

Application Materials
CPA 19-9 Realty Trust Partners
LPA Meeting
August 15, 2019



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 and Concurrent Zoning Change

Name or Title of Project:
Realty Trust Parcels

Future Land Use Amendment

Location of Project and Description of Proposal:

These two contiguous parcels, consisting of 9.54 acres +/-, are located on the east side of Willoughby Blvd., south of Darling Street and north of Salerno Road.

Parcel Control Number(s):

55-38-41-000-064-00011-1

55-38-41-000-064-00010-2

Is Project within a CRA? Which One?:

Select from the list

Size of Project (Acres):

9.54 +/-

Current Future Land Use Designation:

Rural Density

Current Zoning Designation:

A-1A

Proposed Future Land Use Designation:

Commercial/Office/Residential

Proposed Zoning Designation:

COR-1

Text Amendment

Proposed Elements to Amend:
Not applicable

Description of Text Amendment:

Not applicable

Property Owner:

Name or Company Name Real Estate Investment Realty Trust & 1750 SE Darling Street Realty Trust
Company Representative Stephen Wilchins
Address 20 William Street, Suite 130
City Wellesley State MA Zip 02481
Phone - - Fax - -
Email swilchins@wcnlip.com

Agent:

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

Contract Purchaser:

Name or Company Name Select from the list
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Land Planner:

Name or Company Name Same as Agent
Company Representative _____
Address _____
City _____ State _____ Zip _____
Phone _____ - _____ - _____ Fax _____ - _____ - _____
Email _____

Traffic Engineer:

Name or Company Name O'Rourke Engineering & PLanning
Company Representative Susan O'Rourke
Address 969 SE Federal Highway, Suite 402
City Stuart State FL Zip 34994
Phone 772 - 781 - 7918 Fax _____ - _____ - _____
Email seorourke@comcast.net

Attorney:

Name or Company Name Select from the list
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

Other Professional:

Name or Company Name _____
 Company Representative _____
 Address _____
 City _____ State _____ Zip _____
 Phone _____ - _____ - _____ Fax _____ - _____ - _____
 Email _____

B. Applicant or Agent Certification:

I have read this application, and to the extent that I participated in the application, I have answered each item fully and accurately.

Morris A. Crady
 Applicant's signature
 Morris A. Crady
 Printed name

2-19-19
 Date

NOTARY ACKNOWLEDGMENT

STATE OF Florida
 COUNTY OF Martin

I hereby certify that the foregoing instrument was acknowledged before me this 19th day of February, 2019, by Morris A. Crady.
 He or she
☒ is personally known to me or ☐ has produced _____ as identification.

Shirley Lyders
 Notary public signature

 Printed name



State of _____ at-large

Applicant or Agent Certification:

Applicant declares:

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

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

Applicant/Owner:

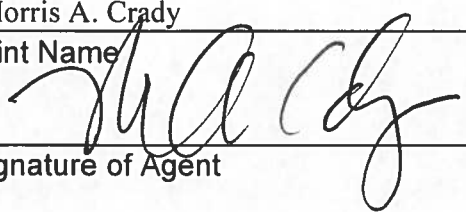
Print Name

Signature of Applicant

Applicant Agent:

Morris A. Crady

Print Name



Signature of Agent

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

Real Estate Investment Realty Trust
20 William Street, Suite 130
Wellesley, Massachusetts 02481

February 1, 2019

Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 55-38-41-000-064-00011-1
Comprehensive Plan Amendment

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **Real Estate Investment Realty Trust** during the governmental review process of the comprehensive plan amendment application.

Sincerely,

By: 

Stephen N. Wilchins, Trustee
The Real Estate Investment Realty
Trust dated April 26, 2005, as
Amended

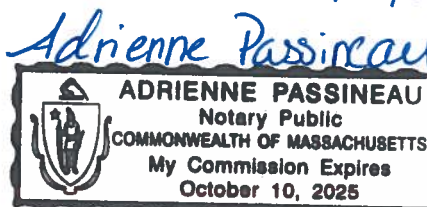
STATE OF Florida
COUNTY OF Martin County

The foregoing was acknowledged before me this 4 day of February, 2019,
by Stephen N. Wilchins, Trustee of REAL ESTATE INVESTMENT REALTY
TRUST. He [] is personally known to me or [X] has produced DL
as identification.

(Notarial Seal)


NOTARY PUBLIC

My Commission Expires: 10/10/2025



**1750 SE Darling Street Realty Trust
20 William Street, Suite 130
Wellesley, Massachusetts 02481**

February 1, 2019

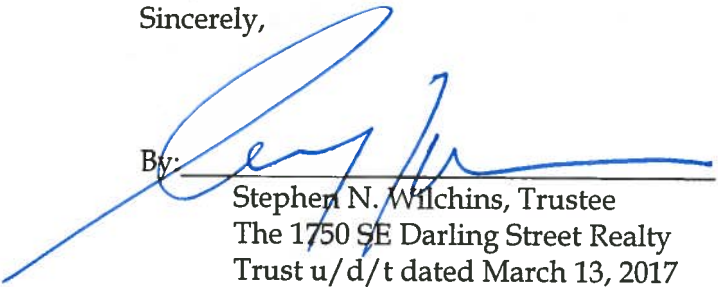
Nicki van Vonno, Director
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

Re: PCN: 55-38-41-000-064-00010-2
Comprehensive Plan Amendment

Dear Ms. van Vonno:

As owner of the property referenced above, please consider this correspondence formal authorization for Lucido & Associates to represent **1750 SE Darling Street Realty Trust** during the governmental review process of the comprehensive plan amendment application.

Sincerely,

By: 
Stephen N. Wilchins, Trustee
The 1750 SE Darling Street Realty
Trust u/d/t dated March 13, 2017

STATE OF Florida
COUNTY OF Martin County

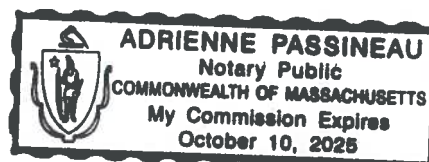
The foregoing was acknowledged before me this 4 day of February 2019,
by Stephen N. Wilchins, Trustee of 1750 SE DARLING STREET REALTY
TRUST. He [] is personally known to me or [X] has produced DL
as identification.

Adrienne Passineau


NOTARY PUBLIC

My Commission Expires: 10/10/2025

(Notarial Seal)



PT Prestige title agency, inc.

736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

TO: Lucido & Associates
701 SE Ocean Blvd.
Stuart FL 34994

RE: Ownership Search

EFFECTIVE
DATE: January 13, 2019 @ 8:00am

Pursuant to your request, we have caused to be made a search of the indices of the public records of Martin County, Florida, relative to the following described lands. As of the effective date of this Report the apparent record fee simple title owner(s) is/are:


Owner: Richard D. Ponn, as Trustee of the Real Estate Investment Realty Trust, dated April 26, 2005, as Amended by Warranty Deed recorded in O.R. Book 2153, Page 1359.

Legal: The West 298.00 feet of Tract 1, Block 64, St. Lucie Inlet Farms, according to the Plat thereof, as recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida.

Attached hereto is a copy of the most recent deed relative to the land under search.

This report does not reflect those instruments, if any, which may have been recorded prior to the recording date of the deed, or subsequent to the effective date referenced above, which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the lands under search.

Sincerely,


Karen Rae Hyche
President



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P19-11427/KRH

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.


The land referred to herein is described as follows:


The West 298.00 feet of Tract 1, Block 64, St. Lucie Inlet Farms, according to the Plat thereof, as recorded in Plat Book 1, Page 98, Public Records of Palm Beach (now Martin) County, Florida.

PRESTIGE TITLE AGENCY, INC.

736 Colorado Avenue, Ste. A
Stuart FL 34994

By: _____


Karen Rae Hyche


INSTR # 1941157
OR BK 02153 PG 1359
Pg 1359 - 1360 (2pgs)
RECORDED 06/16/2006 01:40:13 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY C Walsh

This Instrument was prepared by
and should be returned to:

Stephen N. Wilchins, Esquire
SEEGEL, LIPSHUTZ & WILCHINS, P.C.
20 William Street, Suite 130
Wellesley, MA 02481
781.237.4400

Parcel Identification Number: 55-38-41-000-064-00011-1

WARRANTY DEED

This Indenture, made this _____ day of June, 2006 between **STEPHEN N. WILCHINS, as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST dated April 26, 2005, as Amended**, whose post office address is 20 William Street, Suite 130, Wellesley, Massachusetts 02481, grantor, and, **RICHARD D. PONN, as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST, dated April 26, 2005, as Amended**, together with all powers under F.S. 689.07(1) including, but not limited to, the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument, whose post office address is 20 William Street, Suite 130, Wellesley, Massachusetts 02481, grantee,

Witnesseth, that the said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Martin County, Florida**, to wit:

**THE WEST 298.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE
INLET FARMS, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 1, PAGE 98, PUBLIC RECORDS OF
PALM BEACH (NOW MARTIN) COUNTY, FLORIDA**

SUBJECT TO: Taxes accruing subsequent to December 31, 2005, zoning regulations in force and effect, restrictions, reservations, easements and road rights-of-way of public record; provided, however, that nothing herein shall act to reimpose or reinstate any restrictions or reservations of record.

And said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

280694.1.0131017.3000

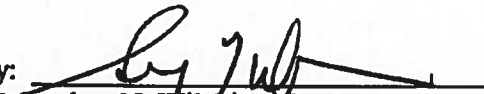
Page 1 of 2

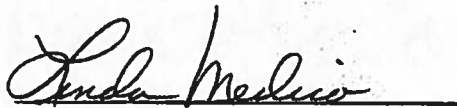
Being the same premises conveyed to STEPHEN N. WILCHINS as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST, grantor, by Warranty Deed dated April 29, 2005 and recorded with the Martin County Registry of Deeds at Book 02009, Page 2042.

IN WITNESS WHEREOF, the said grantor has caused this Warranty Deed to be executed on the day and year first above written.

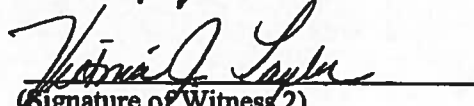
Signed, sealed and delivered
in the presence of:

**REAL ESTATE INVESTMENT
REALTY TRUST**

By: 
Stephen N. Wilchins, Trustee


(Signature of Witness 1)

LINDA MEDICO
(Typed or printed name of Witness 1)



(Signature of Witness 2)

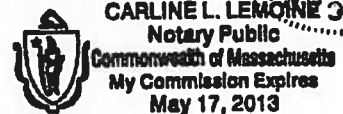
Victoria J. Taylor
(Typed or printed name of Witness 2)

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 15th day of June, 2006, before me, the undersigned notary public, personally appeared Stephen N. Wilchins, proved to me through satisfactory evidence of identification, which was Personally Known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the REAL ESTATE INVESTMENT REALTY TRUST.


Notary Public
My commission expires: May 17, 2013



280694.1.0131017.30002



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

TO: Lucido & Associates
701 SE Ocean Blvd.
Stuart FL 34994

RE: Ownership Search

EFFECTIVE
DATE: January 24, 2019 @ 8:00am

Pursuant to your request, we have caused to be made a search of the indices of the public records of Martin County, Florida, relative to the following described lands. As of the effective date of this Report the apparent record fee simple title owner(s) is/are:

Owner: Stephen N. Wilchins, Trustee of the 1750 SE Darling Street Realty Trust, u/d/t dated March 13, 2017 by Warranty Deed recorded in O.R. Book 2913, Page 2276.

Legal: The East 362.00 feet of Tract 1, Block 64, ST. LUCIE INLET FARMS, according to the Plat thereof as recorded in Plat Book 1, Page 98, public records of Martin (Formerly Palm Beach) County, Florida less and excepting therefrom the North 15 feet and the East 15 feet thereof for road right of way purposes.

Attached hereto is a copy of the most recent deed relative to the land under search.

This report does not reflect those instruments, if any, which may have been recorded prior to the recording date of the deed, or subsequent to the effective date referenced above, which may disclose the possible existence of encumbrances, liens, rights, interests or other matters which may affect the lands under search.

Sincerely,

A handwritten signature in blue ink that reads 'Karen Rae Hyche'. The signature is written in a cursive, flowing style.

Karen Rae Hyche
President



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P19-11,426/KRH

THE ATTACHED REPORT IS ISSUED TO LUCIDO & ASSOCIATES. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:


The East 362.00 feet of Tract 1, Block 64, ST. LUCIE INLET FARMS, according to the Plat thereof as recorded in Plat Book 1, Page 98, public records of Martin (Formerly Palm Beach) County, Florida less and excepting therefrom the North 15 feet and the East 15 feet thereof for road right of way purposes.

PRESTIGE TITLE AGENCY, INC.

736 Colorado Avenue, Ste. A
Stuart FL 34994

By: Karen Rae Hyche
Karen Rae Hyche

This instrument was prepared by
and should be returned to:
Stuart M. Gottlieb, Esq.
McLaughlin & Stern, LLP
City Place Office Tower
525 Okeechobee Blvd., Suite 1700
West Palm Beach, FL 33401


INSTR # 2625486
OR BK 2913 PG 2276
(2 Pgs)
RECORDED 03/20/2017 09:05:30 AM
CAROLYN TIMMANN
MARTIN COUNTY CLERK
DEED DOC TAX \$0.70

Parcel I.D.# 553841000064000102

WARRANTY DEED

THIS INDENTURE, made this 13th day of March, 2017, between RICHARD D. PONN, a married man, whose post office address is 49 W High Point Road, Stuart, Florida 34996, hereinafter called the Grantor*, in favor of STEPHEN N. WILCHINS, TRUSTEE of the 1750 SE Darling Street Realty Trust, u/d/t dated March 13, 2017, whose post office address is 20 William Street, Suite 130, Wellesley Hills, MA 02481, with the power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described in this instrument, hereinafter called the grantee*.

WITNESSETH: That said grantor, for and in consideration of the Sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heir and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to wit:

The East 362.00 feet of Tract 1, Block 64, ST. LUCIE INLET FARMS, according to the Plat thereof as recorded in Plat Book 1, Page 98, public records of Martin (formerly Palm Beach) County, Florida less and excepting therefrom the North 15 feet and the East 15 feet thereof for road right of way purposes.

This is not the homestead of Richard D. Ponn, who resides at 49 W High Point Road, Stuart, Florida 34996.

SUBJECT TO comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes accruing subsequent to December 31, 2016.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

Property Address: 1750 SE Darling Street, Stuart, Florida 34997

*"Grantor" and "grantee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence.

Rebecca MacGregor
WITNESS
Printed Name Rebecca MacGregor

Eric B. Brennan
WITNESS
Printed Name Eric B. Brennan

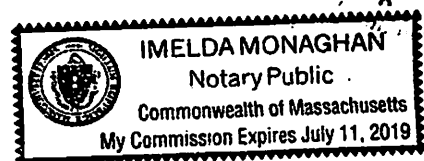
Richard D. Ponn
RICHARD D. PONN, by Stephen N.
Wilchins, Attorney in Fact Stephen N. Wilchins

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 13th day of March, 2017, before me, the undersigned notary public, personally appeared STEPHEN N. WILCHINS, attorney-in fact, for RICHARD D. PONN, proved to me through satisfactory evidence of identification, being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☒ my own personal knowledge of the identity of the signatory, to be the person who signed the preceding document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Imelda Monaghan
Notary Public:
My commission expires:



1211116.1.013108.000000001

INSTR # 2625487
 OR BK 2913 PG 2278
 (8 Pgs)
 RECORDED 03/20/2017 09:05:30 AM
 CAROLYN TIMMANN
 LINCOLN COUNTY CLERK

**DURABLE POWER OF ATTORNEY
 FOR PROPERTY**

RICHARD D. PONN TO

STEPHEN N. WILCHINS

I, RICHARD D. PONN, now of Lincoln, County of Middlesex, Massachusetts, (the "Principal") have made, constituted and appointed and do by these presents make, constitute, and appoint STEPHEN N. WILCHINS, now of Boston, County of Suffolk, Massachusetts, to be my true and lawful attorney-in-fact by authority of, and in accordance with the provisions of the Uniform Durable Power of Attorney Act, as set forth in the General Laws of Massachusetts, Chapter 190B, Article V, as amended (the "Law"); and in accordance with the Law to deal with my property, real and personal, and any interest therein owned by me; and in my name, place and stead, and for my use and benefit, and as my act and deed, to do and execute, or to concur with persons jointly interested with me therein in the doing, or executing of, any or all of the following acts, deeds and things during his service as attorney-in-fact.

1. TERM OF SERVICE

As provided by the Law, this power of attorney shall not be affected by subsequent disability or incapacity of the Principal, and shall continue notwithstanding such disability or incapacity of the Principal.

2. POWERS OF ATTORNEY

During his term of service, as defined in (1) hereof, my attorney-in-fact shall have the following powers:

(a) TO BUY, SELL AND ENCUMBER REAL AND PERSONAL PROPERTY

To purchase, or to take under lease, own, maintain, acquire, develop and improve, real or personal property of any kind or amount, to construct, alter, maintain, repair, demolish, rebuild and improve buildings, and to sell, convey, exchange or otherwise dispose of the same;

To execute, acknowledge and deliver any and all contracts, deeds, leases, assignments of mortgage, extensions of mortgage, satisfactions of mortgage, releases of mortgage, subordination agreements, and any other instrument or agreement of any kind or nature whatsoever, in connection therewith, and affecting any and all property presently mine or hereafter acquired, located anywhere, which my said attorney-in-fact may deem necessary or advantageous for my interests;

To borrow money and to issue notes and other obligations in my name and on my behalf, and to secure the payment thereof in any manner, including purchase by conditional sale, and mortgage (including purchase money mortgage), pledge or assignment of any part or parts of my property, real and personal;

525032.2.013108.000000001

1

For Ref. only

To refund, discharge and pay off, refinance or renew, replace or extend any conditional sale obligation or any mortgage, pledge or charge now or in the future existing upon my property, both real and personal, or any part thereof; and to assign, extend, discharge and give partial releases from any mortgage which may be a part of my estate; and generally to deal in mortgages and other security agreements in any manner which my said attorney-in-fact may deem expedient or desirable; and

To negotiate, obtain, and close a reverse mortgage for me and in my name to be secured by real estate owned by me, residential or otherwise; to execute and deliver all documents in connection with such reverse mortgage; to execute an end of term plan for the ultimate disposition of my residence; and to take any other action necessary for this purpose, in order to satisfy the terms and conditions of any such reverse mortgage loan, which my said attorney-in-fact may deem expedient or desirable.

(b) TO ACT AS PROXY

To take all steps and remedies necessary and proper for the conduct and management of my business affairs, including the exercise of any and all powers and rights I may have as holder of any stocks or shares (and thereof to be my substitute and proxy for me in my name and behalf, to vote at any election of director, or other officers, or for any other matter to come before the shareholders or directors either at a meeting of the Shareholders or Board of Directors), bonds, or securities, or any position or office I may now hold in any business or corporation of which I have any interest, and for the recovery, receiving, obtaining, and holding possession of any lands, tenements, rents or real estate, goods and chattels, debts, interest, demands, duties, sum or sums of money or any other thing whatsoever, located anywhere, that is, are or shall be, by my said attorney-in-fact, thought to be due, owing belonging to or payable to me in my own right or otherwise.

(c) TO FILE TAX RETURNS, ETC.

To prepare, sign, verify and file in my name and behalf any and all tax returns, protests, briefs, petitions, or other documents relating to my federal income, gift or other taxes of any year, whether before the Treasury Department or before the United States Tax Court, or any other office or tribunal and to appear, negotiate and conduct in my behalf any disputes or proceedings with respect thereto, this power to apply similarly to any matters relating to taxes imposed by any state, municipality or other governmental authority.

In addition, I specifically authorize my attorney-in-fact to deal with tax authorities, to execute and sign on my behalf any and all federal, state, local, and foreign income and gift tax returns, including estimated returns and interest, dividends, gains and transfer returns, for all periods, and to pay any taxes, penalties and interest due thereon; to allocate generation-skipping transfer tax exemptions (within the meaning of Section 2642(a) of the Internal Revenue Code) and to make tax elections; to represent me or to sign an Internal Revenue Service Form 2848 (Power of Attorney or Declaration of Representative) or Form 8821 (Tax Information Authorization), or comparable authorization, appointing a qualified lawyer, certified public accountant or enrolled agent (including my attorneys-in-fact if so qualified) to represent me before any office of the Internal Revenue Service or any state, local or foreign taxing authority

525032.2.013108.000000001

with respect to the types of taxes and years referred to above, and to specify on said authorization said types of taxes and years; to receive from or inspect confidential information in any office of the Internal Revenue Service or state, local or foreign tax authority; to receive and deposit, in any one of my bank accounts, or those of any revocable trust of mine, checks in payment of any refund of federal, state, local or foreign taxes, penalties and interest; to pay by check drawn on any bank account of mine or of any revocable trust of mine and have accounts to permit my attorneys-in-fact to draw checks for payment of said items; to execute waivers (and offers of waivers) of restrictions on assessment or collection of deficiencies in taxes and waivers of notice of disallowance of a claim for credit or refund; to execute consents extending the statutory period for assessment or collection of such taxes; to execute offers in compromise and closing Agreements under Section 7121 or comparable provisions of the Internal Revenue Code or any federal, state, local or foreign tax statutes or regulations; to delegate authority or to substitute another representative for any one previously appointed by me or my attorney-in-fact; and to receive copies of all notices and other written communications involving my federal, state, local or foreign taxes at such address as my attorney-in-fact may designate.

(d) BANKING

To transact all my banking business, at any and all banks as my attorney-in-fact shall deem desirable including the power to execute all documents necessary thereto; to endorse all checks, promissory notes, drafts, bills of exchange, or certificates of deposit for collection and deposit;

To deposit any funds of mine in any bank or trust company, and to entrust to such bank or trust company or to a safe deposit company for safekeeping, any of the securities, monies, documents and papers belonging to or relating to my estate;

To borrow money and effect loans, advances or other forms of credit from any bank at any time or times, and, as security for the repayment of any and all of my obligations and liabilities to any bank at any time existing, to grant, convey, assign, transfer, endorse and deliver either originally or in addition or substitution, any or all stocks, bonds, rights and interest of any kind in or to stocks or bonds, or other securities and property, and for all loans, advances or other forms of credit at any time granting or extended to me to make, execute and deliver one or more notes, acceptances, collateral loan agreements or other written obligations and agreements on such terms, and with such provisions as to the collateral security and the sale or disposition thereof, as my said attorney-in-fact may deem proper; and also to pay all or any of my obligations and liabilities to any bank and to receive and receipt for the collateral; and also to execute and deliver to any bank any documents or declarations that may be required under the Securities Exchange Act or any other law or regulations in connection with any credit at any time extended to me; and

To procure for my account, in order to be discounted by any bank, any and all promissory notes, drafts or other orders for the payment of money payable to my order or generally, and to endorse the same for the purpose of that discount.

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(e) TO EXECUTE INSTRUMENTS

To make, endorse, accept, receive, sign, seal, execute, acknowledge, and deliver deeds, assignments, agreements, certificates, hypothecations, checks, notes, annuity agreements, stocks, bonds, vouchers, receipts, and such other instruments in writing of whatever kind and nature as may be necessary, convenient, or proper.

(f) TO ENTER SAFE DEPOSIT VAULT

To have access to and enter any safe deposit box or boxes now or hereafter held by me.

(g) TO HOLD, MANAGE, MAINTAIN REAL PROPERTY

To take, hold, possess, invest, lease, or let, or otherwise manage any or all of my real property or any interest therein; to eject, remove or relieve tenants or other persons from, and recover possession of, such property by all lawful means; and to maintain, protect, preserve, insure, remove, store, transport, repair, build on, raze, rebuild, alter, modify or improve the same or any part thereof; and

To enter into and take possession of any lands, real estate, tenements, houses, stores, or buildings, or parts thereof, belonging to me, that may become vacant or unoccupied, or to the possession of which I may be or may become entitled, and to receive and take for me and in my name and to my use all or any rents, profits, or issues of any real estate to me belonging, and to let the same in such manner as my attorney-in-fact shall deem necessary and proper, and from time to time to renew leases.

(h) TO DO BUSINESS, OPEN, CLOSE AND SETTLE ACCOUNTS, ETC.

To make, do, and transact all and every kind of business of whatever nature or kind, including the opening, closing, receipt, recovery, collection, payment, compromise, settlement, and adjustment of all accounts, legacies, bequests, interests, dividends, annuities, demands, debts, taxes, and obligations, or any rebate, refund or discount thereon, which may now or hereafter be due, owing, or payable by me or to me; and

To invest and reinvest the money and assets of my estate in such manner as my attorney-in-fact may from time to time in his sole discretion determine.

(i) TO ENGAGE IN LITIGATION; EMPLOY COUNSEL

To enter and prosecute suits and to take all due means, course and process in law in my name and for and in my behalf and to appear in any court or courts to answer, defend and reply unto all actions, causes, matters, and things whatsoever, with power, also, to submit any matter in dispute to arbitration or otherwise, to settle litigation, and to make and execute any releases, compromises, settlements, agreements or contracts by deed or otherwise as my said attorney-in-fact in his opinion deems necessary or expedient; and

To employ agents and counsel, including legal counsel and investment counsel, and to pay their reasonable compensation and expenses.

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(j) TO CARE FOR PRINCIPAL

In the event of my illness, incapacity or other emergency, to incur and pay and satisfy such expenses for my comfort, benefit and care, and obligations of a nature customarily incurred by me, as my attorney-in-fact in his judgment may consider necessary, or desirable, or as in his judgment is consistent with what I would wish.

(k) TO FUND TRUST

To transfer, convey, and deliver any or all property, tangible, intangible or real, in which I may have any interest, into a trust or trusts, whether created by me or by my said attorney-in-fact on my behalf, revocable or irrevocable, or to any other form of entity or ownership, including any form of co-tenancy, under such terms and with such provisions as my attorney-in-fact may deem in my best interest, and to do all things necessary or convenient to accomplish the same, including, without limitation, the power to sign, seal, execute, and deliver deeds, bills of sale, and stock powers.

(l) ESTATE PLANNING: MAKING GIFTS

To do further planning of my estate as the same may be necessary because of changes in the estate tax laws and changes in my property, including the creation of additional trusts; the amendment or revocation of trusts; the resignation of myself as Trustee; the making of gifts (real or personal, tangible or intangible) in my name, either in fee or by reserving a life estate in myself or giving a life estate to others with a remainder interest to others; the making of gifts to or for the benefit of my spouse (if any) or my lineal descendants (if any) or charities or others, whether outright or in trust or otherwise; to change ownership, make absolute assignment or change designated beneficiaries in any individual, business or group life insurance policy or policies; to exercise my rights under general and nongeneral powers of appointment; and to consent for gift tax purposes to gifts made by my spouse (if any) as having been made one-half by me and one-half by my spouse (if any).

If my attorney-in-fact makes gifts to minors, such gifts may be made directly to the minor, to a legal representative of the minor, or to a custodian under the Uniform Gifts to Minors Act, the Uniform Transfers To Minors Act, or under any similar statute or law. Such custodian may include my attorney-in-fact or any other person chosen by my attorney-in-fact. Any property or funds paid over to such legal representative or custodian shall constitute a complete discharge of my attorney-in-fact without any obligation of my attorney-in-fact to see to the application thereof.

Notwithstanding the foregoing, in no event shall my attorney-in fact make gifts to him or herself. I hereby name my successor attorney-in-fact as designated in Section 6 below as my Special Attorney-in-Fact, who shall have the authority to determine whether gifts should be made to my attorney-in-fact pursuant to this Paragraph (l) and to make such gifts.

(m) PROVIDE FOR MY CARE

To make such use of my personal and real property as is necessary to maintain the customary standard of living of myself; to provide for my necessary medical, dental, and surgical

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care, hospitalization and custodial care; to provide transportation, to continue charge accounts, and to continue membership payments; to make application for medical assistance, including, without limitation, Medicaid.

(n) PROVIDE FOR MY DEPENDENTS

To make such use of my personal and real property as is necessary to maintain the customary standard of living of my spouse (if any), minor children (if any), and other dependents (if any); to provide for their necessary medical, dental, and surgical care, hospitalization and custodial care; to provide for the education of my children, public or private and at any level, including camp and extracurricular activities; to provide transportation, to continue charge accounts, and to continue membership payments for the benefit of said dependents.

(o) IRAs

To establish an IRA in my name or make any contributions to an existing IRA in my name; to roll over the proceeds of a lump-sum distribution from any qualified pension or profit-sharing plan into an IRA or another qualified pension or profit-sharing plan; to amend, change ownership, make absolute assignment, make distribution elections, or change designated beneficiaries with respect to any IRA. As used herein, "IRA" shall include any traditional Individual Retirement Account, Roth Individual Retirement Account, pension plan, profit-sharing plan, retirement plan, Keogh plan, or other employee benefit plan, whether qualified or non-qualified.

(p) OTHER

Generally, for me and in my name, place and stead to take general control and management of my affairs, business and property, and to do and perform all acts and things which my attorney-in-fact may consider useful and necessary connected with my affairs, business, property and interest, giving and hereby granting unto my said attorney-in-fact full power and authority in and to the premises; and generally to do, act, transact, determine, accomplish, complete and finish all matters, affairs, and things whatsoever for me and on my behalf or relating to the premises as fully, completely and effectually to all intents and purposes as I might or could do if present, although the matter might seem to require or should require more special authority than is herein comprised, it being the intention to include every power and authority hereunder; I, the said RICHARD D. PONN, hereby ratifying and confirming, allowing and holding firm and valid all and whatsoever my said attorney-in-fact shall do or cause to be done in and about the premises and in and about any and all my affairs and property by virtue of these presents.

3. COMPENSATION

My attorney(s)-in-fact shall be entitled a reasonable compensation for services rendered hereunder. My said attorney(s) may deal with himself or herself or with any concern in which he or she may be interested as freely and effectively as through dealing with a third party.

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4. NOMINATIONS

As provided in the Law (General Laws, Chapter 190B, Article V), I hereby nominate STEPHEN N. WILCHINS, now of Boston, Massachusetts, for consideration by the Court as conservator of my estate, if protective proceedings for my estate are hereafter commenced. If STEPHEN N. WILCHINS shall fail or cease to serve as conservator of my estate, I hereby authorize the Managers (or other form of managing body) of the firm of WILCHINS COSENTINO & FRIEND LLP, now of Wellesley, Norfolk County, Massachusetts, (or its successor or assign to which STEPHEN N. WILCHINS is or was most recently affiliated) to nominate a successor conservator of my estate, if protective proceedings for my estate are hereafter commenced.

As provided in the Law (General Laws, Chapter 201D), I hereby nominate my wife, NANCY L. PONN, for consideration by the Court as guardian of my person, if protective proceedings for my person are hereafter commenced. If NANCY L. PONN shall fail or cease to serve as guardian of my person, I hereby nominate STEPHEN N. WILCHINS, now of Boston, Massachusetts, for consideration by the Court as guardian of my person, if protective proceedings for my person are hereafter commenced.

I direct that no conservator or guardian appointed hereunder shall be required to furnish surety on his or her bond or give bond except as required by law.

5. COPIES

Any person dealing with my said attorney-in-fact may rely on a photocopy of this instrument certified by my said attorney-in-fact with his signature to be a true copy; and, as provided in the Law (General Laws, Chapter 190B, Section 5-505) may further rely on his affidavit that he did not have at the time of the exercise of the power actual knowledge of the termination of the power by revocation, or of the death of the Principal, or of any protective proceedings in any court for the person or estate of the Principal.

6. SUCCESSOR POWER OF ATTORNEY

In the event of the death, incapacity, or declination to act of said STEPHEN N. WILCHINS as my attorney-in-fact hereunder, I hereby authorize the Managers (or other form of managing body) of the firm of WILCHINS COSENTINO & FRIEND LLP, of Wellesley, Norfolk County, Massachusetts, (or its successor or assign to which STEPHEN N. WILCHINS is or was most recently affiliated) to name a successor attorney-in-fact to be my lawful attorney-in-fact under this instrument.


7. LIMITATION ON DURABLE POWER OF ATTORNEY

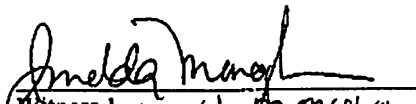
Notwithstanding anything contained herein to the contrary, the powers granted herein to my attorney-in-fact is limited by and subject to the power granted by me to STEPHEN N. WILCHINS, with respect to THE PONN ENTITIES, in a Limited Durable Power of Attorney of even date herewith.

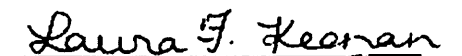
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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of July, 2016.


RICHARD D. PONN

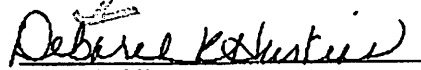

Witness 1 Imelda F. Keenan


Witness 2 Laura F. Keenan

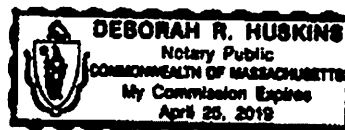
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 22nd day of July, 2016, before me, the undersigned Notary Public, personally appeared the above-named RICHARD D. PONN, proved to me through satisfactory evidence of identification, being (check whichever applies): ☒ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him, as his free act and deed, voluntarily for its stated purpose.


Notary Public

My commission expires: April 25, 2019



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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
STEPHEN N. WILCHINS, TRUSTEE OF THE 1750 SE DARLING STREET REALTY TRUST, u/d/t dated March 13, 2017	20 William Street, Suite 130, Wellesley Hills, MA 02481

(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
RICHARD D. PONN REVOCABLE TRUST, STEPHEN N. WILCHINS, TRUSTEE	20 Williams Street, Suite 130 Willesley Hills, MA 02481	100%

(If more space is needed attach separate sheet)

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

(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*}

(If more space is needed attach separate sheet)

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

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

Signature

Print name

STATE OF: MA

COUNTY OF: Norfolk

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 1 day of April, 20 19, by Adrienne Passineau, who is personally known to me or have produced DL as identification.

Signature

(Notary Seal)

Notary Public, State of MA

Print Name: Adrienne Passineau

My Commission Expires: 10/10/2025

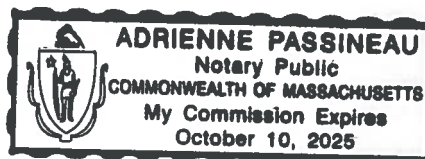


EXHIBIT A
LEGAL DESCRIPTION

THE WEST 298.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE INLET FARMS,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 98, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY,
FLORIDA

TOGETHER WITH:

THE EAST 362.00 FEET OF TRACT 1, BLOCK 64, ST. LUCIE INLET FARMS,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 98, PUBLIC RECORDS OF MARTIN (FORMERLY PALM BEACH)
COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE NORTH 15
FEET AND THE EAST 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY
PURPOSES.

PARCEL I.D. NUMBERS:
55-38-41-000-064-00011-1
55-38-41-000-064-00010-2

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
RICHARD D. PONN, AS TRUSTEE OF THE REAL ESTATE INVESTMENT REALTY TRUST, dated April 26, 2005, as amended	20 William Street, Suite 130 Wellesley, MA 02481
Note: Richard D. Ponn is deceased and Stephen N. Wilchins is Successor Trustee	

(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
465 COLUMBIA ROAD LLC	20 William Street, Suite 130 Wellesley, MA 02481	100%

(If more space is needed attach separate sheet)

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

(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*}

(If more space is needed attach separate sheet)

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

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

Signature

Print name

STATE OF: MA

COUNTY OF: Dorset

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 1 day of April, 2019, by

DL, who is personally known to me or have produced

DL as identification.

Signature

Notary Public, State of MA

Print Name: Adrienne Passineau

My Commission Expires: 10/10/2025

(Notary Seal)

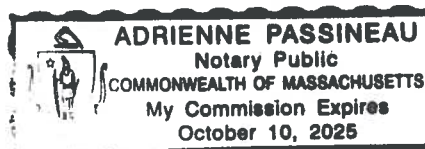


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TOGETHER WITH:

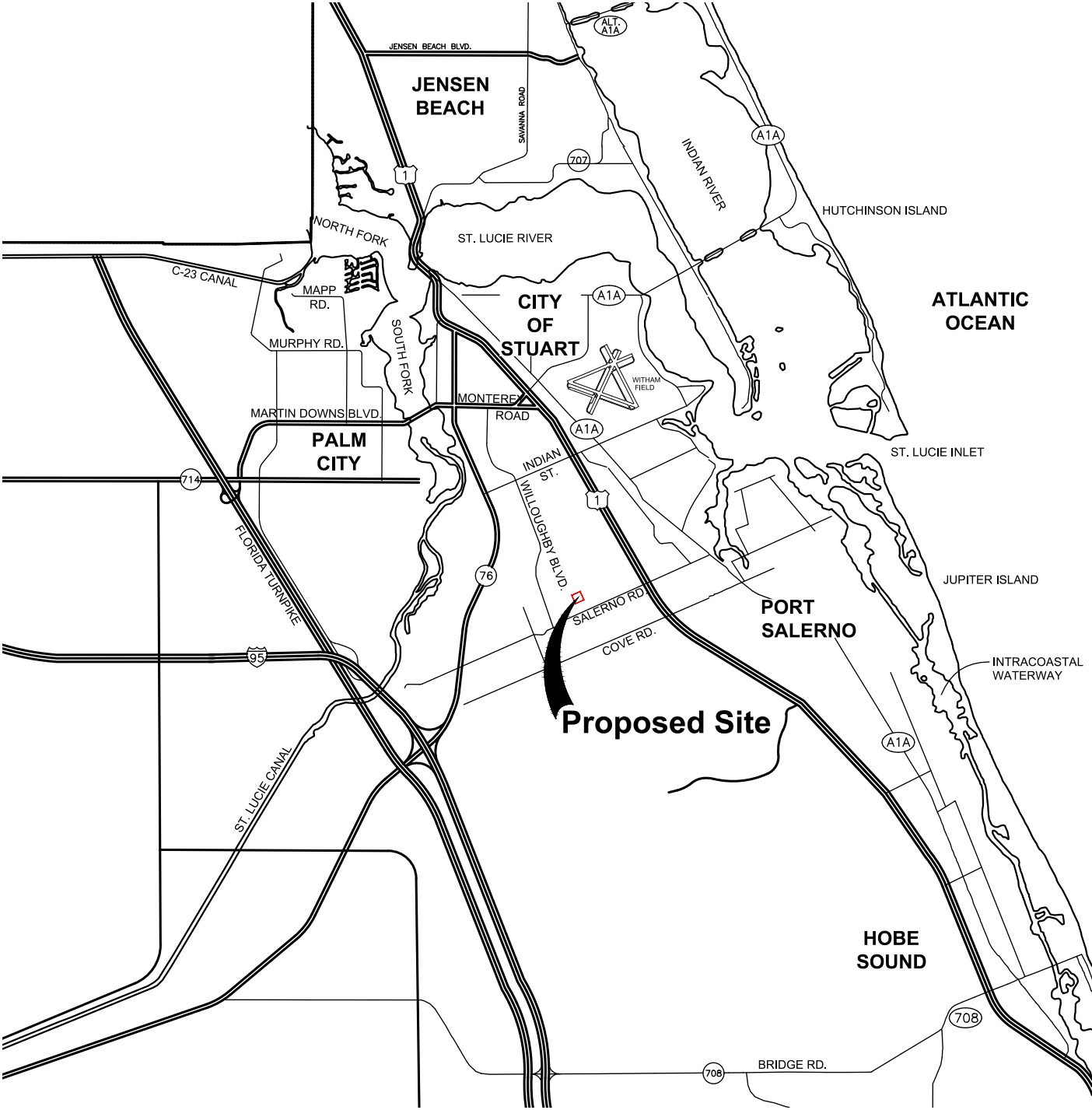
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COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE NORTH 15
FEET AND THE EAST 15 FEET THEREOF FOR ROAD RIGHT-OF-WAY
PURPOSES.

PARCEL I.D. NUMBERS:

55-38-41-000-064-00011-1

55-38-41-000-064-00010-2

Location Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220



Realty Trust Parcels

Martin County, Florida

Aerial Map



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701 E Ocean Blvd., Stuart, Florida 34994

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Realty Trust Parcels
Martin County, Florida

Property Appraisers Assessment Map



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701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100. Fax (772) 223-0220



Realty Trust Parcels

Martin County, Florida

Current Future Land Use Map



Future Land Use Legend

- | | |
|----------------------------------|---|
| Rural Density -up to 0.5 UPA | Commercial / Office / Residential |
| AgTEC | Commercial Waterfront |
| Rural Heritage -up to 0.5 UPA | Recreational |
| Estate Density -up to 1 UPA | Public Conservation Area |
| Estate Density -up to 2 UPA | General Institutional |
| Low Density -up to 5 UPA | Industrial |
| Medium Density -up to 8 UPA | Agricultural |
| High Density -up to 10 UPA | Agricultural Ranchette |
| Mobile Home Density -up to 8 UPA | Major Power Generation Facility |
| Mixed-Use Village | No Data (May Include Incorporated Area) |
| Commercial General | |
| Commercial Limited | |



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(772) 220-2100, Fax (772) 223-0220



Realty Trust Parcels

Martin County, Florida

Proposed Future Land Use Map



Future Land Use Legend

	Rural Density -up to 0.5 UPA		Commercial / Office / Residential
	AgTEC		Commercial Waterfront
	Rural Heritage -up to 0.5 UPA		Recreational
	Estate Density -up to 1 UPA		Public Conservation Area
	Estate Density -up to 2 UPA		General Institutional
	Low Density -up to 5 UPA		Industrial
	Medium Density -up to 8 UPA		Agricultural
	High Density -up to 10 UPA		Agricultural Ranchette
	Mobile Home Density -up to 8 UPA		Major Power Generation Facility
	Mixed-Use Village		No Data (May Include Incorporated Area)
	Commercial General		
	Commercial Limited		



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701 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220



Realty Trust Parcels

Martin County, Florida

Current Zoning Map



Zoning Legend

- | | | |
|--|---|--|
| A-1 (Small Farms) | LC (Limited Commercial District) | R-3 (Multi-Family Residential) |
| A-1A (Agricultural) | LI (Limited Industrial District) | R-3A (Liberal Multi-Family) |
| A-2 (Agricultural) | LI-1 (Limited Industrial District) | R-3B (Multi-Family Residential) |
| A-3 (Conservation) | M-1 (Industrial) | R-4 (Multi-Family Residential) |
| AG-20A (General Agricultural District) | M-2 (Industrial) | R-5 (Multi-Family Med. Density) |
| AR-10A (Agricultural Ranchette District) | M-3 (Industrial) | RE-1/2A (Residential Estate District) |
| AR-5A (Agricultural Ranchette District) | MH-P (Mobile Home Park District) | RE-1A (Residential Estate District) |
| B-1 (Business) | MH-S (Mobile Home Subdivision District) | RE-2A (Rural Estate District) |
| B-2 (Business Wholesale) | Ocean Breeze | RM-10 (High Density Residential District) |
| B-3 (Rural Business) | PAF (Public Airport Facilities District) | RM-3 (Low Density Residential District) |
| CC (Community Commercial District) | PC (Public Conservation District) | RM-4 (Low Density Residential District) |
| CO (Commercial Office) | PR (Public Recreation District) | RM-5 (Low Density Residential District) |
| COR-1 (Commercial Office/Residential District) | PS (Public Servicing District) | RM-6 (Medium Density Residential District) |
| COR-2 (Commercial Office/Residential District) | PS-1 (Public Service District) | RM-8 (Medium Density Residential District) |
| E (Estates and Suburban Homes District) | PS-2 (Public Service District) | RS-10 (High Density Residential District) |
| E-1 (Estates and Suburban Homes District) | PUD | RS-3 (Low Density Residential District) |
| GC (General Commercial District) | PUD-C (Commercial) | RS-4 (Low Density Residential District) |
| GI (General Industrial District) | PUD-I (Industrial) | RS-5 (Low Density Residential District) |
| HB-1 (Limited Business) | PUD-MH (Mobile Home) | RS-6 (Medium Density Residential District) |
| HB-1A (Hotel & Motel) | PUD-R (Residential) | RS-8 (Medium Density Residential District) |
| HB-1AA (Hotel & Motel) | PUD-WJ (PUD West Jensen) | RS-BR3 (Low Density Residential District, Beau Rivage) |
| HI (Heavy Industrial District) | PMUV (Planned Mixed-Use Village) | RT (Mobile Home Subdivision District) |
| HR-1 (Single-family Residential District) | R-1 (Single-family Residential District) | SY (Salvage Yard) |
| HR-1A (Single-family Residential District) | R-1A (Single-family Residential District) | Sewalls Point |
| HR-2 (Multi-Family Residential) | R-1B (Single-family Residential District) | Stuart |
| HR-2A (Multi-Family Dwelling) | R-1C (Single-family Residential District) | TP (Mobile Home Park District) |
| IZ - Interim Zoning | R-2 (Single-family Residential District) | WE-1 (Waterfront Estates District) |
| Jupiter Island | R-2A (Two-Family Residential District) | WGC (Waterfront General Commercial District) |
| | R-2B (Single-family Residential District) | WRC (Waterfront Resort Commercial District) |
| | R-2C (Single-family Residential District) | |
| | R-2T (Single-family Residential District) | |



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(772) 220-2100, Fax (772) 223-0220



Realty Trust Parcels

Martin County, Florida

Proposed Zoning Map



Zoning Legend

- | | | |
|--|---|--|
| A-1 (Small Farms) | LC (Limited Commercial District) | R-3 (Multi-Family Residential) |
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| E (Estates and Suburban Homes District) | PS-2 (Public Service District) | RS-10 (High Density Residential District) |
| E-1 (Estates and Suburban Homes District) | PUD | RS-3 (Low Density Residential District) |
| GC (General Commercial District) | PUD-C (Commercial) | RS-4 (Low Density Residential District) |
| GI (General Industrial District) | PUD-I (Industrial) | RS-5 (Low Density Residential District) |
| HB-1 (Limited Business) | PUD-MH (Mobile Home) | RS-6 (Medium Density Residential District) |
| HB-1A (Hotel & Motel) | PUD-R (Residential) | RS-8 (Medium Density Residential District) |
| HB-1AA (Hotel & Motel) | PUD-WJ (PUD West Jensen) | RS-BR3 (Low Density Residential District, Beau Rivage) |
| HI (Heavy Industrial District) | PMUV (Planned Mixed-Use Village) | RT (Mobile Home Subdivision District) |
| HR-1 (Single-family Residential District) | R-1 (Single-family Residential District) | SY (Salvage Yard) |
| HR-1A (Single-family Residential District) | R-1A (Single-family Residential District) | Searalls Point |
| HR-2 (Multi-Family Residential) | R-1B (Single-family Residential District) | Stuart |
| HR-2A (Multi-Family Dwelling) | R-1C (Single-family Residential District) | TP (Mobile Home Park District) |
| IZ - Interim Zoning | R-2 (Single-family Residential District) | WE-1 (Waterfront Estates District) |
| Jupiter Island | R-2A (Two-Family Residential District) | WGC (Waterfront General Commercial District) |
| | R-2B (Single-family Residential District) | WRC (Waterfront Resort Commercial District) |
| | R-2C (Single-family Residential District) | |
| | R-2T (Single-family Residential District) | |



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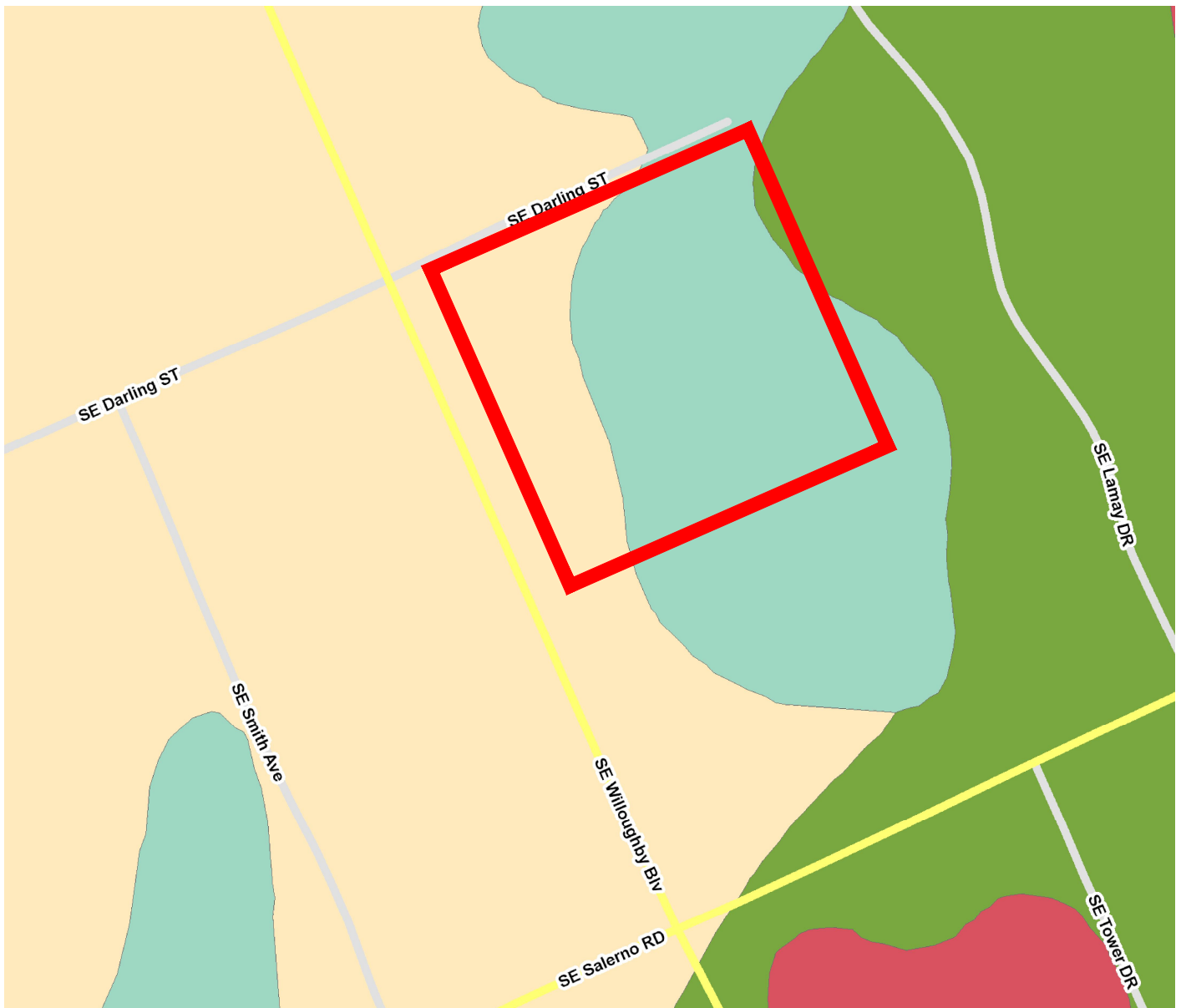
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Realty Trust Parcels

Martin County, Florida

Soil Type Map



Soils Type Legend

- WULFERT AND DURBIN MUCK, TIDAL
- WINDER SAND, DEPRESSIONAL
- WAVELAND AND LAWNWOOD FINE SAND, DEPRESSIONAL
- WAVELAND AND IMMOKALEE FINE SAND
- WABASSO SAND
- WABASSO AND OLDSMAR FINE SAND, DEPRESSIONAL
- URBAN LAND
- UDORTMENTS, 0-35% SLOPES
- ST LUCIE-PAOLA-URBAN LAND COMPLEX, 0-8% SLOPES
- SANIBEL MUCK
- SAMSULA MUCK
- SALERNO SAND
- RIVIERA FINE SAND, DEPRESSIONAL
- POMELLO SAND, 0-5% SLOPES

- PLACID AND BASINGER FINE SAND, DEPRESSIONAL
- PINELLAS FINE SAND
- PINEDA AND RIVIERA FINE SAND
- PAOLA AND ST LUCIE SAND, 8-20% SLOPES
- PAOLA AND ST LUCIE SAND, 0 - 8% SLOPES
- PALM BEACH-BEACHES COMPLEX, 0-8% SLOPES
- OLDSMAR FINE SAND
- OKEELANTA MUCK
- NETTLES SAND
- MALABAR FINE SAND, HIGH
- LAWNWOOD AND MYAKKA FINE SAND
- KESSON SAND, TIDAL
- JUPITER SAND
- JONATHAN SAND, 0-5% SLOPES
- HONTOON MUCK

- HOLOPAW FINE SAND
- HOBE FINE SAND, 0-5% SLOPES
- HALLANDALE SAND
- GATOR AND TEQUESTA MUCK
- FLORIDANA FINE SAND, DEPRESSIONAL
- DUETTE FINE SAND
- CHOBEE LOAMY SAND, DEPRESSIONAL
- CANOVA MUCK
- CANAVERAL SAND, 0-5% SLOPES
- BOCA FINE SAND
- BESSIE MUCK
- BASINGER FINE SAND
- ARENTS, ORGANIC SUBSTRATUM, 0-5% SLOPES
- ARENTS, 0-2% SLOPES
- ARCHBOLD SAND



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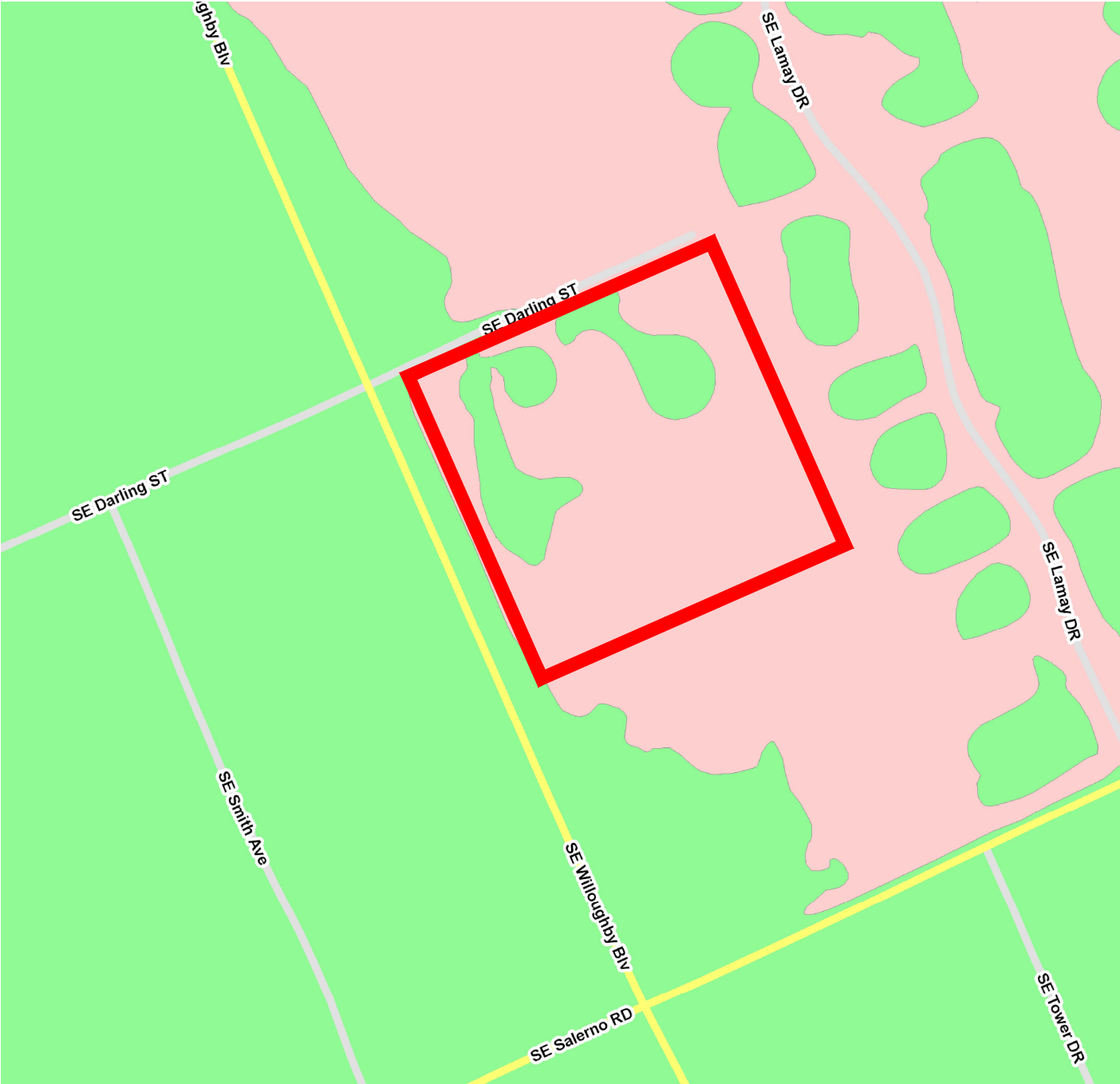
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FEMA Flood Map



FEMA Flood Zones

- A
- AE
- AH
- VE
- X
- X500



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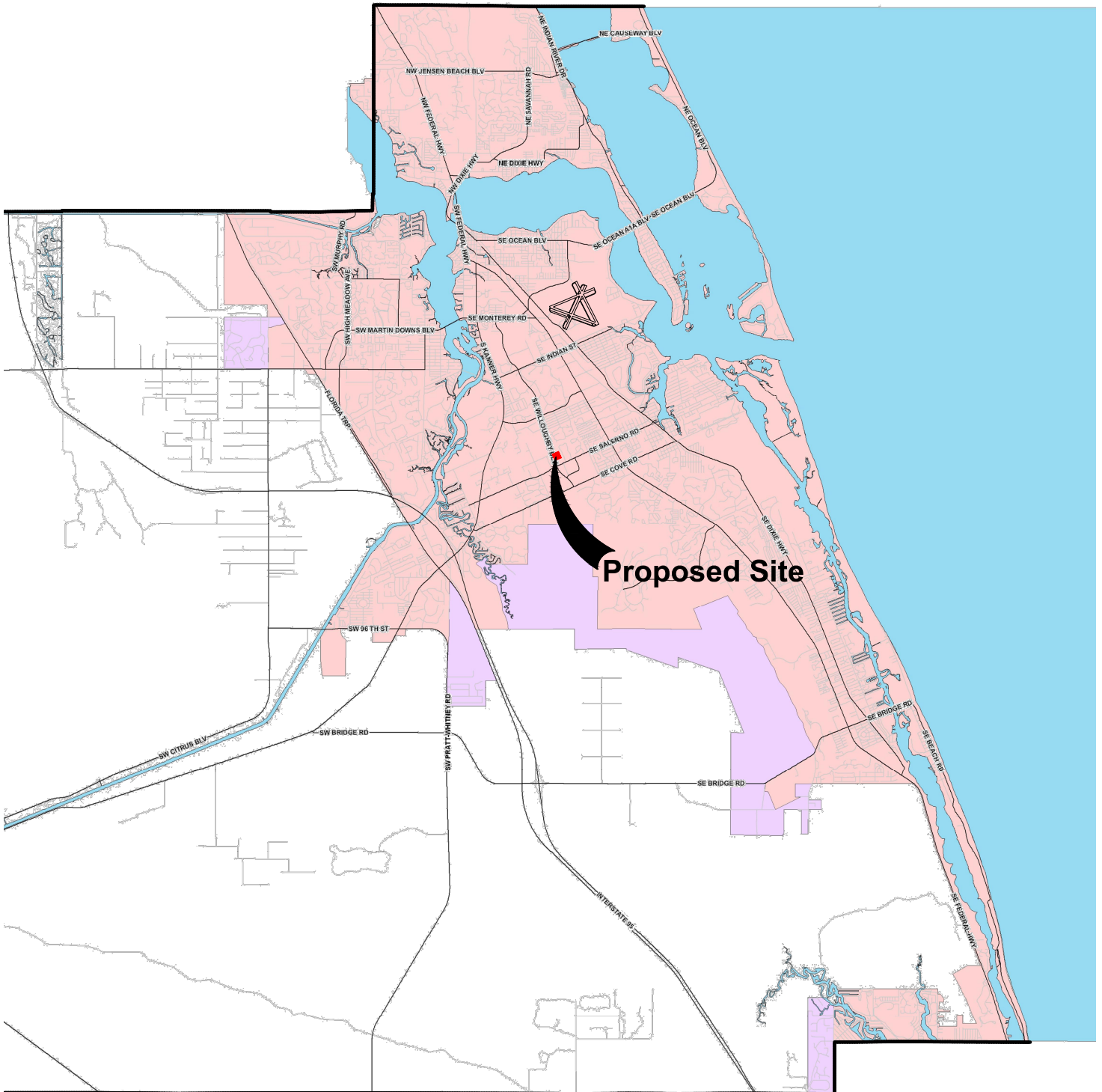
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Realty Trust Parcels
Martin County, Florida

Urban Service District



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Realty Trust Parcels
Martin County, Florida

Comprehensive Plan Amendment

APPLICATION JUSTIFICATION

1.0 Comprehensive Growth Management Plan Future Land Use Amendment Criteria.

According to Section 1.11.C(2) of the Comprehensive Growth Management Plan (CGMP), staff can recommend approval of the requested change from Rural Density to Commercial Office Residential on the 9.5-acre subject property provided it is consistent with all other elements of the CGMP and at least one of the following four criteria has been demonstrated by the applicant to exist:

(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 policy 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 land 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 rural to urban development began in 1982 when the County adopted the Comprehensive Plan and included this area within the Primary Urban Service District. In the mid to late 1980's Martin Memorial South Hospital was constructed and Indian River State College opened the Chastain campus on Salerno Road. Over the past 30 years, the college and surrounding medical services, such as skilled nursing facilities, medical offices and physical rehabilitation services, have expanded significantly. In addition, regional water and wastewater services were expanded along with major drainage and roadway improvements including Salerno Road, Cove Road and Willoughby Boulevard. These uses and improvements have created a hub of life-science and education facilities, which have become one of the major employment centers in the County, and created the opportunity for urban "in-fill" development on the subject property.

Most recently, i.e. 2017, the County changed the future land use/zoning on the property to the south from Rural Density to Commercial Office Residential/COR-2 and changed the future land use/zoning on the property to the north (across Darling Street) from Rural Density to Estate Density/RE-1/2A.

Comprehensive Plan Amendment

The growth in the area and investment in public infrastructure have clearly altered the character of the area such that the Rural Density land use policies do not apply to the subject property and the proposed request is now reasonable and consistent with area land use characteristics.

TABLE 1: RELEVANT FUTURE LAND USE AMENDMENTS SINCE 1982

CPA Number	Location	From	To
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, 47.14 acres (Wright Parcel)	Rural Density Residential	Estate Density Residential
08-5	North of Cove Road between Ault Ave. and Burnett Ave., 37.7 acres (Grusmark)	Rural Density Residential	Estate 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
17-2	Northeast corner of Salerno Road and Willoughby Blvd., 9.4 ac. (VNA)	Rural Density Residential	Commercial Office Residential

Comprehensive Plan Amendment

17-8	North of Darling Street and East of Willoughby Blvd., 10 ac. (Fernlea)	Rural Density Residential	Estate Density Residential
------	--	---------------------------	----------------------------

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

It could be argued that the existing Rural Density is an inappropriately assigned land use designation.

The subject property was originally designated Rural Density in 1982 because of the lack of growth and public infrastructure to support urban development and because, at that time, it was on the "fringe" of the Primary Urban Service District (PUSD).

In 2004, based on growth and the availability of public facilities and services, the County expanded the PUSD to include 870 acres of land south of Cove Road thereby moving the fringe far beyond the subject property. All lands surrounding the property are now used for, or have been designated for higher intensity use leaving the subject property as a Rural Density enclave in the "heart" of the PUSD.

As per Comprehensive Growth Management Plan (CGMP) Policy 4.13A.5(1), the Rural Density land use is intended for the fringe of the "Secondary" Urban Service District (SUSD) where public facilities and services cannot be provided cost-effectively. The subject property is literally miles from the SUSD in the heart of the Primary Urban Service District. The County, Martin Memorial Hospital, Indian River State College and private landowners have invested several million dollars over the past 30 years to improve public drainage facilities, expand surrounding roadways and extend water and wastewater treatment facilities to support urban development in this area.

Based on the property's location within the "heart" of the Primary Urban Service District and the availability of a full range of public facilities and services, the Rural Density land use category on the subject property no longer complies with Rural Density land use policies and is therefore inconsistent with the Comprehensive Growth Management Plan. For these reasons, the change in land use to Commercial Office Residential would make the property's future land use designation consistent with the Comprehensive Growth Management Plan land use policies and thereby, correct an "inappropriately assigned" land use designation.

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

This criterion is not applicable to the subject request. However, the proposed amendment clearly meets at least 2, if not 3 of the 4 criteria. Staff can recommend approval of the requested change provided at least one of the four criteria has been demonstrated by the applicant to exist and the amendment is consistent with all other elements of the CGMP.

Comprehensive Plan Amendment

2.0 Physical Characteristics of the Site.

The site is composed of 2 separate lots of record, each approximately 5 acres in size. Both parcels were previously used as single family homesites and retains primary and accessory structures that will be demolished as part of any future redevelopment plans. The parcels are legally access by SE Darling Street, an unpaved stabilized road along the north property line, which is a designated "open road". The easternmost parcel includes an approximately 3-acre manmade lake along the eastern boundary of the property. Both parcels have been cleared of native habitat. Some isolated pine trees remain and some areas are infested with exotic plant species, namely Brazilian pepper and melaleuca trees. Based on a preliminary site evaluation, no natural wetland habitat or native upland habitat occurs on the property and the site has little or no potential for listed species.

2.1 Compatibility with Surrounding Uses.

The property is located north of Salerno Road with direct frontage on Willoughby Boulevard to the west and Darling Street to the north. Existing single-family home sites on approximately one-acre lots occur to the east (Woodlands Subdivision). In 2017, the future land use/zoning on the property to the north (across Darling Street) was changed from Rural Density to Estate Density/RE-1/2A (CPA 17-8, Fernlea) and the future land use/zoning on the property to the south was changed from Rural Density to Commercial Office Residential/COR-2 (CPA 17-1, VNA). The proposed change to Commercial Office Residential and COR-1 zoning, which allows up to 5 units per acre is compatible with the COR-2 zoning on the property to the south and creates a reasonable land use transition from the residential properties to the north and east.

Required landscape buffers between commercial and residential uses and compliance with density transition zone policies will ensure compatibility with the surrounding single-family home sites per *CGMP Policy 4.9E.1(1)* as identified below. The site is physically suited for buffering due to its size and the existing manmade lake that occurs along the eastern boundary adjacent to the existing single-family home sites.

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

The following CGMP policies support the proposed land use amendment:

"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."

Comprehensive Plan Amendment

"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."

"Policy 4.9E.1. Forms of buffering between land uses. Buffering between incompatible land uses may take the form of:

- (1) Physical barriers, such as berms, hedges or other landscape cover, walls or fences aesthetically designed for screening purposes; or indigenous densely vegetated open space;"*

Policy 4.13A.8.

(1) Commercial Office/Residential development (COR). Martin County shall establish policies and criteria to guide mixed-use development. Commercial Office/Residential development shall be allocated to accessible sites adjacent to major thoroughfares. It shall also serve as a transitional use separating more intensive commercial uses from residential development. Office and residential development may be allocated along the outer fringe of core commercial areas where such development may encourage reinvestment in declining residential areas adjacent to commercial core areas. The COR future land use designation shall also be allocated to areas appropriately suited for Traditional Neighborhood Development, described under Goal 4.3. The development provisions for the standard COR zoning districts and the PUD zoning district are expressed below:

(a) Development in the Commercial Office/Residential future land use designation shall be restricted to professional and business offices, limited service establishments, financial institutions, live-work units, residential development or any combination of these uses. Freestanding retail sales and service establishments shall be excluded from these areas. However, restaurants, certain service commercial uses, and limited commercial uses, as identified in the Land Development Regulations, may occupy 25 percent of the commercial square footage in a building.

Residential storage facilities may be approved in areas designated COR, and the Land Development Regulations shall include criteria for review of such uses. However, the building shall be restricted to structures with small modules adaptive exclusively to storage of personal items of residential clients. Commercial tenants shall be expressly prohibited. The facility shall be designed to blend harmoniously with residential structures.

The intensity of lot use, defined as floor area ratio (FAR), shall be governed by the parking standards of the Land Development Regulations. The maximum building coverage shall be 40 percent, and the minimum net lot size permitted in COR districts shall be 10,000 square feet. The minimum open space shall be 40 percent and the maximum building height shall be 30 feet. Multiple-family residential uses are encouraged to develop in areas designated for office development at densities compatible with criteria cited in Policy 4.13A.7.(5) for High Density Residential development. The Land Development Regulations shall require appropriate landscaping and screening, including a vegetative berm system where feasible. Plant material

Comprehensive Plan Amendment

and a decorative fence or wall shall be used to assure compatibility between established residential uses and proposed office developments.

A bed and breakfast or other facilities for transient lodging, catering to seasonal residents, shall be permitted. Kitchen facilities shall be permitted to accommodate occupants visiting for periods exceeding the general motel trip duration of one to four nights. Approved transient lodging facilities existing as of the effective date of the CGMP shall be considered permitted in such an area.

Landscaping, screening, buffering and similar design techniques shall be used to assure a smooth transition between residential structure types and densities.

Residential use shall be allowed in the COR future land use designation as part of a mixed-use project as allowed under Goal 4.3 in any of the seven CRAs designated in Policy 4.2B.4. Residential densities shall be as provided in Policy 4.3A.3.

The subject property is located near a signalized intersection of two major roadways, in the heart of the Primary Urban Service District (PUSD) and all public facilities and services are currently available or planned to be available when development occurs.

The change to Commercial Office Residential future land use is consistent with 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 proposed request provides equitable treatment to the property owner consistent with the CGMP policies and furthers the CGMP policy directives to provide limited commercial uses near residential neighborhoods within the PUSD where all public facilities are available.

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 existing Rural Density future land use promotes urban sprawl because it is an inefficient use of urban land and fails to provide a clear separation between urban and rural land uses. It is in direct conflict with policies intended to avoid urban sprawl and encourage in-fill development.

The proposed Commercial Office Residential future land use will provide neighborhood commercial services and uses and potential housing alternatives that will discourage the proliferation of urban sprawl. In fact, the subject parcel is an excellent example of urban "in-fill" property. The land use change is a remedy for urban sprawl because it is an economical use of existing infrastructure that preserves the urban boundary.

2.4 Availability of Public Facilities And Services.

Comprehensive Plan Amendment

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

The subject site is within the heart of the Primary Urban Service District and 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:

Water and Sewer Availability Worksheet prepared by Lucido & Associates in coordination with the Martin County Utilities Department;
Traffic Study prepared by Shaun Mackenzie, P.E.; and
School Impact Worksheet prepared by Lucido & Associates.

2.5 Justification Statement for Rezoning Application from A-1 to COR-1

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

The requested rezoning from A-1, Small Farms District, to COR-1, zoning district, which allows up to 5 units per acre, implements the requested Commercial Office Residential future land use category. The proposed zoning provides a reasonable land use transition from the more intense uses along Willoughby Blvd. and at the intersection of Salerno Road. It is consistent with the CGMP policies for allocating Commercial Office Residential future land use and with all applicable provisions of the Comprehensive Growth Management Plan including land use transition and buffering policies.

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

The requested COR-1 zoning district implements the proposed Commercial Office Residential future land use category pursuant to the requirements and all applicable provisions of the Martin County Land Development Regulations.

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

The COR-1 zoning district will provide potential office space, limited goods and services and/or alternative housing in accordance with CGMP policies. The site is located near a signalized intersection of 2 major roadways and is adequately sized to provide required buffers and ensure compatibility with the adjacent residential uses.

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

The growth in the area, particularly the surrounding institutional and commercial uses, and public infrastructure improvements, has altered the character of the area such that the proposed request is now reasonable and consistent with area land use characteristics.

Comprehensive Plan Amendment

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

The property is located in the heart of the Primary Urban Service District and all required public facilities and services are in place or will be available to support future development in accordance with the COR-1 zoning district.

- 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 change in future land use is in direct response to the pattern of growth and the significant investment in public facilities and services that has occurred since the Comprehensive Growth Management Plan (CGMP) future 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 a reasonable mix of land uses and the efficient and economical use of the county's resources.

Future Land Use Amendment
Traffic Analysis

**Realty Trust Parcels
Land Use Amendment
Martin County, FL**

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INTRODUCTION

A future land use amendment is proposed on 9.54 acres at the southeast corner of SE Darling Street and Willoughby Boulevard, Martin County, Florida (Parcel IDs: 55-38-41-000-064-00011-1 and 55-38-41-000-064-00010-2).

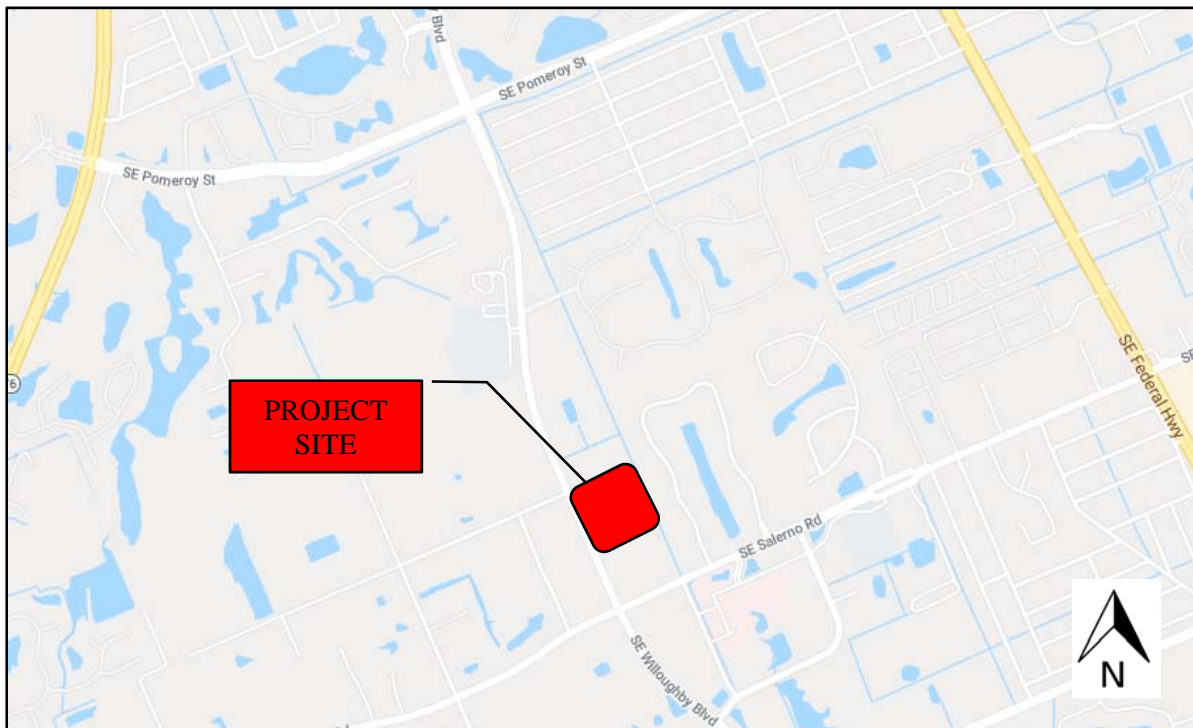
The amendment proposes to change the future land use from Rural Density to Commercial Office/Residential (COR). The property details and proposed changes are shown below in Table 1. Figure 1 illustrates the general site location.

Table 1. Proposed Land Use Change

Parcel ID	Parcel Size	Existing Land Use	Proposed Land Use
55-38-41-000-064-00011-1	5.13 Acres	Rural Density	COR
55-38-41-000-064-00010-2	4.41 Acres	Rural Density	COR

The traffic analysis will examine the impacts of changing 9.54 acres of Rural Density to COR land use. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 10th Edition* (ITE report)
- Martin County Impact Fee Study Technical Report, 12/2012, Walter H. Keller, Inc.
- Martin MPO Data
- Comprehensive Plan
- 2040 Long Range Plan
- Martin County Roadway Level of Service Inventory Report

LAND USE CHANGE ANALYSIS

TRIP GENERATION

Existing Future Land Use

The existing future land use (FLU) is Rural Density. The development potential of the land is up to 0.5 single family dwellings units per acre). The maximum development potential of the land with respect to traffic is 5 single family dwelling units.

The trip generation was projected based on the formulas in the Institute of Transportation Engineers' (ITE) report *Trip Generation (10th Edition)* and use Land-Use 210 (Single Family Detached). The existing FLU has a trip generation potential of 66 daily, 8 AM peak hour (2 in/6 out), and 6 PM peak hour (4 in/2 out) trips.

Proposed Future Land Use

The proposed FLU is Commercial Office/Residential (COR) and the maximum development potential of the land is 166,225 SF of Medical Office use based on the comprehensive plan's maximum building coverage of 40 percent. Medical office use generates more trips than commercial office or residential use; therefore, use of medical office provides a conservative analysis.

The trip generation was projected based on the Institute of Transportation Engineers' (ITE) report *Trip Generation, 10th Edition*. A 10 percent pass-by capture rate was applied to the trip generation based on Martin County's Impact Fee Study Technical Report, 12/2012, Walter H. Keller, Inc. The proposed FLU has the net maximum potential to generate 5,669 daily, 316 AM peak hour (247 in/69 out), and 509 PM peak hour (142 in/367 out) trips.

Net Impact

The difference between the maximum trip generation potential of the existing future land use and the proposed future land use was examined to determine the maximum (worst case/conservative) impact to the existing and future roadway network. Table 2 displays the resulting trip generation. The resulting change is 5,603 daily, 308 AM peak hour (245 in/63 out), and 503 PM peak hour (138 in/365 out).

Table 2. Proposed Trip Generation

Land Use				Intensity	Daily	AM Peak Hour			PM Peak Hour		
					Trips	Total	In	Out	Total	In	Out
Existing FLU Traffic											
Single Family Detached 0.5 DUs/Acre				5 DU	66	8	2	6	6	4	2
Subtotal					66	8	2	6	6	4	2
NET EXISTING TRIPS					66	8	2	6	6	4	2
Total Existing Driveway Volumes					66	8	2	6	6	4	2
Proposed Site Traffic											
Medical Office 9.54 AC @ 40%				166.225 1000 SF	6,299	351	274	77	566	158	408
Subtotal					6,299	351	274	77	566	158	408
<u>Pass-By Traffic</u>											
Medical Office				10.0%	630	35	27	8	57	16	41
Subtotal					630	35	27	8	57	16	41
NET PROPOSED TRIPS					5,669	316	247	69	509	142	367
Total Proposed Driveway Volumes					6,299	351	274	77	566	158	408
NET CHANGE IN TRIPS					5,603	308	245	63	503	138	365
NET CHANGE IN DRIVEWAY VOLUMES					6,233	343	272	71	560	154	406
Note: Trip generation was calculated using the following data:											
					Pass-by	AM Peak Hour		PM Peak Hour			
Land Use	ITE Code	Unit	Daily Rate		Rate	in/out	Rate	in/out	Equation		
Single Family Detached	210	DU	$\ln(T) = 0.92 \cdot \ln(X) + 2.71$		0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\ln(T) = 0.96 \ln(X) + 0.2$		
Medical Office	720	1000 SF	$T = 38.42(X) + - 87.62$		10%	78/22	$\ln(T) = 0.89 \ln(X) + 1.31$	28/72	$T = 3.39 (X) + 2.02$		
ITE Trip Generation (10th Edition)											
Pass-By rates are based on the Martin County Impact Fee Technical Memorandum											
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TRAFFIC DISTRIBUTION

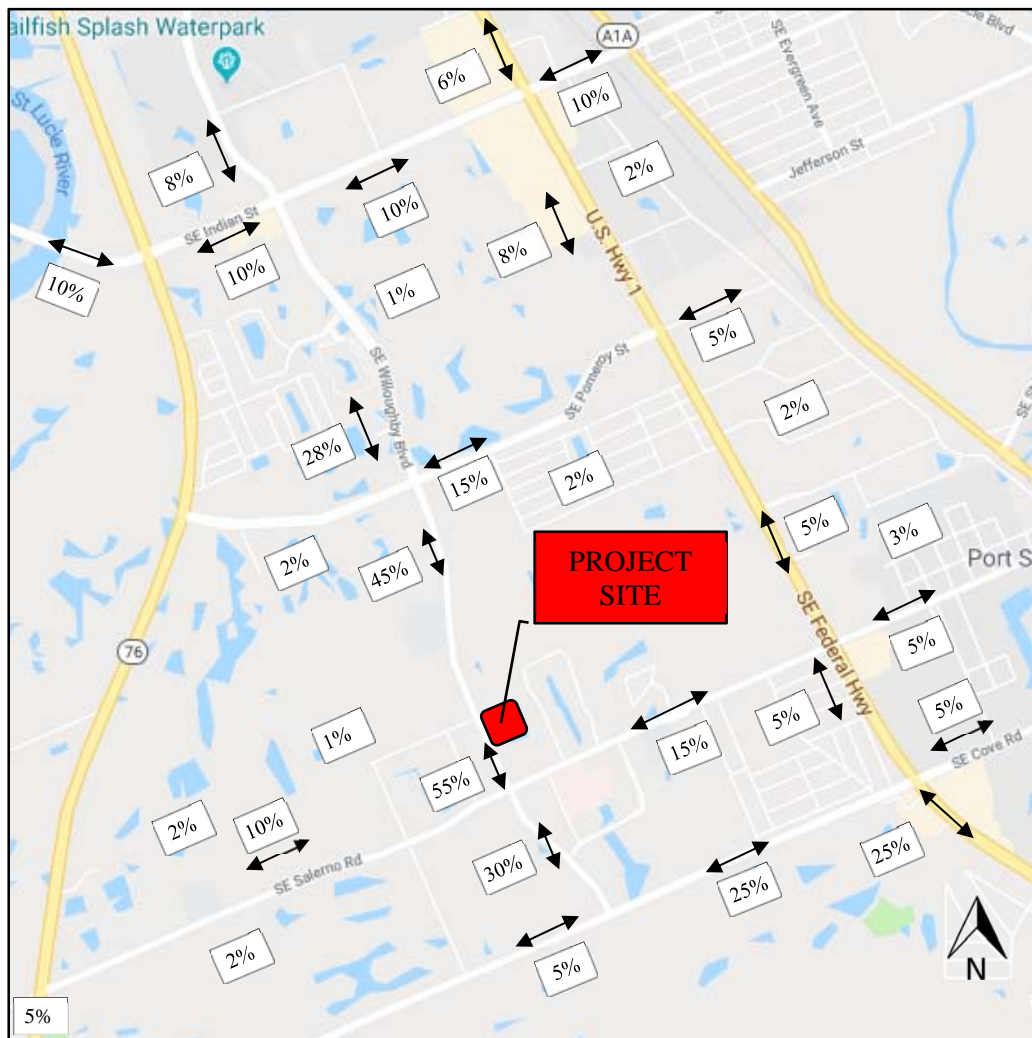
Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

NORTH	-	25 percent
SOUTH	-	30 percent
WEST	-	15 percent
EAST	-	30 percent

TRAFFIC ASSIGNMENT

The distributed external trips for the project were assigned to the roadway network. The project assignment is illustrated in Figure 2.

Figure 2. Traffic Assignment



SIGNIFICANCE

SIGNIFICANT IMPACT

A project significantly impacts a facility if its peak hour trips use more than two percent (2%) of a roadway's capacity (MC Article 5, Division 3. Traffic Impact Analysis). The project's traffic assignment and net external trips were utilized to determine the number of project trips on each road segment. Road capacities from Martin County's Roadway Inventory report were utilized in the study. In order to determine the project significance, the project's trips were divided by the roadway segment capacity. The roadway capacities and the project significance are shown in Table 3.

STUDY AREA

Based on Martin County Land Development Code (MC LDC) Article 5 Division 3 Section 5.64.C.5, the Radius of Impact for transportation concurrency is all links and aggregated segments or parts thereof, on the major road network on which the project traffic has an impact of at least 2 percent.

Table 3. 2040 Future Land Use Change Significance

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	PM Peak Hour				2% Significant Impact (Y/N)
						Project Traffic		PM Peak Hour		
						NB/EB	SB/WB	NB/EB	SB/WB	
Cove Rd	SR-76	Willoughby Blvd	4*	1,630	5%	7	18	0.43%	1.10%	No
	Willoughby Blvd	SR-5	4*	1,630	25%	91	35	5.58%	2.15%	Yes
	SR-5	CR-A1A	4*	1,630	5%	18	7	1.10%	0.43%	No
Indian St	SR-76	Willoughby Blvd	4	2,000	10%	14	37	0.70%	1.85%	No
	Willoughby Blvd	SR-5	4	2,000	10%	37	14	1.85%	0.70%	No
Pomeroy St	Willoughby Blvd	SR-5	2	790	15%	21	55	2.66%	6.96%	Yes
Salerno Rd	SR-76	Willoughby Blvd	2	880	10%	37	14	4.20%	1.59%	Yes
	Willoughby Blvd	SR-5	2	790	15%	55	21	6.96%	2.66%	Yes
SR-5 (US-1)	Seabranh Blvd	Cove Rd	6	3,020	25%	35	91	1.16%	3.01%	Yes
	Cove Rd	Salerno Rd	6	3,020	25%	35	91	1.16%	3.01%	Yes
	Salerno Rd	Monroe St	6	3,020	5%	18	7	0.60%	0.23%	No
	Monroe St	Indian St	6	3,020	8%	29	11	0.96%	0.36%	No
	Indian St	SR-714	6	3,020	6%	22	8	0.73%	0.26%	No
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	6**	3,020	5%	7	18	0.23%	0.60%	No
	Salerno Rd	Indian St	6**	3,020	5%	18	7	0.60%	0.23%	No
Willoughby Blvd	Cove Rd	Salerno Rd	2	880	5%	7	18	0.80%	2.05%	Yes
	Salerno Rd	Project Site	2	880	55%	201	76	22.84%	8.64%	Yes
	Project Site	Pomeroy St	2	880	45%	164	62	18.64%	7.05%	Yes
	Pomeroy St	Indian St	4	2,000	28%	102	39	5.10%	1.95%	Yes
	Indian St	SR-714	4	2,000	8%	29	11	1.45%	0.55%	No

* Martin MPO 2040 LRTP programs Cove Rd from SR 76 to CR A1A - widen from 2 lanes to 4 lanes

** Kanner Highway from Lost River Road to south of Monterey Road – widen from 4 lanes to 6 lanes (under construction)

ANALYSIS

ROADWAY ANALYSIS

An analysis of the affected roadways was performed to determine the impacts of the land use change on the transportation system. The resulting increase in traffic on the roadway network is determined by multiplying the project traffic assignment times the peak hour increase in trips from the property. The increase in traffic resulting from the change were added to the traffic volumes obtained from the Long Range Transportation plan (LRTP 2040). Utilizing the 2018 Roadway Level of Service Inventory Report's Peak Hour Factor (K_{30}) and Directional Distribution (D_{100}), the LRTP traffic volumes were converted into the peak hour directional volumes, as shown in Table 4.

Table 5 shows that the 2040 roadway network is projected to operate acceptably with the increase in traffic from the property and that the increase in traffic from the future land use change will not adversely impact any roadway segments. Therefore the 2040 infrastructure is sufficient to accommodate the increased traffic demand from the property. Therefore, the proposed change is consistent with the Martin County Transportation Element of the Comprehensive Plan. Further analysis of the roadway will network will occur during the site planning process to ensure adequacy of the existing infrastructure.

Table 4. 2040 Daily Volumes to Peak Hour Directional Conversion
Background Conditions

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic		2040 Background		2040 Total		2040 Total Volume	Meets Service Volume
						PM Peak Hour		PM Peak Hour		PM Peak Hour			
						NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		
Cove Rd	Willoughby Blvd	SR-5	4	1,630	25%	91	35	494	580	585	615	615	YES
Pomeroy St	Willoughby Blvd	SR-5	2	790	15%	21	55	481	637	502	692	692	YES
Salerno Rd	SR-76	Willoughby Blvd	2	880	10%	37	14	421	456	458	470	470	YES
	Willoughby Blvd	SR-5	2	790	15%	55	21	586	716	641	737	737	YES
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	6	3,020	25%	35	91	1547	1,610	1,582	1,701	1,701	YES
	Cove Rd	Salerno Rd	6	3,020	25%	35	91	1510	1,773	1,545	1,864	1,864	YES
Willoughby Blvd	Cove Rd	Salerno Rd	2	880	5%	7	18	233	296	240	314	314	YES
	Salerno Rd	Project Site	2	880	55%	201	76	467	486	668	562	668	YES
	Project Site	Pomeroy St	2	880	45%	164	62	467	486	631	548	631	YES
	Pomeroy St	Indian St	4	2,000	28%	102	39	545	817	647	856	856	YES

*Martin County Traffic Division permitted the use of K= 0.11 and D= 0.55

Table 5. 2040 Future Land Use Change Traffic Impacts

Roadway	From	To	Lanes	Generalized Service Capacity	Assign	Project Traffic		2040 Background		2040 Total		2040 Total Volume	Meets Service Volume
						PM Peak Hour		PM Peak Hour		PM Peak Hour			
						NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB		
Cove Rd	Willoughby Blvd	SR-5	4	1,630	25%	91	35	494	580	585	615	615	YES
Pomeroy St	Willoughby Blvd	SR-5	2	790	15%	21	55	481	637	502	692	692	YES
Salerno Rd	SR-76	Willoughby Blvd	2	880	10%	37	14	421	456	458	470	470	YES
	Willoughby Blvd	SR-5	2	790	15%	55	21	586	716	641	737	737	YES
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	6	3,020	25%	35	91	1547	1,610	1,582	1,701	1,701	YES
	Cove Rd	Salerno Rd	6	3,020	25%	35	91	1510	1,773	1,545	1,864	1,864	YES
Willoughby Blvd	Cove Rd	Salerno Rd	2	880	5%	7	18	233	296	240	314	314	YES
	Salerno Rd	Project Site	2	880	55%	201	76	467	486	668	562	668	YES
	Project Site	Pomeroy St	2	880	45%	164	62	467	486	631	548	631	YES
	Pomeroy St	Indian St	4	2,000	28%	102	39	545	817	647	856	856	YES

ACCESS

The property has two potential points of access.

- Willoughby Boulevard
- Darling Street

Access to property has not been determined at this time and will be determined through the site planning process.

CONCLUSION

A future land use amendment is proposed on 9.54 acres at the southeast corner of SE Darling Street and Willoughby Boulevard, Martin County, Florida (Parcel IDs: 55-38-41-000-064-00011-1 and 55-38-41-000-064-00010-2). The amendment proposes to change the future land use from Rural Density to Commercial Office/Residential (COR).

All of the significantly impacted roadways are projected to operate acceptably in 2040 with the increase in traffic from the property. Therefore the 2040 infrastructure is sufficient to accommodate the increased traffic demand from the property in the long-term time horizon. Decisions related to access will be decided during site planning. Further analysis of the roadway will network will occur during the site planning process to ensure adequacy of the existing infrastructure.



APPENDICES

Property ID Card

ITE Trip Generation Handbook Land Uses 210 and 720

Martin MPO LRTP Cost Feasible Improvements

FDOT – Kanner Highway Summary Sheet

Martin County Impact Fee Study Technical Report, 12/2012, Walter H. Keller, Inc.

Martin MPO LRTP Traffic Volumes

Martin County 2018 Roadway Level of Service Inventory Report

Martin County Traffic Division email – K & D factors

<p style="text-align: center;">EXHIBIT 1</p> <p style="text-align: center;">Wilchins Comp Plan</p> <p style="text-align: center;">Trip Generation</p>
--

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Existing FLU Traffic								
Single Family Detached 0.5 DUs/Acre	5 DU	66	8	2	6	6	4	2
Subtotal		66	8	2	6	6	4	2
NET EXISTING TRIPS		66	8	2	6	6	4	2
Total Existing Driveway Volumes		66	8	2	6	6	4	2
Proposed Site Traffic								
Medical Office 9.54 AC @ 40%	166.225 1000 SF	6,299	351	274	77	566	158	408
Subtotal		6,299	351	274	77	566	158	408
<u>Pass-By Traffic</u> Medical Office	10.0%	630	35	27	8	57	16	41
Subtotal		630	35	27	8	57	16	41
NET PROPOSED TRIPS		5,669	316	247	69	509	142	367
Total Proposed Driveway Volumes		6,299	351	274	77	566	158	408
NET CHANGE IN TRIPS		5,603	308	245	63	503	138	365
NET CHANGE IN DRIVEWAY VOLUMES		6,233	343	272	71	560	154	406

Note: Trip generation was calculated using the following data:

				Pass-by Rate	AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Unit	Daily Rate		in/out	Rate	in/out	Equation
Single Family Detached	210	DU	$\text{Ln}(T) = 0.92 * \text{Ln}(X) + 2.71$	0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.2$
Medical Office	720	1000 SF	$T = 38.42(X) + - 87.62$	10%	78/22	$\text{Ln}(T) = 0.89 \text{Ln}(X) + 1.31$	28/72	$T = 3.39 (X) + 2.02$

ITE Trip Generation (10th Edition)

Pass-By rates are based on the Martin County Impact Fee Technical Memorandum

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Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-064-00011-1	44230	1700 SE DARLING ST, STUART	\$411,190	2/2/2019

Owner Information

Owner(Current)	REAL ESTATE INVESTMENT REALTY TRUST
Owner/Mail Address	20 WILLIAM ST STE 130 WELLESLEY HILLS MA 02481
Sale Date	6/16/2006
Document Book/Page	2153 1359
Document No.	1941157
Sale Price	0

Location/Description

Account #	44230	Map Page No.	HG-45
Tax District	9009	Legal Description	ST LUCIE INLET FARMS W 298' OF TR 1 BLK 64
Parcel Address	1700 SE DARLING ST, STUART		
Acres	4.4100		

Parcel Type

Use Code	0100 Single Family
Neighborhood	566000 St Lucie Inlet Farms ACREAGE

Assessment Information

Market Land Value	\$264,600
Market Improvement Value	\$146,590
Market Total Value	\$411,190

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
55-38-41-000-064-00010-2	44229	1750 SE DARLING ST, STUART	\$410,690	2/2/2019

Owner Information

Owner(Current)	1750 SE DARLING STREET REALTY TRUST
Owner/Mail Address	20 WILLIAM ST STE 130 WELLESLEY MA 02481
Sale Date	3/13/2017
Document Book/Page	2913 2276
Document No.	2625486
Sale Price	100

Location/Description

Account #	44229	Map Page No.	
Tax District	9009	Legal Description	ST LUCIE INLET FARMS E 362' OF TR 1 BLK 64 (LESS E 15' & N 15' R/W) (5.13 AM)
Parcel Address	1750 SE DARLING ST, STUART		
Acres	5.1300		

Parcel Type

Use Code	0100 Single Family
Neighborhood	566000 St Lucie Inlet Farms ACREAGE

Assessment Information

Market Land Value	\$230,850
Market Improvement Value	\$179,840
Market Total Value	\$410,690

Single-Family Detached Housing (210)

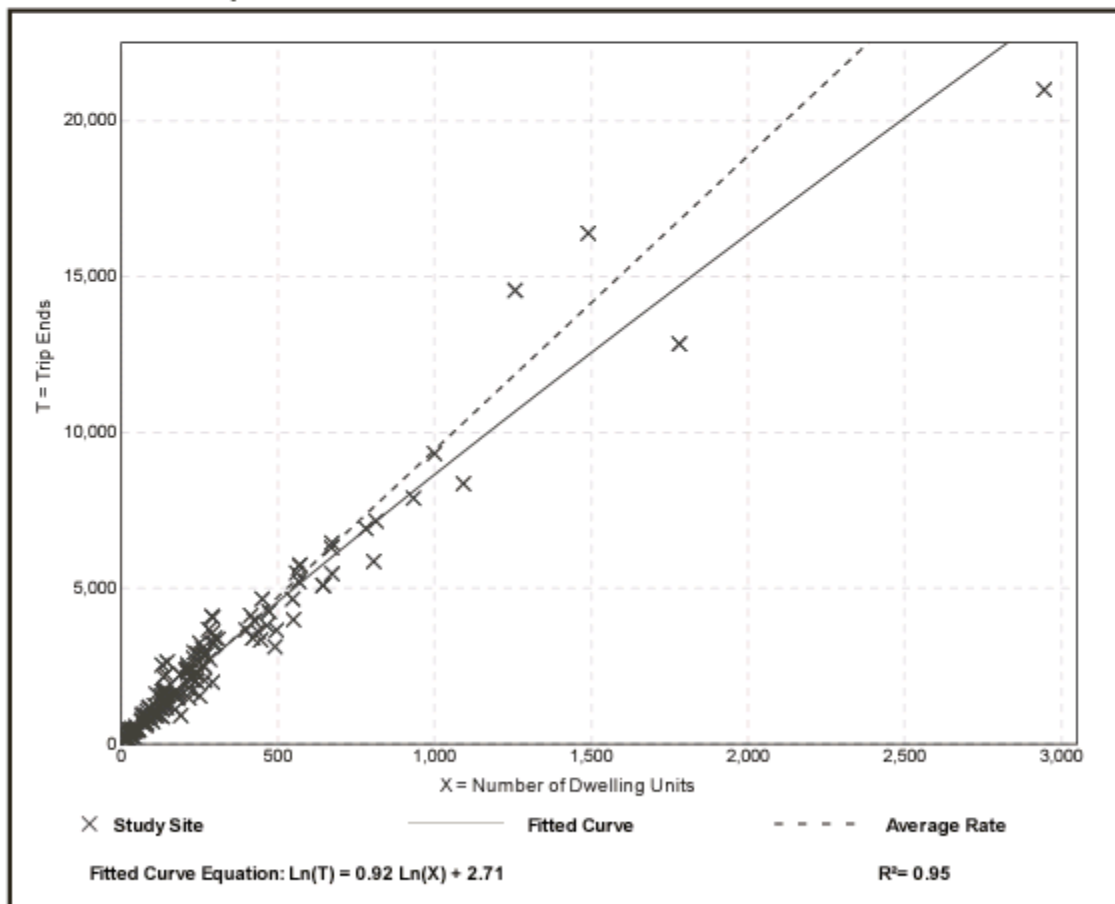
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 173

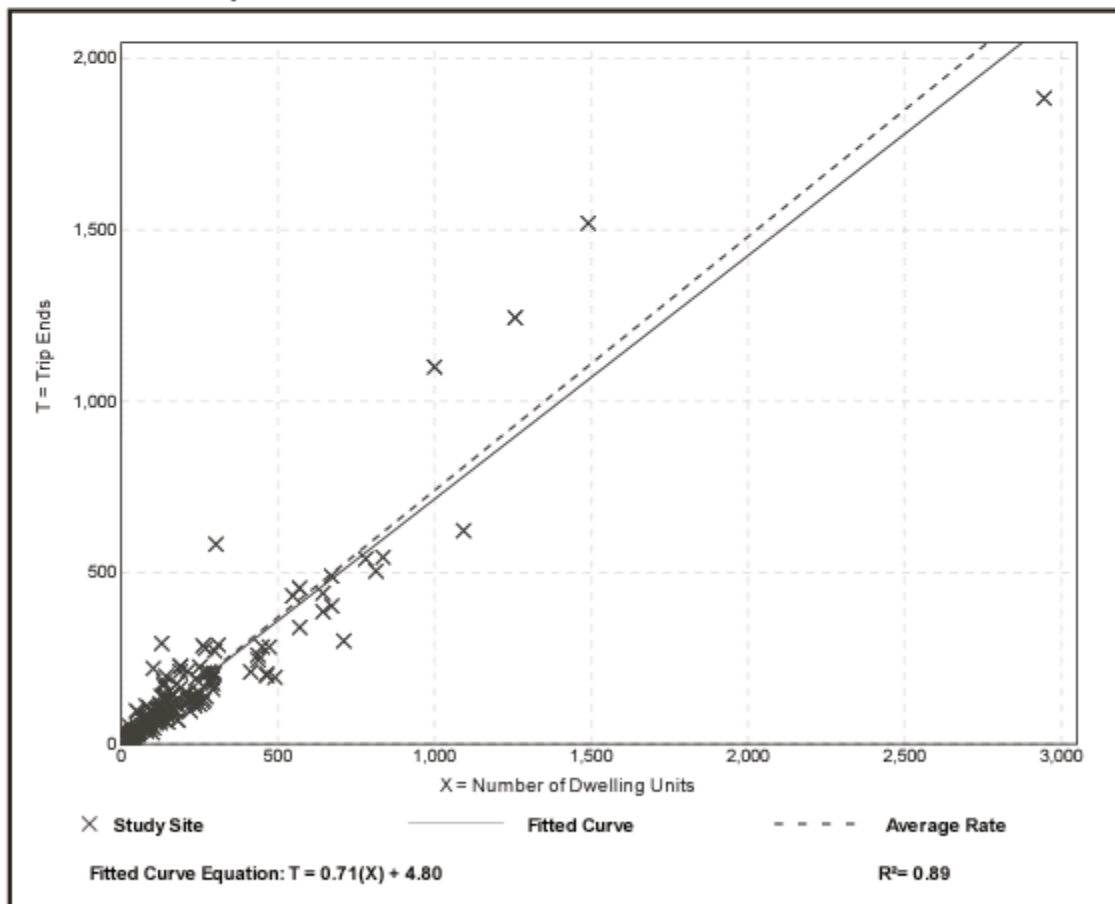
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 190

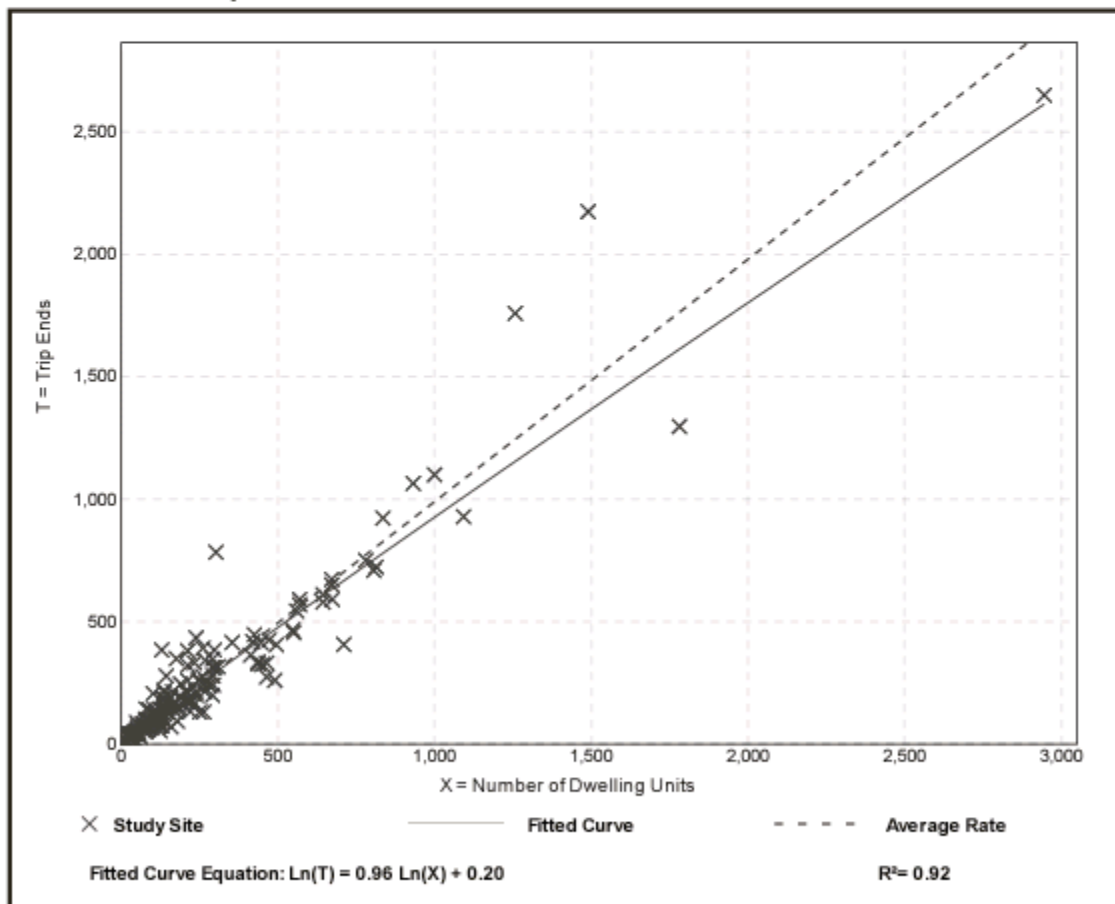
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Medical-Dental Office Building (720)

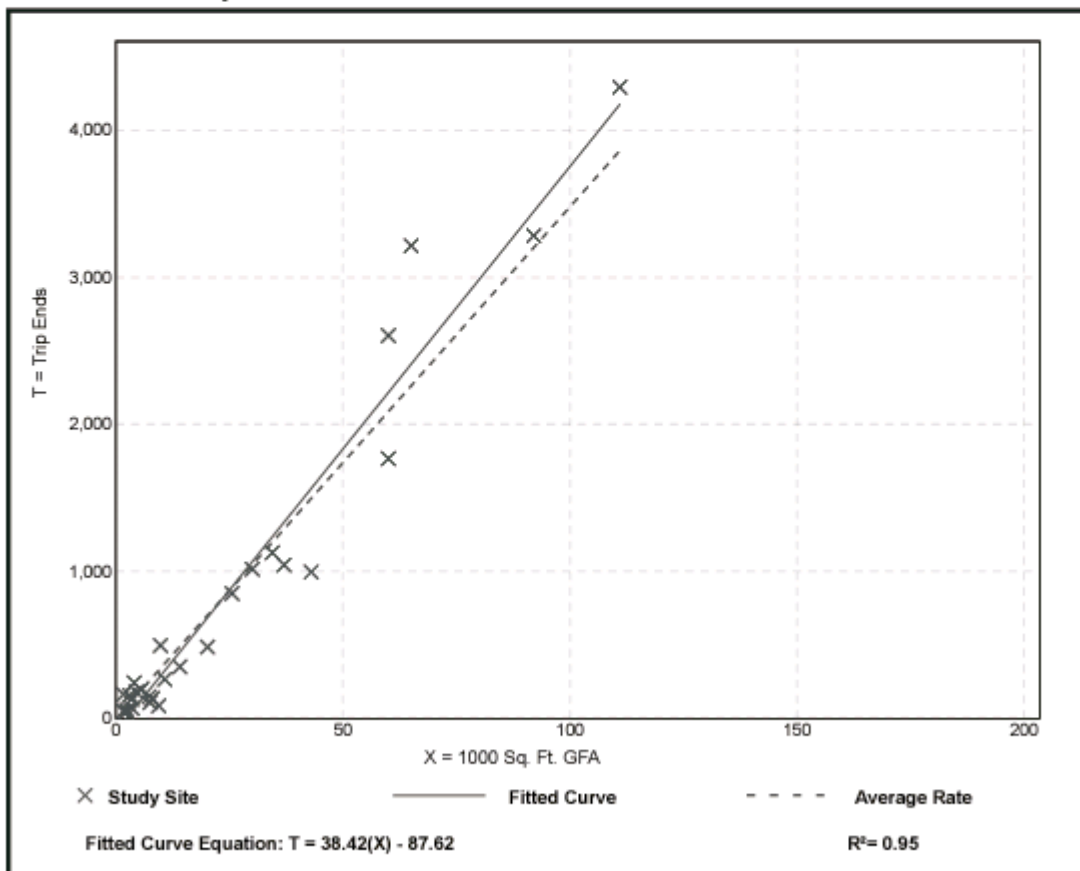
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
1000 Sq. Ft. GFA: 24
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
34.80	9.14 - 100.75	9.79

Data Plot and Equation



Medical-Dental Office Building (720)

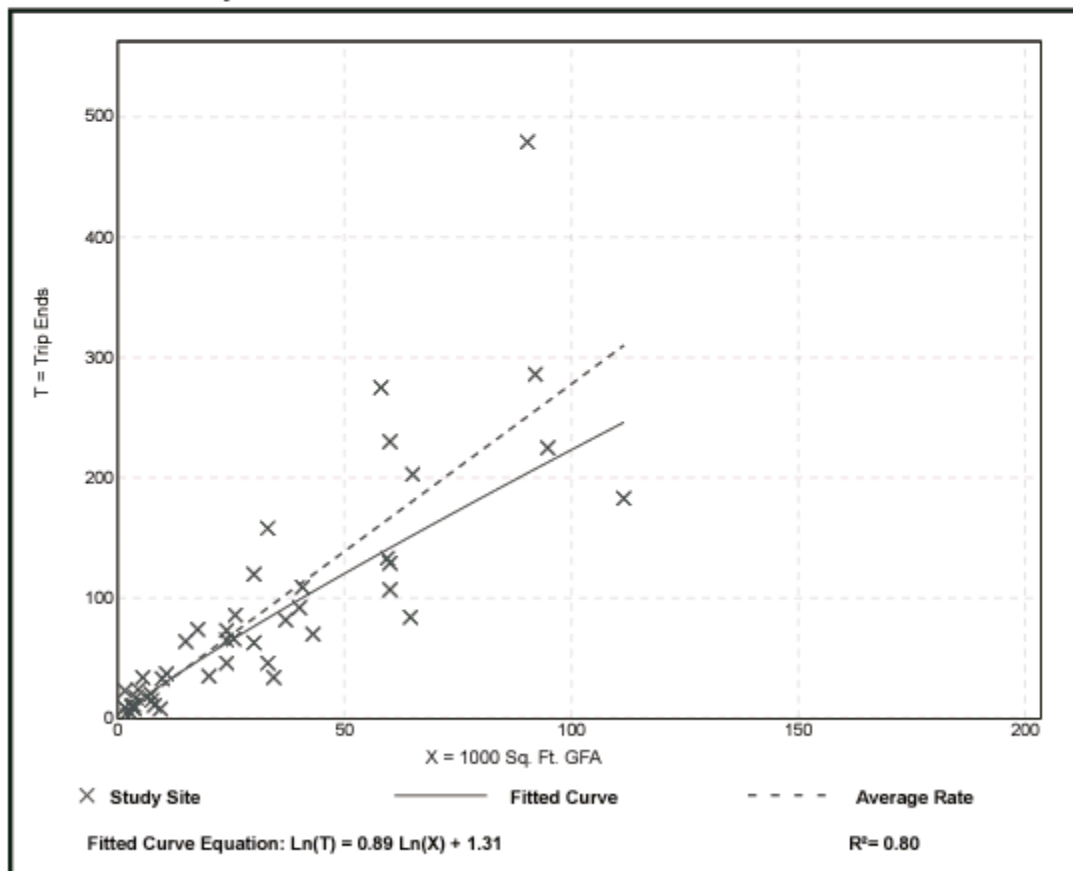
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
Number of Studies: 44
1000 Sq. Ft. GFA: 32
Directional Distribution: 78% entering, 22% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.78	0.85 - 14.30	1.28

Data Plot and Equation



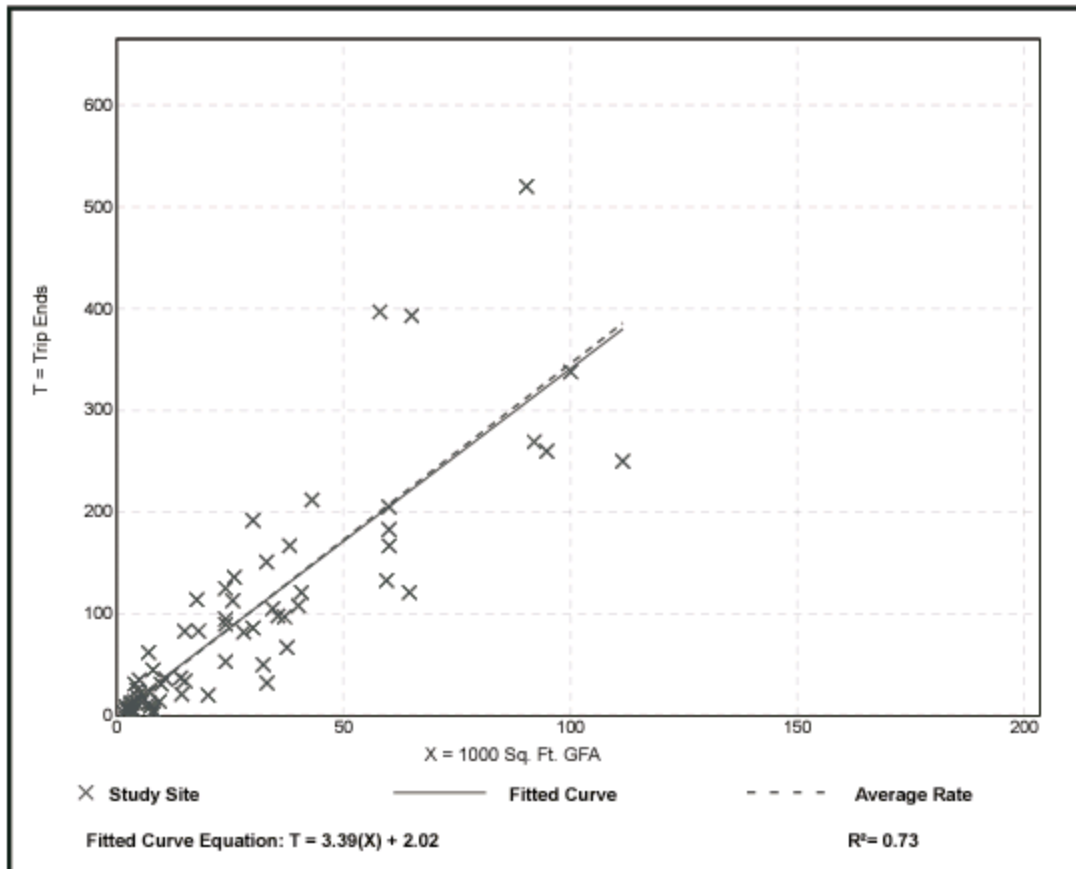
Medical-Dental Office Building (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 65
 1000 Sq. Ft. GFA: 28
 Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.46	0.25 - 8.86	1.58

Data Plot and Equation





MovingMartinForward

Connectivity. Mobility. Livability.



DRAFT **Executive Summary**

Prepared by
Kimley»Horn

in conjunction with



Prepared for
MARTIN
MPO



Table 1. Multimodal Cost Feasible Plan

Project	Description	Estimated Implementation Timeframe
US 1	Corridor Retrofit Project	2021-2040
Congestion Management Process Strategies / Livable Communities Initiative	CMP / LCI Funds	2021-2040
Bicycle and Pedestrian Facilities ⁽¹⁾	Bicycle and Pedestrian Trails	2021-2040
Transit Projects	Transit	2021-2040
System Maintenance	Maintenance	2021-2040
SR 714 (Martin Hwy) from CR 76A (Citrus Blvd) to Martin Downs Boulevard	Widen from 2 lanes to 4 lanes	2021-2025
CR 713 (High Meadow Ave) from I-95 to CR 714 (Martin Hwy)	Widen from 2 lanes to 4 lanes	2021-2025
Indian St from SR 76 (Kanner Hwy) to Willoughby Boulevard	Widen from 4 lanes to 6 lanes	2026-2030
Willoughby Blvd from Monterey Road to SR 5 (US 1)	New 2-lane road	2026-2030
Cove Rd from SR 76 (Kanner Hwy) to US 1 ⁽²⁾	Widen from 2 lanes to 4 lanes	2031-2040
Cove Rd from US 1 to CR A1A	Widen from 2 lanes to 4 lanes	2031-2040
Village Parkway Extension from Martin Highway to St. Lucie County	New 4-lane road	Developer Funded

⁽¹⁾ Non-Motorized projects will be prioritized in a future Martin MPO Action Plan.

⁽²⁾ ROW and Design costs are included in the 2026-2030 planning timeframe.

Kanner Highway (State Road 76) Widening Project

Financial Number: 422641-3-52-01

Project Length: 4.3 miles

Project Limits: From Lost River Road to south of Monterey Road

Start Date: September 6, 2016

Estimated Completion Date: Spring 2019

Contractor: Community Asphalt Corporation

Estimated Construction Cost: \$20.8 Million

Scope of Work

Work on this project includes: widening Kanner Highway from a four-lane divided highway to a six-lane divided highway; widening the bridge over the South Fork St. Lucie River; drainage improvements, including construction of five retention ponds; guardrail improvements; signalization upgrades; and turn lane and bicycle lane improvements.

[Click here for upcoming lane closures](#)

Project Graphics

[Click to view enlarged version/details](#)



Project Photos

Pre-Construction

[Click to view enlarged version/details](#)



During-Construction





Martin County, Florida

Martin County Impact Fee Study

Technical Report

December 2012

Prepared For:

Martin County Board of County Commissioners, Florida

Prepared by:



Walter H. Keller, Inc.

Consulting Engineers and Planners
Coral Springs • Sewall's Point

Nancy E. Stroud, Esq.
Lewis Stroud & Deutsch, P.L.
Boca Raton, Florida

Table 13 – Road Improvement Needs by Land Use Type

Land Use	Unit	Trips	Trip				New Rds (Ln Ft)
			Length	% New	Adj %	VMT	
Residential:							
800 FT² & Under	Dwelling	5.34	5.63	100%	35%	10.66	6.13
801 to 1,100	Dwelling	5.40	5.63	100%	35%	10.78	6.19
1,101 to 2,300	Dwelling	6.63	5.63	100%	35%	13.23	7.60
2,301 & Over	Dwelling	9.57	5.63	100%	35%	19.10	10.98
Non-Residential:							
Hotel/Motel	Room	8.17	5.57	90%	35%	14.52	8.34
RV Park	Per Lot	4.00	5.57	90%	35%	7.11	4.09
Nursing Home	1000 s.f.	7.58	3.46	100%	35%	9.30	5.34
ACLF	1000 s.f.	2.66	3.46	100%	35%	3.26	1.88
Medical Office	1000 s.f.	36.13	3.46	90%	35%	39.88	22.92
Bank Walk In	1000 s.f.	69.60	3.46	53%	35%	45.25	26.00
Bank w/Drive In	1000 s.f.	148.15	3.46	53%	35%	96.31	55.35
Office Under 100,000 FT²	1000 s.f.	13.34	5.63	90%	35%	23.96	13.77
Office 100,000 to 199,999 FT²	1000 s.f.	11.38	5.63	90%	35%	20.44	11.75
Office 200,000 to 399,999 FT²	1000 s.f.	11.44	5.63	90%	35%	20.55	11.81
Office 400,000 TO 599,999 FT²	1000 s.f.	11.10	5.63	90%	35%	19.94	11.46
Office 600,000 TO 799,999 FT²	1000 s.f.	10.93	5.63	90%	35%	19.63	11.28
Office 800,000 TO 999,999 FT²	1000 s.f.	10.83	5.63	90%	35%	19.45	11.18
Office 1,000,000 Ft² or Larger	1000 s.f.	10.75	5.63	90%	35%	19.31	11.10
Manufacturing	1000 s.f.	3.82	5.63	90%	35%	6.86	3.94
Warehouse	1000 s.f.	3.56	5.63	90%	35%	6.40	3.68
Mini-Warehouse	1000 s.f.	2.50	5.63	90%	35%	4.49	2.58
Gen. Industrial	1000 s.f.	6.97	5.63	90%	35%	12.52	7.20
Retail Under 50,000 FT²	1000 s.f.	84.76	1.50	52%	35%	23.44	13.47
Retail 50,000 to 99,999 FT²	1000 s.f.	67.92	2.50	52%	35%	31.30	17.99
Retail 100,000 to 199,999 FT²	1000 s.f.	53.28	3.00	61%	35%	34.57	19.87
Retail 200,000 to 399,999 FT²	1000 s.f.	41.80	4.00	74%	35%	43.86	25.21
Retail 400,000 TO 599,999 FT²	1000 s.f.	36.27	5.73	77%	35%	56.73	32.60
Retail 600,000 TO 799,999 FT²	1000 s.f.	32.80	6.87	79%	35%	63.11	36.27
Retail 800,000 TO 999,999 FT²	1000 s.f.	30.33	8.00	80%	35%	68.81	39.55
Retail 1,000,000 Ft² or Larger	1000 s.f.	28.06	8.00	81%	35%	64.46	37.05
Gasoline/Service Station	Fuel Pstn	168.56	1.50	50%	35%	44.82	25.76
Auto Sales & Repair	1000 s.f.	33.34	3.46	85%	35%	34.76	19.98
Restaurant	1000 s.f.	89.95	3.29	56%	35%	58.75	33.76
Fast Food Restaurant	1000 s.f.	496.12	1.50	51%	35%	134.54	77.33
Car Wash	1000 s.f.	108.00	3.46	100%	35%	132.47	76.13
Convenience Store w/o Gas	1000 s.f.	737.99	1.50	39%	35%	153.05	87.96
Convenience Store w/Gas	1000 s.f.	845.60	1.50	39%	35%	175.36	100.79
Pharmacy w/Drive Thru	1000 s.f.	88.16	3.46	50%	35%	54.07	31.07
Golf Course	Hole	35.74	3.21	95%	35%	38.64	22.21
Racquet Club	1000 s.f.	14.03	3.21	95%	35%	15.17	8.72
Parks	Acre	2.28	3.21	95%	35%	2.47	1.42
Tennis Court	Court	31.04	3.21	95%	35%	33.56	19.29
Marina	Slip	2.96	3.37	95%	35%	3.36	1.93
Boat Storage	Slip	2.96	3.37	95%	35%	3.36	1.93
Post Office	1000 s.f.	108.19	3.21	90%	35%	110.80	63.68
Library	1000 s.f.	56.24	5.63	90%	35%	101.02	58.06
Day Care Center	1000 s.f.	79.26	3.46	50%	35%	48.61	27.94
Hospital	1000 s.f.	16.50	5.63	90%	35%	29.64	17.03
House of Worship	1000 s.f.	9.11	5.36	95%	35%	16.45	9.45
Movie Theatre	1000 s.f.	78.06	3.21	95%	35%	84.39	48.50
Elem School	1000 s.f.	15.43	5.36	100%	35%	29.32	16.85
Middle School	1000 s.f.	13.78	5.36	100%	35%	26.18	15.05
High School	1000 s.f.	12.89	5.36	100%	35%	24.49	14.08
Fitness Center	1000 s.f.	32.93	3.46	95%	35%	38.37	22.05

Source: Institute of Transportation Engineers Trip Generation - 8th Edition
Palm Beach County Trip Generation Rates - September 1, 2011
Walter H. Keller, Inc.

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	750	5,134	0.09	0.51	230	C	2.2%
Berry Ave	Golden Bear Wy	CR-714	750	3,496	0.09	0.50	157	C	0.9%
Berry Ave	CR-714	Sunset Tr	750	1,917	0.09	0.53	91	C	1.0%
Britt Rd	Pine Lake Dr	SR-5	750	4,538	0.08	0.58	208	C	0.5%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	1200	5,145	0.12	0.81	479	C	6.3%
Commerce Ave	Salerno Rd	Monroe St	750	6,810	0.10	0.60	413	D	2.5%
Commerce Ave	Monroe St	Indian St	750	6,726	0.11	0.60	432	D	1.2%
Country Club Dr	Palm Beach County	Island Way	750	2,978	0.08	0.53	120	C	4.2%
Country Club Dr	Island Way	Little Club Dr	750	3,665	0.08	0.59	164	C	4.4%
County Line Rd	Little Club Dr	SR-5	750	2,517	0.08	0.53	105	C	0.5%
Cove Rd	SR-76	Willoughby Blvd	880	13,912	0.10	0.51	681	C	3.3%
Cove Rd	Willoughby Blvd	SR-5	880	14,894	0.09	0.54	732	C	2.1%
Cove Rd	SR-5	CR-A1A	750	12,683	0.08	0.52	547	D	4.2%
Cove Rd	CR-A1A	End	675	5,547	0.09	0.57	285	C	0.5%
CR-609 (Allapattah Rd)	SR-710	CR-714	740	1,793	0.09	0.53	85	A/B	5.3%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	740	1,812	0.09	0.65	106	A/B	6.0%
CR-707 (Beach Rd)	Palm Beach County	CR-708	675	1,928	0.09	0.63	111	C	5.3%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	750	5,401	0.09	0.51	237	C	0.5%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	675	10,488	0.10	0.54	578	D	2.2%
CR-707 (Indian River Dr)	CR-707A	SR-732	675	5,683	0.08	0.53	241	C	0.5%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	675	6,216	0.09	0.61	334	C	3.1%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

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Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Goldenrod Rd	Britt Rd	SR-732	1630	4,838	0.08	0.61	242	C	0.5%
Goldenrod Rd	SR-732	SR-5	750	6,933	0.09	0.56	357	C	2.1%
Goldenrod Rd	SR-5	Westmoreland Blvd	750	4,350	0.09	0.73	273	C	4.6%
Gomez Ave	CR-708	Crossrip St	750	3,616	0.09	0.64	199	C	0.5%
Gomez Ave	Crossrip St	Osprey St	750	1,079	0.08	0.58	49	C	0.5%
Green River Parkway	Dixie Hwy	Baker Rd	750	6,728	0.10	0.64	444	D	5.2%
Green River Parkway	Baker Rd	SR-732	880	8,203	0.12	0.65	635	C	6.1%
Green River Parkway	SR-732	St. Lucie County	1190	8,395	0.10	0.63	513	C	4.2%
Horseshoe Point Rd	CR-A1A	Kubin Ave	675	5,725	0.08	0.53	252	C	0.5%
Indian St	SR-76	Willoughby Blvd	2000	28,668	0.10	0.58	1,679	C	7.0%
Indian St	Willoughby Blvd	SR-5	2000	28,304	0.08	0.50	1,189	C	3.9%
Indian St	SR-5	Commerce Ave	2000	22,456	0.09	0.54	1,031	C	0.5%
Indian St	Commerce Ave	CR-A1A	2000	24,848	0.09	0.50	1,068	C	1.0%
Indian St	CR-A1A	St Lucie Blvd	675	7,214	0.09	0.53	359	D	0.5%
Indian River Dr	Palmer St	CR-707	750	7,243	0.09	0.57	363	C	0.5%
Island Way	Palm Beach County	Jupiter Road	1200	4,326	0.10	0.58	261	A/B	2.6%
Island Way	Jupiter Road	Country Club Dr	750	5,230	0.08	0.52	204	C	3.1%
Jack James Rd	SR-76	Blue Water Wy	750	2,999	0.13	0.66	255	C	4.2%
Lares St	CR-708	CR-A1A	675	3,430	0.09	0.69	206	C	2.8%
Little Club Wy	Country Club Dr	Wooden Bridge Wy	675	2,382	0.08	0.55	103	C	1.2%
Locks Rd	Canal St	SR-76	675	3,722	0.08	0.53	154	C	1.1%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
MacArthur Blvd	Sailfish Point	SR-A1A	675	5,386	0.10	0.58	306	C	0.5%
Mapp Rd	South End	CR-714	750	5,277	0.08	0.67	297	C	0.5%
Mapp Rd	CR-714	SR-714	750	11,742	0.09	0.53	529	D	0.5%
Mapp Rd	SR-714	Matheson Ave	750	5,650	0.09	0.53	275	C	1.9%
Mapp Rd	Matheson Ave	North End	750	7,637	0.08	0.54	322	C	0.5%
Market Pl	SR-5	Commerce Ave	790	4,431	0.08	0.54	187	C	1.9%
Matheson Ave	SR-714	Mapp Rd	750	5,077	0.09	0.61	279	C	0.5%
Monroe St	SR-5	Commerce Ave	750	1,775	0.11	0.64	130	C	1.7%
Murphy Rd	Mapp Rd	High Meadow Ave	750	5,986	0.10	0.51	302	C	0.5%
Murphy Rd	High Meadow Ave	St Lucie County	750	9,699	0.13	0.72	887	F	4.5%
Ocean Blvd	Flagler Ave	Palm Beach Rd	790	9,760	0.10	0.60	556	D	1.7%
Ocean Blvd	Palm Beach Rd	SR-714	1465	12,209	0.10	0.52	635	C	0.5%
Osprey St	SR-5	CR-A1A	750	5,057	0.07	0.54	197	C	1.0%
Osprey St	CR-A1A	Gomez Ave	750	1,864	0.09	0.61	100	C	0.5%
Palm Beach Rd	SR-714	Ocean Blvd	710	8,272	0.09	0.55	428	D	0.5%
Palm City Rd	SR-714	SR-5	750	7,323	0.08	0.59	363	C	1.1%
Palmer St	CR-707	Indian River Dr	750	3,007	0.11	0.61	205	C	1.8%
Pineapple Wy	CR-707A(Jensen Beach Blvd.)	SR-732	750	11,663	0.10	0.53	593	D	2.5%
Pomeroy St	SR-76	Willoughby Blvd	790	8,804	0.08	0.62	442	D	2.4%
Pomeroy St	Willoughby Blvd	SR-5	790	8,898	0.08	0.57	380	C	3.9%
Salerno Rd	SR-76	Willoughby Blvd	880	7,950	0.09	0.52	389	C	3.5%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

Martin County 2018 Roadway Level of Service Inventory Report

Road Name	From	To	Generalized Service Capacity	2018 Average Annual Daily Traffic	Peak Hour Factor K ₃₀	Directional Distribution D ₁₀₀	2018 Peak Hour Directional Volume	2018 Generalized LOS	Avg. Annual Growth Rate
Salerno Rd	Willoughby Blvd	SR-5	790	9,765	0.12	0.62	727	D	1.8%
Salerno Rd	SR-5	Commerce Ave	750	9,439	0.08	0.55	431	D	0.5%
Salerno Rd	Commerce Ave	CR-A1A	750	7,502	0.09	0.51	337	C	0.5%
Seabbranch Blvd	Doubletree Dr	SR-5	2000	6,403	0.09	0.55	310	C	0.5%
Sewalls Pt Rd	SR-A1A	Palmer St	675	9,542	0.09	0.52	461	D	1.0%
Skyline Dr	CR-707A	CR-707	675	2,064	0.08	0.55	87	C	3.0%
SR-5 (US-1)	Palm Beach County	CR-A1A	3110	21,690	0.09	0.56	1,032	A/B	3.8%
SR-5 (US-1)	CR-A1A	CR-708	2000	17,113	0.09	0.68	1,094	C	3.1%
SR-5 (US-1)	CR-708	Osprey St	2000	24,451	0.10	0.65	1,589	C	2.0%
SR-5 (US-1)	Osprey St	Seabbranch Blvd	2000	24,010	0.08	0.61	1,128	C	1.2%
SR-5 (US-1)	Seabbranch Blvd	Cove Rd	3020	30,639	0.08	0.51	1,313	C	0.5%
SR-5 (US-1)	Cove Rd	Salerno Rd	3020	34,682	0.08	0.54	1,461	C	0.5%
SR-5 (US-1)	Salerno Rd	Monroe St	3020	42,146	0.08	0.52	1,775	C	0.9%
SR-5 (US-1)	Monroe St	Indian St	3020	45,627	0.08	0.52	1,922	C	1.3%
SR-5 (US-1)	Indian St	SR-714	3020	45,758	0.09	0.51	2,194	C	0.9%
SR-5 (US-1)	SR-714	SR-5A	3020	38,109	0.09	0.54	1,934	C	0.7%
SR-5 (US-1)	SR-5A(Cut-off Rd)	SR-76	3020	36,130	0.09	0.51	1,640	C	0.5%
SR-5 (US-1)	SR-76	Palm City Rd	2520	49,890	0.08	0.57	2,247	D	1.4%
SR-5 (US-1)	Palm City Rd	Joan Jefferson Wy	2520	55,868	0.08	0.64	2,860	F	0.8%
SR-5 (US-1)	Joan Jefferson Wy	Wright Blvd	3020	59,857	0.08	0.60	2,892	C	1.4%
SR-5 (US-1)	Wright Blvd	Baker Rd	3020	54,975	0.08	0.50	2,172	C	1.1%

Segments with shaded LOS require additional analysis.

The peaks are: CR-A1A (PM/SB); CR-713 (PM/NB); Murphy Rd (PM/NB); SR-5 (AM/SB); SR-714 [Palm City Bridge] (PM/WB) and SR-714 (PM/WB).

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SR-732 (Causeway Blvd)	CR-707	SR-A1A	1190	13,403	0.10	0.51	684	C	0.8%
SR-732 (Jensen Beach Blvd)	SR-5	Green River Pkwy	2000	25,891	0.10	0.52	1,319	C	0.5%
SR-732 (Jensen Beach Blvd)	Green River Pkwy	CR-723	2000	24,869	0.09	0.56	1,253	C	0.5%
SR-76 (Kanner Hwy)	SR-15	SR-710	740	2,117	0.09	0.57	105	A/B	8.0%
SR-76 (Kanner Hwy)	SR-710	CR-708	740	3,488	0.08	0.59	171	A/B	8.0%
SR-76 (Kanner Hwy)	CR-708	CR-711/CR-76A	1200	3,027	0.11	0.54	180	A/B	1.9%
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	2000	12,928	0.12	0.52	813	C	1.2%
SR-76 (Kanner Hwy)	Locks Rd	Jack James	2000	20,494	0.09	0.60	1,082	C	2.0%
SR-76 (Kanner Hwy)	Jack James	Cove Rd	3020	45,918	0.10	0.52	2,409	C	2.4%
SR-76 (Kanner Hwy)	Cove Rd	Salerno Rd	3020	31,734	0.09	0.52	1,436	C	0.9%
SR-76 (Kanner Hwy)	Salerno Rd	Indian St	3020	29,492	0.10	0.52	1,468	C	2.6%
SR-76 (Kanner Hwy)	Indian St	SR-714	3020	21,161	0.07	0.52	759	C	0.5%
SR-76 (Kanner Hwy)	SR-714	SR-5	3020	25,033	0.08	0.50	1,001	C	0.5%
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	1630	19,372	0.11	0.57	1,193	D	1.4%
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	2000	21,532	0.09	0.51	1,010	C	0.5%
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	925	12,803	0.09	0.54	650	C	0.5%
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	1190	8,278	0.09	0.53	395	A/B	2.5%
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	1190	14,957	0.12	0.54	953	D	3.6%
St Lucie Blvd	CR-A1A	Indian St	675	3,083	0.10	0.55	163	C	0.5%
St Lucie Blvd	Indian St	SR-A1A	675	7,420	0.11	0.54	421	D	0.8%
Westmoreland Blvd	St Lucie County	SR-5	790	12,542	0.08	0.60	632	D	2.6%

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Willoughby Blvd	Cove Rd	Salerno Rd	880	3,938	0.10	0.56	216	C	4.6%
Willoughby Blvd	Salerno Rd	Pomeroy St	880	9,827	0.09	0.51	461	C	6.6%
Willoughby Blvd	Pomeroy St	Indian St	2000	11,500	0.10	0.60	662	C	7.9%
Willoughby Blvd	Indian St	SR-714	2000	11,284	0.10	0.53	610	C	4.2%
Wright Blvd	SR-5	Dixie Highway	750	9,689	0.09	0.59	503	D	2.4%

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Road Name	From	To	# Lane Each Direct	Class for los lookup (unitr, I, II, NS)	Div	E+C Laneage (# Lane Each Direct)	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
Baker Rd	SR-5	CR-723	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		15600		4,578	4,080	4,214	3,915	4,972	4,718	4,726	4,688	0.26%	8,017	12,486	55.74%	1.86%	1.86%	7040	0.45
Berry Ave	Golden Bear Wy	CR-714	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		2,823	2,699	2,620	3,100	2,748	3,032	2,944	2,963	0.20%	N/A	N/A	0.00%	0.00%	0.20%	3122	0.21
Berry Ave	CR-714	Sunset Tr	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		1,274	1,793	1,507	1,500	1,543	1,461	1,533	1,513	0.00%	481	1,609	234.51%	7.82%	7.82%	4706	0.32
Britt Rd	Pine Lake Dr	SR-5	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		4,986	4,962	4,797	4,498	5,043	4,799	4,943	4,628	-0.07%	2245	4650	107.13%	3.57%	3.57%	9090	0.61
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninter /Undivided Flow		24400					3,443	3,410	3,548	3,412	3,401	0.00%	5722	13575	137.24%	4.57%	4.57%	7602	0.31
Commerce Ave	Salerno Rd	Monroe St	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		6,251	6,335	6,338	5,771	6,003	5,891	5,795	5,877	-0.14%	9150	14074	53.81%	1.79%	1.79%	8723	0.59
Commerce Ave	Monroe St	Indian St	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		6,136	6,340	6,117	6,060	6,260	6,157	6,006	6,251	0.00%	11749	14074	19.79%	0.66%	0.66%	7364	0.50
Country Club Dr	Palm Beach County	Island Way	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		2,638	2,695	2,446	4,372	2,763	2,495	2,469	2,540	-0.12%	1673	1926	15.12%	0.50%	0.50%	2886	0.19
Country Club Dr	Island Way	Little Club Dr	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		3,210	3,094	2,899	5,433	5,314	3,331	3,102	3,083	0.00%	8792	10252	16.61%	0.55%	0.55%	3544	0.24
County Line Rd	Little Club Dr	SR-5	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		2,896	2,753	2,641	4,765	4,658	2,691	2,623	2,580	-0.11%	14627	14330	-2.03%	-0.07%	0.50%	2928	0.20
County Line Rd	Savanna Rd	CR-707	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		710	733	686	607	638	580	614	611	-0.26%	N/A	N/A	0.00%	0.00%	0.50%	693	0.04
Cove Rd	SR-76	Willoughby Blvd	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		12,855	12,429	11,965	12,453	12,422	12,664	12,811	13,051	0.06%	14767	16815	35.36%	1.18%	1.18%	17205	1.08
Cove Rd	Willoughby Blvd	SR-5	1	NS	U		Urban	NS_U_Urban_1	NS-2		2-Ln Divided Non-State		16725					13,981	13,741	13,832	14,004	14,198	0.11%	10513	13547	28.86%	0.96%	0.96%	17886	1.07
Cove Rd	SR-5	CR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		12,953	12,461	12,313	11,280	11,554	11,706	11,514	12,095	-0.14%	11154	13134	17.75%	0.59%	0.59%	14027	0.88
Cove Rd	CR-A1A	End	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		5,174	5,171	5,335	4,972	5,141	5,108	5,015	5,210	-0.03%	337	233	-30.86%	-1.03%	0.50%	5913	0.37
CR-609 (Allapattah Rd)	SR-710	CR-714	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		1,706	1,125	1,177	1,179	1,295	1,324	1,387	1,499	0.14%	2818	5944	110.93%	3.70%	3.70%	2996	0.21
CR-609 (Allapattah Rd)	CR-714	St Lucie County	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		1,344	1,516	1,426	1,491	1,510	1,481	1,366	1,391	0.13%	1382	12812	827.06%	27.57%	27.57%	11745	0.82
CR-707 (Beach Rd)	Palm Beach County	CR-708	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		1,663	1,606	1,616	1,694	1,615	1,739	1,616	1,514	-0.11%	2128	2781	30.69%	1.02%	1.02%	1932	0.12
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		8,563	6,794	6,669	6,130	6,855	6,056	5,314	5,330	-0.60%	4966	7222	45.43%	1.51%	1.51%	7509	0.47
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A(Jensen Beach Blvd.)	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		12,614	11,957	11,693	10,763	10,223	10,319	10,765	10,374	-0.32%	5038	7140	41.72%	1.39%	1.39%	14270	0.90
CR-707 (Indian River Dr)	CR-707A	SR-732	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		6,159	5,384	6,000	6,269	6,220	5,943	5,889	5,437	-0.09%	3896	5613	44.07%	1.47%	1.47%	7594	0.48
CR-707 (Indian River Dr)	SR-732	St. Lucie County	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		5,021	6,061	5,415	5,140	5,161	5,320	5,584	5,670	0.07%	6938	10874	56.73%	1.89%	1.89%	8565	0.54
CR-707A (Jensen Beach Blvd)	CR-723	Skyline Dr	2	II	D		Urban	II_D_Urban_2	2-2D		Class II: 4-Ln Divided		32400		21,484	22,356	20,832	22,537	21,263	21,604	22,926	21,561	0.03%	13295	16392	23.29%	0.78%	0.78%	26081	0.80
CR-707A (Jensen Beach Blvd)	Skyline Dr	Pineapple Way	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		20,750	20,679	19,369	18,743	20,562	19,605	21,620	20,384	0.03%	13466	17564	30.43%	1.01%	1.01%	25967	0.65
CR-707A (Jensen Beach Blvd)	Pineapple Wy	CR-707	1	UN	U		Urban	UN_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		12,025	11,442	10,177	9,723	9,493	9,602	10,700	10,205	-0.24%	5096	7188	41.05%	1.37%	1.37%	13975	0.88
CR-708 (Bridge Rd)	SR-76	CR-711	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		828	743	615	655	658	619	602	671	-0.26%	8539	12836	50.32%	1.68%	1.68%	975	0.07
CR-708 (Bridge Rd)	CR-711	I-95	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		2,497	2,353	2,402	2,829	2,420	2,457	2,365	2,521	0.00%	11854	19316	62.95%	2.10%	2.10%	3949	0.28
CR-708 (Bridge Rd)	I-95	Powerline Ave	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninter /Undivided Flow		24400		7,598	7,619	6,945	6,186	6,576	6,229	6,481	6,718	-0.29%	17169	20682	20.46%	0.68%	0.68%	7955	0.33
CR-708 (Bridge Rd)	Powerline Ave	SR-5	1	NS	D		Urban	NS_D_Urban_1	NS-1		2-Ln Undivided Non-State		15930		8,833	9,071	8,475	7,553	7,762	7,577	7,785	8,017	-0.26%	17235	20406	18.40%	0.61%	0.61%	9345	0.59
CR-708 (Bridge Rd)	SR-5	CR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		9,590	9,890	9,559	8,863	7,332	8,823	9,019	8,865	-0.22%	4499	6313	40.32%	1.34%	1.34%	12082	0.76
CR-708 (Bridge Rd)	CR-A1A	Gomez Ave	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		8,556	8,909	8,915	7,993	7,980	8,010	8,069	8,072	-0.18%	7011	9450	34.79%	1.16%	1.16%	10599	0.67
CR-708 (Bridge Rd)	Gomez Ave	CR-707	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		4,653	5,051	4,965	4,696	4,563	4,555	4,751	4,908	-0.07%	4558	6787	48.90%	1.63%	1.63%	7068	0.44
CR-711 (Pratt Whitney Rd)	Palm Beach County	CR-708	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		2,143	2,342	2,522	2,553	2,476	2,664	2,504	2,562	0.31%	4096	6299	53.78%	1.79%	1.79%	3802	0.27

Road Name	From	To	# Lane Each Direct	Class for los lookup (uniter, I, II, NS)	Div	E+C Laneage (# Lane Each Direct)	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
Fork Rd	Pine Lake Dr	SR-5	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		1,370	1,359	1,336	1,428	1,164	1,244	1,283	1,240	-0.26%	N/A	N/A	0.00%	0.00%	0.50%	1407	0.09
Fox Brown Rd	SR-710	CR-714	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		429	467	477	543	346	354	299	301	-0.71%	194	538	177.32%	5.91%	5.91%	781	0.05
Goldenrod Rd	Britt Rd	SR-732	2	II	D		Urban	II_D_Urban_2	2-2D		Class II: 4-Ln Divided		32400		4,317	5,320	4,473	4,989	5,650	4,978	4,888	5,127	0.19%	N/A	N/A	0.00%	0.00%	0.50%	5819	0.18
Goldenrod Rd	SR-732	SR-5	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		7,115	7,390	6,487	6,676	6,101	6,633	6,534	6,459	-0.20%	N/A	N/A	0.00%	0.00%	0.50%	7331	0.50
Goldenrod Rd	SR-5	Westmoreland Blvd	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		4,114	3,399	3,618	3,445	3,402	3,494	3,521	3,498	-0.15%	N/A	N/A	0.00%	0.00%	0.50%	3970	0.27
Gomez Ave	CR-708	Crossrip St	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		4,311	4,052	3,870	3,893	3,739	3,719	3,481	3,473	-0.34%	N/A	N/A	0.00%	0.00%	0.50%	3942	0.27
Gomez Ave	Crossrip St	Osprey St	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		1,273	1,211	1,125	1,137	1,123	1,054	1,106	1,094	-0.15%	N/A	N/A	0.00%	0.00%	0.50%	1242	0.08
Green River Parkway	CR-707	Baker Rd	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		15600							4,039	4,791	5,063	4,47%	4682	5560	18.75%	0.63%	4.47%	11174	0.72
Green River Parkway	Baker Rd	SR-732	1	I	U		Urban	I_U_Urban_1	1-1U		Class I: 2-Ln Undivided		17700							4,859	5,307	5,974	3.74%	8670	12179	40.47%	1.35%	3.74%	12007	0.68
Green River Parkway	SR-732	St. Lucie County	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Uninter /Undivided Flow		24200		4,665	5,128	4,814	4,576	4,843	5,178	6,402	6,810	0.73%	9149	12908	41.09%	1.37%	1.37%	9328	0.39
Horseshoe Point Rd	CR-A1A	Kubin Ave	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		6,118	5,952	5,891	5,690	5,561	5,715	5,575	5,689	-0.12%	N/A	N/A	0.00%	0.00%	0.50%	6457	0.41
Indian St	SR-76	Willoughby Blvd	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		17,289	16,402	14,974	14,750	15,317	15,569	15,569	15,569	-0.13%	16659	37291	123.85%	4.13%	4.13%	32923	0.83
Indian St	Willoughby Blvd	SR-5	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		21,975	21,042	18,974	19,172	19,174	19,746	18,983	18,886	-0.21%	15989	26440	65.36%	2.18%	2.18%	29996	0.75
Indian St	SR-5	Commerce Ave	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		22,170	21,590	19,489	19,255	19,699	19,929	19,845	19,410	-0.19%	25470	28713	12.73%	0.42%	0.50%	22030	0.55
Indian St	Commerce Ave	CR-A1A	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		23,781	23,160	20,577	20,791	21,087	21,274	21,757	21,523	-0.13%	20138	23956	18.96%	0.63%	0.63%	25196	0.63
Indian St	CR-A1A	St Lucie Blvd	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		9,093	8,632	6,639	8,080	7,402	7,003	6,667	6,816	-0.44%	7718	8755	13.44%	0.45%	0.50%	7738	0.49
Indian River Dr	Palmer St	CR-707	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		6,983	7,789	6,653	6,316	6,872	6,571	6,319	6,602	-0.20%	5246	7292	39.00%	1.30%	1.30%	8919	0.56
Island Way	Palm Beach County	Jupiter Road	1	UN	U		Transit	UN_U_Transit_1	UN-1		Transitional 2-Ln Uninter /Undivided Flow		24400		4,147	3,624	3,333	3,755	4,228	3,649	3,610	3,815	-0.05%	N/A	N/A	0.00%	0.00%	0.50%	4330	0.18
Island Way	Jupiter Road	Country Club Wy	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		4,610	4,452	4,113	5,402	4,772	4,299	4,339	4,433	-0.08%	N/A	N/A	0.00%	0.00%	0.50%	5031	0.32
Jack James Rd	SR-76	Blue Water Wy	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		3,068	2,548	2,477	2,122	2,234	2,440	2,394	2,487	-0.27%	N/A	N/A	0.00%	0.00%	0.50%	2823	0.19
Jefferson St	CR-A1A	St Lucie Blvd	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		981	977	911	886	855	865	868	842	-0.36%	9131	10447	14.41%	0.48%	0.50%	956	0.06
Lares Avenue	CR-708	CR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		3,534	3,850	2,856	2,806	2,789	2,827	2,842	2,975	-0.41%	N/A	N/A	0.00%	0.00%	0.50%	3377	0.21
Little Club Wy	Country Club Dr	Wooden Bridge Wy	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		2,547	2,364	2,212	4,434	4,218	2,233	2,233	2,158	-0.12%	N/A	N/A	0.00%	0.00%	0.50%	2449	0.15
Locks Rd	Canal St	SR-76	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		5,673	3,675	3,511	3,768	3,590	3,413	3,432	3,490	-0.58%	N/A	N/A	0.00%	0.00%	0.50%	3961	0.25
MacArthur Blvd	Sailfish Point	SR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		5,826	5,913	4,750	4,856	4,916	5,395	5,171	5,221	-0.16%	5853	6980	19.26%	0.64%	0.64%	6126	0.38
Mapp Rd	South End	CR-714	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		5,588	5,458	5,218	5,414	5,159	5,771	5,661	5,306	0.03%	10068	13897	38.03%	1.27%	1.27%	7122	0.48
Mapp Rd	CR-714	SR-714	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		14,152	13,299	12,804	13,149	12,925	13,737	13,510	13,302	-0.04%	10362	12417	19.83%	0.66%	0.66%	15676	0.98
Mapp Rd	SR-714	Matheson Ave	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		5,523	3,811	5,114	5,148	4,969	4,846	4,954	4,993	0.07%	6994	8359	19.52%	0.65%	0.65%	5870	0.40
Mapp Rd	Matheson Ave	North End	1	NS	U		Urban	NS_U_Urban_1	1-1U		Class I: 2-Ln Undivided		17700		7,674	7,667	7,539	7,537	7,425	7,379	7,284	7,107	-0.12%	5893	7528	27.74%	0.92%	0.92%	8882	0.50
Market Place	SR-5	Commerce Ave	1	II	D		Urban	II_D_Urban_1	2-1D		Class II: 2-Ln Divided		15540		2,520	2,957	3,351	3,248	3,404	3,253	3,199	4,154	0.73%	N/A	N/A	0.00%	0.00%	0.73%	4970	0.32
Matheson Ave	SR-714	Mapp Rd	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		6,491	9,666	6,283	5,976	6,212	6,119	5,864	5,630	-0.49%	5470	8827	61.37%	2.05%	2.05%	8740	0.59
Monroe St	SR-5	Commerce Ave	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		2,327	2,113	1,898	1,830	1,843	1,817	1,769	1,694	-0.41%	N/A	N/A	0.00%	0.00%	0.50%	1923	0.13
Murphy Rd	Mapp Rd	High Meadow Ave	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		5,798	5,062	5,559	6,912	5,277	5,453	5,535	5,714	0.00%	9438	12016	27.32%	0.91%	0.91%	7119	0.48

Road Name		From	To	# Lane Each Direct	Class for los lookup (uniter, I, II, NS)	Div	E+C Laneage (# Lane Each Direct)	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
Murphy Rd		High Meadow Ave	St Lucie County	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		12,898	12,034	10,069	8,016	7,315	7,398	7,454	7,797	-0.84%	13320	18081	35.74%	1.19%	1.19%	10305	0.65
Ocean Blvd		Flagler Ave	Palm Beach Rd	1	II	D		Urban	II_D_Urban_1	2-1D		Class II: 2-Ln Divided		176600		12,380	11,442	8,293	9,094	10,052	9,875	9,335	9,830	-0.31%	14437	16819	16.50%	0.55%	0.55%	11290	0.06
Ocean Blvd		Palm Beach Rd	SR-714	2	NS	D		Urban	NS_D_Urban_2	NS-2D		4-Ln Divided Non-State		30420		13,761	13,454	10,554	11,675	12,613	12,210	12,623	12,166	-0.11%	10107	13714	35.69%	1.19%	1.19%	16074	0.53
Osprey St		SR-5	CR-A1A	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		5,329	4,912	4,703	4,882	4,844	4,661	4,418	4,597	-0.21%	6784	7990	17.78%	0.59%	0.59%	5332	0.36
Osprey St		CR-A1A	Gomez Ave	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		2,109	1,963	1,844	1,921	1,995	1,848	1,966	1,882	-0.09%	4283	5363	25.22%	0.84%	0.84%	2309	0.16
Palm Beach Rd		SR-714	Ocean Blvd	1	NS	D		Urban	NS_D_Urban_1	NS-1D		2-Ln Divided Non-State		14740		8,527	8,655	8,071	7,870	7,765	7,798	8,181	8,626	-0.04%	9891	11054	11.76%	0.39%	0.50%	9791	0.66
Palm City Rd		SR-714	SR-5	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		15600		7,610	7,635	6,907	6,934	6,896	6,848	6,808	6,574	-0.24%	12496	14685	17.52%	0.58%	0.58%	7610	0.49
Palmer St		CR-707	Indian River Dr	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		3,033	2,971	2,763	2,714	2,739	2,762	2,612	2,684	-0.24%	6135	8779	43.10%	1.44%	1.44%	3725	0.25
Pine Lake Dr		Fork Rd	Britt Rd	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		1,963	2,139	1,827	1,951	1,823	1,715	1,816	1,779	-0.27%	N/A	N/A	0.00%	0.00%	0.50%	2019	0.13
Pineapple Wy		CR-707A(Jensen Beach Blvd.)	SR-732	1	II	U		Urban	II_U_Urban_1	2-1U		Class II: 2-Ln Undivided		14800		11,989	10,875	9,720	9,763	10,369	10,342	10,050	10,664	-0.15%	N/A	N/A	0.00%	0.00%	0.50%	12104	0.82
Pomeroy St		SR-76	Willoughby Blvd	1	II	D		Urban	II_D_Urban_1	2-1D		Class II: 2-Ln Divided		15540		3,943	4,782	6,038	6,872	7,283	7,136	7,632	8,061	1.55%	6878	16532	140.36%	4.68%	4.68%	18244	1.17
	Pomeroy St	Willoughby Blvd	SR-5	1	II	D		Urban	II_D_Urban_1	2-1D		Class II: 2-Ln Divided		15540		4,323	4,839	5,724	6,284	6,301	6,793	6,528	7,324	1.09%	7752	15577	100.94%	3.36%	3.36%	13978	0.90
North River Shores St		Spruce Ridge Dr	SR-5	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		1,998	1,909	1,893	2,058	2,073	2,034	2,039	2,150	0.19%	N/A	N/A	0.00%	0.00%	0.50%	2440	0.15
	Salerno Rd	SR-76	Willoughby Blvd	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		8,476	8,440	7,334	6,790	7,199	6,866	7,337	6,967	-0.31%	6033	8699	44.19%	1.47%	1.47%	9738	0.61
	Salerno Rd	Willoughby Blvd	SR-5	1	II	D		Urban	II_D_Urban_1	2-1D		Class II: 2-Ln Divided		15540		11,222	10,718	10,036	8,688	8,870	8,699	8,767	8,711	-0.42%	10549	14746	39.79%	1.33%	1.33%	11830	0.76
Salerno Rd		SR-5	Commerce Ave	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		10,551	10,400	9,594	9,304	9,225	9,090	9,435	9,147	-0.24%	4360	5159	18.33%	0.61%	0.61%	10656	0.67
Salerno Rd		Commerce Ave	CR-A1A	1	II	D		Urban	II_D_Urban_1	2-1D		Class II: 2-Ln Divided		15540		8,787	8,550	7,850	7,712	7,660	7,634	7,551	7,365	-0.27%	11861	13013	9.71%	0.32%	0.50%	8359	0.54
Savanna Rd		CR-707A	County Line Rd	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		1,372	1,255	1,122	1,052	1,068	1,025	1,081	1,029	-0.41%	N/A	N/A	0.00%	0.00%	0.50%	1168	0.07
Seabbranch Blvd		Doubletree Dr	SR-5	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		6,778	6,748	6,408	6,675	7,135	6,757	6,655	6,633	0.00%	9774	12934	32.33%	1.08%	1.08%	8563	0.22
Sewalls Pt Rd		SR-A1A	Palmer St	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		9,265	9,602	8,049	7,713	8,325	8,512	8,582	8,721	-0.12%	8570	12549	46.43%	1.55%	1.55%	12365	0.78
Silver Fox Ln		Farm Rd	SR-710	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		14300		263	222	288	266	190	229	207	194	-0.60%	N/A	N/A	0.00%	0.00%	0.50%	220	0.02
Skyline Dr		CR-707A	CR-707	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		2,292	2,114	2,057	2,045	2,163	2,000	2,105	1,952	-0.16%	N/A	N/A	0.00%	0.00%	0.50%	2216	0.14
SR-15 (Connors Hwy)		Palm Beach County	SR-76	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		8400		5,049	5,199	4,822	3,660	4,233	4,167	4,196	4,758	-0.22%	4323	5599	29.52%	0.98%	0.98%	6022	0.72
SR-15 (Connors Hwy)		SR-76	Okeechobee County	1	UN	U		Rural	UN_U_Rural_1	UN-1		Uninterrupted Rural Hwy: 2-Ln Undivided		8400		3,914	3,659	3,145	2,530	2,858	2,669	2,709	2,839	-0.55%	2671	3241	21.34%	0.71%	0.71%	3384	0.40
SR-5 (US-1)		Palm Beach County	CR-A1A	2	UN	D		Transit	UN_D_Transit_2	UN-2		Transitional 4-Ln Uninter /Divided Flow		62900		18,332	19,411	18,150	19,654	18,749	18,809	18,657	18,220	-0.03%	30777	43109	40.07%	1.34%	1.34%	24790	0.39
SR-5 (US-1)		CR-A1A	CR-708	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		14,479	15,011	14,172	14,805	15,141	14,656	14,064	14,528	-0.02%	29614	40449	36.59%	1.22%	1.22%	19312	0.49
SR-5 (US-1)		CR-708	Osprey St	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		22,108	23,159	22,437	22,691	22,088	21,910	21,883	22,183	-0.05%	27724	38014	37.12%	1.24%	1.24%	29593	0.74
SR-5 (US-1)		Osprey St	Seabbranch Blvd	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		22,605	22,936	22,330	22,361	22,663	21,863	21,276	21,687	0.10%	33950	46234	36.18%	1.21%	1.21%	28749	0.72
	SR-5 (US-1)	Seabbranch Blvd	Cove Rd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59900		35,242	33,355	30,241	28,946	29,398	28,494	28,074	28,708	-0.34%	43859	62126	41.65%	1.39%	1.39%	39469	0.66
	SR-5 (US-1)	Cove Rd	Salerno Rd	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59900		30,042	32,921	31,805	32,698	32,039	32,049	31,901	32,269	0.05%	41955	54613	30.17%	1.01%	1.01%	41031	0.68
	SR-5 (US-1)	Salerno Rd	Monroe St	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59900		42,362	40,584	38,286	38,735	38,163	37,984	37,891	38,472	-0.15%	42839	55466	29.48%	0.98%	0.98%	48678	0.81
	SR-5 (US-1)	Monroe St	Indian St	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59900		43,932	42,584	39,776	40,338	40,076	39,181	39,952	40,597	-0.14%	40178	51020	26.98%	0.90%	0.90%	50457	0.84
	SR-5 (US-1)	Indian St	SR-714	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59900		46,681	45,229	43,541	42,827	43,121	42,735	42,036	43,646	-0.13%	45432	50358	10.84%	0.36%	0.50%	49538	0.83

Road Name	From	To	# Lane Each Direct	Class for los lookup (uniter, I, II, NS)	Div	E+C Laneage (# Lane Each Direct)	Urban Transit Rural	Road attrib. for LOS lookup	Road Class	2040 Road Class	Type	2040 Type	Generalized Service Capacity	2040 Generalized Service Capacity	2006 AADT	2007 AADT	2008 AADT	2009 AADT	2010 AADT	2011 AADT	2012 AADT	2013 AADT	Annual Historical Growth Rate (Linear Regression)	Model 2010 AADT	Model 2040 AADT	Model Growth Rate (30 Years)	Annual Model Growth Rate	Growth Rate	Projected 2040 Daily Volume	V/C
SR-76 (Kanner Hwy)	CR-711/CR76A	Locks Rd	1	I	U		Urban	I_U_Urban_1	1-1U		Class I: 2-Ln Undivided		17700		15,583	12,639	11,605	11,399	11,879	11,989	11,422	11,772	-0.34%	15158	18375	21.22%	0.71%	0.71%	14021	0.79
SR-76 (Kanner Hwy)	Locks Rd	Jack James	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		19,759	19,629	19,128	19,126	18,947	18,568	18,375	18,781	-0.12%	18769	23782	26.71%	0.89%	0.89%	23296	0.59
SR-76 (Kanner Hwy)	Jack James	Cove Rd	2	I	D	3	Urban	I_D_Urban_2	1-2D	1-3D	Class I: 4-Ln Divided	Class I: 6-Ln Divided	39800	59900	41,722	41,118	38,147	38,027	39,213	39,143	39,547	40,838	-0.04%	43301	61552	42.15%	1.40%	1.40%	56330	0.94
	SR-76 (Kanner Hwy)	Cove Rd	2	I	D	3	Urban	I_D_Urban_2	1-2D	1-3D	Class I: 4-Ln Divided	Class I: 6-Ln Divided	39800	59900	30,402	30,205	29,232	29,348	29,850	29,328	30,025	30,411	0.00%	34701	50801	46.40%	1.55%	1.55%	43110	0.72
	SR-76 (Kanner Hwy)	Salerno Rd	2	I	D	3	Urban	I_D_Urban_2	1-2D	1-3D	Class I: 4-Ln Divided	Class I: 6-Ln Divided	39800	59900	26,631	25,923	24,675	26,621	26,884	26,700	26,112	25,887	0.01%	28207	42192	49.58%	1.65%	1.65%	37438	0.63
SR-76 (Kanner Hwy)	Indian St	SR-714	2	I	D	3	Urban	I_D_Urban_2	1-2D	1-3D	Class I: 4-Ln Divided	Class I: 6-Ln Divided	39800	59900	23,633	22,321	22,286	23,612	24,048	23,800	23,454	22,929	0.04%	23309	37520	60.97%	2.03%	2.03%	35510	0.89
SR-76 (Kanner Hwy)	SR-714	SR-5	3	I	D		Urban	I_D_Urban_3	1-3D		Class I: 6-Ln Divided		59900		32,625	28,406	28,715	27,060	25,526	27,064	27,300	25,298	-0.31%	29408	40937	39.20%	1.31%	1.31%	34224	0.57
SR-A1A (Ocean Blvd)	SR-714	St Lucie Blvd	2	II	D		Urban	II_D_Urban_2	2-2D		Class II: 4-Ln Divided		33800		15,762	17,164	17,600	16,929	16,856	17,133	17,799	17,810	0.14%	15158	22476	48.28%	1.61%	1.61%	25549	0.76
SR-A1A (Ocean Blvd)	St Lucie Blvd	Sewalls Point Rd	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		20,648	20,497	17,711	17,765	19,347	20,347	20,350	21,025	0.09%	21926	31673	44.45%	1.48%	1.48%	29437	0.74
SR-A1A (Ocean Blvd)	Sewalls Point Rd	Macarthur Blvd	1	I	U		Urban	I_U_Urban_1	1-1D		Class I: 2-Ln Divided		18585		#REF!	12,167	11,636	11,385	12,273	12,716	11,526	13,067	0.16%	11513	14698	27.66%	0.92%	0.92%	16320	0.88
SR-A1A (Ocean Blvd)	MacArthur Blvd	SR-732	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Uninter /Undivided Flow		24200		7,302	7,977	6,705	6,909	7,179	7,252	7,297	7,161	-0.03%	9568	12465	30.28%	1.01%	1.01%	9112	0.38
SR-A1A (Ocean Blvd)	SR-732	St Lucie County	1	UN	U		Urban	UN_U_Urban_1	UN-1		2-Ln Uninter /Undivided Flow		24200		12,245	12,484	11,506	11,735	12,264	13,179	12,694	11,919	0.04%	8192	10006	22.14%	0.74%	0.74%	14294	0.59
St Lucie Blvd	CR-A1A	Indian St	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		3,396	3,445	3,110	3,372	3,175	2,935	2,855	2,818	-0.36%	3222	5325	65.27%	2.18%	2.18%	4473	0.28
St Lucie Blvd	Indian St	SR-A1A	1	NS	U		Urban	NS_U_Urban_1	NS-1		2-Ln Undivided Non-State		15930		9,435	8,663	6,756	8,713	7,419	6,977	6,607	6,821	-0.48%	9086	12040	32.51%	1.08%	1.08%	8817	0.55
Westmoreland Blvd	St Lucie County	SR-5	1	II	D		Urban	II_D_Urban_1	2-1D		Class II: 2-Ln Divided		15540		13,073	10,971	11,685	11,286	11,303	11,297	11,204	11,130	-0.18%	9595	13095	36.48%	1.22%	1.22%	14784	0.95
	Willoughby Blvd	Cove Rd	1	I	U		Urban	I_U_Urban_1	1-1U		Class I: 2-Ln Undivided		17700		3,046	2,923	2,461	2,880	2,875	2,736	2,917	2,924	0.00%	3723	7076	90.06%	3.00%	3.00%	5294	0.30
	Willoughby Blvd	Salerno Rd	1	I	U		Urban	I_U_Urban_1	1-1U		Class I: 2-Ln Undivided		17700		8,145	7,230	7,618	7,200	7,149	7,039	7,210	6,718	-0.23%	5939	9734	63.90%	2.13%	2.13%	10582	0.60
	Willoughby Blvd	Pomeroy St	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		8,896	8,559	8,892	8,539	8,419	8,378	8,608	8,498	-0.08%	8495	14180	66.92%	2.23%	2.23%	13616	0.34
	Willoughby Blvd	Indian St	2	I	D		Urban	I_D_Urban_2	1-2D		Class I: 4-Ln Divided		39800		11,492	11,157	11,439	10,630	10,786	10,706	11,121	11,797	-0.02%	16020	12047	-24.80%	-0.83%	0.50%	13390	0.34
Wright Blvd	SR-5	Dixie Highway	1	II	D		Urban	II_D_Urban_1	2-1D		Class II: 2-Ln Divided		16380		9,090	8,718	8,218	7,607	8,461	8,478	9,139	8,690	0.02%	8377	9100	8.63%	0.29%	0.29%	9365	0.57
SR 9 (I-95)	N of SR 706 (Indiantown Road)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		82,500	84,000	103,500	65,000	66,000	66,000	68,000	67,000	-0.51%	62690	81813	30.50%	1.02%	1.02%	85394	1.00
SR 9 (I-95)	N of CR 708 (Bridge Road)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		64,500	62,500	70,000	69,500	67,500	66,500	71,000	73,000	0.21%	58316	77809	33.43%	1.11%	1.11%	94961	1.11
SR 9 (I-95)	N of SR 76 (Kanner Highway)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		68,500	68,000	62,500	64,000	61,000	55,500	61,000	54,500	-0.34%	71193	94956	33.38%	1.11%	1.11%	70872	0.83
SR 9 (I-95)	S of SR 714 (Martin Highway)		3		D		Transit	_D_Transit_3	FR-1-3D		Transitional 6-Ln Freeway		85600		52,000	47,500	46,500	48,000	50,000	39,000	48,500	48,500	-0.12%	51846	80245	54.78%	1.83%	1.83%	72410	0.85
SR 91	S of SR 714 (Martin Highway)		2		D		Transit	_D_Transit_2	FR-1-2D		Transitional 4-Ln Freeway		57600		35,600	39,200	36,000	35,000	36,000	36,000	35,000	32,000	-0.18%	36513	47591	30.34%	1.01%	1.01%	46922	0.81
SR 91	SR 714 (Stuart)	Becker Road	2		D		Transit	_D_Transit_2	FR-1-2D		Transitional 4-Ln Freeway		57600			43,100	42,100	40,700	41,100	41,000	40,000	37,000	-0.27%	41752	61211	46.61%	1.55%	1.55%	52520	0.91
															13,767	13,537	13,630	13,307	13,441	13,522										

N/A = Roadway Segment that does not appear in the Travel Demand Model (TCRPM4)

Kevin Trepanier

From: Lukas Lambert <llambert@martin.fl.us>
Sent: Tuesday, July 23, 2019 9:47 AM
To: Kevin Trepanier
Subject: RE: 2019 LOS Tables

Good morning Kevin,

For Salerno Road from Willoughby Boulevard to US-1, you may use $K = .11$ and $D = .55$ to convert the 2040 LRTP model volumes to peak hour direction volume. With the Projected 2040 daily volumes equaling 11,830 this equates to a PHDV of 716.

Luke Lambert
Traffic Analyses Manager
Public Works Department
Martin County Board of County Commissioners
772-221-2300



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: February 19, 2019
Parcel ID#: 55-38-41-000-064-00011-1 and 55-38-41-000-064-00010-2
Project Name: Realty Trust Parcels
Former Project Name: N/A
Owner/Developer: Real Estate Investment Realty Trust & 1750 SE Darling Stree
Contact Name/Number: Morris A. Crady 772-220-2100
Total Project Acreage: 9.54
Year 1 of the Build-Out: _____

1. Please indicate the most likely build-out scenario. Show build-out by year and number of units/year.

Unit Type	Number of Units	First 5-year Period					Second 5- year Period				
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Single-family detached											
Multi-family	40										
Apartment											
Townhouse											
Other											

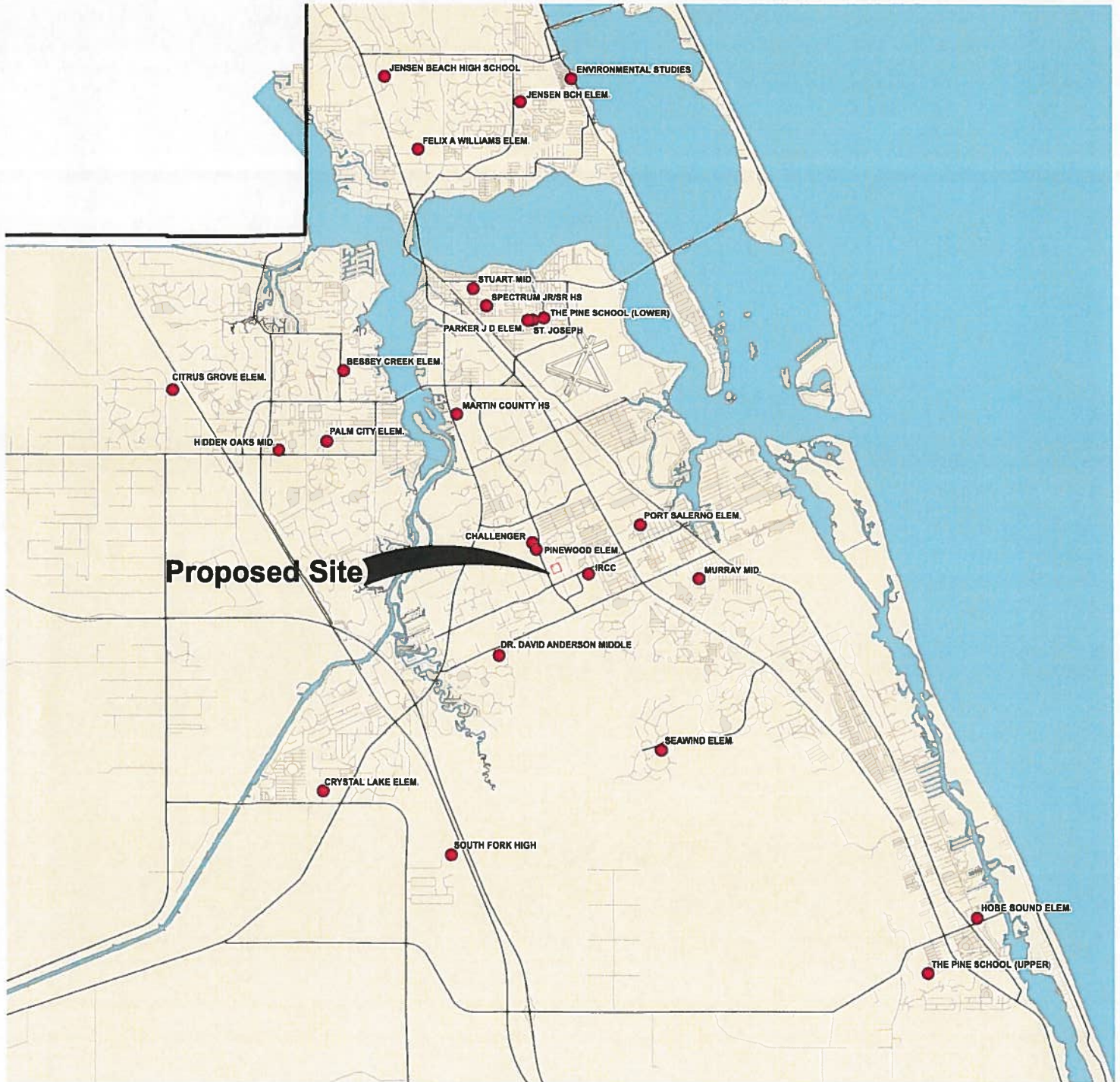
Note: If build-out is expected to go beyond the 10 year period above, please attach an additional table with build-out years until project completion.

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

Unit Type	Number of Units	Typical Unit Floor Area (sq. ft.)	Estimated Price (\$) Per Unit	Number Restricted to 55+ Age Group
Single-family detached				
Multi-family	40	2,301	250,000	NA
Apartment				
Townhouse				
Other				

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

School Location Map



lucido & associates

781 E Ocean Blvd., Stuart, Florida 34994

(772) 220-2100, Fax (772) 223-0220



Realty Trust Parcels
Martin County, Florida

WATER AND SEWER AVAILABILITY WORKSHEET

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

1. General Information

Date: 02/19/2019

mcrady@lucidodesign.com

Contact name: Morris A. Crady Phone: 772-220-2100 E-Mail: _____

Local government: Martin County

Potable water supplier/source: Martin County Utilities

Wastewater Collection: Martin County Utilities

2. Infrastructure Information

Water treatment plant permit number: PWS ID 4431891 Permitting agency: FDEP

Permitted capacity of the water treatment plant(s): 18.8 million gallons a day (mgd)

Are distribution lines available to serve the property? Yes X No _____

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

Are reuse distribution lines available to serve the property? Yes X No _____

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

Wastewater treatment plant permit number: FL 0043214 Permitting agency: FDEP

Permitted capacity of the wastewater treatment plants: 5.9 million gallons a day (mgd)

Are collection lines available to serve the property? Yes X No _____

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

3. SFWMD Consumptive Use Permit (CUP) Information

CUP number: 43-00102-W Expiration date: 7-27-2035

Total CUP duration (years): 20

CUP allocation in last year of permit: 21.00 MGD

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

Allocations to other local governments: N/A

Reserved capacity: 0

4. Consumptive Use Analysis

Designate mgd X or mgy _____

A. Current year CUP allocation: 18.800

B. Consumption in the previous calendar year: 11.984

C. Reserved capacity _____ or growth projection X 0.00125

D. Projected consumption by proposed comprehensive plan amendment areas 0.025

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

6.78

If the amount in E is zero or a negative number, explain how potable water will be made available for future uses: _____

WORKSHEET INSTRUCTIONS

1. General Information

Date: Enter worksheet completion date.

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

Local government: Enter your city or county

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

2. Infrastructure Information

Permitted capacity of the water and wastewater treatment plant: obtain from the utility.

Distribution lines: indicate if distribution lines are available to serve the property. If not available, indicate who will fund the improvements and when the improvements will be completed.

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

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

3. SFWMD Consumptive Use Permit (CUP) Information

CUP information: Obtain from the utility.

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

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

4. Consumptive Use Analysis

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

A. Current-year CUP allocation: Provide the annual groundwater withdrawal allowed under SFWMD-issued CUP for the current calendar year. If you receive water from another local government, enter the allocation established by agreement or by the secondary user CUP by SFWMD. It is important to consider the duration of the CUP and the CUP allocation in the last year of permit. If your CUP allocation is less in the final-year than in the current year, consider using the final year figure as a more 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 from other acceptable documentation. Cite your source.
- C. Reserved capacity or growth projection: Enter an amount based on your reserved capacity or growth projection. Check which alternative you selected. Attach the calculation for the alternative selected.
- Reserved capacity: Enter the amount of potable water capacity currently encumbered for developments that are approved but not yet constructed. This could be the amount reserved under your concurrency management system, but may include other encumbrances. If your supplier provides water to other local governments, add the amount of the previous year's allocation that was not used.
- Growth projection: Enter the water use attributable to this year's growth and cite your data source(s). Sources for growth projections include the comprehensive land use plan, the CUP, the most current SFWMD water supply assessment, or the utility's water supply plan. If your supplier provides water to other local governments, include the amount of the previous year's allocation that was not used.
- D. Projected consumption: Attach a description of formulas, including figures and assumptions, used to derive this figure. This worksheet may be used to analyze individual amendments or multiple amendments. If using a single worksheet for multiple amendments, include the projected consumption for all amendments. If using more than one worksheet, provide a separate summary sheet with the cumulative total for all worksheets. The project consumption should be based on new growth attributable to the proposed amendment. If the proposed change is due to annexation, it is presumed to be new growth unless there are data and analysis that identify the annexation as existing development or as part of the growth projection entered on line C. If the annexation is presumed to be new growth, the projected consumption should be calculated based on the maximum development potential of the amendment area. If the proposed change is not due to annexation, calculate the difference in projected consumption based on the difference between the maximum development potential under the current designation and the proposed designation.
- E. Amount available for all other future uses: This line automatically calculates the amount available for all other future uses by subtracting lines B, C and D from A. If the amount in line E is zero or a negative number, explain how potable water will be made available for future development. For example a reuse system may be coming on line that will reduce per capita consumption of potable water.

Public Notice



July 31, 2019

RE: Notice of public hearings regarding Application #CPA 19-9: an application submitted by Real Estate Investment Realty Trust and 1750 SE Darling Street Realty Trust, to change the Future Land Use and Zoning of Parcels of Land consisting of 9.54 acres

Dear Property Owner:

As the owner of property within 1,000 feet of the property shown on the enclosed location map, please be advised that the property is the subject of an application to change the Future Land Use designation:

FROM: RURAL DENSITY (UP TO 0.5 UPA)

TO: COMMERCIAL OFFICE/RESIDENTIAL

And to change the zoning designation:

FROM: A-1A

TO: COR-1

The date, time and place of the scheduled hearings are:

MEETING: Local Planning Agency
DATE: August 15, 2019
TIME: 7:00 p.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING: Board of County Commissioners
DATE: August 27, 2019
TIME: 9:00 a.m. or as soon thereafter as the item may be heard
PLACE: Martin County Administrative Center
Commission Chambers, 1st Floor
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend the above-described hearing and will have an opportunity to speak.

Accessibility arrangements. Persons with disabilities who need an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain

assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the meeting date. Persons using a TDD device, please call 711 Florida Relay Services.

Record for appeals. If any person decides to appeal any decisions made with respect to any matter considered at the meetings or hearings of any board, committee, commission, agency, council, or advisory group, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

Comprehensive Planning Facts. The Future Land Use Map is adopted as part of the County's Comprehensive Growth Management Plan and is one of the primary tools for managing land development. The Future Land Use designation of a parcel of land determines the general type of use allowed, as well as the maximum level of density or intensity allowed (such as the number of residential units per acre). The zoning regulations provide one or more zoning districts for implementing each Future Land Use designation. The zoning designation of a parcel of land determines, in more detail than the Future Land Use designation, what type and level of development may occur. A change to the Future Land Use Map requires three public hearings as follows:

1. Local Planning Agency (which makes a recommendation to the Board of County Commissioners).
2. Board of County Commissioners (to determine whether the proposed amendment should be transmitted to the Florida Division of Community Planning, the state land planning agency that oversees and coordinates comprehensive planning).
3. Board of County Commissioners (to determine whether the proposed amendment should be adopted).

Public involvement opportunities: All interested persons are invited to attend any or all of the above-described hearings and will have an opportunity to speak. All application files are available for public inspection during business hours at the address below. Written comments will be included as part of the public record of the application.

View Application Files at:	Submit Written Comments to:
Martin County Administrative Center Growth Management Department Comprehensive Planning Division, 2nd Fl. 2401 S.E. Monterey Road Stuart, Florida 34996	Growth Management Director Growth Management Department Martin County 2401 S.E. Monterey Road Stuart, Florida 34996

For more information, visit the County's website: www.martin.fl.us, then click "Departments"; "Growth Management"; "Comprehensive Planning" or contact the Martin County Growth Management Department at (772) 288-5495.

Sincerely,

Morris A. Crady, AICP
Senior Vice President

Enclosure: Location Map

Aerial Map



lucido & associates

701 E Ocean Blvd., Stuart, Florida 34984

(772) 225-2100, Fax (772) 223-0220



Realty Trust Parcels
Martin County, Florida