rd 58 IN 61D yes 56132 0.09 0.450 1746 3.000 119 24% 2.47% 24.10 Cove Rd 58 IN 61D yes 43,110 0.09 0.450 1746 3.000 89 1.8% 2.95% 1.85 Silerno Rd Indian St 5R-714 58 IN 61D yes 35,210 0.09 0.450 1746 89 1.8% 2.95% 1.450 Silerno Rd Indian St 5R-714 58 IN 61D yes 35,210 0.09 0.450 1.76 99 1.8% 2.90 1.8% 1.50 1.8% 1.76 <		Jack James	I-95 SB	SB	Z	QT9	yes	31,169	60'0	0.550	1543	3,020	209	42%	6.92%	1752	Yes
1-55 NB 1-55		I-95 SB	I-95 NB	SB	Z	QT9	yes	39,390	60'0	0.550	1950	3,020	179	36%	5.93%	2129	Yes
Cove Rd SB IN 6LD yes 54512 0.05 0.450 2173 3,020 119 245% 3,95% 2392 Cove Rd Salerno Rd Indian St Salerno Rd Indian St Salerno Rd 188 2,95% 1835 1835 Salerno Rd Indian St Salerno Rd Indian St Sin IN 6LD yes 35,110 0.05 0.450 1346 3,020 89 188% 2,95% 1605 Salerno Rd Indian St Sin 7,14 SB IN 6LD yes 35,210 0.05 0.450 1,260 89 1,89% 2,95% 1,575 Rn 724 Sin 7,14 SB IN 6LD yes 35,21 0.09 0.450 1,200 89 1,89% 2,95% 1,475 CR-726 SR-74 SB IN 2L yes 5,895 0.09 0,550 2000 1,200 124 8,75 1,75 1,75 1,75 <td></td> <td>I-95 NB</td> <td>Lost River Rd</td> <td>SB</td> <td>Z</td> <td>QT9</td> <td>yes</td> <td>56330</td> <td>60'0</td> <td>0.450</td> <td>2281</td> <td>3,020</td> <td>129</td> <td>76%</td> <td>4.27%</td> <td>2410</td> <td>Yes</td>		I-95 NB	Lost River Rd	SB	Z	QT9	yes	56330	60'0	0.450	2281	3,020	129	76%	4.27%	2410	Yes
Cove Rd Salemo Rd Salemo Rd Salemo Rd Salemo Rd IN 6LD yes 43,110 0.05 0.450 1746 3,020 89 1.85% 2.95% 1.835 Allemo Rd Inclan St SR-714 SR IN 6LD yes 37,438 0.09 0.450 1.315 3,020 89 1.85% 2.95% 1507 R-724 SR-714 SR-74 SR-74 SR-74 SR-74 SR-74 SR-74 SR-74 1.200 1.386 3,020 89 1.85% 2.95% 1475 CR-726 SR-74 SR-74 SR-74 SR-74 SR-74 SR-74 SR-74 1.200		Lost River Rd	Cove Rd	SB	Z	6LD	yes	56132	60.0	0.450	2273	3,020	119	24%	3.94%	2392	Yes
Salerno Rd Indian St SB IN 6LD yes 37,438 0.09 0.450 1516 3,020 89 18% 2,95% 1605 Indian St SR-714 SB IN 6LD yes 37,510 0.09 0.450 1438 3,020 89 18% 2,95% 1527 RR-714 SR-714 SB IN 2L yes 3,5150 0.09 0.450 1,200 89 18% 2,95% 1527 CR-726 SR-714 SR-74 SB IN 2L yes 5,895 0.09 0.550 292 1,200 89 20% 3,57 3,57 CR-726 SR-74 SR-74 SB IN 2L yes 8,688 0.09 0.550 400 1,200 99 2,5% 3,208 3,27 Project Access Pennsylvania Ave SR-76 WB IN/OUT 2L yes 1,385 0.09 0.550 400		Cove Rd	Salerno Rd	SB	Z	QT9	yes	43,110	60.0	0.450	1746	3,020	68	18%	2.95%	1835	Yes
Indian St		Salerno Rd	Indian St	SB	Z	QT9	yes	37,438	60.0	0.450	1516	3,020	88	18%	2.95%	1605	Yes
SR-74 SR-74 SR-74 SR N 61D Yes 34,224 0.09 0.450 1.386 3,020 8.9 1.8% 2.95% 1.475 1.		Indian St	SR-714	SB	Z	QT9	yes	35,510	60.0	0.450	1438	3,020	. 68	18%	2.95%	1527	Yes
CR-726 Sts-74 SB IN 21 yes 5,895 0.09 0.550 292 1,200 99 20% 81,25% 391 CR-726 Project Access EB UI/IN 21 yes 6,088 0.09 0.550 400 1,200 124 25% 10,33% 574 Project Access Pennsylvania Ave EB OUT/IN 21 yes 6,088 0.09 0.550 400 1,200 36 24/27 7,83% 422 Project Access Pennsylvania Ave WB IN/OUT 21 yes 1,1365 0.09 0.550 563 800 36 24/27 7,878 450 Pennsylvania Ave SR-76 WB IN/OUT 21 yes 1,1,365 0.09 0.550 563 800 94 24/27 8,175% 579 Pennsylvania Ave SR-76 WB IN/OUT 21 yes 1,1,365 0.09 0.550 248		SR-714	SR-5	SB	2	QT9	yes	34,224	60.0	0.450	1386	3,020	88	18%	2.95%	1475	Yes
CR-726 Project Access EB IN 21 yes 8,088 0.09 0.550 400 1,200 124 25% 1,033% 524 Project Access Pennsylvania Ave EB OUT/IN 21 yes 8,088 0.09 0.550 400 1,200 36 24/27 ** 7,83% 422 Pennsylvania Ave SR-76 WB IN/OUT 21 yes 11,365 0.09 0.550 563 800 94 24/27 ** 3,00% 432 Pennsylvania Ave SR-76 WB IN/OUT 21 yes 11,365 0.09 0.550 563 800 94 24/27 ** 11,75% 657 Pennsylvania Ave SR-76 NB IN/OUT 21 yes 1,1365 0.09 0.550 283 800 94 24/27 ** 11,75% 657 SR-76 NB IN 21 yes 5,001 0.550 248 800 94	CR-76A (Citrus Blvd)	CR-726	SR-714	SB	2	2L	yes	5,895	60.0	0.550	292	1,200	66	20%	8,25%	391	Yes
Project Access Pennsylvania Ave EB OUT/IN 21 yes 6,088 0.09 0.450 328 1,200 94 24/27 * 7,88% 4,22	CR-76A (96th St)	CR-726	Project Access	EB	2	77	yes	8,088	60.0	0.550	400	1,200	124	25%	10.33%	524	Yes
Project Access Pennsylvania Ave WB IN/OUT 21 yes 6.550 400 6.550 400 6.57 400 6.57 400 6.57 400 400 6.57 400		Project Access	Pennsylvania Ave	E8	OUT/IN	77	yes	8,088	60.0	0.450	328	1,200	94		7.83%	422	Yes
Pennsylvania Ave SR-76 EB OUT/IN 21 yes 11,365 0.05 0.550 563 800 94 24/27 * 1,175% 657 Pennsylvania Ave SR-76 WB IN/OUT 21 yes 11,365 0.09 0.550 563 800 36 24/27 * 1,175% 657 Rennsylvania Ave SR-76 NB IN/OUT 21 yes 1,1365 0.09 0.550 259 340 24/27 * 4,50% 599 SR-76 Incentrige Ln NB IN 21 yes 5,500 0.050 0.550 25 5% 238 273 87 273 77 SR-76 CR-71 WB IN 21 yes 3,50 0.05 0.450 39 740 104 21% 14,165% 143 73 74 14,165% 215 74 14,165% 14,165 74 14,165% 14,165 74 21,56 14		Project Access	Pennsylvania Ave	WB	IN/OUT	77	yes	8,088	60.0	0.550	400	1,200	36	24/27 *	3.00%	436	Yes
Pennsylvania Ave SR-76 WB IN/OUT 2L yes 11,365 0.09 0.550 563 800 36 24/27 * 4,50% 599 Greenfidge Ln CR-714 NB IN 2L yes 5,001 0,09 0,550 248 740 25 5% 3,38% 273 73 SA-76 CR-714 WB IN 2L yes 9,550 0,69 0,450 39 740 104 21% 14,05% 143 CR-714 WB IN 2L yes 9,59 0,09 0,450 39 740 66 13% 14,05% 143 Palm Beach County GR-708 NB IN 2L yes 3,590 0,09 0,550 188 740 40 88 5,41% 738		Pennsylvania Ave	SR-76	EB	OUT/IN	77	yes	11,365	60.0	0.550	563	800	94	24/27 *	11.75%	657	Yes
Greenridge In CR-714 CR-716A NB IN 21 yes 5,001 0.09 0.550 248 740 25 5,88 3,38% 273 R-73 CR-711 WB IN 21 yes 9,975 0,09 0,450 39 740 104 21% 14,05% 143 CR-711 Holm Beach County Instantial CR-708 Instantial CR-708 Instantial CR-708 Instantial CR-708 Instantial CR-708 11,00 12,00 13% 5,41% 27,8 7,10 <td></td> <td>Pennsylvania Ave</td> <td>SR-76</td> <td>WB</td> <td>IN/OUT</td> <td>2L</td> <td>yes</td> <td>11,365</td> <td>0.09</td> <td>0.550</td> <td>563</td> <td>800</td> <td>36</td> <td>24/27 *</td> <td>4.50%</td> <td>599</td> <td>Yes</td>		Pennsylvania Ave	SR-76	WB	IN/OUT	2L	yes	11,365	0.09	0.550	563	800	36	24/27 *	4.50%	599	Yes
SR-75 CR-711 WB IN 21 yes 975 0.09 0.450 39 740 104 218 14.05% 143 1.43 <td>CR-726 (Citrus Blvd)</td> <td>Greenridge Ln</td> <td>CR-76A</td> <td>NB</td> <td>Z</td> <td>2L</td> <td>yes</td> <td>5,001</td> <td>60.0</td> <td>0.550</td> <td>248</td> <td>740</td> <td>25</td> <td>2%</td> <td>3.38%</td> <td>273</td> <td>Yes</td>	CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	NB	Z	2L	yes	5,001	60.0	0.550	248	740	25	2%	3.38%	273	Yes
CR-711 H95 WB N 2L yes 3,949 0.09 0.450 160 740 65 13% 8.78% 2.25 Palm Beach County CR-708 NB N 2L yes 3,802 0.09 0.550 188 740 40 8% 5,41% 7.28	Bridge Road	SR-76	CR-711	WB	z	21	yes	975	60.0	0.450	39	740	104	21%	14.05%	143	Yes
Palm Beach County CR-708 NB IN 2L yes 3,802 0,09 0,550 188 740 40 8% 5,41% 728		CR-711	1-95	WB	Z	2L	yes	3,949	60'0	0.450	160	740	65	13%	8.78%	225	Yes
	CR-711 (Pratt Whitney)	Palm Beach County	CR-708	NB	Z	2L	yes	3,802	60.0	0.550	188	740	40	8%	5.41%	228	Yes

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FIVE YEAR ANALYSIS - 2026

For KL Waterside, no more than 100 single family dwelling units and 1,050 square feet light industrial use are anticipated to occur prior to year-end of 2026. The trip generation for the 5-year analysis is shown in **Table 6a, 6b,** and **6c** for the daily, AM peak hour and PM peak hours, respectively. As shown, the project could generate 3,910 daily trips, 454 AM peak hour trips, and 480 PM peak hour trips in the first five years of development.

To determine the study area for the 5-year analysis, the 5-year project traffic was compared to the existing plus committed roadway network. The study area is defined as the area upon which the project traffic (the net increase in traffic) represented 2% or more on the roadway link. **Table 7a** and **7b** summarize the project % impact on the existing plus committed roadway network.

To develop total traffic estimates for 2026, existing 2019 traffic was grown to 2026 using historic growth rates. The project traffic was then added to achieve the 2026 total traffic volumes. These volumes were then compared to the capacity of the roadway network (existing plus committed network). The 2019 Martin County Roadway Level of Service Inventory Report was used as the source of the existing 2019 AADT, peak hour data and growth rate. **Table 8a and Table 8b** show the link analysis for the total traffic conditions with the proposed land use plan amendment in place in 2026. **Appendix C** provides the Martin County 2019 Roadway Level of Service Inventory Report.

As shown all links will operate at acceptable levels of service on the existing plus committed roadway network.

CONCLUSION

The proposed land use plan amendment will remain under the approved cap of 950 AM inbound trips.

The analysis demonstrates that the roadway has sufficient infrastructure funded in the next five years and the 2045 long range to support the project. Therefore, the project satisfies the requirements for a Land Use Plan Amendment.

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Land Hsc	TTE Code	ITE Code Intensity Units	Units	Trin Generation Rate	Directio	irectional Split	Ü	Gross Trips	8	I	ternaliza	Internalization Trips		Net Ex	Net External Trips	sdi		Pass-by Trips	Prips		Net]	Net New Trips
					П	Out	In	Out	Total	Į.	Out	Out Total	%	Į,	Out	Total	'n	Out	Total	%	In	Out
Single Family Detached	210	100	DO	Ln(T) = 0.92Ln(X) + 2.71	%05	20%	520	520	1,040			,	%0.0	520	520	1,040				%0.0	520	520
Industrial Park	130	1,050,000	Su	Ln(T) = 0.52Ln(X) + 4.45	20%	20%	1,595	1,594	3,189				%0.0	1,595	1,594	3,189	160	159	319	10.0%	1,595 1,594 3,189 160 159 319 10.0% 1,435 1,435 2,870	1,435
TOTALS							2,115	2,114	2,115 2,114 4,229				0.0% 2,115 2,114 4,229 160 159 319 7.5% 1,955 1,955 3,910	2,115	2,114	4,229	160	159	319	7.5%	1,955	1,955

Source: ITE 10th Edition Trip Generation Rates

Land Use	TTE Code	Intensity	Units	TTE Code Intensity Units Trin Generation Rate	Direction	Directional Split		Gross Trips	SC.		Internalization Trips	tion Trips		Net E	Net External Trips	rips		Pass-by Trips	Trips		Net	Net New Trips	86
					Į.	Out	In Out In Out Total In Out Total %	Out	Total	In	Out	Total		In Out Total	Out	Total	Į,	in Out Total	Total	%	In	Out Total	Total
Single Family Detached	210	100	DO	T = 0.71(X) + 4.80	25% 75%	75%	19	57	76		,		%0.0	19	57	76			,	%0.0	19	57	76
Industrial Park	130	1,050,000	Su	T = 0.40(X)	81%	81% 19%	340	80	420				%0.0	340	80	420	21	21	42	42 10.0%	319	89	378
TOTALS							359	359 137 496	496	1		,	%0.0	359	137	496	21	21	42	8.5%	- 0.0% 359 137 496 21 21 42 8.5% 338 116 454	116	454

Table 6c: PM Peak Hour																								I
Land Use	TFE Code	TTE Code Intensity Units	, Imi	ts Trin Generation	Rate	Directional Split	d Split	5	Gross Trips		h	ternalizat	Internalization Trips		Net Ex	Vet External Trips	Ps		Pass-by Trips	Trips		Net	Net New Trips	38
						5	Out	In	Out Total	Total	In	Out Total	Total	%	Į,	Out	Total	'n	Out	Total	%	ų	Out	Total
Single Family Detached	210	100	0 DL	J $Ln(T) = 0.96Ln(X) + 0.20$	+0.20	63%	37%	64	38	102				%0.0	64	38	102				%0.0	64	38	102
Industrial Park	130	1,050,000	gs o	T = 0.40(X)		21%	%62	88	332	420				%0.0	88	332	420	20	22	42	10.0%	89	310	378
TOTALS								152	370	522				%0.0	152	370	522	20	77	42	42 8.0%	132	348	180
The state of the s	. D. 4.																							

Table 7: 5-Year Percent Impact - PM Peak Hour

Segment	From	То	Lanes E+C	Is Project Traffic 2% or More of Capacity?	LOS D Directional Peak Hour (E+C)	Directional Peak Project Volume	Project Percent Assignment	Directional Percent Project of Capacity
Salerno Rd	SR - 76	Willoughby	2L	no	880	7	2%	0.80%
SR-76 (Kanner Hwy)	SR-710	CR-708	2L	yes	740	21	6%	2.84%
	CR-708	Project Access	2L	yes	1,200	94	27%	7.83%
	Project Access	CR-711/CR-76A	2L	yes	1,200	235	24/73%	19.58%
	CR-711/CR-76A	Locks Rd	4LD	yes	2,000	153	44%	7.65%
	Locks Rd	Jack James	4LD	yes	2,000	153	44%	7.65%
	Jack James	Cove Rd	6LD	yes	3,020	146	42%	4.83%
	Cove Rd	Salerno Rd	6LD	yes	3,020	63	18%	2.09%
	Salerno Rd	Indian St	6LD	no	3,020	56	16%	1.85%
	Indian St	SR-714	6LD	no	3,020	35	10%	1.16%
CR-76A (Citrus Blvd)	CR-726	SR-714	2L	yes	1,200	70	20%	5.83%
Citrus Blvd	CR-714	Port St. Lucie Blvd	2L	no	1,200	21	6%	1.75%
CR-76A (96th St)	CR-726	Pennsylvania Ave	2L	yes	1,200	87	25%	7.25%
	Pennsylvania Ave	SR-76	2L	yes	800	92	22/27%	11.50%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	2L	yes	740	17	5%	2.30%
	SR-710	Greenridge Ln	2L	no	740	10	3%	1.35%
Willoughby Blvd	Cove Rd	Salerno Rd	2L	no	880	7	2%	0.80%
I-95	Bridge Rd	SR-76 (Kanner Hwy)	6LF	no	5,620	21	6%	0.37%
	SR-76 (Kanner Hwy)	High Meadow Ave	6LF	no	5,620	35	10%	0.62%
CR-713 (High Meadow Ave)	I-95	CR-714	2L	no	1,200	21	6%	1.75%
SR-714 (Martin Highway	I-95	Citrus Blvd	2L	no	1,200	21	6%	1.75%
	Citrus Blvd	Florida's Turnpike	4LD	no	2,000	21	6%	1.05%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	4LD	no	2,000	3	1%	0.15%
	Florida's Turnpike	CR-713	4LD	no	2,000	17	5%	0.85%
Cove Rd	SR-76	Willoughby Blvd	2L	yes	880	21	6%	2.39%
	Willoughby Blvd	SR-5	2L	no	880	14	4%	1.59%
CR-708 (Bridge Rd)	SR-76	CR-711	2L	yes	740	73	21%	9.86%
,	CR-711	I-95	2L	yes	740	45	13%	6.08%
	I-95	Powerline Rd	2L	no	1,200	14	4%	1.17%
CR-711 (Pratt Whitney)	South Fork High School	1 SR-76	2L	no	800	7	2%	0.88%

Source: Martin County 2019 Roadway Level of Service and Inventory Report

Out: 348

Years Grown:

Copy of C5 - Table 7 8 - Link Analysis - Syear - Waterside - 5.27.21

Table 8: 5-Year Link Analysis - Pivi Peak Hour	/sis - PIVI Peak Hour		5		-	The second second		-	The state of the s					Particular de la constitución de
				Is Project		2019 Volume		2026 Volume	LOSD	Directional	Project	Directional	Total Traffic	Does Project
	800	Ç	Lanes	Traffic 2% or	2019	Peak Hour	Growth	Peak Hour	Directional	Peak Project	Percent	Percent Project	(Peak	Meet
ace and a second			τ̈́	More of Capacity?	AADT	Peak	Rate	Peak	Peak Hour (E+C)	Volume	Assignment	of Capacity	Direction)	Concurrency?
SP.76 (Kanner Hwv)	SR-710	CR-708	21.	yes	3412	151	1.009	161	740	21	%9	2,84%	182	Yes
	CR-708	Project Access	21	yes	2889	168	1.005	174	1200	94	27%	7.83%	268	Yes
	Project Access	CR-711/CR-76A	21	yes	2889	168	1.005	174	1200	235	24/73%	19.58%	409	Yes
	CR-711/CR-76A	Locks Rd	4LD	yes	13401	831	1.017	935	2000	153	44%	7.65%	1088	Yes
	Locks Rd	Jack James	4LD	yes	19,231	920	1.005	953	2000	153	44%	7.65%	1106	Yes
	Jack James	Cove Rd	9FD	yes	43,880	2372	1.006	2473	3020	146	45%	4.83%	2619	Yes
	Cove Rd	Salerno Rd	9FD	yes	34,493	1495	1.01	1603	3020	63	18%	2.09%	1666	Yes
	Salerno Rd	Indian St	QT9	01	30,912	1293	1.026	1547	3020	56	16%	1.85%	1603	Yes
CR-76A (Citrus Blvd)	CR-726	SR-714	21	yes	4,269	283	1.08	485	1200	70	70%	5.83%	555	Yes
Oltrus Blvd	CR-714	Port St. Lucie Blvd	21	OU	5,391	469	1.07	753	1200	21	%9	1.75%	774	Yes
CB_764 (96th St)	CR-726	Pennsylvania Ave	217	yes	3,845	195	1.08	334	1200	87	25%	7.25%	421	Yes
(20,1000) 100,100	Pennsylvania Ave	SR-76	21	yes	980'8	492	1.025	585	800	92	22/27%	11.50%	677	Yes
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	21	yes	2,488	137	1.005	142	740	17	2%	2.30%	159	Yes
	SR-710	Greenridge Ln	21	ou	2,783	126	1.005	130	740	10	3%	1.35%	140	Yes
CR-713 (High Meadow Ave)	1-95	CR-714	77 71	ou	13,157	1008	1,011	1088	1200	21	%9	1.75%	1109	Yes
SR-714 (Martin Highway	1-95	Citrus Blvd	21	ou	13,786	735	1.051	1041	1200	21	%9	1.75%	1062	Yes
Cove Rd	SR-76	Willoughby Blvd	77	yes	13,855	749	1.015	831	880	21	%9	2.39%	852	Yes
	Willoughby Blvd	SR-5	217	ou	15,446	669	1,009	744	880	14	4%	1.59%	758	Yes
CR-708 (Bridge Rd)	SR-76	CR-711	7F	yes	932	67	1.067	105	740	73	21%	9.86%	178	Yes
	CR-711	1-95	75	yes	3,899	246	1.08	422	740	45	13%	80.9	467	Yes
The same of the sa	The state of the s													

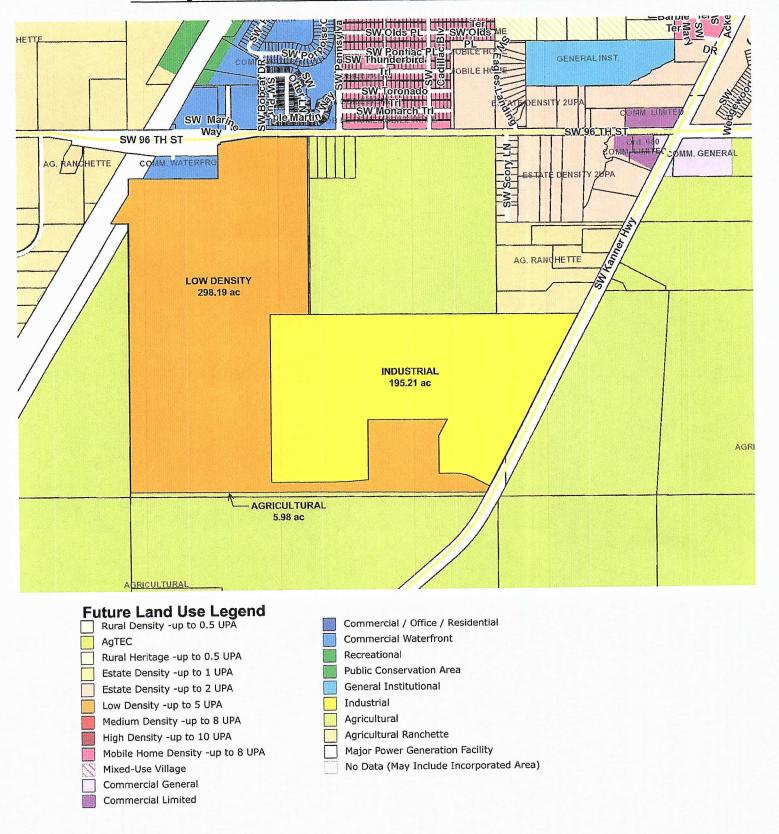
348

Out: Years Grown:

APPENDIX A

Roadway Network Data/Non-Motorized and Transit Data

Proposed Future Land Use Map







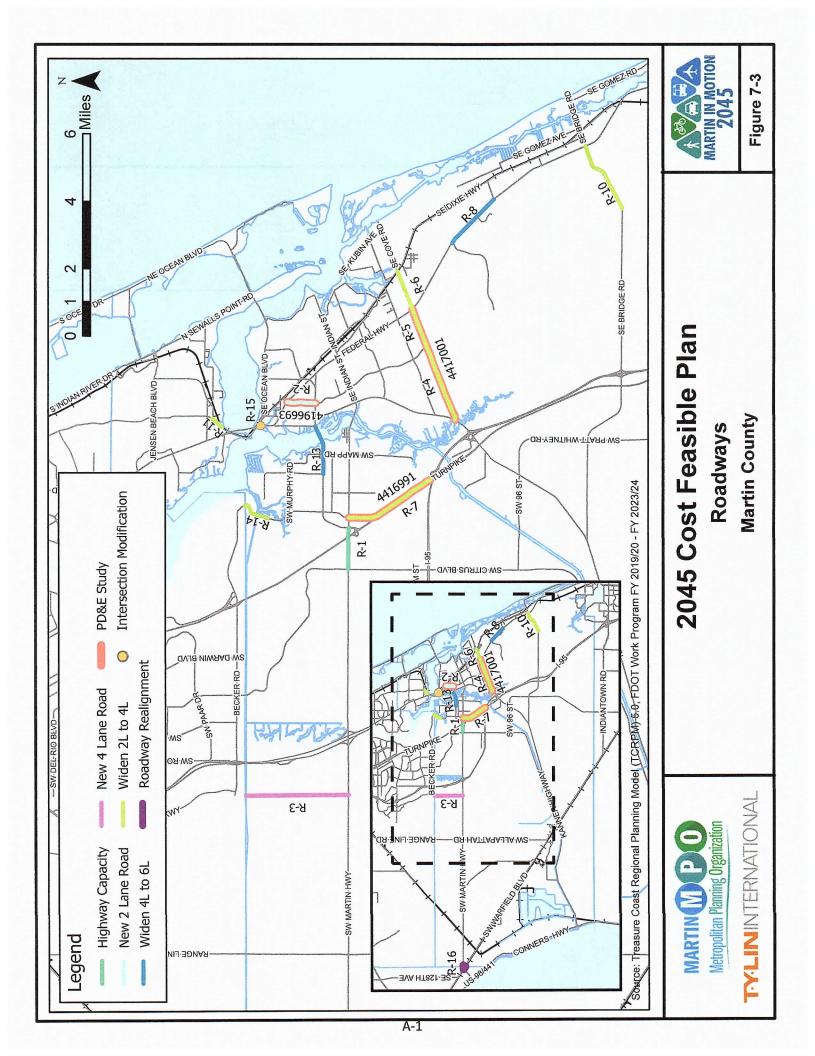


Table 7-1: Highway/Roadway Projects Prioritization

Priority		Currently	Funded		Not Applicable			Tier 1				Tier 2		V-1 6	Tier 3			Tier 4	
Ranking	TIP	TIP	TIP	TIP	2	-	-	2	,		2	2	2	က	က	က	4	4	4
Total Score	Under Construction	Funded	Funded	Funded	Privately Funded	39	39	35	,	t	36	36	36	33	33	33	32	30	29
Length (miles)	0.88	0.84	4.32	2.64	3.00	1.07	1.12	2.13	•		0.84	2.64	1.15	2.00	0.37	1.33	0.35	1.40	1.42
Future Lanes	4	•	4	,	4	4	4	4	٠		2	4	9	4	4	9	4	4	9
Existing Lanes	2	•	2		0	2	2	2			0	2	4	2	2	4	2	2	4
Project Description	Highway Capacity	PD&E Study	PD&E Study	PD&E Study	New 4 Lane Road	Widen from 2L to 4L	Widen from 2L to 4L	Widen from 2L to 4L	Intersection Modification	Roadway Realignment	New 2 Lane Road	Widen from 2L to 4L	Widen from 4L to 6L	Widen from 2L to 4L	Widen from 2L to 4L	Widen from 4L to 6L	Widen from 2L to 4L	Widen from 2L to 4L	Widen from 4L to 6L
Ţŷ	Martin Downs Boulevard	SR-5/US-1/Federal Highway	SR-5/US-1/Federal Highway	CR-714/Martin Highway	St. Lucie County Line	SR-5/US-1/Federal Highway	CR-A1A	Willoughby Boulevard		east SE126th Blvd. (Okeechobee County)	SR-5/US-1/Federal Highway	CR-714/Martin Highway	SE Osprey St	US-1/Federal Highway	NW Dixie Hwy	SW Palm City Rd	North County Line	NE Causeway Blvd	Kanner Hwy
From	CR-76A/Citrus Boulevard	SR-714/ Monterey Road	SR-76/Kanner Highway		SR-714/Martin Highway	Willoughby Boulevard	SR-5/US-1/Federal Highway	SR-76/Kanner Highway	at SW Joan Jefferson Way	Approximately 1200 feet east of SR-710	SR-714/ Monterey Road	-95	SE Seabranch Blvd	Powerline Ave	NW Wright Blvd	SW Matheson Ave	Whisper Bay Terrace	North County Line	SW Mapp Rd
Facility	SR-714/Martin Highway	4196693 Willoughby Boulevard	4417001 Cove Road	CR-713/High Meadow Avenue I-95	VIIIage Parkway Extension	Cove Road	Cove Road	Cove Road¹	SR-5/US-12	CR-714/Martin Highway ³	Willoughby Boulevard	CR-713/High Meadow Avenue 1-95	Federal Highway/US 1	SE Bridge Rd	SE Green River Pkwy	SW Martin Downs Blvd	SW Murphy Rd	S Ocean Dr	Martin Highway
Map ID	R-1	4196693	4417001	4416991	R-3	R-5	R-6	R-4	R-15	R-16	R-2	R-7 (R-8	R-10	R-11	R-13	R-14	R-9	R-12

Notes:

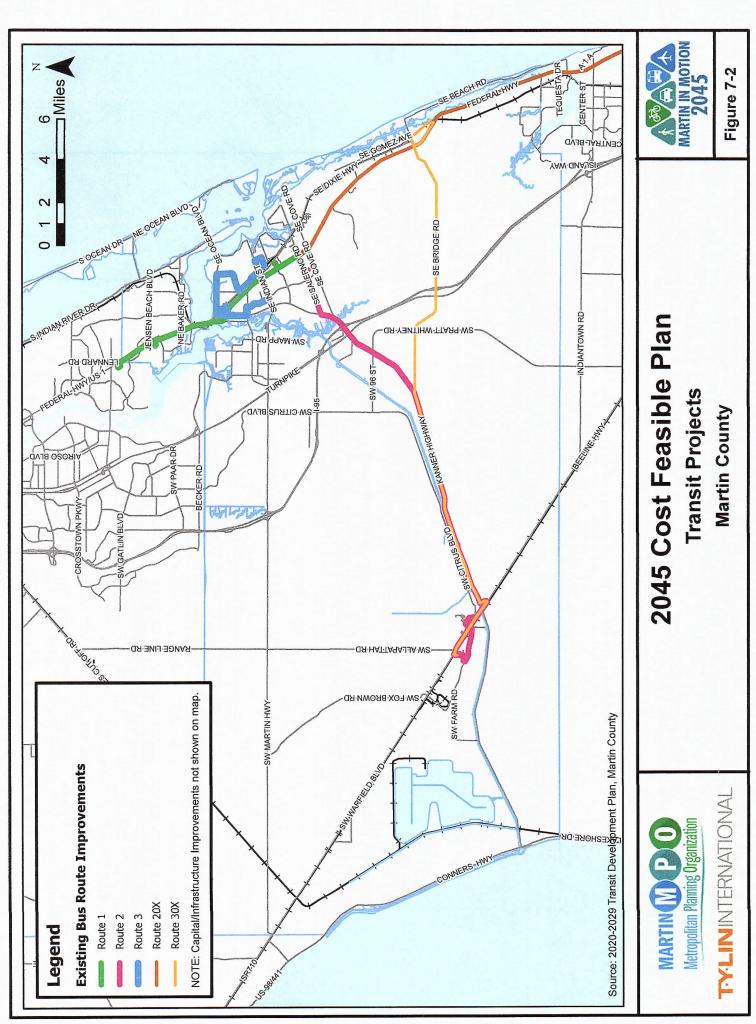
Prioritization Methodology

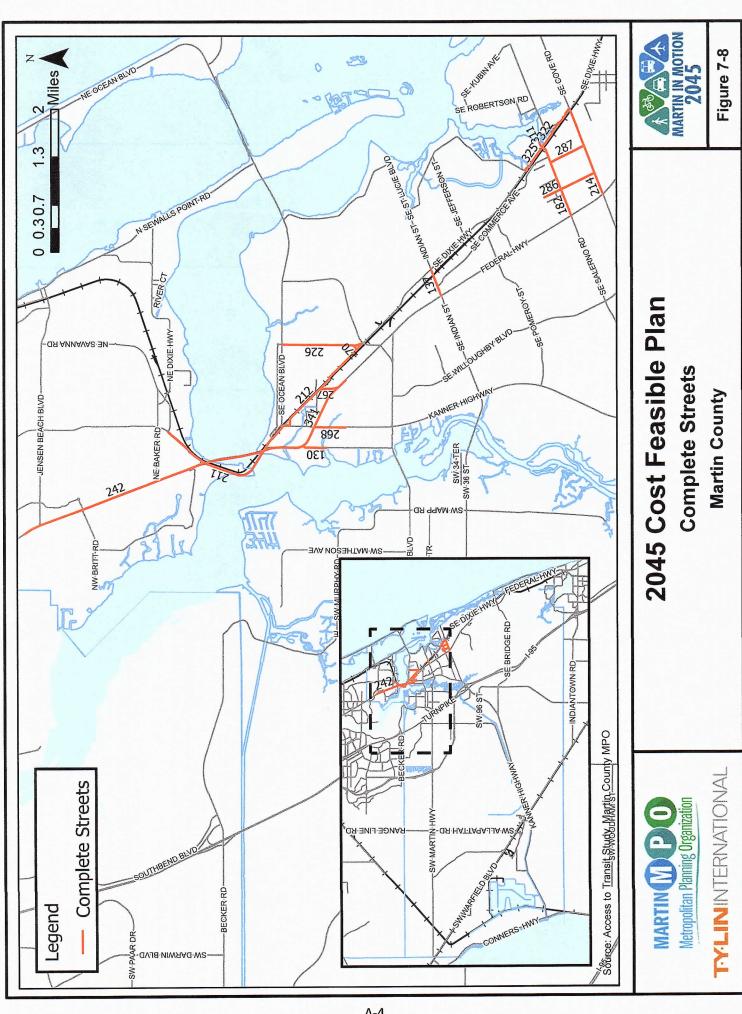
1. Project prioritized using a total 15 criteria relative to the goals and objectives of the 2045 LRTP.

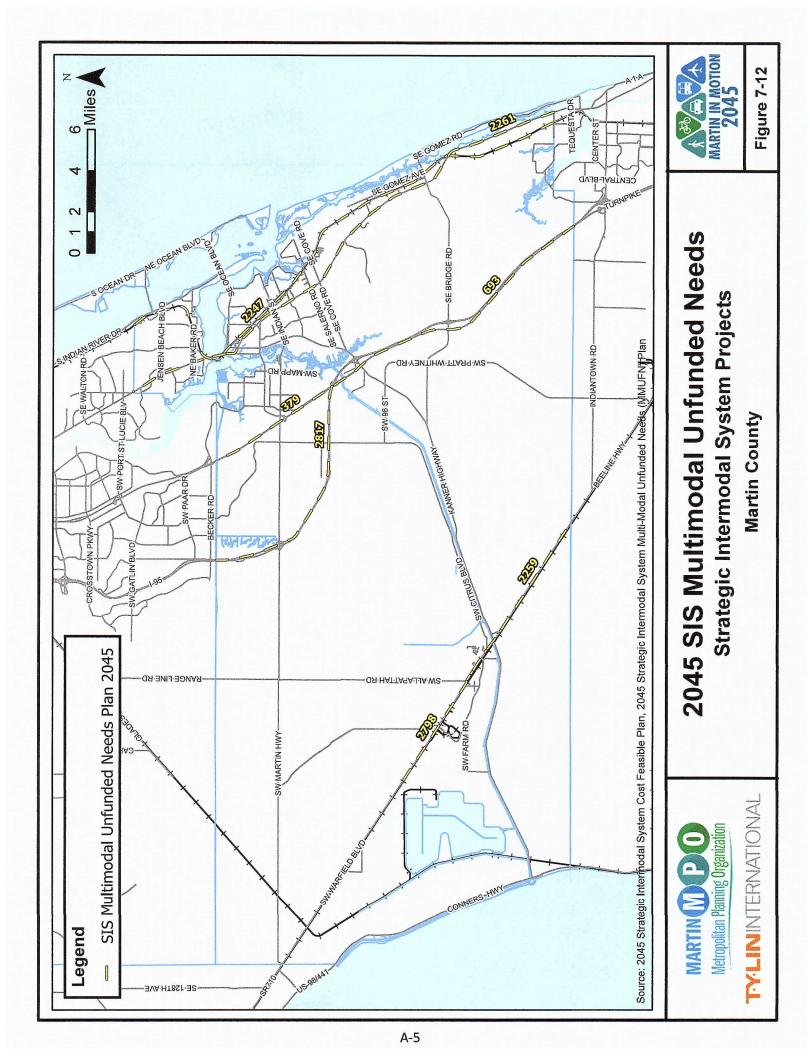
2. Each project was assigned points on a scale of 1 to 4, with 1 being the lowest and 4 indicating the highest. In all cases a higher score indicated better performance compared to a lower score.

3. Projects overlapping with hurricane evacuation route(s), those in vulnerable areas as it relates to extreme weather events, King tides and sea level rise (SLR), and affecting Community Redevelopment Areas (CRAs) were assigned extra points.

¹ Moved from Tier 2 to Tier 1 since the project, R-4 is contiguous with R-5. Further, construction projects on Cove Road and would be implemented in synchronization.
² SR-5/US-1 at SW Joan Jefferson Way (FM # 4383452) included in Martin MPO's TIP, FY 2020/21 - FY2024/25 is one of top priority projects (Tier 1).
³ CR-714/Martin Highway realignment project to enhance safety is one of top priority projects (Tier 1) for Martin MPO. Florida Department of Transportation (FDOT), District One completed SR-710 PD&E Study from US 441 to SW Martin Highway in Okeechobee and Martin Counties in 2010 and amended in Nov. 2018.



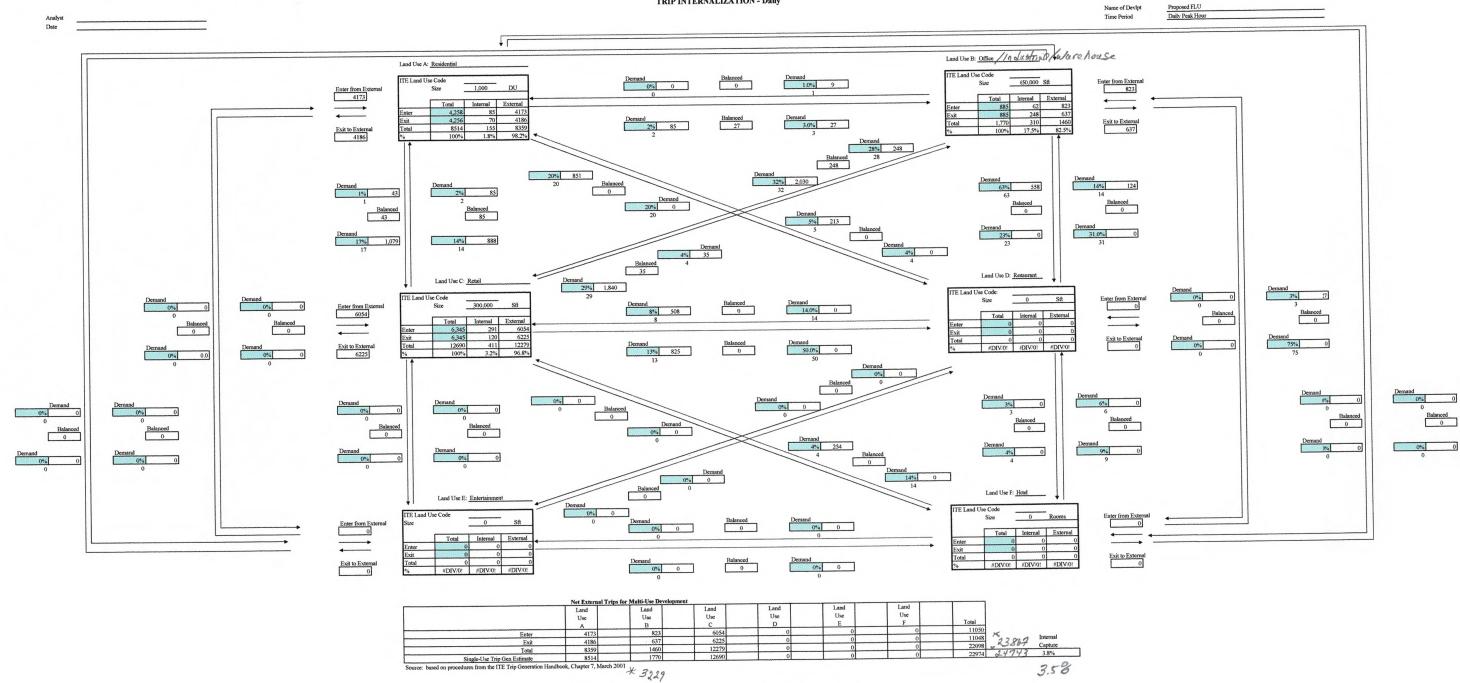




APPENDIX B

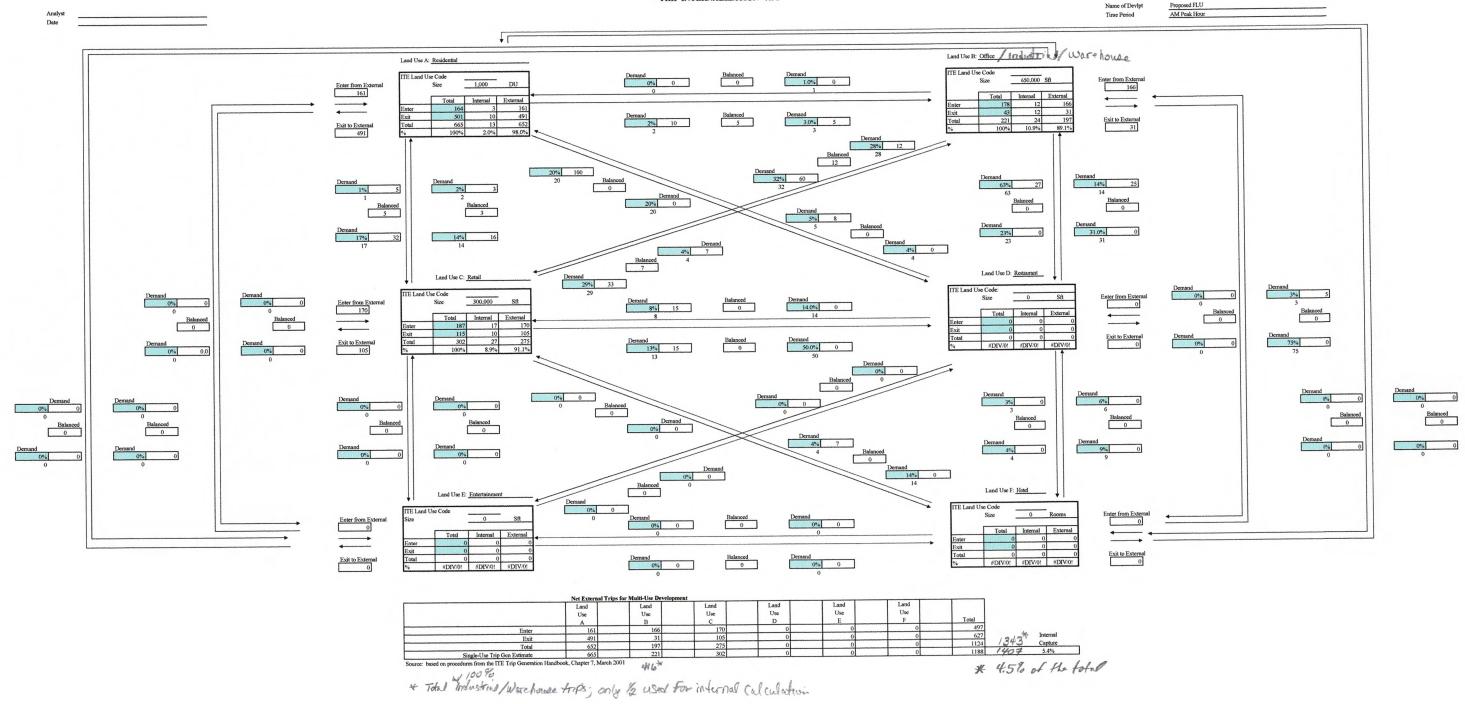
Internal Capture Matrices

PROJECT TRIP INTERNALIZATION - Daily

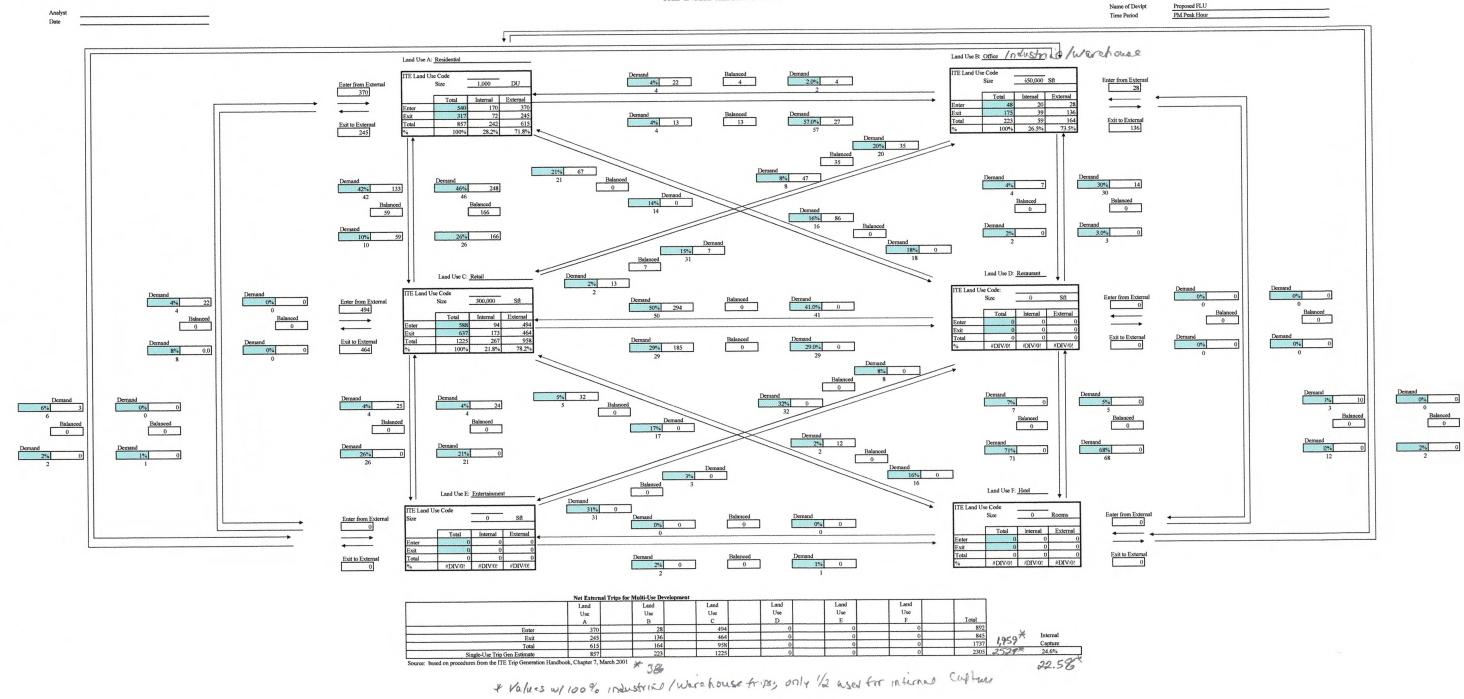


^{*} Values wiroogo industries lucrehouse fines; only & used for internal cupture

PROJECT
TRIP INTERNALIZATION - AM



PROJECT
TRIP INTERNALIZATION - PM



APPENDIX C

Martin County 2040
Roadway Level of Service Inventory Report and
Martin County 2019
Roadway Level of Service Inventory Report

Moving Martin Porward martin/2040.com

Š	0.45	120	220	190	031	850	0.50	0.19	920	020	200	8	101	890	76.0	0.21	900	0 ti	0.47	0.30	0.48	25.0	080	970	890	0.0	0.28	030	050	0.76	290	250	0.27
Projected 2040 Daily Volume	7040	3422	924	88	7802	8729	20	2830	38	2328	8	17205	17886	14027	5843	2892	11745	255	5057	14270	7564	255	76081	1962	13075	318	3900	38	326	12062	10599	7068	3802
Projected Oroach Feta 2040 Dally Volume	1.86%	0.20%	7.82%	357%	4.57%	78%	%99 D	0.50%	0.56%	0.50%	0.50%	1.16%	4950	0.59%	050%	370%	3.15.12	102%	1,51%	1,35%	1 47%	388	0.76%	1,01%	1.37%	1,66%	2.10%	2,53%	2190	134%	1.16%	*8	1,751
Annual Model Growth Parts	1.65%	2000	78%	357%	457%	1.79%	0,000%	0.50%	280	-0.07%	0.00%	1.16%	0.96%	0.59%	*1,03%	370%	71.57%	10%	1.51%	1.39%	147%	1.89%	0.75%	1,01%	1.37%	1,68%	2.10%	0.63%	2190	1388	1.16%	163%	1.19%
Model Growth Rate (30 Years)	55.74%	9000	234.51%	107 13%	137.24%	53.81%	19.73%	15.12%	10.61%	-2 con.	9,000	35.35%	28.86%	17 75%	30.88%	110,50%	207.05%	30.65%	66%	41 72%	40%	S6 73%	23.29%	30.43%	41 05%	\$0.32%	288	20.46%	18 40%	40.32%	34.79%	48.50%	28.7.52 2.67.52
Model Hods 2540 Hods	12,488	N.W	1,609	4650	13575	14074	\$1001	1826	1025	1,000	NA	fests	1980	13134	8	5044	12812	E				10874											
Model No. 2010 2 AADT A	3,017 12	and	19	255 48	cı uus	9150 14	11749 14	1673 18	5792 10	21 1291	NA N	14767 168	10513 13	1154 13	22 102	2818 59	1287 128	2128 2781	227 222	5036 7140	3896 5613	5008	13255 15392	3/65 17564	5056 7128	8039 17835	11854 19316	17159 2082	1725 20408	WS9 6013	7011 5450	553 6787	9007
Annual Hestorical Growth Rate (Uman	0.26%	0.20%	000%	4.000	9000	-0.14%	4000	-0.12%	9,000	-0.11%	4320	5,900	011%	4014%	-0.00%	0.14%	013%	-0.11%	4090	.0 32%	*560 0-	200%	4000	200%	-024%	-0.25%	9000	-020%	-0.26%	2225	-0.16%	2000	0.31%
ZOIS ON ANDT	4,688	2,963	1,513	4628	3,401	5.877	6.251	25.00	3,083	2,550	119	13,051	16.198	12,085	5,210	1,88	183	1,514	5,330	10,374	5,437	560	21,561	20,394	10,205	179	2,521	6,718	6,017	6,965	8,072	4,908	2352 0
2012 AADT	4,728	2,944	1,533	4.943	3,412	5,785	900'9	2,409	3,102	2,623	\$19	12,811	14,004	11,514	5,015	1,289	1,366	1,618	5,314	10,766	5,539	5,584	22,526	21,520	10,700	8	2305	6,481	7.785	9,013	8,069	4,751	2504
2811 AADT	4,716	3,032	1,461	4,798	3,548	5,631	6,157	2,456	3,331	2,691	8	12,664	13,832	11,708	\$ 108	1,324	1,481	1,739	80,0	10,319	5,943	5,320	27,604	19,805	9,602	679	2,457	6,229	7,577	8,623	6,010	4,555	7684
2010 AADT	4,672	2748	136	5003	3,410	600	6,260	2,763	5,314	4633	8	12:42	13,741	11.554	5,141	128	1,510	1,815	6,835	10,223	6.20	5,161	21,263	20,562	9,433	8	2,630	0,576	7,762	1,302	7,980	4,563	2.418
e zos	4 3,945	3,100	1,500	4,498	340	177,2 8	7 6,050	8 4372	9 5,430	1 4,765	78	5 12,453	13,981	3 11,380	5 4,972	1,179	1,491	28.	6,130	3 10,763	6202	\$ 140	2 2,537	3 18,743	8,723	19	2829	6,186	88,7	6,003	7,983	4,636	2,563
2007 2008 AADT AADT	4,060 4,214	2,639 2,520	1,793 1,507	4,962 4,797		6,335 6,338	6,340 6,117	2,695 2,445	94 2339	53 2,841	88	12-628 11.565		F1 12.313	71 5,335	75 1,977	1,428	319'1 90	655.9	57 11,633	5,000	51 5,415	56 20,832	49.36p	TT,01 S	615	3 2,400	19 6,945	1 6,475	0.55g	29 8,915	4,965	2 2,522
2006 2 AADT A	4,578 4,	2,823 2,0	1,274 15	4,985 4,9		6,251 6,3	6,136 6,2	2,638 2,6	3,210 3,036	2,856 2,753	710 738	12,855 12.		12,953 12,461	5,174 5,171	1,705 1,125	1,344 1,516	1,603 1,006	8,563 6,75H	12,614 11,957	6,159 5,384	5,021 6,061	21,484 22,356	20,750 20,679	12,025 11,442	528	2,497 2,353	7,528 7,619	8,633 9,071	0,550 9,890	8,556 8,909	4653 5,051	2/43 2,342
2040 Generalized Service Capacity	8													ľ						-	9	ĸ	2	×	2		2	7	8	o o	භ්	*	2
Service Service Capacity	15600	14500	14500	14800	24400	14600	14900	14800	14300	14800	15830	15830	10725	15830	15830	1500	14300	15830	15800	15900	15920	15830	32400	39800	15500	14300	14300	2400	15030	15800	15930	15000	16300
2040 Type																																	
Type	Close If: 2-Ln Undweled	Class II 24n Undvided	Close II. 2-Ln Undvised	Cass II. 2-Ln Undwided	Transitional 2-Ln Uninfer Abdivised Flow	Clace II. 2-Ln Undwided	Closs II: 2-Ln Undwided	Class II: 2-Ln Undwided	Class II: 2-Ln Undwided	Cass II. 2-Ln Undvided	2-Ln Understade Nan State	2-Ln Uhdwided Nen-State	2-Un Divided Non-State	2-Ln Undwided Non-State	2-Ln Undivided Non-State	Uninterrupted Rural Hwy. 2-Ln Undvided	Uninterrupted Ruzal Hwy. 2-Ln Undwided	24.n Undwided Non-State	2-Ln Undwided Nen-State	2-Ln Undwided Non-State	2-In Undwided Nan-State	2-Ln Undwided Nen-Szze	Class II. 4Ln Dwded	Casal: 4Un Divided	24.n Understed Non-State	Uninterrupted Rural Hwy 24.n Undwided	Unittempled Rural Hwy. 2-Ln Undwdod	Transitional 2-Ln Uninter Abdivided Plan	24.n Underviood Non-States	2-Ln Undwided Non-State	2-Ln Undwidod Nan-State	2-Ln Undvided Non-State	Unstempted Paral Hvy. 2-Ln Undvided
ZOAG Class	S	SS	8	8	Tran	80	8	8	8	Seg	1475	2-נחינ	52	2401	2476	Unim	Unist	2400	3472	245	2-120	3476	8	Ü	2450	Uninte	Uninte 2	Trans	245.0	2400	2411 (3	24.0	C.
	2-10	2-10	2-10	2-10	145	2:10	3.10	2-17	2-10	2.10	1.50	NS-1	NS-2	NS-1	NS-1	UNE:	CN-1	HS-1	1.5¢	159.1	145-1	1.5.1	3-20	1:20	MS-1	UNCI	UNF:	3	ž	NS-1	1.00	18 18	UN-1
Road attrib. for LOS Road lookup Class	1_UMBB_1	N.U.Uman_1	1_Under_1	ILU Utber 1	UN_U_Treme_1	ILU Urben 1	เบบเลา	I_U Undam_1	I_Uurben_1	(LU_Untern_1	เราเราเรา	NS_U_Unten_1	NS_U_Urben_1	NS_U_Urban_1	rs_U_Urban_1	UN U Rural 1	เก <u>เบาคะสา</u> 1	1 mean ัก SN	NS_U_Unam_1	UR_U_Uttan_1	เกายนา	UN_U_U/Man_1	11_D_Utban_2	LD_Unten_2	UN U DAMA 1	UN_U Rest_1	เพบเละสาร	บหูบูาณสา	NS_D_U/ben_1	NS_U_Uthan_1	NS_U_Udden_1	NS_U_Umm_1	UN_U_Passi_1
Transit R	Urben	Urben	Urber	Urben	Transit	Urban	Urban	Urban	Urban	Urban	Urban	Untan	Urban	Urborn	Urban	Rural	Rural	Urban	Urban	Urben	Urban	Orbon	Urban	Urban	Urben	Real	Rute	Transit	Urbon	Urban	Critisan	Urban	Porte
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Clear for E+C Flame for Lamego Each tookup Div (# Lamego Direct (miller, I. E±h 1.1831 20mc7	ם	D	ם	כ	ם	ח	D	n	ס	ם	D	ם	ם	n	5	ם	2	ם	כ	ח	n n	n	Ω	۵	כ	э	5	5	۵	ס	5	ם	5
Clear for Jose 100 to 1	a	23	ນ	=	5	8	8	62	ER.	131	SS.	8	ā	\$1	SZ.	3	3	S.	ñ	5	3	Š	15	-	3	3	3	3	Ð	SN	SS.	22	3
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Ą	CR-723	OR-714	Serast Tr	SAS	Port St. Lucie Bivd.	Morroe St	Indian St	Island Way	Little Club Cr	888	08.707	Wildugliby Swd	58.5	OR:A1A	Ewd	28-714	St Lucie County	CR-708	CR-707 (Index River Dr)	CR-TOTA(Jersen Beach Blvd.)	SR-732	S. Lucie County	Styline Dr	Pincapple Way	OR-101	CR-711	83	Powerfare Avo	Ç X	CRAIA	Gomez Avo	CR-707	St.80
From	SRS	Golden Bear Wy	25.72	Pino Lebo Dr	CR-714 (Mortin Hwy)	Salomo Rd	Morroe St	Patm Beach County	stand Way	Late Cup Dr	Savanna Rd	82:98	Witnestry Bvd	SRS	GRAIN	SR:710	CR-714	Palm Beach Courty	CR.723CR.707	CR.707 (Doce Hwy)	CR-707A	58.73	GR-723	Skyline Dr	Pineapple Wy	57:45S	G&711	146	Powerting And	\$285	CRAIA	Comez Avo	Posm Seach Courty
Road Narce	Bakes Rd	Berry Avo	Bary Ave	8नदा लड	Cerus Bired	Солитекта Аме	Commerce Avo	Country Club Dr	Country Club Dr	County Line Rd	County Une Rd	See	Cove Rd	Cone Rd	Coverid	CR-605 (Allegatur) Rej)	CR-609 (Allepeatran Rej)	CR-707 (Beach Ra)	CR-TOT (Date Hay)	CR-701 (Indian Rever Ct.)	CR-TOT (Indian Rover Ch)	CR-707 (Indian Rover Ch)	CR-707A (Jersen Bacch Bivd)	CR-707A (Jenson Boach Blvd)	CR-707A (Jensen Beach Blvd)	CR-708 (Brage Rd)	CR-708 (Bridge Rd)	GR-703 (Bridge Rd)	CPT 700 (Drugge Flo)	CR-703 (Bridge Rd)	CR-708 (Bridge Ra)	CR-703 (Bridge Rd)	CR311 (Prail Whatney Rd.)

Martin MPO 2040 LRTP

	Projected 2040 Delly VIC Volum	4154 0.26	6259 0.39	16438 1.03	10629 0.61	222 0 222		3706 0.28	11016 0.77	21015 0.65	21125 065		92	10714 0.07	13507 0.05	6419 0.45	5001 0.35	5855 0.24	6069 0.33	11366 0.70	3597 0.24	10078 0.57	8457 0.39	10649 0.44	12515 0.81	11.1 08271	15628 107	18955 0.59	16270 0.41		3135 0.20	10234 0.00	2007 0.13	
	of State 25	065%	%150	200%	0.50%			1315	630%		435%			1001	120%	6.13%	5 12%	2.87%	517%	2.68%	1,70%	2.16% 1	3.03%	3.16% 1	1, 20%	0.50%	1.15%	11 1190	8020		38	050%	050%	
	Amusi Model Growth Bate Growth Rate	0.69%	2750	%190	0.50%	0,50%	1	1.31%	630%	1	4.35%	1	ĺ	1.83%	1.20%	8838	5 12%	287%	517%	265% 2	1.0%	2 14% 2	3,03%	3.16% 3	0.43%	0 %650	1.16%	0.67%	0 0000	1	1	1	0 %300	1
	Model Growth Parts A (30 Years)	20.76%	28.56%	20,03%	15 14%	17.53%	25.94%	39.39%	153.55%	90.36%	130.57%	86.97%	SDIVIGI	29.93%	36.05%	204 92%	153.61%	86 13%	155 15%	80 48%	51.08%	6421%	90.76%	2181%	12.77%	17 6ms	34.86%	20 19%	2.64%	10 14%	30.76%	26.90%	0.00%	
	Model Mode 2040 Autor	1829	5992	1993	15500	137:1	988	1818	0522	37535	20135	7007		1888	10547	458	5019	888	023	10374	Star	65	5228	11042	15285	277.2			150		1	1"		
	Model Ma	5225	8 999	Z 80291	13484 15	15879 ts	4006	4872 61	22	19718 37	10,004	11,260 22		12772 188	DE 3007	1303 41	1979 50	3164 58	३०० १०	5746 100	202	4653 76	2031 97.	5668 110	13563 152	10857 127	3391 6573	12059 14494	15254 156	13843 15007	1723 2253	16373 2007	NA NA	
Amend	Historical Growth Flate (Llosar	0.2%	021%	-0 19%	40.0%	4884	-007%	-0.05%	3000	\$200	-0.31%	*,000	1	-053%	40.00	-027%	-0.29%	0.11%	-0 15%	0.05%	0.42%	0.25%	9520	-0.15%	2010	20:0	4000	9500	000%	-000%	2610	0.22%	-0 19%	
	ANDT OF	3,509	4972	13,500	025'6	11,067	2500	2,736	4,079	11,500	9,712	14,007	"	3,440	10,264	2257	2,089	3,221	3,375	105.9	2.457	6.387	5,205	5,632	11,026	14,921	12,094	16,040	14.376 0	5,736	2,455	6.239	0. 837.1	
	ZO12 AADT	3,40	4,736	13,221	3 9,433	10,777	2,400	2,625	3,637	11,816	86.	10,964		8,457	10,501	2,436	2.107	3,257	3,072	6,774	2,418	9,362	5,113	5,862	10,672	14,313	11,839	15,891	13,522	5,603	502	7,889	27.7	
	10 2011 37 AAOT	37 3,664	51 4644	52 13,494	807-8	83 11.106	16 2.54	19 2,712	15 3.924	11,88	34 10.216	11,144		00 6,910	×25,01 &	8 2333	3 2383	1 3381	5 3448	1 7.226	2,489	8,307	3 514	5,754	3 10,969	7 14,748	3 11,755	3 15,503	5 13,310	\$,553	2,639	8,534	257.7	
	2000 2010 AADT AADT	3540 3,437	4,948 4,051	14,279 13,752	10,471 9,425	11,565 10,888	2,485 2,476	2663 2,719	3504 4,016	11,926 11,447	10,000 10,000,01	11,179 11,280		11,111 11,500	12,636 12,836	2777 2,188	2528 2238	330 3491	549 3,225	243 6,751	2.464	143 6,337	8238	5,712	735 10,583	377 14,037	552 11,553	744 15,083	256 12,265	67 5,339	282	07 8,288	15 1,782	
	2008 2007 2007	3,282 3	4,591 4	14,705 14	11,459 to	13,412 11,	2,535 2,	2.871 24	3,971 3.1	11,464 11,	9,843 10,	10,967		10,569 11,	12,316 12,	2,335 27	2,772 2,5	3,082 3,3	3,000 3,549	6,556 7,243	2730 2,555	6,524 6,449	5,416 6,529	5,781 5,678	11.315 10,735	14,923 14,377	11,768 11,552	15,689 14,744	13,518 12,298	5,521 5,067	2638 2638	8272 7550	1,648 1,915	
	2007 AADT	3,073	3,967	14,847	11,614	15,060	2,768	2759	3,916	11,829	11,333	12.155		11,689	13,248	2,743	2419	3 135	3251	6,563	3,010	6,960	5,612	6,149	11,339	15,933	12,495	18,585	13,004	5,811	2,530	8,372	1,934	
	zed zoos A AAUT	3,173	4,501	14,965	12,495	16,511	2,647	272	3,715	11,566	12,436	12,645		11,628	13,383	2,800	2,648	3,360	3,878	6.500	3,197	7,491	6,107	6,415	11,452	15,938	12,739	16,843	13,514	6,099	2.876	9,663	ten	
	Germanibed Service Capacity									32/30	32400	22400																						
	Generalized Service Capacity	16200	16200	15500	2011	00771	14300	14300	1,000	14800	14800	14600	38800	15000	15900	95,	65	24400	24420	16200	14800	17700	24200	2400	1580	15540	14800	32400	33800	15000	15,030	15000	15000	
	2040 Type									Closs II. 44n Dwided	Class II 44.n Divided	Coss It 44.n Christed																						-
	Type	Case I: Transticnal 2-Ln Undwided	Class I. Transitional 2-Ln Undivided	2-Ln Undwided Non-State	Cass I: 24.n Undvided	Clean 1. 24.n Undvided	Uninterrupted Paral Hwy. 24.n Undwided	Uninterrupted Rural Hwy. 2-Ln Undvided	Unsterupted Rund Hwy. 2-Ln Undweded	Class II. 2-Ln Undwided	Case II 24.n Undvrded	Cass II: 24.n Undvided	Cress F. 4Ln Dvidod	24.n Undwickel Non-State	2-Ln Undivided Non-State	Unistemated Runs Hwy 24.n Undivided	Uninterrupted Plansi Hwy. 2-Ln Undwided	Transborst 24.n Uninter Abdivided Plaw	Transitional 24.n Unimer Andvided Plan	Otros I: Transitional 2-Ln Undivided	Cass II. 2-Ln Undvided	Class 1 24.n Undivided	24.n Uninger Alrahvided Flow	2-Ln Uhirter Abdsvided Flaw	Class II. 24.n Divided	Clear It 2-Ln Dwated	Cass II 24.n Undvided	Chest II. 4-Ln Dwdod	Clees!, 4-Un Divided	Class II: 24n Undvided	2-Ln Undwiddd Non-State	Casa II' 24.n Undvided	2-Ln Unswided Non-State	
	Road Class	8	đ	72	8	8	8	as .	P.	2-2D Cla	220 Ga	2:20 CE-5	ō	24	5	Chris	riel)	Trans	Tran	Otto	8	8	245	7.FW	ਰੈ	ä	B	8	8	Cean	3476	Q See	24.00	-
	NS Road Class	1-10	1.10	NS-1	1:10	1:40	147	145	1-85	2:10	2-10	2-10	1:30	1531	2	145	UN-1	145	UNU	U1-1	2.10	Ura	CA1-1	UNE:	2-10	2:10	2:10	2:20	Q2-1	2:10	1-80	2-10	NS.1	
	Road attrib. for LOS Jookup	1_U_Transt_1	LU_Transit_1	1_ULUman_1	1_UU_Utben_1	(_U_Uddan_1	UN U Rune 1	UN U Paral 1	UN U Rund 1	ILU Uston_1	1_U.Udan_1	I U Urben 1	(D_unten_2	NS_U_Urban_1	NS_U_Urbarr_t	UNU Paral 1	เหนา คะยา	UN U Transit 1	UN_U_Trans(_1	LU_Transt_t	N_U_Uman_1	LU_Unther_1	เลานานาย	UN_U_Unton_1	ורסטים 1	1_D_Utten_1	I_DestV_CJ!	il D. Uman 2	(D, Urben_2	ו הממט טין	NS_U_URBBn_1	(U Urban 1	NS_U_Unban_1	
	Transit Persi	Trenst	Transit	Umban	Urban	Urban	Rural	Runsi	Rural	Urbon	Urban	Urban	Urbsn	Ucton	E Consul	Rusi	Runal	Transi	Trænsk	Trensil	Urben	Urban	Urban	Urbon	Urben	Urban	Urban	Unden	Urban	Utom	Urban	COS	Urban	
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		School				_	8									u.																		
	ţ.	South Fork High Echool	SR-76	CR:714	SR-714	Murphy Rd	Fox Brown Rd	CR-509	33	CR-713	Berry Ave	Mapp Rd	SR-78	NE 245 S	OR-701 A James Beach Blvd.)	Greendge Li	OR-764	28:714	Pennsylvania Ave	SR-76	CR-708	Osprey St	Hereage Bwd	Cove Rd	Salamo Rd	St. Lucie Blwd	Jefferson St	Indian St	58.714	SE FIFE SE	Gothez Ave	Whom Brd	SR-710	
	From	CR-708	South Fork High School	991	217.82	SR-714	SR-710	Fa Bonn Rd	CR-800	Plantata Tumpés	817.90	Вету лие	Mapp Rd	CR-707	NE 24th St	58-710	Greendys La	827.80	CR-728	Pernayivania Ave	88.6	CR-705	Carrey St	Heritage Bivd	Oove Rd	Salemo Rd	St Lucie Sivd	Jeffernon St	Indian St	SR-714	CRAIN	Joen Jefferson Wy	Farm Rd	
	Rood Name	CR-71t Gratt Whitney Rd)	CR-711 (Pratt Vindoey Rd)	CR-713 (High Meadow Ave)	CR-713 (High Meadow Ave)	CR-713 (Righ Meedow Ave)	CR-714 (Wantin Hwy)	CR-714 (Martin Hwy)	CR-714 (Martin Hwy)	OS-714 (Noran Huy)	CR-714 (Matten Hwy)	CR-714 (Martin Hwy)	CR-714 (Verseran's Memorial Britige)	CR-723 (Savama Rd)	CR-723 (Savanna Ra)	CR726 (Cloux Bhd)	OR-728 (Ottus Bivd)	CR.76A (Citus BNd.)	CR-764 (SW 98th SQ	CR-764 (SW 98th St)	OR-A1A (Dizis Hwy)	CR-A1A (Docto Hwy)	CR-A1A (Dittie Hwy)	CR-A1A (Dozie hwy)	CRA1A (Dixio Hvy)	CR-414 (Dixia Hwy)	ORA1A (Date Hwy)	OSA M (Dixte Hay)	CRA1A (Oxio Hwy)	ORATA (Dixes Hwy)	Crossrib Si	Date Nwy	Or Martin Ludher King Jr Bivd	

Barto MPO 2040 LRTP

Š		0.74	0.75	1.17	52	1.12	30,1	8	8	030	20	0.86	128	ន្ត	283	S	71.0	80	128	550	0.76	0.84	5	88	573	90	88	8	80	97.0	081	0.07	0.30	61.0
Projected 2040 Chelly	Volume	\$215	44205	\$6348	62738	67170	50003	61844	1884	72,450	67270	7192	10576	1690	10171	12304	85158	14687	23/62	22584	30374	32419	90887	31779	78162	24079	28829	21406	1650	78857	32156	025	123	8
Orowth Pate	and the second	0.73%	0.96%	0.86%	0.65%	0.65%	072%	0.59%	2000	\$230	0 53%	1.13%	1.99%	1 99%	230%	1.41%	27	190%	1.95%	2,07.0	0.16%	\$050	0.50%	0.50%	0.50%	138%	%300	100%	1.06%	4690	1 12%	0.27 W	134%	2000
Annual Rodel Growth Pate		0.73%	%950	0.96%	0.65%	0.65%	0.72%	0.55%	0.50%	*200	0.53%	1 13%	1.89%	138%	280%	1.61%	12254	1 395	196%	0.70%	0 18%	0.25%	40.37%	-0.09%	0.28%	1.36%	0.96%	100%	1.06%	0.65%	1.12%	2.180	1.34%	0.45%
Model Growth Rate (30 Years)		22 00%	zaers	28.70%	19 59%	10.59%	21.48%	17.60%	15 15%	18.55%	15.84%	33.64%	20.56%	20.71%	2000	42.24%	20.07%	57.89%	*00%	21.03%	56%	136%	-11,11%	-2.76%	7.65%	40.78%	25.82%	29 80%	31.83%	19.61%	3369%	26.22%	40 17%	13.0%
Model 2040	1	37156	25931	40666	80009	63076	65137	03929	55925	8919A	79067	4418	2525	3555	16854	12739	0238	10110	23601	16633	28278	36505	1 5505	35123	25560	1 1982	388	21812	13061	23093	23.542	1 18	Dest 1	8
Model 2006		3043	30115	31513	52726	52745	53670	5005	51173	75235	68771	3301	4718	888	3,62	5983	200	6228	14080	11928	28817	34000	54740	36119	27457	16333	29563	16788	10211	74304	15815	3362	12000	Mr.
Annual Historical Greath Rate	Regression	401.0	9,5000-	Q BOS	-0 02%	4115	4.00	-0.16%	40.15%	4019%	-Q 16%	-0.60%	-0.31%	-0.31%	031%	4990-	0.23%	-0.26%	0.14%	\$500	-011%	-0.12%	4116	%900°	75900-	2000	2611.0	2020	2000	A 16%	0.13%	-027%	4050	-0.38%
ZOI3		35,847	38,667	48,372	53,336	57,104	52,835	190'09	57,070	950729	55,875	5,513	6886				8.8	038,0	15,362	18,650	28,954	28,563	43,891	27,309	25.68	17,514	23,391	18,853	12,828	25.124	24,677	88.1	3,100	2,736
7 2012 T ANDT		37,003	35,536	D 48,340	53,643	3 57,412	6 52 121	8 52.776	2 55,234	6 62.034	5 60,445	5,133	90.90	9,506	9,566	5258	585	9,421	15,357	18,332	3 29,520	31,528	44,025	38,624	24,316	17.067	23,638	18,562	12627	28.542	25,454	1,72	2,605	2,650
A August	- 1	37,868	25,403	86 45,180	24 51,190	ET0,72	51,498	2 53,489	58,002	9 63,756	935,00	5,372	6,274	9238	9,238	8.372	5.778	9,540	5 15,634	19,378	25,113	120,02	2 44,507	26,305	24,740	17,159	23,263	15,668	12,784	25,816	24,115	1,567	2,804	2663
a 2010 TA PANT	- 1	43 37,887	20,105	20 45,338	27.22	57,038	0 54,330	25.912	57,368	64,869	11 62,929	5,506	3 6.000	8,843	9,843	3 8,873	6.125	9,736	8 15,816	4 19,217	23,847	3 30,403	3 6.50	35,599	24,714	0 17,190	23,000	S 15,236	12,547	25,406	25,113	1,761	3,150	288
Z028 Z099 AADT AADT		38,011 37,643	38.155 35,609	6,360 44,700	52,870 51,973	56,154 56,339	52,201 52,200	35,658 54,327	56,508 56,320	64,018 60,736	60,447 60,581	5,769 4,474	6,070 7,373	6,962 8,914	8,982 9,914	8,004 9,643	5,604 6,353	10,738 9,879	14,003 15,608	18,524 19,054	29,145 29,050	29,318 29,213	384 43.386	225 26,368	20 24.552	002,01	22 Oct	281 14,145	11,678	38 24,651	55 23,018	1,523	39 2,665	2,330
2007 2 AADT A		40,175 38	38,888 38	45.863	54,62	54 885 56	54.968 52	57,78	60,000	8 8	67.687 60.	7,307 8,	6,659 6.1	10,008 6.1	10,658 8.5	11,022 8,1	6,514 5,4	11,031 19	14,650 14,	19,543 18,	31,614 29,	34,089 23	46.465 44.394	26.624 27,235	25,537 24,620	16,567 16,860	20,516 21,480	13,659 12,581	13,082 11,020	27.345 25.736	23,850	2,048 1,804	3,717 2,889	322 283
ZODE		42,025	36.594	47,958	53,387	65,617	96,134 S	26,804	20,00	80,638	65,588 6	9,020	8,748	1,022	11,022	11,669	7,602	10,950	14,845	20243	30,456 3	30,948 3	47,008 48	28,975 28	26,833 24	18,351 16	24,073 X	13,531 13	12,561 13	28,144 27	25,789 20	2,374 2	4,720 3	3,455 3
Sonoralizad Service																	00000														3			
Generalized Service Careactiv		28800	25500	20009	0005	00855	20005	00555	00855	60100	80100	8600	2,00	1430	0053	00957	17300	2400	1888	32600	00568	33830	33500	38000	3800	38600	32400	33800	24200	33800	3800	14300	14300	24400
ad/1 0002																	Transitions 44.n Uninber Divided Flow																	
e e e		Class I: 8-Ln Dwided	Czzs I: 6-Ln Divided	Cassil, 64n Dwided	Cass II: 64.n Divided	Class I 6-Ln Dvided	Cass I 6Ln Dvided	Closs I. 6-Ln Dwided	Clean I: 6Un Divided	Class I. 84n Divided	Class F. & Ln Dwided	Uniferrupted Runal Hwy. 2-Ln Undivided	Uninterrupted Rural Hwy 2-Ln Undevided	Oses I: Transitional 2-Un Divided	Class II. Transcional 4-Ln Divided	Transitional 44.n Unitate Christed Flow	Transford 2-Ln Uninter Almbyided Flow	Transitional 2-Ln Uninter Andivided Flow	Cless I: 2-Ln Dwided	Class 1. 44.n Divided	Chail 4Ln Dvided	Cass 1 4Ln Divided	Class I. 4Un Divided	Class 1. 4-Ln Dwided	Class I: 44n Dwided	Case 1: 4-In Divided	Class it 44.n Divided	Coss II. 44n Divided	24.0 Uninter Audovided Row	Case : 4-Ln Dwided	Cases 44.n Dryded	Uninterrupted Runal Hay. 2-Lin Undwided	Uninterrupted Ruzzi Hwy. 2-Ln Undwided	Transitional 2-Ln United Ambreded Flow
ZOAT Road Cleas												3	3	a	a	12	UN-2	ļ.									0	0	34	0		5	Ca.	Ę,
f5 Road Class	1	8	ğ	230	230	ě	3	8	65.	3	å	175	R.	0:10	3:20	UN-2	3	1-45	Δ ,	ě	1,20	Š	1.20	1:30	5.0	CZ:3	2:20	2:30	1451	1.20	ð	148	UN-1	1740
Road stirft), for LOS lookup		(Duthur)	L.D.Urben_3	I_D_Utten_3	ILD_Linben_3	LD_lumber_3	C_manu_Q)	(,D,Urban_3	(Durban3	L.D.Untern_4	LD_Unben_4	UN U Paral	UN_U Para_1	LU Transit 1	ILD_Transf_1	UN_D_Transel_2	เลเบาักรคนา	UN_U_Transa_1	(D_Untran_1	(_0_Utom_2	(D_Unber_2	(D Urban 2	LO Unden 2	(D Urben, 2	Commo)	C_metho_J	S_mon_O_II	1.D_Urban.2	บนับ บนธนา	รัษตก ัดไ	LD_Utban2	UNU Red 1	เหยา	UP_U_Trans_1
Unban Tramsit Rural		rices.	Urban	Urban	Urban	Urben	Urban	Urben	Urban	Urban	Urban	Rusi	Runal	Transit	Tomat	Transa	Transit	Transit	Urben	Urben	Urben	Urthan	udan	Utph	Urban	Urban	Urban	Urban	Urban	Uthen	Urbori	Resi	Rural	Transit
EVC Lamagge (8 Lana Exch	Direct																10																	
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д	200	88.54	58.76	Paim City Rd	Jaan Jefforson Wy	DAS ARWA	Balon Rd	Britt Rd	58-722	Westmoreland Bwd	St Lucie County	Fox Brown Rd	CR-608 (Altopotats)	Van Buren	CR-725 (Chrus)	SR-78 (Kanner)	Palm Beach Courty	GR-764 (C01ve)	Fords's Tumple:	87.50	Matheon Ave	Napp Rd	57-76	VAloughby Bvd	Mortercy Entension	85	CR-A1A	SRATA	SRAIA	Green River Plany	877.80	58.710	87.52 87.52	OR-711/OR-78A
From	27.62	SR-714	SR-54(Out-off Ra)	58.76	Palm Cay Rd	Joen Jefferson Wy	Wight Blvd	Bater Rd	Brt 78	SR-732	Westmoreland Blvd	Oracetrober Courty	Fox Brown Rd	GR-608 (Allapottah)	Van Buren	CR-725	SR-78	š	OR-764 (Group)	Flordo's Tumpite	GR-713	Matheaco Ave	Pay didning	50.76	Willoughby Bivd	Mondarery Extension	898	GRATA	m:40	\$30.5	Green River Pleus	58-15	SR-710	897-80
Pinad Marre	88505.0	SH2 (US-1)	5R-5 (US-1)	SR5(US1)	SR-5 (US-1)	SR-5 (US-1)	SR-5 (US-1)	SR-5 (US-1)	SR-5 (US-1)	SR-5 (US-1)	SR5 (US-1)	SR-710 (Wacheld Bivd)	SR-710 (Warfield Bivd)	SR-750 (Harried GNd)	ST-719 (Warfield Blvd)	SR-750 (Warfield Bivd)	SR-710 (Warfield Bivd)	SR-714 (Waten Hwy)	SR-714 (Martin Hwy)	SR-714 (Martin Downs Blvd)	SR-714 (Martin Downs Bivd)	SR-714 (Martin Downs Bivd)	SR-714 (Pain City Bridge)	SR-714 (Monterey Re)	SR-714 (Marteray Rd)	SR-714 (Morterey Rd)	SR-714 (Monterey Rd)	SR-714 (Markerey Rd)	SR-732 (Causeway Bivd)	SR-722 (Jensen Booch Bwg)	SR-722 (Jersen Beam Bws)	SR.78 (Verticr Hwy)	SP.76 (Vertor Hwy)	SR76 (Vernor Hwy)

marting	N VS	0.79	80	8	220	89	08	75.0	97.0	97.0	8	97.0	850	0.28	932	88	030	090	250	88	0.57	8	÷	8	88	081	160	
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	Growth Rate	271%	2620	1.40%	1,55%	1654	203%	1318	1,61%	1.65%	200	\$10.1	0.74%	2.15%	1,08%	ž.	300%	2.13%	2 23%	0.50%	0.29%	102%	21.1	1,11%	183%	101%	1,50%	
	Annual Model o Growth Paris	0.71%	0.89%	1.40%	130%	1881	203%	1.31%	1.61%	189	%.Z6:0	1,01%	074%	2.18%	100%	12%	3008	213%	223%	200%	0.25%	1.02%	111%	1115	1.60%	1,01%	156%	
	Bodel Growth Pata (30 Years)	71.278	26.71%	42.15%	46.40%	4956%	2087%	39.20%	45.28%	44,45%	27.66%	30.28%	22.14%	65.27%	32 51%	36.48%	90.05%	830%	1,25 99	-24 60%	863%	30.50%	25.0%	20.38%	54 78%	30.34%	45.61%	
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	2013 RP	11,772	18,781	40,838	30,411	25.887	22,529	25,238	17,810	21,025	13,067	7,161	11,919 0	2,818	6,621 -0	11,130	2,924 0	6,718 -0	3,458 0	11,797 -0	8,690 a	0- 000'19	73,000 0.	54.500 -0	48,500	32,000 -0	37,000 40	15,522
	2012 AADT	1,522	18,375	39,547 4	30,025	26,112 2	23,454 2	27,300 2	1 687.71	20,350 2	11,526 11	7 702.7	12,894 1	2,866 2	6.507 6	11,2304 11	2,917 2,	7,210 6,	8,6038	11,125 11	9,133 8.	68,000 67	27 000,17	61,000 54	48,500 48	36,000 32	42,000 37,	
	AADT TOWN	11,889	18,569	38,143	29,328	26,700	23.800	27.084	17,139	72,02	12,716	7,252,7	13,170	2,935	6,977	11,237	2736	7,000	8,378	10,705	8,478	65.000	66,500	55,500	39,000	36,000	41,000	13.307 13,441
	Aust	11,679	18,947	39,213	23,850	79,884	24,048	25,526	16,856	19,347	12,273	7,179	12,264	3,175	7.419	11,203	2,875	7,149	8,419	10 786	8,461	65.000	67,500	61,00	50,000	38,600	41.100	13,630
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	2007 2008 AADT AADT	12,639 11,605	19,629 19,128	41,118 38.147	30,705 29,232	25,023 24,675	221 225	28.405 28,715	17.154 17.800	20,457 17,711	12.167 11,636	201.9 179.1	12484 11,506	3,445 3,110	8,503 8,756	10,971 11,625	2451	20 7,618	28.8	157 11,439	8,218	200 103,500	000,07 000	00 62,500	00 46.500	38,000	80 42 130	13,767
	2006 2 AADT A	15,563 12	19,759 19	41,722 41	30,402 30	26,631 25	23.639 22	32,625 28	15,762 17.	20,648 20	MREFI 12	7, 200, 7,	12.245 12	3,396 3,4	9,435 8,6	13,073 10,	3,046 2,923	0,145 7,230	3,636 3,559	11,482 11,157	9,050 8,718	52,500 84,000	64,500 62,500	68,500 68,000	52,000 47,500	35,600 39,300	43,100	
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	٤	Locks Rd	Jack James	Oove Pid	Splemo Rd	Indian St	SR-714	SR-6	St Lucie Bivd	Sevals Port Pa	Moonthur Bird	\$6.722	Studio County	Inden St	SRAIA	9285	Salemo Rd	Pomercy St	Inden S	SR-714	Date Highway						Beder Road	
	From	CR-711/CR70A	Lodes Ral	Jack James	Cove Rd	Sulamo Rd	locan Si	SR-714	SR-714	Stude Brd	Scwels Point Rd	MocArthur Blvd	SR-722	ORAIA	Indian St	St Lucie County	Cove Rd	Sulama Rd	Pomeray St	Undean St	588-5	N cd SR 706 (inscartown Road)	N of CR 709 (Bridge Road)	N of SR 76 (Kannor Highway)	S of SR 714 (Martin Hghway)	S of SR 714 (Martin Highway)	SR 714 (Stuert)	the Travel Demand Model (TCRP!!H)
	Road Name	SR-75 (Vanner Hwy)	SR-78 (Kenner Hwy)	SR-78 (Yearner Hwy)	SR-76 (Kanner Hwy)	SR-76 (Karner Hwy)	SR.78 (Yannor Hwy)	SR-76 (Karner Huy)	SRA1A (Dosen Bivd)	SRA1A (Ocean Bird)	SR-A1A (Occan Bivd)	SRA1A (Occan Bivg)	SR-A1A (Ocean Bivd)	St Lucie Blvd	Stucio BM	Wednerdard Bhd	Willoughby Bind	Willaughthy Blvd	Wishaphay Bivd	Willoughby Blvd	Wight Bivd	SR 9 (I-SS)	SN9 (1-85)	SR 9 (1-35)	SR9(1.95)	SR91	8891	NN * Roodway Segment that does not appear in the Travel Domand Model (TGRPSM)

Road Name	From	To	Туре	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	Class I: 4-Ln Divided	2000	25,949	1,349	O	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	Class I: 4-Ln Divided	2000	23,804	1,154	ပ	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,134	111	A/B	6.1%
SR-76 (Kanner Hwy)	SR-710	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,412	151	A/B	%6:0
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	Transitional 2-Ln Uninter /Undivided Flow	1200	2,889	168	A/B	0.5%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	Class I: 4-Ln Divided	2000	13,401	831	ပ	1.7%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	Class I: 4-Ln Divided	2000	19,231	920	၁	0.5%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	Class I: 6-Ln Divided	3020	43,880	2,372	O	%9.0
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	Class I: 6-Ln Divided	3020	34,493	1,495	O	1.0%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	Class I: 6-Ln Divided	3020	30,912	1,293	O	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	Class I: 6-Ln Divided	3020	21,116	993	O	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	Class I: 6-Ln Divided	3020	25,158	1,006	O	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	Class II: 4-Ln Divided	1630	19,437	1,081	Q	%9.0
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	Class I: 4-Ln Divided	2000	23,060	1,127	O	1.0%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	Class I: 2-Ln Divided	925	13,597	845	O	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	2-Ln Uninter /Undivided Flow	1190	8,532	407	A/B	3.1%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	2-Ln Uninter /Undivided Flow	1190	14,752	870	٥	1.8%
St Lucie Blvd	CR-41A	Indian St	2-Ln Undivided Non- State	675	3,305	172	O	0.5%
St Lucie Blvd	Indian St	SR-A1A	2-Ln Undivided Non- State	675	7,524	429	D	3.3%
Westmoreland Blvd	St Lucie County	SR-5	Class II: 2-Ln Divided	790	12,271	601	О	1.0%
Willoughby Blvd	Cove Rd	Salerno Rd	Class I: 2-Ln Undivided	880	4,332	214	O	8.0%

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Segments with shaded LOS require additional analysis. The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Road Name	From	٩	Туре	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,349	243	O	1.8%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,487	177	O	1.3%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,809	97	O	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,565	212	υ	%9.0
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1200	5,391	469	υ	7.0%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,156	393	٥	3.1%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,704	366	υ	%2.0
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,827	134	U	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,512	159	O	1.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,703	124	U	2.9%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,855	749	υ	1.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,446	669	υ	%6.0
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	13,161	586	О	2.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non- State	675	5,739	322	S	1.7%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,892	109	A/B	3.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,786	88	A/B	2.9%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non- State	675	1,782	116	U	1.4%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,383	235	O	0.8%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non- State	675	10,521	601	О	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,007	336	O	8.0%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non- State	675	6,615	351	٥	8.0%

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Road Name	From	7	Туре	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	Class II: 4-Ln Divided	1630	23,279	1,175	Q	4.5%
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	Class II: 4-Ln Divided	1630	19,680	962	۵	0.5%
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	2-Ln Undivided Non- State	675	8,920	448	D	0.5%
CR-708 (Bridge Rd)	SR-76	CR-711	Uninterrupted Rural Hwy: 2-Ln Undivided	740	932	67	A/B	6.7%
CR-708 (Bridge Rd)	CR-711	1-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,899	246	2	8.0%
CR-708 (Bridge Rd)	I-95	Powerline Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	9,172	540	υ	4.9%
CR-708 (Bridge Rd)	Powerline Ave	SR-5	Class I: 2-Ln Undivided	880	10,577	588	υ	4.2%
CR-708 (Bridge Rd)	SR-5	CR-41A	2-Ln Undivided Non- State	675	9,373	570	D	%2.0
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	2-Ln Undivided Non- State	675	8,053	419	О	0.5%
CR-708 (Bridge Rd)	Gomez Ave	CR-707	Class II: 2-Ln Undivided	750	4,739	319	O	1.2%
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,278	294	O	5.5%
CR-711 (Pratt Whitney Rd)	CR-708	South Fork High School	Class I: Transitional 2- Ln Undivided	800	4,582	314	O	2.2%
CR-711 (Pratt Whitney Rd)	South Fork High School	SR-76	Class I: Transitional 2- Ln Undivided	800	6,071	290	S	4.9%
CR-713 (High Meadow Ave)	1-95	CR-714	2-Ln Uninter /Undivided Flow	1190	13,157	1,008	٥	1.1%
CR-713 (High Meadow Ave)	CR-714	SR-714	Class I: 2-Ln Undivided	880	10,885	634	O	4.2%
CR-713 (High Meadow Ave)	SR-714	Murphy Rd	2-Ln Uninter /Undivided Flow	1190	12,431	577	၁	2.8%
CR-714 (Martin Hwy)	SR-710	Fox Brown Rd	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,413	202	A/B	7.9%
CR-714 (Martin Hwy)	Fox Brown Rd	CR-609	Uninterrupted Rural Hwy: 2-Ln Undivided	740	3,679	194	A/B	7.4%
CR-714 (Martin Hwy)	CR-609	I-95	Uninterrupted Rural Hwy: 2-Ln Undivided	740	5,747	261	O	6.2%
CR-714 (Martin Hwy)	Florida's Turnpike	CR-713	Class I: 4-Ln Divided	2000	20,783	1,504	U	0.5%
CR-714 (Martin Hwy)	CR-713	Mapp Rd	Class I: 4-Ln Divided	2000	22,656	1,223	O	2.6%

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Segments with shaded LOS require additional analysis. The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Road Name	From	То	Туре	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
CR-714 (Veteran's Memorial Bridge)	Mapp Rd	SR-76	Class I: 4-Ln Divided	2000	23,957	1,622	υ	6.1%
CR-723 (Savanna Rd)	CR-707	NE 24th St	Class I: 2-Ln Undivided	880	9,135	384	O	0.5%
CR-723 (Savanna Rd)	NE 24th St	CR-707A (Jensen Beach Blvd.)	Class I: 2-Ln Undivided	880	9,631	471	O	1.0%
CR-726 (Citrus Blvd)	SR-710	Greenridge Ln	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,783	126	A/B	0.5%
CR-726 (Citrus Blvd)	Greenridge Ln	CR-76A	Uninterrupted Rural Hwy: 2-Ln Undivided	740	2,488	137	A/B	0.5%
CR-76A (Citrus Blvd.)	CR-726	SR-714	Transitional 2-Ln Uninter /Undivided Flow	1200	4,269	283	A/B	8.0%
CR-76A (SW 96th St)	CR-726	Pennsylvania Ave	Transitional 2-Ln Uninter /Undivided Flow	1200	3,845	195	A/B	8.0%
CR-76A (SW 96th St)	Pennsylvania Ave	SR-76	Class I: Transitional 2- Ln Undivided	800	8,086	492	O	2.5%
CR-A1A (Dixie Hwy)	SR-5	CR-708	Class II: 2-Ln Undivided	750	3,416	192	O	4.7%
CR-A1A (Dixie Hwy)	CR-708	Osprey St	Class I: 2-Ln Undivided	880	7,552	477	O	3.7%
CR-A1A (Dixie Hwy)	Osprey St	Heritage Blvd	2-Ln Uninter /Undivided Flow	1190	6,595	393	A/B	3.1%
CR-A1A (Dixie Hwy)	Heritage Blvd	Cove Rd	2-Ln Uninter /Undivided Flow	1190	7,147	346	A/B	2.9%
CR-A1A (Dixie Hwy)	Cove Rd	Salerno Rd	Class II: 2-Ln Divided	790	12,131	617	Q	3.1%
CR-A1A (Dixie Hwy)	Salerno Rd	St. Lucie Blvd	Class II: 2-Ln Undivided	750	17,261	835	ш.	3.3%
CR-A1A (Dixie Hwy)	St Lucie Blvd	Jefferson St	Class II: 2-Ln Undivided	750	14,108	748	٥	2.9%
CR-A1A (Dixie Hwy)	Jefferson St	Indian St	Class II: 4-Ln Divided	1630	18,389	848	Q	2.2%
CR-A1A (Dixie Hwy)	Indian St	SR-714	Class I: 4-Ln Divided	2000	17,161	824	U	3.1%
CR-A1A (Dixie Hwy)	SR-714	SE Fifth St	2-Ln Undivided Non- State	675	6,710	346	Q	1.6%
Farm Rd	Dr Martin Luther King Jr Dr	Palm Wy	Class II: 2-Ln Undivided	750	2,817	124	O	3.2%
Fox Brown Rd	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	347	16	A/B	%0.0
Goldenrod Rd	Britt Rd	SR-732	Class II: 4-Ln Divided	1630	4,810	278	A/B	0.5%

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